



Ordinary Meeting of the Council

MINUTES

Date:	Tuesday, 25 July 2017
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

INDEX

1	OPENING PRAYER AND STATEMENTS OF ACKNOWLEDGEMENT	3
2	APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE	3
3	PRIOR NOTIFICATION OF CONFLICT OF INTEREST	3
4	CONFIRMATION OF MINUTES	4
5	VERBAL QUESTIONS FROM THE PUBLIC	4
6	PRESENTATIONS.....	4
7	PETITIONS	4
7.1	Petition - Historical Church, 283 Springvale Road, Donvale (Mullum Mullum Ward).....	4
7.2	Petition - Warrandyte Bridge Development (Mullum Mullum Ward)	4
8	ADMISSION OF URGENT BUSINESS	5
9	PLANNING PERMIT APPLICATIONS	6
9.1	Planning Application PL16/026779 at 46-52 Brumbys Road Warrandyte South for use and development of land for agriculture, winery, residential hotel, liquor license, removal of vegetation and reduction of car parking requirements.....	6
9.2	Planning Application PL16/026654 at 1 Elizabeth Street, Doncaster East for the construction of a building providing six dwellings (five, three-storey dwellings and one, two-storey dwelling)	62
10	PLANNING & ENVIRONMENT	100
10.1	Amendment C113 - Heritage Overlay Changes including Warrandyte South Hall - Consideration of Panel Report and Approval.....	100
10.2	Amendment C120 to the Manningham Planning Scheme 7 Aminga Avenue, Doncaster East - Request for Authorisation	157
10.3	Draft Domeney Reserve Management Plan - Endorsement for Public Exhibition	178
11	ASSETS & ENGINEERING	248
11.1	BTYC Gymnastics Indoor Stadium Pricing Review	248
11.2	2016-2017 Capital Works Program - End of June Status Report.....	254
12	COMMUNITY PROGRAMS.....	281
12.1	Headspace Outreach Program in Manningham	281
13	SHARED SERVICES.....	291
14	CHIEF EXECUTIVE OFFICER	292
14.1	2017 Local Government Community Satisfaction Survey Results	292
14.2	Advisory Committee Policy.....	314
14.3	Review Risk Management Strategy and Risk Management Policy 2017	325
14.4	Strategic Risk Register Report to Council - six month period ending 30 June 2017	349
14.5	Record of Assembly of Councillors.....	357
14.6	Documents for Sealing	363

15 URGENT BUSINESS..... 364
16 WRITTEN QUESTIONS FROM THE PUBLIC 364
17 COUNCILLORS’ QUESTION TIME 364
18 CONFIDENTIAL REPORTS..... 364

**MANNINGHAM CITY COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL
HELD ON 25 JULY 2017 AT 7:00PM
IN COUNCIL CHAMBER, CIVIC CENTRE
699 DONCASTER ROAD, DONCASTER**

The meeting commenced at 7.00pm.

PRESENT: Mayor Michelle Kleinert (Mayor)
Councillor Mike Zafiropoulos (Deputy Mayor)
Councillor Anna Chen
Councillor Andrew Conlon
Councillor Sophy Galbally
Councillor Dot Haynes
Councillor Paul McLeish
Councillor Paula Piccinini

OFFICERS PRESENT: Chief Executive Officer, Mr Warwick Winn
Director Assets & Engineering, Mr Leigh Harrison
Director Planning & Environment, Ms Teresa Dominik
Director Community Programs, Mr Chris Potter
Executive Manager People & Governance, Ms Jill Colson

**1 OPENING PRAYER AND STATEMENTS OF
ACKNOWLEDGEMENT**

The Mayor read the Opening Prayer & Statements of Acknowledgement.

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

Councillor Gough was an apology for the meeting.

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 MIKE ZAFIROPOULOS
SECONDED: CR SOPHY GALBALLY

That the Minutes of the Ordinary Meeting of the Council held on 27 June 2017 be confirmed.

CARRIED

5 VERBAL QUESTIONS FROM THE PUBLIC

There were no questions from the public.

6 PRESENTATIONS

There were no Presentations.

7 PETITIONS

7.1 Petition - Historical Church, 283 Springvale Road, Donvale (Mullum Mullum Ward)

COUNCIL RESOLUTION

MOVED: CR MIKE ZAFIROPOULOS
SECONDED: CR ANNA CHEN

That the supplementary petition with 89 signatures requesting Council to save the historic church and hall at 283 Springvale Road, Donvale be received and referred to the appropriate Officer for consideration

CARRIED

7.2 Petition - Warrandyte Bridge Development (Mullum Mullum Ward)

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR ANDREW CONLON

That the online petition with 138 supporters requesting Council to advocate on behalf of the community to the Minister for Roads and Road Safety for the Warrandyte bridge development be received and referred to the appropriate Officer for consideration.



CARRIED

8 ADMISSION OF URGENT BUSINESS

There were no items of Urgent Business.

9 PLANNING PERMIT APPLICATIONS

9.1 Planning Application PL16/026779 at 46-52 Brumbys Road Warrandyte South for use and development of land for agriculture, winery, residential hotel, liquor license, removal of vegetation and reduction of car parking requirements

File Number:	IN17/367
Responsible Director:	Director Planning and Environment
Applicant:	Brumbys Road Investments Pty Ltd c/- Tract Consultants
Planning Controls:	Rural Conservation Zone Schedule 3, Environmental Significance Overlay Schedule 3, Clause 52.06 Car Parking, Clause 52.34 Bicycle Facilities, Clause 52.07 Loading Zone, Clause 52.17 Native vegetation, Clause 52.27 Licensed Premises, Clause 52.17 Native vegetation and Clause 57 Metropolitan Green Wedge.
Ward:	Mullum Mullum
Attachments:	1 Legislative Requirements ↓  2 Decision Plans ↓ 

EXECUTIVE SUMMARY

Site

The site is approximately 2.35 hectares in area and located at the end of Brumbys Road, Warrandyte South. It has a 40.m abuttal at its north-west corner to the southern boundary of Olivigna Winery and Restaurant.

Brumbys Road is accessed from Ringwood-Warrandyte Road and is a narrow, sealed road with significant roadside vegetation and table drains/culverts along each side. It terminates in front of the site and accesses five other rural residential properties, and Olivigna Winery and Restaurant.

The site has a moderate to steep fall from the frontage down to a natural gully, with the land then rising moderately up towards the rear (eastern) site boundary.

A small number of semi-mature indigenous and native eucalypt trees are scattered around the site boundaries and near the dam within the gully. The rear (eastern) third of the site contains predominantly regrown Burgan (a local indigenous species).

The site is not connected to a sewer.

Proposal

It is proposed to demolish the existing dwelling and outbuildings (no planning permit required) and develop the front portion of the site with a residential hotel. Construction is proposed over two stages. The hotel will include 76 bedrooms, dining and event rooms and 98 car spaces provided to the north and south of the hotel building.

The hotel building will be generally double storey, with a three storey built form to the rear (eastern) elevation. The building has a maximum building height of 10.0m above natural ground level.

A distillery manufacturing grappa, a cellar door and associated tasting facility are also proposed. The residential hotel building with distillery and associated car parking and access ways will occupy approximately the front half of the site.

Council officers have estimated the area of the proposed building footprint is 3084sq.m and the area of proposed hard paved surfaces, including car parking areas and driveways, is 2748sq.m.

The remaining land in the eastern part of the property will be planted with vineyards and an orchard. The area to be planted in vines is estimated at 4200sq.m for the vines and 1000sq.m. for the orchard.

There is a landscaped area around the existing dam with a garden pavilion and walkway to another garden pavilion proposed adjacent to the rear eastern site boundary.

In relation to liquor licences, a general liquor licence will cover the entire site with the exception of the car parking areas and driveway access. A second wine and beer producer's licence will cover the grappa distillery and associated outdoor landscaped terrace area.

Key Issues

- Environmental and Landscape Values
- Design and Siting
- Access/Traffic
- Impact on local residential amenity
- Clause 57 Metropolitan Green Wedge

Objections/submissions

Following advertising 27 letters of support (pro forma letter) and a multi signatory petition (71 signatures) were submitted.

There have been 27 objections received.

Grounds of objection include:

- Inconsistency with policy in the Manningham Planning Scheme (the Green Wedge and Rural Conservation Zone) and the Warrandyte area.
- The in-conjunction test for uses in the Rural Conservation Zone (Clause 57 of the Manningham Planning Scheme) has not been met.
- Inconsistent with the objectives of the Environmental Significance Overlay Schedule 3.
- Traffic Impacts on Brumbys Road and Ringwood-Warrandyte Road intersection.
- Off-site amenity.
- Precedent for similar developments.

Assessment

The relevant planning policy sets benchmarks to ensure that use and development within the Rural Conservation Zone and the Green Wedge sets a high quality standard that is sensitive to the existing environmental constraints and responsive to the surrounding area. The assessment criteria used to assess whether the proposal is appropriate will include environmental and landscape issues, design and siting, access/traffic, impact on local amenity and considerations at Clause 57 of the Manningham Planning Scheme.

The assessment criteria reflect the objectives and decision guidelines of the Rural Conservation Zone, the Environmental Significance Overlay Schedule 3 in respect to use and development and Clause 57 of the Scheme, in relation to the use of the land in the Green Wedge.

It is acknowledged that the proposed use and development is likely to positively contribute to the economic and tourism potential for the Municipality. However, the site is located at the end of a rural lane with no direct access to a main road. There are site constraints including slope, native vegetation, waterways and incapacity to connect to a sewer. The site is in close proximity to rural residential properties and dwellings. All of these factors combined with the cumulative impact of the traffic generated by the site and Olivigna Winery and Restaurant, result in the site location not being suited for a development of the proposed scale and intensity.

Conclusion

The report concludes that the proposed development does not comply with the relevant planning policy and should not be supported.

It is recommended that the application not be supported for the following reasons:

MOTION

MOVED: CR SOPHY GALBALLY
SECONDED: CR MIKE ZAFIROPOULOS

Had an Application for Review against Council's Failure to determine the application within the prescribed time not been lodged, Council would have issued a Notice of Decision to Grant a Permit subject to the following conditions:

1. Before the use and development starts, amended plans 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 drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the decision plans (date received 6 March 2017) but modified to show:
 - 1.1 The deletion of reference to Stage 2 of the development including the removal of the hotel building and associate Stage 2 lower level car park (36 car spaces with gravel overflow car park). The plans to be amended to show the Stage 1 gravel overflow car park and associated driveway access fully dimensioned, with a bitumen seal finish.
 - 1.2 Details of all earthworks required for the modified development in Condition 1.1 including all batter slopes and retaining walls with finished surface levels noted for the top and bottom of all batters/retaining walls.
 - 1.3 Details of the earthworks required for the gravel maintenance track which accesses the rear of the site.
 - 1.4 The deletion of reference to all signage including the floodlit business sign.
 - 1.5 The deletion of the 2.0m high brick wall across the front of the site adjacent to the southern boundary.

- 1.6 The elevations amended to show deletion of all buildings, car parking, access and works associated with Stage 2, but inclusion of the car parking and driveway access for Stage 1.
- 1.7 The General Liquor License to not extend beyond the Stage 1 and east of the watercourse traversing the site.
- 1.8 The access modified to maintain the existing vehicle turning area at the end of Brumbys Road with the access further modified so that it is easily identifiable as private property through surface treatments or similar.
- 1.9 A reduction in the extent of hardstand areas within the front setback to maximise the extent of "softer" landscaping treatments such as plantings.
- 1.10 A Longitudinal Section Drawing (scale 1:100) along the access way/parking aisle, drawn from the centre of Brumbys Road to Stage 2 car park that demonstrates compliance with Design Standard 3: Gradients of Clause 52.06-8 of the Manningham Planning Scheme or AS2890.1.
- 1.11 Dimensions of car spaces shown on plan to comply with Design Standard 2: Car parking spaces of Clause 52.06-8 of the Manningham Planning Scheme.
- 1.12 Access from the disabled bays to the main buildings.
- 1.13 Location of staff car parking.
- 1.14 Location of any bus parking.
- 1.15 Dimensions of the crossovers at the northern and southern entrances to the development.
- 1.16 Contours to show the extent of the proposed car park relative to the flood extent along the waterway which must not extend beyond the 86.5m AHD.
- 1.17 A Bushfire Management Plan prepared in accordance with Clauses 44.06 and 52.47 of the Manningham Planning Scheme.
- 1.18 The deletion of the garden pavilion and associated pathways east of the watercourse.

Endorsed Plans

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

Establishment of Agricultural Use

3. Before the development of the residential hotel and winery (distillery) building, access and associated car parking (with the exception of the maintenance road required to access the rear of the site), the area shown for vineyards and orchard must be planted and established for a period for 12 months, to the satisfaction of the Responsible Authority.

Traffic and Roadworks in Brumbys Lane, Warrandyte South

4. Before the use commences, the developer must undertake necessary road widening works to ensure a minimum a 5.0 metre wide road pavement is provided for two way traffic along Brumbys Road and allow a bus and car to pass each other at any specified location along the length of Brumbys Road. This must include construction of localised passing bays and shoulder widening at locations nominated by Council officers. All road works and associated drainage are to be designed and constructed to the satisfaction of the Responsible Authority.
5. Detailed engineering plans must be submitted to the Responsible Authority to show the location of the vegetation (trees, shrubs and native grasses) to be affected by the road widening and associated drainage works, including any canopy pruning required. An arborist report is to be provided to demonstrate that such works have been designed to minimise the impact on native vegetation, to the satisfaction of the Responsible Authority
6. Before construction of the residential hotel commences, the developer must contact Council officers to organise a joint dilapidation survey of the full length of Brumbys Road.
7. Access arrangements at the intersection of Ringwood-Warrandyte Road and Brumbys Road must be in accordance with VicRoads requirements.
8. The operator of the approved use must ensure that vehicles associated with the approved use, including staff vehicle, delivery vehicles and buses are not parked along Brumbys Road, to the satisfaction of the Responsible Authority.

Construction Management Plan

9. Before the buildings and works approved under this planning permit starts, two copies of a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The plan must address, but not be limited to, the following:
 - A liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced;
 - Hours of demolition and construction;
 - Delivery and unloading points and expected frequency;
 - On site facilities for vehicle washing;
 - Parking facilities for construction workers;
 - Other measures to minimise the impact of construction vehicles arriving at and departing from the land;
 - Methods to contain dust, dirt and mud within the site, and the method and frequency of clean up procedures;
 - The measures for prevention of the unintended movement of building waste and other hazardous materials and pollutants on or off the site, whether by air, water or other means;
 - The protection measures for site features to be retained (e.g. vegetation, retaining walls, buildings, other structures and pathways, etc);
 - The measures to minimise the amount of waste construction materials;

- The measures to minimise noise and other amenity impacts from mechanical equipment and demolition/construction activities, especially outside of daytime hours; and
- The provision of adequate environmental awareness training for all on-site contractors and sub contractors.

10. Construction Management Plan approved under Condition 9 of this planning 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.

Sustainability Management Plan

11. Before the development starts or the issue of a building permit for the development, whichever is the sooner, two copies of a Sustainability Management Plan (SMP), prepared by a suitably qualified environmental engineer or equivalent must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The recommendations of the plan must be incorporated into the design and layout of the development and must be implemented to the satisfaction of the Responsible Authority before the occupation of any dwelling. The Plan must include, but not be limited to the following:

- Identify how the development will achieve the sustainability objectives of the Manningham Planning Scheme contained in Clause 21.10;
- Identify the responsibilities and timing for achieving the above objectives;
- Identify the key performance indicators which give effect to the relevant policy and statutory obligations;
- Encourage initiatives which range from current best practice, emerging technology to continuous innovation;
- Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time;
- The individual components of the Sustainability Management Plan should address:

-

Building Energy Management

Water Sensitive Design

External Environmental Amenity

Waste Management

Quality of Public and Private Realm

Transport.

Waste Management Plan

12. Before the development starts (excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, piling, footings, ground beams and ground slab), two copies of a 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 include, but not limited to the following:
- The size and location for the storage of general waste and recyclables and details of screening from view.
 - A plan showing that the storage area is sufficient to cater for the number of bins.
 - The size and location for the storage of recyclables.
 - Details of ventilation if garbage bins are in enclosed areas;
 - Design details of the built-in waste/recycling system for the building indicating the provision made for the separate disposal of garbage and recycling streams.
 - Details of private contractor arrangements, including the methods of collection with regard to site and road network constraints and the potential requirement to manoeuvre garbage trucks, including a collection plan approved by the proposed collection agencies that meets Council's Waste Management Plan.
 - Confirmation of the hours and frequency of pick-up for general and recyclable waste, with regard to potential noise impacts to the surrounding neighbourhood.
 - The provision and maintenance of public rubbish bins throughout the car parking areas.
13. The Waste Management Plan approved under 12 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.

Land Management Plan

14.

Offset and Landscape Plan

15. Trees permitted to be removed must be offset in accordance with ESO3 with 210 Replacement plants in accordance with the requirements of Schedule 3 to the Environmental Significance Overlay. A minimum of 15% of the calculated offset (amounting to 32 plants) must be indigenous canopy trees (Eucalyptus naturally occurring in the grassy Dry Forest or Valley Grassy Forest EVC). The balance (178 plants) must be indigenous species but can comprise shrubs, grasses and ground covers.

16. Before the use and development starts, an Offset and Landscape Plan must be submitted to the satisfaction of the Responsible Authority prior to removal of any vegetation. The landscape plan must include details of:
 - a) Methods of managing and restoring any existing vegetation to be retained included in a Schedule of Works.
 - b) methods of interim protection for newly established vegetation
 - c) methods of protection for established vegetation where relevant
 - d) persons responsible for implementing and monitoring the landscape plan
 - e) time frame for implementing the landscape plan
17. Landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan before the use of the residential hotel and distillery commences, to the satisfaction of the Responsible Authority.

Vegetation protection

18. All vegetation shown on the approved plan to be retained must be provided with a protective barrier erected a minimum of 1.0 metre from the trunk to assist in the preservation of such vegetation. Such barriers must be erected before the start of site works and be maintained to the satisfaction of the Responsible Authority during construction.
19. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.
20. No vegetation, apart from that shown on the approved plan as vegetation to be removed may be felled, destroyed or lopped without the written consent of the Responsible Authority.

Car Parking

21. Before the use starts, the area set aside for the parking of vehicles and access lanes as shown on the approved plan must be:
 - Constructed and formed to approved levels;
 - Drained;
 - Marked to show a car space for a person with a disability designed to the relevant Australian Standard; to the satisfaction of the Responsible Authority.
22. A directional sign to the satisfaction of the Responsible Authority must be provided directing drivers to the area set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The sign must not exceed 0.3 square metres in area.
23. The operators of the permitted use must ensure that they notify patrons of the distillery, restaurant and residential hotel to exit the site quietly so as to not disturb neighbouring properties, This must include a sign in a prominent location within the car park so that it can be easily seen by patrons leaving the site, to the satisfaction of the Responsible Authority.

Drainage

24. Stormwater must not be discharged from the site other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a 'Connection into Council Drain' application is first obtained from the Responsible Authority.
25. 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.
26. The owner must provide onsite storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:
 - Be designed for a 1 in 5 year storm; and
 - Storage must be designed for 1 in 10 year storm.
27. Before the development starts, a construction plan for the system required by Condition 26 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.
28. No filling or excavation works are to occur within the easements except without the written consent of the Responsible Authority.

Site Management

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

Effluent Disposal

30. An application must be made to EPA Victoria for 'Works Approval' for a suitable all-waste septic system to be installed to enable all wastewater from the development to be satisfactorily treated and disposed of to the satisfaction of the Responsible Authority.
31. The residential hotel and winery (distillery) must not be used/occupied before it is connected to an approved all waste septic system of sufficient capacity to handle all sewage and sullage from the development.

Signage

32. Prior to the use commencing under this permit a signage schedule shall be submitted to the Responsible Authority to comply with Clause 52.05 of the Manningham Planning Scheme.
33. The signage schedule must show any proposed signs and the location, size, illumination (if any), colour and wording of all proposed signs. When approved the schedule shall be endorsed to form part of this permit and shall not be altered or modified without the written approval of the Responsible Authority.
34. No sign other than as shown on the endorsed plan shall be erected on the site, within the adjacent road reserve, or affixed to the exterior of any building on the site without the further written consent of the Responsible Authority.

Referral Comments**Vic Roads**

35. Prior to the commencement of the works, amended plans must be submitted to and approved by VicRoads. Once approved by VicRoads, the plans may then be endorsed by the Responsible Authority and will form part of the permit. The amended plans must show:
 - (a) A Functional Layout Plan (FLP), showing turn treatments on Brumbys Road and Ringwood – Warrandyte Road intersection, to the satisfaction of VicRoads. The turn treatments must include but not limited to a left turn deceleration lane on Ringwood Warrandyte Road. The FLPs must be prepared in accordance with Austroads Guide to Road Design Part 4A.
36. Turning manoeuvres at the intersection must be demonstrated using appropriate turn path analysis that ensures turning manoeuvres of design vehicles are feasible without encroaching in to adjacent traffic lanes.

Country Fire Authority

37. Before development starts, the Bushfire Management Plan prepared in accordance with Clauses 44.06 and 52.47 of the Manningham Planning Scheme (Condition 1.17) must be approved by the CFA, with the Bushfire Management Statement endorsed as part of this permit.
38. The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Environment Protection Authority

39. Before the use and development starts, a Works Approval must be issued by the EPA in accordance with a Pathway Application to the Development Assessment Unit at the Authority.

Use ConditionsAgriculture

40. Before the vineyard and orchard area is planted, a Land Management Plan must be submitted to and approved by the Responsible Authority. The plan must show:
- The conservation zone;
 - The production zone;
 - The effluent zone;
 - Methods of erosion control;
 - Measures to protect and enhance waterways, including the control of phosphates and other nutrients entering waterways;
 - Measures to protect and enhance remnant vegetation;
 - Measures to control pest animals (scare guns not to be used);
 - An action plan provided details and methods of the treatment of noxious and environmental weed species;
 - The timing of the plan including a review period.

The approved Land Management Plan must be carried out and completed to the satisfaction of the Responsible Authority.

Residential Hotel

41. Prior to the use commencing, an Operations Model to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The model must specify how the event/dining area is to primarily cater for those being accommodated within the Hotel. On average, 70% of patronage within the event / dining area are to be guests of the hotel. The event/dining area is must not cater for more than 150 patrons.
42. Appropriate booking records must be maintained and provided to Council on request to demonstrate that the event/dining area is being used in accordance with the Operations Model and the definition of Residential Hotel in the Manningham Planning Scheme.
43. Except with the prior written consent of the Responsible Authority the terrace associated with the breakfast/dining area must close at 7pm.
44. Except with the prior written consent of the Responsible Authority, the event/dining areas must only operate between the following hours:
- | | |
|------------------------|-------------------|
| Sunday/Public Holidays | 10.00am to 6.00pm |
| On any other day | 8.00am to 11.00pm |

Distillery

45. The area of site to be used for the tasting of wine products or the consuming of food and drink associated with the Winery (distillery) use is limited to the distillery as shown on the approved plan, the terrace area in front of distillery and the breakfast / dining area of the Residential Hotel.
46. No wine or grappa, other than that produced by the distillery on the land may be available for sale or tasting in the distillery tasting/cellar door sales area or hotel building.
47. The winery and associated terrace must not be used tasting or consuming food or drink after 7pm.
48. Those tasting or consuming food or drink not to exceed 40 persons.

Delivery Vehicles and Garbage collection

49. Except with the prior written consent of the Responsible Authority, unloading and loading from delivery goods for the permitted use must only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, to the satisfaction of the Responsible Authority.
50. The collection of garbage from the must be conducted between the hours of 8.00 am to 6.00 pm Monday to Friday to the satisfaction of the Responsible Authority.

General

51. The landscape works shown on the endorsed plan shall be carried out prior to opening of the major tourist facility to the satisfaction of the Responsible Authority.
52. The trees and other vegetation on the site to be retained must be protected during development operations to the satisfaction of the Responsible Authority.
53. The operator of the use must ensure that patrons, who depart the premises, do so in a manner not likely to cause noise disturbance to nearby residents.
54. External lighting must be designed so to limit loss of amenity to residents of nearby properties to the satisfaction of the Responsible Authority.
55. 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 land to prove compliance with the relevant policy to the satisfaction of the Responsible Authority.
56. Noise levels emanating from the premises must not exceed those required to be met under the State Environment Protection Policy (Control of Music Noise from Public Premises, No.N-2) 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 land to prove compliance with the relevant policy to the satisfaction of the Responsible Authority.
57. No sound amplification equipment or loudspeakers are to be used outside of the building for the purpose of announcement, broadcast, playing of music or similar purpose.
58. The garden pavilion near the ornamental dam must not be used after 7pm each night.
59. The use and development must be managed so that the amenity of the area is not detrimentally affected, to the satisfaction of the Responsible Authority, through the:
 - Transport of materials, goods or commodities to or from the land;
 - Storage of goods and wastes;
 - Appearance of any building, works or materials;
 - Emission of noise, light, vibration, odour & dust.

Liquor license Conditions

60. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor must only occur within the approved red-line area.
61. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur within the hours of operation permitted by this permit.
62. The sale and consumption of liquor must be managed so that the amenity of the area is not detrimentally affected, to the satisfaction of the Responsible Authority.

Expiry of Permit

63. This permit will expire if one of the following circumstances apply:
 - 63.1 The development is not started within two (2) years of the date of this permit; and
 - 63.2 The development is not completed within four (4) years of the date of this permit; or
 - 63.3 The use is not commenced within two (2) years of the completion of the development.

Permit Notes

Under Section 69 of the *Planning and Environment Act 1987* the owner or occupier of the land may apply to extend a permit either:

- before it expires; or
- within 6 months of the expiry if the permit has not been acted on; or
- Within 12 months of the expiry of the permit if the development was started lawfully before the permit expired.

The premise is to comply with the Health Act 1958, as amended. Premises to be used for the sale or storage of food in any manner are to be registered under the Food Act and Council's Health and Local Laws Unit should be contacted before the use starts.

Suitable plans must be submitted to Council and approval obtained for the changes to the registered food premises to ensure the safe preparation and sale of food.

VicRoads Planning Notes

1. The preparation of the detailed engineering design and the construction and completion of all work must be undertaken in a manner consistent with current VicRoads' policy, procedures and standards and at no cost to VicRoads.
2. In order to meet VicRoads' requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements - Developer Funded Projects" and any other requirements considered necessary depending on the nature of the work.
3. Functional layout plans may need to be amended to accommodate changes that arise during the detailed design stage; in response to the road safety audit; in relation to services and their relocation; vegetation; drainage; treatment of hazards within clear zones and other matters.

4. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

PROCEDURAL MOTION

That Councillor Galbally be permitted an extension of time to speak in accordance with clause 38.6 of Council's Meeting Procedure Law 2015.

MOVED: CR ANDREW CONLON

SECONDED: CR DOT HAYNES

THE PROCEDURAL MOTION WAS CARRIED

THE SUBSTANTIVE MOTION WAS PUT AND LOST

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH

SECONDED: CR PAULA PICCININI

Had an Application for review against Councils failure to determine the application within the prescribed time not being lodged, Council would have issued a NOTICE OF REFUSAL for the use and development of the land for agriculture, winery, residential hotel, liquor license, reduction of the associated car parking requirements (9 car parking spaces) and removal of vegetation, for the following reasons:

1. The scale of the proposal, inclusive of 76 bed residential hotel with a events/dining space for 150 patrons and associated car parking, generates a built form outcome that is excessive in the context of the surrounding rural-residential landscape, generates unreasonable traffic and amenity impacts. The proposal does not meet the *in conjunction with* requirement necessary for its support under Clause 57 of the Manningham Planning Scheme because proposed vineyards and orchards associated with an agriculture use do not presently exist, and in any event the primary residential hotel use would dwarf the primary agricultural use of the land.
2. The proposal is inconsistent with policy at Clause 21.07-4 (Built form and landscape character) as the scale of the building does not respond appropriately to the landscape character of the area, with minimal setbacks to front and side boundaries, an excessive overall building height, extensive earthworks, the need for retaining walls and batter slopes in close proximity to boundaries, and limited opportunities to screen the development.
3. The proposal does not complement or enhance the environmental qualities protected and sought under Clause 42.01 Environmental Significance Overlay 3 and via policy at Clause 21.07-5 (Environmental issues) through the loss of native vegetation, the development's impact on wildlife corridors (both within the site and along Brumbys Road) and the protection of natural drainage lines.

4. The proposal is not provided with adequate vehicle access from Ringwood-Warrandyte Road, including an appropriately safe intersection at Ringwood-Warrandyte Road, or a carriageway width along Brumbys Road appropriate for intended patrons travelling in cars, buses and commercial vehicles.
5. The proposal generates unreasonable amenity impacts through noise, lighting, and vehicle movements.

PROCEDURAL MOTION

That Councillor McLeish be permitted an extension of time to speak in accordance with clause 38.6 of Council's Meeting Procedure Law 2015

MOVED: CR DOT HAYNES
SECONDED: CR PAULA PICCININI

THE PROCEDURAL MOTION WAS CARRIED

THE SUBSTANTIVE MOTION WAS PUT AND CARRIED

1. BACKGROUND

- 1.1 The application was received with a comprehensive package of material on 11 October 2016. No formal pre application process was requested.
- 1.2 A request for further information was sent on 6 November 2016. A response was received on 6 March 2017.
- 1.3 The application proceeded to advertising for 3 weeks until 1 May 2017.
- 1.4 27 letters of support and 27 letters of objection have been received.
- 1.5 On 18 May 2017 a Consultative Meeting was held at Council Offices, with the applicant and objectors present.
- 1.6 The statutory time for considering a planning application is 60 days, which lapsed on 3 May 2017.

2. THE SITE AND SURROUNDS

- 2.1 The rectangular-shaped site is located on the eastern side of Brumbys Road, with an area of approximately 2.35 hectares. It is situated at the northern end of Brumbys Road, Warrandyte South and has a 40.m abuttal at its north-west corner to the southern boundary of Olivigna Winery and Restaurant.
- 2.2 The site has a 79.4m frontage to Brumbys Road, with side site boundaries measuring 294.0m. The property is fenced with post and wire.
- 2.3 Brumbys Road is accessed from Ringwood-Warrandyte Road and is a narrow, sealed road with significant roadside vegetation and table drains/culverts along each side. It terminates in front of the site and accesses five other rural residential properties, and Olivigna Winery and Restaurant.

- 2.4 The road undulates and varies in trafficable width generally between 4.0m-4.6m, with some localised widening extending to 5.5m (small gravel shoulders or at property driveway entrances where two way passing by cars can be accommodated).
- 2.5 The site has a moderate to steep fall of approximately 1 in 7 from the frontage (east and behind the existing dwelling and outbuildings which are located along a ridgeline) down to a natural gully, with the land then rising moderately up towards the rear, eastern boundary (approximately 1 in 10 gradient slope).
- 2.6 The site is developed with a brick dwelling setback approximately 17.0m from the frontage with several outbuildings sited in close proximity to the dwelling. The dwelling is surrounded by a mix of native and exotic species of trees and shrubs.
- 2.7 The remainder of the site is relatively cleared of vegetation and appears to have been grazed in the past. A small number of semi-mature indigenous and native eucalypts are scattered around property boundaries and near the dam within the gully. The rear eastern third of the land contains predominantly regrowth of Yarra Burgan (a local indigenous species).
- 2.8 A gully traversing the middle of the property is a natural drainage path from an uphill dam in the adjoining property and includes a dam in poor condition on the subject land. This dam overflow then passes into dams on adjoining properties. There is a 9.25m wide drainage easement along the gully. Council has proposed a Significant Building Overlay over this drainage line (Amendment C109) due to potential overland flows in storm events.
- 2.9 The site is not connected to sewer and a sewer treatment plant with subsurface irrigation dispersal is proposed adjacent to the rear eastern boundary. It is unlikely that sewer will be connected to the property or nearby land in the near future. The site is not in a sewer backlog area.
- 2.10 The water supply main is located in front of the former CFA building at 12 Brumbys Road and there are private trunk water mains connected to this mains water supply, that supply the subject land.
- 2.11 The site is bordered by the following five (5) properties:
 - 72 Johansons Road, Warrandyte South is a 7.2 hectare property which adjoins the northern boundary of the site. It is developed with a single storey dwelling and utilised as an agistment property and Riding School ("Tandivale"). The property has a horse training track and agistment land close to the shared boundary. The dwelling is sited approximately 230.0m from the subject site.
 - 54 Brumbys Road Warrandyte South is Olivigna Estate, and has a 40.m abuttal to the north-west corner of the land. The 7.98hectare property is developed with vineyards, olive grove, a winery, cellar door and 150 seat restaurant. There is car parking for 92 vehicles on site.
 - 38 Brumbys Road, Warrandyte South is a 2.3 hectare which adjoins the southern boundary subject land. There are several outbuildings and poly glass houses located within the front setback forming part of a plant propagation business (orchid farm). There is a dwelling setback approximately 175.0m from the road frontage, and approximately 48.0m from the common side boundary.

- 1 Anzac Road Warrandyte South is a 1.69 hectare property which adjoins the rear, eastern boundary. The land has scattered stands of vegetation, with a dwelling sited in close proximity to the road frontage and approximately 100.0m from the common boundary.
- 21 Delaneys Lane Warrandyte South is a 3.2 hectare property known as The Farm Yarra Valley, and developed with a vineyard, restaurant and winery. The land has a very small 7.0m abuttal to the south-east corner of the subject land. The restaurant and winery buildings are located approximately 500.0m from the common boundary and 2.5km by private vehicle via Croydon Rd, Warrandyte South.

3. THE PROPOSAL

- 3.1 It is proposed to demolish the existing dwelling and outbuildings (no planning permit required) to develop the land with a residential hotel to be constructed over two stages. The hotel will include 76 bedrooms, dining and event rooms and 98 car spaces provided to the north and south of the hotel building.

In addition a distillery manufacturing grappa, a cellar door and associated tasting facility are proposed. The residential hotel building with distillery and associated car parking and access ways will occupy approximately the front half of the site.

The remaining land in the eastern part of the property will be planted with vineyards and an orchard. There is a landscaped area around the existing dam proposed with a garden pavilion and walkway to another garden pavilion adjacent to the rear eastern boundary.

- 3.2 The application proposes that a general liquor licence covers the entire site with the exception of the car parking areas and driveway access. A second wine and beer producer's licence will cover the grappa distillery and associated outdoor landscaped terrace area.

Submitted plans and documents

- 3.3 The following reports were submitted in support of the application:
- Traffic Engineering assessment (Traffix Group)
 - Town planning report (Tract)
 - Biodiversity Assessment report (Abzeco)
 - Site feasibility Investigations-utility services (Cardno)
 - Arboricultural Assessment (Stem Arboriculture)
 - Legal advice for "in conjunction test" (Best Hooper Lawyers)
 - A Bushfire Management Plan (Abzeco) submitted following advice to the applicant from the CFA
 - Landscape Concept masterplan (Tract)
- 3.4 Plans including a survey plan, site plans, floor plans, elevations, liquor license plan, Staging plan, landscape concept plan and building materials.

Residential Hotel

- 3.5 The building is sited in close proximity to the road frontage, utilising the flatter portion of the land but then stepped down the slope. The building is viewed as double storey from Brumbys Road, and from the side and rear boundaries as a mix of double and triple storey. The lower terrace for the distillery and the loading bay ramp will present as triple storey when viewed from the rear eastern elevation.
- 3.6 The hotel will contain 76 rooms. At the front of the building, adjacent to a reception are two areas that require noting as there is some confusion around their use. To the left of the reception is a 'breakfast dining area' that is relatively open to the reception and according to the details submitted with the application will have 80 seats (+20 outdoors) and be used to serve guests their breakfast. Following breakfast, the space may be opened to the public to support the tasting of grappa produced in the distillery (noting the distillery has its own tasting area).
- 3.7 To the left of the reception area and at the very front of the building are two 'events and dining spaces' that may operate independently or together. They are closed rooms that may be accessed independently from the hotel foyer and are adjacent to a large commercial kitchen. According to the information provided with the application, the events and dining spaces will cater for a maximum of 150 patrons, and 70% of patrons are expected to be guests of the hotel. The application includes no examples of events that may be held in these areas, or more importantly any mechanisms to limit patrons to any proportion of hotel guest.
- 3.8 It is noted that the application (either application form or planning report) does not acknowledge or include use of land for a 'restaurant' or 'function centre'. This is despite suggestions in the legal opinion a restaurant is proposed, and supporting documentation using the terms such as restaurant and function centre to broadly characterise the expected land uses occurring. This report will not consider a typical, open to the public restaurant use occurring at the site, although acknowledges it may be applied for in the future.
- 3.9 The hotel building is configured across three levels:
- A ground floor that comprises the main hotel reception, breakfast dining area with landscaped terrace for hotel and distillery patrons, events and dining rooms for 150 patrons and residential hotel accommodation (30 rooms).
 - A first floor that comprises residential hotel accommodation (28 rooms), manager's (caretakers) accommodation and a guest gymnasium.
 - A lower ground floor that is positioned to the rear of the building where the land falls away and will comprise the distillery (including production area, cellar door and tastings area), a loading bay and residential hotel accommodation (18 rooms).
- 3.10 The building will have heights varying between 7.4m and 10.0m above natural ground level due to the slope of the land.
- 3.11 The building will be setback between 10.7m and 22.8m from the northern side boundary and setback between 9.5m and 22.0m from the southern side boundary. The building is a minimum of 162.0m from the rear boundary.

- 3.12 The building will be setback between 5.0m and 18.0m from the road frontage. The front setback is staggered due to a circular driveway/ roundabout for the front entry treatment at the end of Brumbys Road. This roundabout extends into the road reserve. A cantilevered pergola arbour also extends into this front setback area which is to become the main drop off and pick up area for guests and visitors.
- 3.13 The materials and façade of the buildings will use a mix of cement render, timber, stone and glass. There are angled timber/steel post treatments along the facades, designed to provide articulation and resemble branched and irregular shapes of eucalyptus trees.
- 3.14 The hotel is proposed to be developed in two stages:
- Stage 1 will construct the majority of the building including all vehicle entry works, 40 hotel rooms, the event and dining space, the distillery and 57 of the 98 car parking spaces. The agricultural areas (vineyards and orchard) will be established during this stage.
 - Stage 2 comprises the eastern most part of the building with the balance of the 36 hotel rooms and the lower level car park.

Distillery

- 3.15 It is proposed to distill grapes with fruit infusion to produce grappa. A portion of the grapes and fruit used in the making of the grappa will be grown on site. The distillery includes the production area, cellar door and tasting areas. The distillery would be operated by 3 staff at any one time. It is located on the lower ground floor of the hotel with access from the main hotel entry via stairs and independent access from an adjacent car park which has 13 car spaces.
- 3.16 The applicant has submitted that the cellar door and tasting area (around 300sqm) will accommodate about 40 patrons at a time.

Access/Car parking

- 3.17 Access to the hotel and distillery will be provided via a roundabout entry/arrival point from Brumbys Road, which requires modifications to the existing road reserve. This will also allow for buses to turn around and access for larger service delivery vehicles including garbage vehicles.
- 3.18 Driveway access to the main car parks on the southern side of the building is located south of the proposed new roundabout and provides access for residential hotel guests and access to the loading bay. There is a second smaller car park and access to the north of the hotel for access to the distillery and hotel reception. The car parking areas and driveway access will be sealed bitumen.
- 3.19 The 85 car space parking area on the southern side of the building is for hotel guests and staff. It comprises an upper and lower level parking area connected and accessed via ramped driveways that also service the lower level loading bay. There are extensive retaining walls required and batter slopes required to provide the levelled parking area and also the driveway ramps. The works for the upper level car park are generally setback between 3.0m and 5.0m from the common side boundary. However the lower level car park is only setback approximately 1.0m from the boundary.

Vineyards and orchards

- 3.20 The western portion of the site is set aside for the agricultural uses being orchard plantings of pear, apple and lemon varieties, and a vineyard. The grape varieties and proposed yields has not been provided in the application, but the legal advice submitted with the application suggests the vineyards should produce 17-21 tons of grapes (which is considered extremely high given the 5000sqm or just above 1 acre of land planted). There is a gravel track for maintenance vehicles, located east of the lower level car park, traversing the gully to the rear, south-east corner of the land.
- 3.21 The proposed effluent dispersal area covers the proposed vineyard/orchard area.

Services and Infrastructure

- 3.22 The development proposes to treat effluent on site and will require an EPA Works approval. A sewage treatment plant is to be located adjacent to the eastern boundary with a 5,500sq.m. effluent disposal area.
- 3.23 An extension to the mains water will also be required to provide water to the land.
- 3.24 The only road improvements proposed are immediately in front of the site and include the turning area at the end of Brumbys Road.

4. LEGISLATIVE REQUIREMENTS

- 4.1 A full overview of the legislative requirements are outlined in Attachment 1 (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy).
- 4.2 More broadly, the application seeks use and development of land for Agriculture, Winery and Residential Hotel within the Rural Conservation Zone Schedule 3. The Scheme definitions of each of these uses are outlined below:

Agriculture: Land used to: a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables; b) keep, breed, board, or train animals, including livestock, and birds; or c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.

Winery: Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises.

Residential Hotel: Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.

- 4.3 The winery is the planning scheme definition of the proposed distillery which forms part of this application.

- 4.4 The application also includes permission of buildings and works, and native vegetation removal under the Environmental Significance Overlay Schedule 3, a reduction to car parking under Clause 52.06-Car Parking, and a liquor license under Clause 52.27 – Licensed Premises.
- 4.5 The Manningham Planning Scheme includes permit triggers for various aspects relating to loading area and bicycle facilities, but the requirements of the Scheme are met through the proposal in these regards. (See Section 7 – Other planning considerations).
- 4.6 There is no native vegetation that is protected under State-wide provisions at Clause 52.17 that requires permission to be removed.
- 4.7 Clause 57 – Metropolitan Green Wedge provides additional requirements for certain uses which compliments the permitted uses under the Rural Conservation Zone. In this instance, the Residential Hotel is only permitted if it is *in conjunction* with Agriculture or Winery and limited to fewer than 80 beds.
- 4.8 The planning policies that the application needs to be assessed against include:
 - Clause 21.07 Green Wedge and Yarra River Corridor
 - Clause 21.07-4 Built form and landscape character
 - Clause 21.07-5 Environmental issues
 - Clause 21.07-6 Economic Development
 - Clause 21.13 Open Space and Tourism
 - Clause 22.03 Native Vegetation
 - Clause 22.08 Safety Through Urban Design Policy
 - Clause 22.09 Access for Disabled Policy

5. REFERRALS

External

5.1 The application was referred to the following authorities pursuant to Clause 66 of the Manningham Planning Scheme:

Environment Planning Authority	<p>The proposal is for a winery and residential hotel with an onsite wastewater treatment facility with a design capacity greater than 5000ltrs per day. This is a scheduled activity (Sewage Treatment, A03) under the Environment Protection (Scheduled Premises and Exemptions) Regulations 2007 and therefore the proposal requires a works approval. Accordingly, we are a referral authority under Section 55 of the Planning and Environment Act 1987.</p> <p>EPA has not received a works approval application. The potential environmental impacts from the proposed works will be fully assessed by EPA through a works approval application.</p> <p>EPA does not object to Council issuing a planning permit, but the proponent must make a Pathway Application to the Development Assessment Unit at EPA and be issued with the recommended approvals determined by that process, prior to any works beginning.</p>
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5.2 The application was provided to the following authorities for comment. These authorities are not referral authorities pursuant to Clause 66 of the Manningham Planning Scheme, but are considered to have an interest in the application.

<p>VicRoads</p>	<p>VicRoads has concerns regarding deceleration distance for vehicles making left turn manoeuvres into Brumbys Road. Currently the deceleration lane is limited by an existing bus bay. The deceleration lane needs to be extended to the required length in accordance with Austroads Guide to Road Design - Part 4A.</p> <p>VicRoads recommended the following conditions:</p> <ol style="list-style-type: none"> 1. Prior to the commencement of the works, amended plans must be submitted to and approved by VicRoads. Once approved by VicRoads, the plans may then be endorsed by the Responsible Authority and will form part of the permit. The amended plans must show: <ol style="list-style-type: none"> a. A Functional Layout Plan (FLP), showing turn treatments on Brumbys Road and Ringwood – Warrandyte Road intersection, to the satisfaction of VicRoads. The turn treatments must include but not limited to a left turn deceleration lane on Ringwood Warrandyte Road. The FLPs must be prepared in accordance with Austroads Guide to Road Design Part 4A. b. Turning manoeuvres at the intersection must be demonstrated using appropriate turn path analysis that ensures turning manoeuvres of design vehicles are feasible without encroaching in to adjacent traffic lanes.
<p>Country Fire Authority</p>	<p>The CFA requested the applicant prepare a Bushfire Management Statement for the site, although the site is outside the Bushfire Management Overlay. This was prepared and provided to the CFA.</p> <p>Should the proposal be supported, the CFA recommend that a Bushfire Management Statement be prepared and approved by the CFA before the development commences.</p>

Internal

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

<p>Engineering and Technical Services - Access</p>	<p>Council is responsible for the maintenance of Brumbys Road.</p> <p>In order to accommodate two way traffic, particularly bus and car movements, the minimum carriageway width for the road in accordance with the Planning Scheme is 5.5metres.</p>
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	<p>This road is within an environmentally sensitive area and road widening for the full length of Brumbys Road could potentially and adversely impact vegetation and existing native trees.</p> <p>The option of reducing the road width to 5.0 metres and constructing additional passing bays and shoulder widening to allow a bus and car to pass each other could be considered at identified narrow sections along the road.</p> <p>It is noted that a portion of the roundabout is located within private property. This arrangement could be problematic in terms of road maintenance responsibilities and public liability issues.</p> <p><u>Recommendations</u></p> <ol style="list-style-type: none">1. Before the use commences, the developer must undertake necessary road widening works to ensure a minimum a 5.0 metre wide road pavement is provided for two way traffic along Brumbys Road and allow a bus and car to pass each other at any specified location along the length of Brumbys Road. This shall include construction of localised passing bays and shoulder widening at locations nominated by Council officers. All road works and associated drainage are to be designed and constructed to the satisfaction of the Responsible Authority. <p>Turning manoeuvres at the road bend in Brumbys Road must be demonstrated using appropriate turn path analysis that ensures turning manoeuvres of design vehicles are feasible without encroaching into adjacent traffic lanes.</p> <ol style="list-style-type: none">2. Before construction commences the developer must contact Council officers to organise a joint dilapidation survey of the full length of Brumbys Road.3. Access arrangements at the intersection of Ringwood-Warrandyte Road and Brumbys Road are to be in accordance with VicRoads requirements.4. A Longitudinal Section Drawing (scale 1:100) along the access way/parking aisle, drawn from the centre of Brumbys Road to Stage 2 car park that demonstrates compliance with Design Standard 3: Gradients of Clause 52.06-8 of the Manningham Planning Scheme or AS2890.1.
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	<p>5. Dimensions of car spaces shown on plan to comply with Design Standard 2: Car parking spaces of Clause 52.06-8 of the Manningham Planning Scheme.</p> <p>6. Access from the disabled bays to the main buildings.</p> <p>7. Dimensions of the crossovers at the northern and southern entrances to the development.</p> <p>8. Contours to show the extent of the proposed car park relative to the flood extent along the waterway.</p>
Engineering and Technical Services - Drainage	Standard conditions relating to drainage to point of discharge and requirement for a storm water detention system.
Engineering and Technical Services – Waste	Waste collection must be undertaken by a private contractor from within the site. A Waste Management Plan is required.
Health	<p>It is strongly recommended that mains sewer be provided to the property as part of the development. If mains sewer cannot be provided then application must be made to EPA Victoria for 'Works Approval' for a suitable all-waste septic system to be installed to enable all wastewater from the development to be satisfactorily treated and disposed of.</p> <p>Prior to any construction commencing, applications must also be made to Council's Health Unit for approval and registration for the sale of food (distillery and restaurant etc), and for the prescribed accommodation (hotel).</p>
City Strategy (Environment)	<p>The site has been significantly modified from its natural vegetation condition but provides function as a 'Buffer Conservation Area' for the BioSite 26 'the Vines Hill' which extends slightly into the north eastern corner of the site. Proposed development retains only a small proportion of native vegetation across the site as a whole and is not considered to adequately address the avoid and minimise principles of Clause 52.17 and the ESO3.</p> <p>Specifically within the far east of the site where the removal of native woody vegetation and complete replacement with exotic species (Orchard, vineyard, pasture) would contribute to further decline of the ecological values of a 'Buffer Conservation Area'.</p>

	<p><u>Recommendation</u></p> <ol style="list-style-type: none"> 1. That the proposal investigate design modifications to further retain native vegetation at the north western sector of the site and the far eastern sector of the site in line with the avoid and minimise principles of Clause 52.17 and the Environmental Significance Overlay- Schedule 3 (ESO3) and the objectives of the ESO3 of the Manningham Planning scheme. 2. Landscaping of the 'existing ephemeral drainage line', '(ornamental) dam' and 'the screen planting to title boundary' zones within the Landscape Concept Masterplan must use wholly locally indigenous species (the applicant has provided a plan to demonstrate this. 3. Conditions of approval would also include offset planting under the ESO3 and a requirement for a Construction and Environmental Management Plan.
<p>City Strategy (Urban Design)</p>	<p>Built form</p> <ul style="list-style-type: none"> • Within the Green Wedge setting this is a bulky building being 8 to 10 metres above the natural ground level. The vertical timber clad steel elements further emphasise this bulk. The freestanding stone wall at the front and on the south side of the site is too high and not in scale with the rural character. <p>Materials</p> <ul style="list-style-type: none"> • The material palette is appropriate to the Green Wedge setting. As mentioned above the timber clad steel vertical elements are over used and should only appear in parts of the building to be highlighted. <p>Landscaping, fences and utilities</p> <ul style="list-style-type: none"> • Landscaping to the Brumbys Road does not tie in with the existing indigenous tree character of Brumbys Road. • The lack of large indigenous trees throughout the site does not assist in reducing the bulk of the building or blend the development in with the surrounding landscape. • Car parking is either on or under one metre from the boundary restricting the ability to support an effective landscape buffer. • There is no indication of the type of fencing around the property. This could be an important element in tying in with the surrounding environment.

<p>Community Programs (Business and Events)</p>	<p>While it is noted that the proposed development is large scale it does meet an identified need to Manningham's visitor economy.</p> <p>Tourism including accommodation and food services generate over \$400M in output in Manningham. Tourism employs approx. 1,200 people across a range of industries. Manningham visitors are more likely to participate in eating out or dining.</p> <p>There is currently a lack of accommodation in the greater Melbourne North East and in particular in east Manningham.</p> <p>There is also an identified gap for wineries and associated activities in east Manningham, compared with greater Melbourne North East.</p> <p>The proposed developed is situated near an established winery and associated restaurant which already attracts visitation to the area, this development could be seen as a complementary service</p> <p>The scale of the development may be larger than current demand. It is noted that the proposal is over two stages which may mean the second stage would be dependent on the success of the first stage. A 48 bed accommodation (stage one) may be more realistic to suit the immediate need.</p> <p>The proposal will generate significant employment in a part of Manningham that has lower opportunities for low skilled workforce.</p> <p>While the concept is in general supported by Economic Development principles the scale of the proposal may be larger than what is required in the foreseeable future and could benefit from a reduction with the potential to upscale over time or when demand has risen.</p>
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6. CONSULTATION / NOTIFICATION

- 6.1 Notification of the application was given for a three week period which concluded on 1 May 2017 by sending letters to adjoining and nearby properties within 500m of the site and displaying a large sign on the site frontage.
- 6.2 There have been 27 letters of support (pro forma letter) and a multi signatory petition (71 signatures).
- 6.3 There have been 27 objections received.

22-28 (3 individual objections) and 30-36 Brumbys Road WARRANDYTE SOUTH
21-37, 39-57 and 72-88 Johansons Road WARRANDYTE SOUTH
1-11, 13-15, 17-19, 21-23 and 24-38 Anzac Road WARRANDYTE SOUTH
3, 25 and 33 (3 individual objections) Hillcrest Road WARRANDYTE SOUTH
66-68 Haslams Track WARRANDYTE SOUTH
44-48 Husseys Lane WARRANDYTE SOUTH
36 Mullens Road Warrandyte WARRANDYTE
89 Melbourne Hill Road WARRANDYTE
8-12 Royden Road WARRANDYTE
5-7 Stiggant Street WARRANDYTE (2 individual objections)
27 Ruhr Street DANDENONG
Warrandyte Community Association

6.4 The following is a summary of the grounds of objection:

The proposed commercial uses and associated development is incongruent and disrespectful of the unique character within the green wedge

- The hotel will transform the semi-rural landscape character of the valley and surrounding rolling hills through its scale, height, operations (light spill and noise) and car parking.
- The building and car parking areas are insufficiently setbacks from boundaries and provide insufficient space for proper planting to screen and soften the visual intrusion.
- The loss of native vegetation and inappropriate planting impacts on the visual character of the area and is detrimental to environmental values of the area. Specific concerns included the impact of the development on native wildlife corridors and stormwater runoff polluting the waterway through the property.
- The effluent disposal system will produce odour and pollute the waterway through the property.

Amenity impacts

- Noise and lighting pollution from the hotel, restaurant and distillery.

- The overlooking and loss of privacy to adjoining properties from balconies facing the valley.
- The impacts stemming from the liquor license which applies to the eastern boundary of the site.
- Odour from the effluent treatment plant.

Specific Concerns

- The cumulative impacts from the development arising from the existing Olivigna operation, particularly in relation to traffic on Brumbys Road and amenity impacts.
- The land is not connected to sewer and has limited access to mains water supply.
- The impact of the proposed agricultural use through phosphate and fertilizers entering the local waterways.
- The in conjunction with test at Clause 57 of the Manningham Planning Scheme is not achieved.
- The volumes sourced from the small vineyard and orchard proposed will not support the distillery/winery.
- The proposed event/dining space (suggested to be a function room by many objectors) may operate separate to the hotel meaning 150 guests are on site additional to the full capacity of the hotel.
- Threat of bushfire and evacuation. This would present major problems with traffic getting out onto Ringwood-Warrandyte Rd.
- The precedent for allowing this application would have wide reaching impacts on the Warrandyte / Wonga Park green wedge area.

Traffic

- Brumbys Rd is a narrow, one lane, no through road inadequate to deal safely with increased traffic, including buses and commercial delivery vehicles.
- Dangerous to ride horses on Brumbys Road with increase in traffic.
- Effect on wildlife with increased traffic on a narrow road.
- The intersection of Ringwood-Warrandyte Rd/Husseys Lane/Brumbys Rd/Croydon Rd is already dangerous with limited sight lines and poor lane markings.
- Access to such commercial ventures should be directly from Ringwood-Warrandyte Rd and not from Brumbys Rd or access through Olivigna to Johansons Rd.

- 6.5 The letters of support generally included the site being well located for the proposed use and will enhance tourism opportunities, including addressing the current shortfall of accommodation.

7. ASSESSMENT

- 7.1 The planning controls (particularly the Rural Conservation Zone, Environmental Significance Overlay 3 and policy at Clause 21.07 of the Scheme) set benchmarks to ensure that proposed use and development within the green wedge sets a high quality standard that is sensitive to the existing environmental constraints of land and responsive to landscape character. Each control provides a layer of assessment under common issues and as such this assessment is issues based.

- 7.2 The application will be considered under the following headings:
- Environmental and Landscape Values
 - Design and Siting
 - Access/Traffic
 - Local Amenity Consideration
- 7.3 This report ultimately recommends that the application be refused, although it is acknowledged that the proposed use and development achieves some positive outcome for the wider community including improved economic and tourism potential for the municipality. Further, the site is not one with significant agricultural activities that are being jeopardised through development, or that is covered by significant native vegetation. The site is one which has some development potential.
- 7.4 That said, there is limited encouragement for the proposed development under the current planning policy, and Council has recently commenced a review into the zone, overlay and policy controls applying to the green wedge to guide sustainable business activities in preferred locations. The current policy promotes new business and economic development where it:
- compliments the scenic, landscape and environmental qualities of the area,
 - complements the remnant bushland and rural living environment,
 - does not affect residential and environmental amenity,
 - does not impact on existing productive agricultural land and activities.
- 7.5 The current proposal is too large to achieve an outcome that 'complements' either the landscape character of the area or the rural living environment it is positioned in. Any review of planning controls is unlikely to favour this site for significant development opportunities as it is located on a rural laneway without direct access to a main road and with limited capacity to connect to sewer and other infrastructure.

Environmental and Landscape Values

- 7.6 It is considered that the proposed development does not complement the State and local purposes of the Rural Conservation Zone which seeks to protect and enhance the natural environment including the biodiversity of the area, and the environmental and landscape values associated with the existing character, landscape quality and viewlines. The site is not particularly prominent in viewlines due to topography and a lack of dwellings within the valley it sits in.
- 7.7 The site has been significantly modified from its natural vegetation condition but provides strong opportunities for enhancement of habitat value and to create habitat connectivity to adjacent areas of remnant vegetation of high importance, in particular the "Vines Hill Biosite 26", which extends slightly into the north eastern corner of the site.
- 7.8 Council's Environmental Officers have suggested the developer seek to retain greater amounts of native vegetation across the site including the re-established *Kunzea* sp (Burgan) that exists towards the rear of the site. The removal of this vegetation contributes to the further decline of the ecological values of a 'Buffer Conservation Area'.
- 7.9 The submitted landscape plan proposes to provide for boundary plantings along the northern and southern boundaries and along the drainage line using a variety of native and non-native species. Concern is raised that there are insufficient

areas for planting around the car parking and access ways including within building and boundary setbacks, and particularly to establish a habitat link between the Vines Hill Biosite 26 and native vegetation within Brumbys Road Road Reserve. Another area of particular concern is along the drainage line through the property. Further, the species of replanting need to be modified to promote native species. The extent of the ornamental landscaping setting sought by the applicant is unreasonable given the objectives of planning controls.

- 7.10 Council's Environmental Health Officers have raised concerns with the treatment of waste water on the site and suggested the development should be connected to sewer. The applicant proposes a treatment plan that will ultimately need approval from the EPA, together with effluent disposal within the proposed production zone of the vineyards and orchards. No system is completely foolproof, and whilst Officers understand the concerns of objectors around the environmental impacts of any malfunction, the regulatory approval process by industry specialists (the EPA) ensures a very low risk of this occurring and limits opportunities for neglect of the system.

Design and Siting

- 7.11 It is considered the proposal does not minimise the adverse impacts on the open rural and scenic landscape features of the area through the siting, design, scale, height and bulk of the building, both on the approach to the site along the rural laneway and in views across the valley.
- 7.12 The building is sited in close proximity to the road frontage and proposed access will entail significant road widening and privatisation of part of the Road Reserve to incorporate a turning area (a roundabout) at the end of Brumbys Rd. The building's maximum setback is 5m and an arbor structure overhang the roadway for approximately 50% of the buildings frontage, essentially representing a zero metre setback. Within the front setback is a lack of landscaping that can soften the new built form. Specific concerns have been raised in Council's urban design advice in relation to the massing of a two storey stone wall presenting to the frontage, part of which is a 6m high free-standing wall that acts as a fence. Overall, the presentation of the building to Brumbys Road is concerning.
- 7.13 The building straddles the ridgeline that runs north-south through the site which is the most sensitive location where potential impacts to public realm views are maximised (and where views from within the site are maximised). The site coverage and scale of the building will be an imposing structure in the landscape of rolling hills, open fields and patches of linked habitat. The setback distances of both buildings and extensive earthworks (retaining walls and batter slopes) associated with driveway access and car parking areas does not allow adequate areas for landscaping and plantings of native vegetation to soften this.
- 7.14 The building has appeal in some regards; the architecture as a whole and the choice of materials is coherent and appropriate. It has the capacity, should it not be so large, to blend into the landscape character. Further, attempts have been made to step the building down the slope of the land by utilising a lower ground level. The proposal would benefit from having smaller building modules separated with native planting in response to the planning requirements especially as Council officers have estimated the area of the proposed building footprint is 3084sq.m and the area of proposed hard paved surfaces including car parking areas and driveways is 2748sq.m.

Access/Traffic

- 7.15 Brumbys Road exhibits the character of a rural laneway. It has a sealed pavement that varies in width and meanders between and around significant roadside vegetation. Most of the drainage in the road is open culverts. There are several “pinch” points along the road where the pavement is only 3.5m in width and sightlines are limited. In these areas conflicts occur as vehicles cannot pass.
- 7.16 The road is well used being the access to Olivigna. As part of the approval of Olivigna, Council required the road to be widened in several areas, trying to establish safe passing bays and improved drainage.
- 7.17 The submitted traffic report has concluded that the level of additional traffic generated as result of the development proposal will not have a detrimental impact on the operation or safety of Brumbys Road, with only a slight increase in the number of buses and other commercial delivery vehicles to that already generated by Olivigna.
- 7.18 However, the report does not adequately address the cumulative effect of the various uses occurring on site, especially as it suggests that the events and dining spaces are to be used by hotel guests only.
- 7.19 Council’s Engineers have indicated that in order to accommodate two way traffic, particularly the bus, car and service vehicles expected, the minimum carriageway width for the road in accordance with the Planning Scheme should be 5.5metres. However, they acknowledge that requiring this would lead to impacts on existing vegetation beside the pavement which has ecological importance and assessed by Council as having “Medium Roadside Vegetation Significance and Vegetation Quality”.
- 7.20 As such, they would accept shoulder widening to create a 5.0m wide pavement where possible, with further passing bays established at identified narrow sections along the road to allow vehicles to pass. Any road widening would be need to occur in a sensitive manor with the appropriate Construction and Environmental Management Plans to ensure there are no adverse impacts on existing native vegetation.
- 7.21 Council’s Engineers also raise concern with the expansion of the road to a roundabout at the entry to the development. This arrangement is problematic in terms of road maintenance responsibilities and public liability issues from their perspective. The Engineers are supportive of VicRoads requirements relating to improving the intersection of Brumbys Road and Ringwood-Warrandyte Road.
- 7.22 Apart from works required at the intersection of Ringwood-Warrandyte Road, there is an upgrade to Brumbys Road required, to facilitate safe passage of vehicles including buses and delivery vehicles and also construction vehicles. This has the potential of removing significant roadside vegetation which would impact on the local rural laneway feel of the road (canopy reduction, drainage works, passing bays etc).

Impact on Local Amenity

- 7.23 The conservation values sought for land in the Rural Conservation Zone require use and development to be designed and sited in recognition of local amenity considerations and the compatibility of any proposal with adjoining land uses. This is also reflected in the objectives of Clause 21.07 Economic Development issues to ensure that residential and environmental amenity is not affected by business activities and to encourage business opportunities, which complement the rural living environment.
- 7.24 The residents of this part of Warrandyte South (Brumbys Road, Johansons Road, Anzac Road and Haslams Track) experience in the most part a quiet rural-residential lifestyle away from main roads and commercial activities. An increase in the level of traffic generated on Brumbys Road, noise levels from activities associated with proposed use including the open terrace areas, external lighting of the building, driveways and car parking areas, odours from the restaurant or sewage treatment plant and overall visual intrusion into the landscape character of the area, will affect local amenity.
- 7.25 This impact on local amenity is also likely to be exacerbated by the cumulative effect of the proposed development and the existing Olivigna winery and restaurant use in adjoining locations at the end of Brumbys Road.

Clause 57 Metropolitan Green Wedge Land

- 7.26 Clause 57 is a Particular Provision in the Planning Scheme which is intended to ensure the nature and scale of uses in the Green Wedge are appropriate to the location. It outlines that a Residential Hotel must be used in conjunction with agriculture, natural systems, outdoor recreation facility, rural industry or winery uses; and can have no more than 80 bedrooms.
- 7.27 This requirement is defined further in Clause 64.02 of the Scheme, where it says *in conjunction with* another use means:
- *There must be an essential association between the two uses; and*
 - *Use must have a genuine, close and continuing functional relationship in operation with the other use.*

There is no definitive precedent on the meaning of these two limbs, though some guidance can be found in VCAT decisions which considered permit applications for similar hotels. The applicant has provided a legal opinion in support of the hotel and contends the proposed use meets the required tests in this instance.

- 7.28 Officers accept that in some circumstances a residential hotel can meet the two limbs of the *in conjunction with* test, when associated with an established winery and vineyard and note that some VCAT cases have accepted this. There are examples of hotels in the Yarra Valley and Mornington Peninsula that are associated with wineries and approved on this basis. Further, there are elements of this proposal that are consistent with the Tribunal's previous assessments - for example, the Tribunal has decided that the inclusion of a distillery into the hotel building is an appropriate response to demonstrating the necessary association.

- 7.29 Assessing compliance with the limbs set out in Clause 64.02 must be approached on a case by case basis. In this case, officers query whether the association contended by the permit applicant's legal advice is as strong as the advice concludes. It suggests that the proposed agricultural use is the primary use of the land, with the residential hotel being secondary. It also suggests the accommodation is provided *for persons visiting the distillery and associated facilities*.
- 7.30 At present time, there is no vineyard or orchard existing on the site and the area proposed to be planted with vines and orchard proposed is less than ½ a hectare of the 2.35 hectare site. This proposed area of planting is also smaller than the area of planting by 'hobby growers' (along Ringwood-Warrandyte Road), and officers remained concerned that the proposal to plant out ½ a hectare of the site is being used to justify a commercial operation (distillery) and the inclusion of a 76 bed hotel with event and dining space for 150 people, in a zone that would otherwise prohibit such use at the proposed scale.
- 7.31 To that end, any commercial distillery operation on the land would be entirely reliant on importing fruit for many years until the vines and orchard plants mature. The distillery would also be highly reliant on importing fruit even after vines and orchard plants mature, given the small production area. It is considered that the agricultural operations are too limited to be considered the primary use of the land which support the *in conjunction* use of an associated residential hotel with 76 bed hotel with event and dining space for 150 people. The distillery, including tasting area for 40 persons, is also too limited to support the residential hotel and its ancillary functions.
- 7.32 Officers are of the view that the scale of the residential hotel use is too large to meet the *in conjunction with* requirement under clause 64.02 of the planning scheme. Further, it is too large (based on the building scale, amenity and traffic impacts) to be supported under Section 2 – Permit Required Use of the Rural Conservation Zone.

Car Parking, including the proposed reduction of the car parking requirement

- 7.33 A permit is required pursuant to Clause 52.06-5 of the Scheme for the reduction of 9 car parking spaces. The submitted traffic report calculates the required car parking as residential hotel (76 spaces), winery (8 car spaces), caretaker's residence (1 car space) and 22 spaces for a place of assembly, which is technically not sought by the application but refers to the event/dining space at the front of the building.
- 7.34 The proposed development provides a total of 98 car spaces on site. This leaves a shortfall of 9 car spaces.
- 7.35 The submitted traffic and car parking assessment includes a demand assessment in support of the reduction sought, which anticipates some patrons staying at the hotel visiting the distillery and event/dining space. It concludes a demand of 91 spaces.
- 7.36 It is considered that sufficient car parking spaces have been provided for the likely demand to be generated from the proposed uses and a reduction is therefore supported in principle. Further, the lower level car park has some capacity to be expanded to provide for the short fall in car spaces should it be necessary in the future if retaining walls are used instead of batter slopes.

- 7.37 Brumbys Road is not suitable for “on street parking” due to its width and significant roadside vegetation, which is reflected in the planning approval issued for the Olivigna winery/restaurant which prohibits parking for patrons/staff on the Road.
- 7.38 The proposed car parking layout appears consistent with the requirements set out in the Manningham Planning Scheme at Clause 52.06-9. Council’s engineers as part of the referral response, have requested parking layouts and access ways be fully dimensioned on the plans to confirm this.

Liquor License

- 7.39 Clause 52.27 of the Scheme requires a planning permit to use land to sell or consume liquor.
- 7.40 The application did not include some necessary details regarding the hours of operation for the proposed uses or liquor licenses. It is acknowledged that this information could be regulated by planning permit conditions if support was granted.
- 7.41 Some concern is raised with regard to the general liquor licence that will cover the entire site with the exception of the car parking areas and driveway access. It would be appropriate to limit the area where liquor can be served away from the site interface with Anzac Road properties, and limit consumption of liquor to the area around the hotel building on the western side of the drainage line and ornamental dam to address offsite amenity issues.

Other Planning Considerations

- 7.42 There are a number of other considerations within the planning scheme that appear met, or able to be achieved through the proposed development.
- 7.43 Reasonable loading facilities are provided to the commercial use in accordance with Clause 52.07. Two separate loading areas are provided, one for the residential hotel and one for the distillery with adequate dimensions and swept path analysis provided.
- 7.44 Bicycle parking is not shown on the plans, but could be incorporated into the design via a permit condition if necessary. Clause 52.34 requires 1 bicycle space for each room (for a motel), which sounds a little excessive for this location. A space or two dedicated to the distillery and the event/dining area would also be supported.
- 7.45 Council’s policies in relation to public safety and equitable access (Clause 22.08 and Clause 22.09) are generally achieved as entries to the building are easily identifiable and the building generally provides passive surveillance over the car parking and outdoor public areas of the site, and Brumbys Road.
- 7.46 The proposed design and layout provides convenient and safe access for people with disabilities, with provision of disabled car parking spaces at two of the building entrances and lift access through the building.

- 7.47 The planning reports provide little information in terms of sustainability, although it is understood to be a key driver of the architect in their design. Certainly the building provides reasonable north and north east access to daylight, and the western façade is shaded by the arbor presenting to Brumbys Road. A condition of any planning approval would require a Sustainability Development Plan to demonstrate the building's response to ESD principles.

Response to Objector concerns

- 7.48 Officers share many of the concerns of the objectors, particularly in relation to the impact of the proposed building on the wider landscape context in this part of the Green Wedge and these concerns are reflected in the Assessment section of this report. This includes the scale and the intensity of the residential hotel use occurring on a site that is accessed from a rural laneway, without sufficient infrastructure and within a rural residential context where amenity impacts (such as traffic, noise and light spill) are likely to impact nearby residents.
- 7.49 The submission of Land Management Plan as part of any planning approval has the capacity to address issues in respect to protection of remnant vegetation, weed control, fencing and sustainable agricultural management of the land including water quality and pest control.
- 7.50 The issue of bushfire threat and evacuation will be addressed as part of any CFA requirements.

8. DECLARATION OF CONFLICT OF INTEREST

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

LEGISLATIVE REQUIREMENTS

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.*

Registered Restrictive Covenants & Section 173 AgreementsSection 61(4) of the Act

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.

The subject land is not affected by any registered restrictive covenant or Section 173 Agreement.

MANNINGHAM PLANNING SCHEME

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

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 21.07 Green Wedge and Yarra River Corridor
- Clause 21.07-4 Built form and landscape character
- Clause 21.07-5 Environmental issues
- Clause 21.07-6 Economic Development
- Clause 21.13 Open Space and Tourism
- Clause 22.03 Native Vegetation
- Clause 22.08 Safety Through Urban Design Policy
- Clause 22.09 Access for Disabled Policy
- Clause 35.06 Rural Conservation Zone 3
- Clause 42.01 Environmental Significance Overlay 3 – Buffer Conservation Areas Supporting Sites of Biological Significance
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 52.07 Loading Zone
- Clause 52.17 Native vegetation
- Clause 52.27 Licensed Premises
- Clause 57 Metropolitan Green Wedge
- Clause 65 Decision Guidelines

Zone

Clause 35.06 Rural Conservation Zone 3

The conservation values sought for the land are:

- *The existing character, landscape quality, view lines and other natural environmental characteristics of the area protected and enhanced in an equitable and sustainable manner.*
- *Native vegetation retained as wildlife habitat, a corridor for wildlife movement, a source of genetic diversity and a component of landscape quality contributing to the character of the area.*
- *Cleared areas revegetated with indigenous species.*
- *Pest plants and pest animals controlled and eradicated.*
- *Use and development designed and sited in recognition of the natural environment, landscape quality, energy efficiency, local amenity considerations and bushfire protection.*
- *Recognised farming practices in areas suitable for farming, subject to considerations of land stability, soil erosion and natural systems, which are maintained and improved.*
- *Good fire management practices.*

The decision guidelines of the Rural Conservation Zone in Clause 35.06-6 include the following:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.
- Whether the use or development will have an adverse impact on surrounding land uses.

Overlay

Clause 42.01 Environmental Significance Overlay 3 – Buffer Conservation Areas Supporting Sites of Biological Significance

A planning permit is required for the buildings and works and vegetation removal.

The environmental objectives to be achieved are:

- *To protect and enhance the ecological values of Buffer Conservation Areas.*
- *To protect the ecological values of Critical and Core Conservation Areas.*
- *To encourage the location of development within those areas that are the most degraded and devoid of native vegetation.*
- *To encourage development that is in keeping with the semi-rural character of the area and is sympathetic to the existing built form.*
- *To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.*
- *To minimise earthworks.*
- *To achieve an improvement in the extent and quality of Victorian native vegetation, consistent with the goal of Net Gain as set out in Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) by:*
 - *Avoiding the removal of Victorian native vegetation.*
 - *Minimising the removal of Victorian native vegetation, if the removal of the Victorian native vegetation cannot be avoided, through appropriate planning and design.*
 - *Appropriately offsetting the loss of Victorian native vegetation.*
- *To conserve and where possible enhance habitat for flora and fauna species recognised as threatened at the municipal, regional, state or federal level.*
- *To retain Australian native trees for their habitat value and landscape contribution.*

- To protect natural resources, ecological processes, genetic diversity and ecosystem services.
- To protect and enhance habitat corridors and ecological stepping-stones.

The decision guidelines of the Environmental Significance Overlay 3 include the following:

- Whether the removal of Victorian native vegetation has been avoided, or where this is not possible, whether adverse impacts have been minimised.
- Whether the loss of Victorian native vegetation will be offset and whether long term protection will be provided for the offsets.
- The extent to which the proposal will impact on the ecological values and function of Buffer Conservation Areas.
- The extent to which the proposal will impact on the ecological values and function of any nearby or adjacent Biosites.
- Whether the proposed development has been located to avoid impacts on areas where offsets for previous development have been provided.
- The extent to which the removal of vegetation will contribute to the fragmentation and isolation of existing flora and fauna habitat.
- The likely impact of the proposal on species of flora or fauna which are threatened at the municipal, regional, state or federal level and the extent to which provisions are made to negate, minimise or manage those impacts.
- The role of Australian native trees in providing habitat and landscape value.
- Whether replacement planting with indigenous vegetation is proposed for the removal of any Australian native trees (other than Victorian native vegetation).
- Whether the design and siting of buildings or other development minimises the environmental impacts on:
 - Native fauna.
 - Waterway health, wetland condition and water quality.
 - Site run-off and soil erosion.
 - Habitat corridors or ecological stepping-stones.
 - Any adjacent public open space.
- The extent to which the application complies with the *Development Guide for Areas of Environmental and Landscape Significance, 2011*.
- Whether building design and siting is in keeping with the bushland character of the area and whether external building finishes and colours are non-reflective and blend with the natural environment.

State Planning Policy Framework

Local Planning Policy Framework

Municipal Strategic Statement

Clause 21.07 Green Wedge and Yarra River Corridor

Manningham's Green Wedge largely includes land within the Rural Conservation Zone and the Wonga Park Township, which is included within the Low Density Residential Zone. The Yarra River corridor includes public and privately owned land located within the UGB and which is identified as having high environmental and landscape values. These areas are primarily rural residential in character and include some agricultural enterprises, hobby farms and environmentally significant properties. A key challenge for Council is to balance competing interests between use of land for rural living, agricultural pursuits and biodiversity protection.

Clause 21.07-4 Built form and landscape character

The relevant objectives of this policy are:

- *To encourage building form that responds appropriately to the landscape and minimises risk.*
- *To encourage retention of native vegetation.*
- *To minimise the extent of earthworks and to preserve and enhance natural drainage lines.*
- *To encourage the planting of indigenous vegetation.*
- *To protect and enhance landscape quality, view lines and vistas.*

The strategies to achieve these objectives include:

- *Avoid the construction of buildings on ridgelines.*
- *Design and site buildings to minimise visual impact.*
- *Avoid development on land with slopes greater than 20%.*
- *Ensure that the siting and design of development including landscaping, minimises impacts on adjacent State Parks and other conservation reserves*

Clause 21.07-5 Environmental issues

The relevant objectives of this policy are:

- *To conserve and enhance the significant environmental qualities of the green wedge and Yarra River corridor.*
- *To ensure that land use, development and land management practices protect and enhance biodiversity, soil, water and air quality, native flora and fauna and the character of these areas.*
- *To achieve developments which are site responsive and which complement the topography and environmental qualities of an area.*
- *To improve the habitat, vegetation, soil, water and visual qualities alongside streamside environments.*

The strategies to achieve these objectives include:

- *Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis.*
- *Prepare and implement Land Management Plans that enhance the land's environmental values.*
- *Protect and enhance native vegetation, including roadside vegetation as wildlife habitat and as a corridor for wildlife movement.*
- *Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, and avoid sedimentation and to retain native vegetation as wildlife habitat and as a corridor for wildlife movement.*
- *Require land use and development proposals to demonstrate compliance with Net gain objectives and principles to avoid, minimise and offset removal of and impacts upon native vegetation.*
- *Promote the re-vegetation of cleared areas or gaps in habitat corridors with indigenous species.*
- *Require proposals to be supported by the outcomes of a proper land capability assessment.*
- *Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.*
- *Require development and landscaping to protect and enhance wildlife corridors.*

Clause 21.07 Economic Development

The objectives of this Clause are:

- *To ensure further development does not impact on existing productive agricultural land and activities.*

- To ensure residential and environmental amenity is not affected by business activities.
- To encourage sustainable business opportunities which complement the scenic, landscape and environmental qualities of the area.

Clause 21.13 Open Space and Tourism

The relevant objectives of this policy are:

- *To promote Manningham's competitive strengths including the attraction of investment capital in tourism in the following areas:*
 - *links to the Yarra Valley Region*
 - *heritage and cultural assets*
 - *historic and modern arts*
 - *arts/crafts enterprises*
 - *natural assets*
 - *Aboriginal culture*
 - *quality food and wines.*
- *To encourage accommodation that enhances regional and local tourism without causing detriment to scenic, landscape and environmental resources.*
- *To minimise any adverse impacts of tourism activities on local communities, surrounding land uses and natural resources.*
- *To ensure tourism development does not impact on the amenity of the area.*
- *To improve the quality, capacity and accessibility to key tourism assets.*

Clause 22.03 Native Vegetation

The objectives of this policy are:

- To establish principles and guidelines for the implementation of 'Net Gain' within Manningham.
- To protect, conserve and where possible enhance the biodiversity values of the municipality.
- To recognise, protect and conserve ecosystem services and functions.
- To protect and conserve and where possible enhance Manningham's native vegetation particularly Biosites - Sites of Biological Significance (Core Conservation Areas) and Buffer Conservation Areas.
- To protect, conserve and enhance habitat corridors and habitat connectivity.
- To protect and conserve species of indigenous flora and/or fauna which are considered/threatened within Manningham.
- To minimise, mitigate and manage threatening processes and negative impacts upon indigenous flora and fauna.

Clause 22.08 Safety Through Urban Design Policy

The objectives of this policy are:

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

Clause 22.09 Access for Disabled Policy

The objectives of this policy are:

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

Particular Provisions

Clause 52.06 (Car Parking)

A permit is required for the reduction in the number of car parking spaces by 9 car spaces.

The car parking to be generated by the residential hotel, event/dining rooms, winery and caretaker's residence has been calculated under the Planning Scheme to be 107 car spaces in total.

A total of 98 car spaces are to be provided which results in a shortfall of 9 car spaces.

Clause 52.34 Bicycle Facilities

Clause 52.03 sets out requirements for bicycle parking. The hotel and restaurant uses attract differing provisions.

There is no bicycle parking provided in the proposal however sufficient space within the development would be available.

Clause 52.07 Loading Zone

Clause 52.17 Native vegetation

A permit is required for the removal of native vegetation as the land is in excess of 4000sq.m.

Clause 52.27 Licensed Premises

A permit is required to use land to sell or consume liquor.

Clause 57 Metropolitan Green Wedge

The residential hotel and restaurant must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.

General Provisions

Clause 65 (Decision Guidelines)


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.*

OTHER RELEVANT LEGISLATION AND POLICY


The following are relevant documents referenced in the Scheme that are particularly applicable to this application:

- *Development Guide for Areas of Environmental and Landscape Significance, 2011.*



Maps of Manningham


Map Report




Address: 46-52 Brumbys Road WARRANDYTE SOUTH VIC, 3134
Property No: 367921
Legal Description: Lot 1 LP54425 Vol 8318 Fol 095

Rate Payers:	Brumbys Road Investments Pty Ltd	Rate Payers Address:	54-56 Brumbys Road WARRANDYTE SOUTH VIC 3134
Owners:	Brumbys Road Investments Pty Ltd	Owners Address:	54-56 Brumbys Road WARRANDYTE SOUTH VIC 3134
Other Owners:	N		

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



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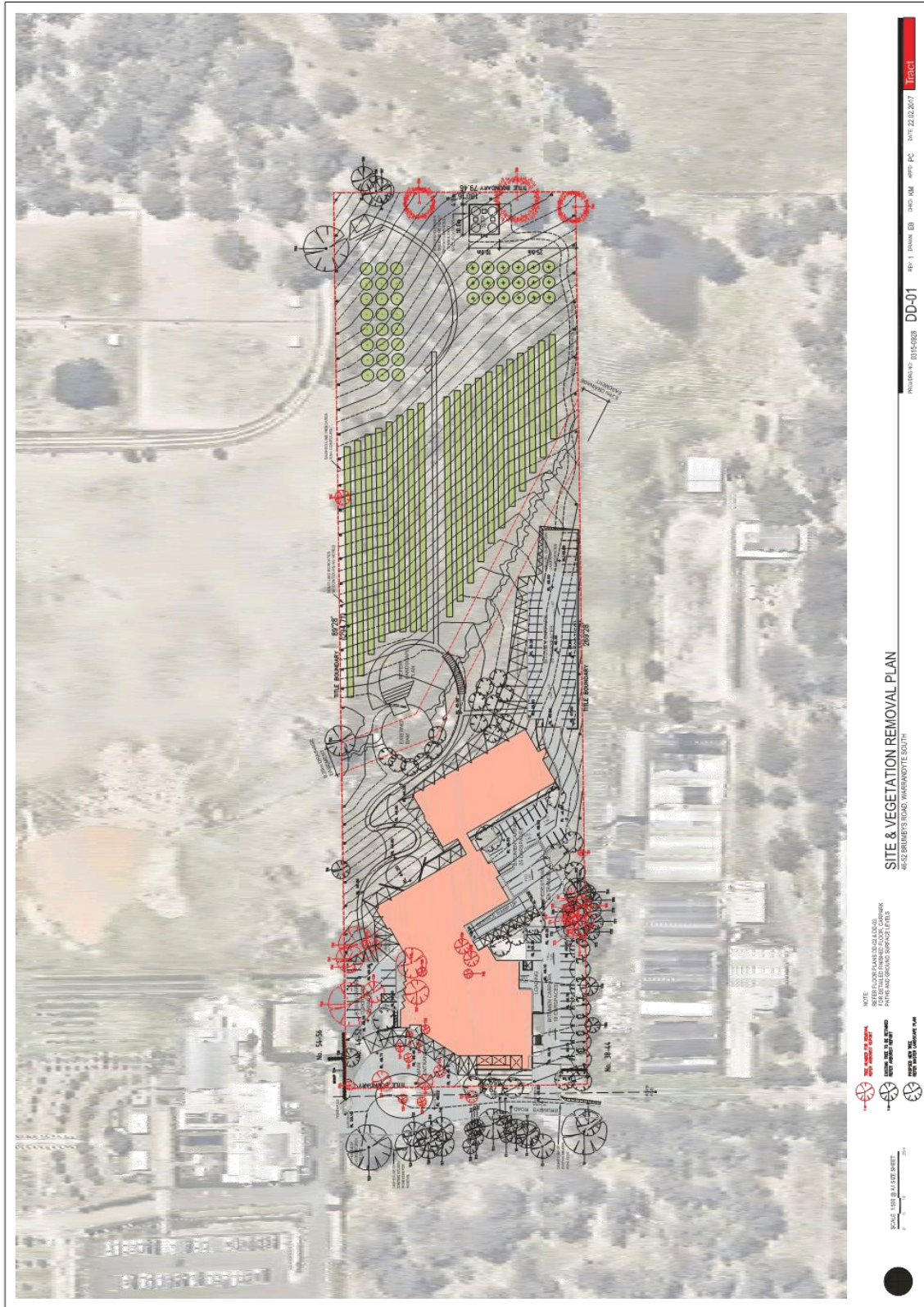
46 - 52 BRUMBYS ROAD

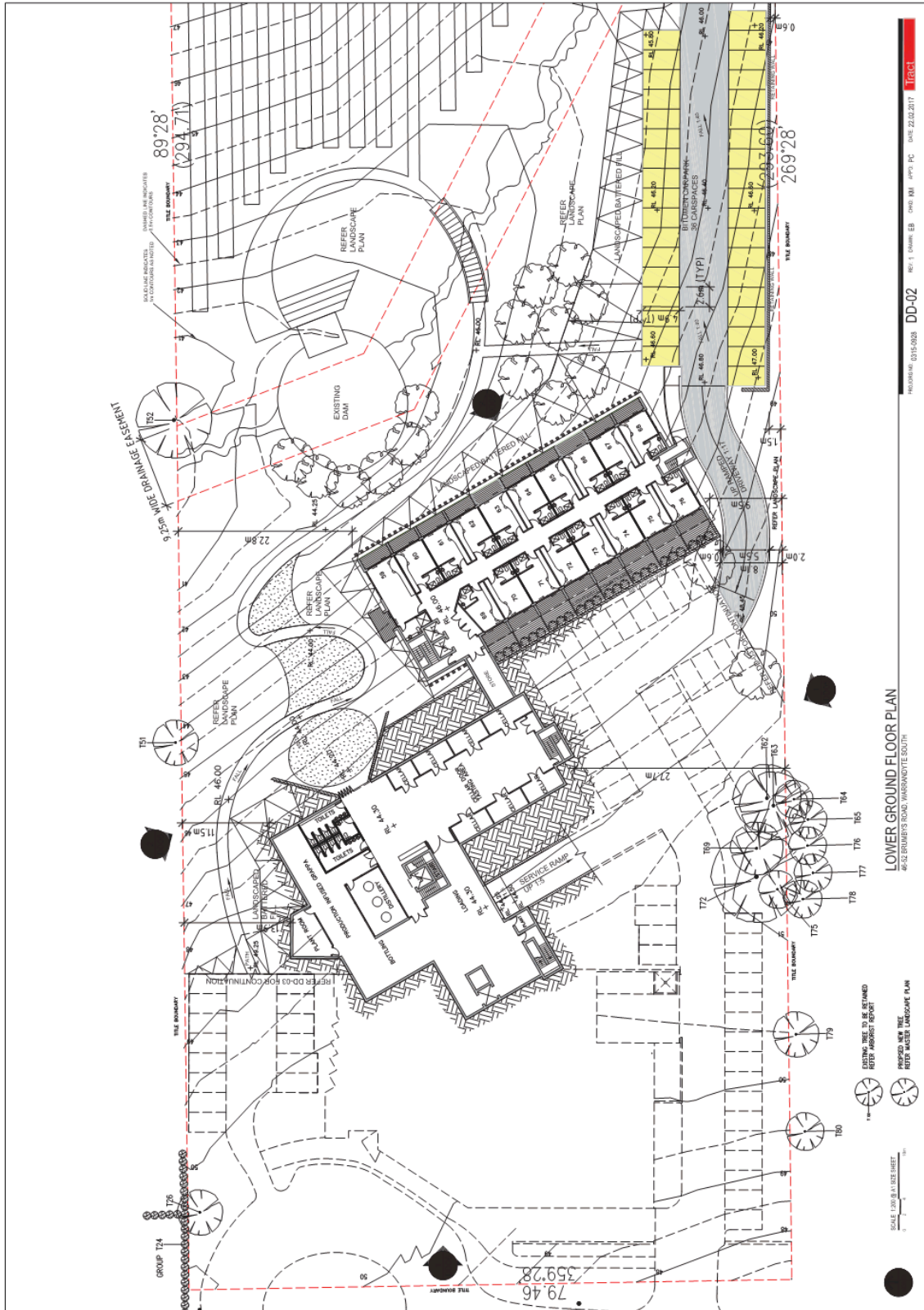
WARRANDYTE SOUTH, VIC

0315-0928 DD-00	COVER SHEET & DRAWING SCHEDULE
0315-0928 DD-01	SITE & VEGETATION REMOVAL PLAN
0315-0928 DD-02	LOWER GROUND FLOOR PLAN
0315-0928 DD-03	GROUND FLOOR PLAN
0315-0928 DD-04	FIRST FLOOR PLAN
0315-0928 DD-05	SOUTH EAST & EAST ELEVATIONS
0315-0928 DD-06	WEST & NORTH WEST ELEVATIONS
0315-0928 DD-07	MATERIAL SCHEDULE
0315-0928 DD-08	FLOOR AREAS
0315-0928 DD-09	LIQUOR LICENCE PLAN
0315-0928 DD-10	STAGE 1 & 2 PLANS
0315-0928 DM3	LANDSCAPE CONCEPT MASTERPLAN
0315-0928 DM4	PLANT SCHEDULE & PALETTE
12391	PLAN OF FEATURE SURVEY

COVER SHEET & DRAWING SCHEDULE
46-52 BRUMBYS ROAD, WARRANDYTE SOUTH

PROJECT: WARRANDYTE SOUTH DD-00 REV: 1 DRAWN: EB CADD: MM PLOT: PC DATE: 22.02.2017 

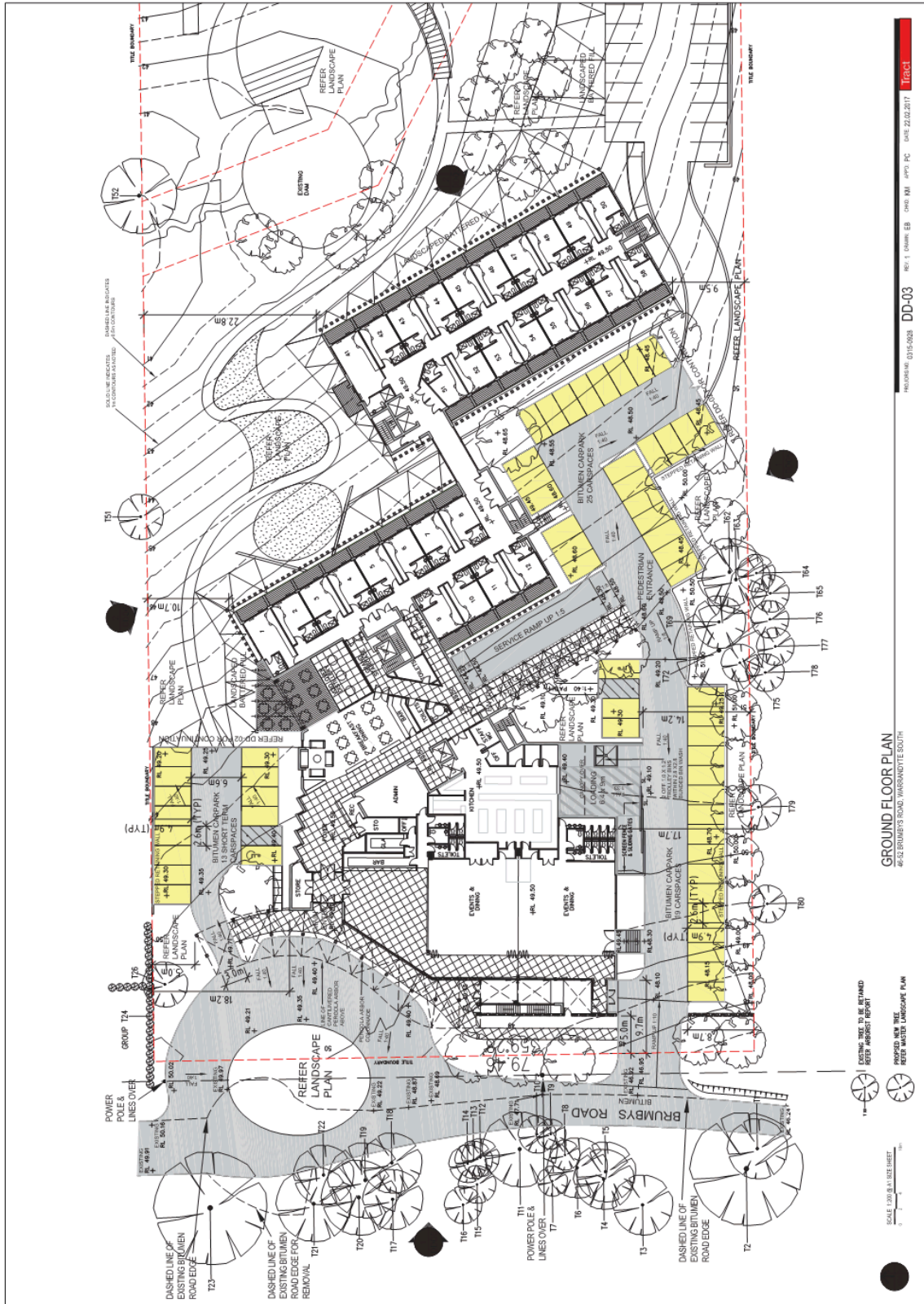


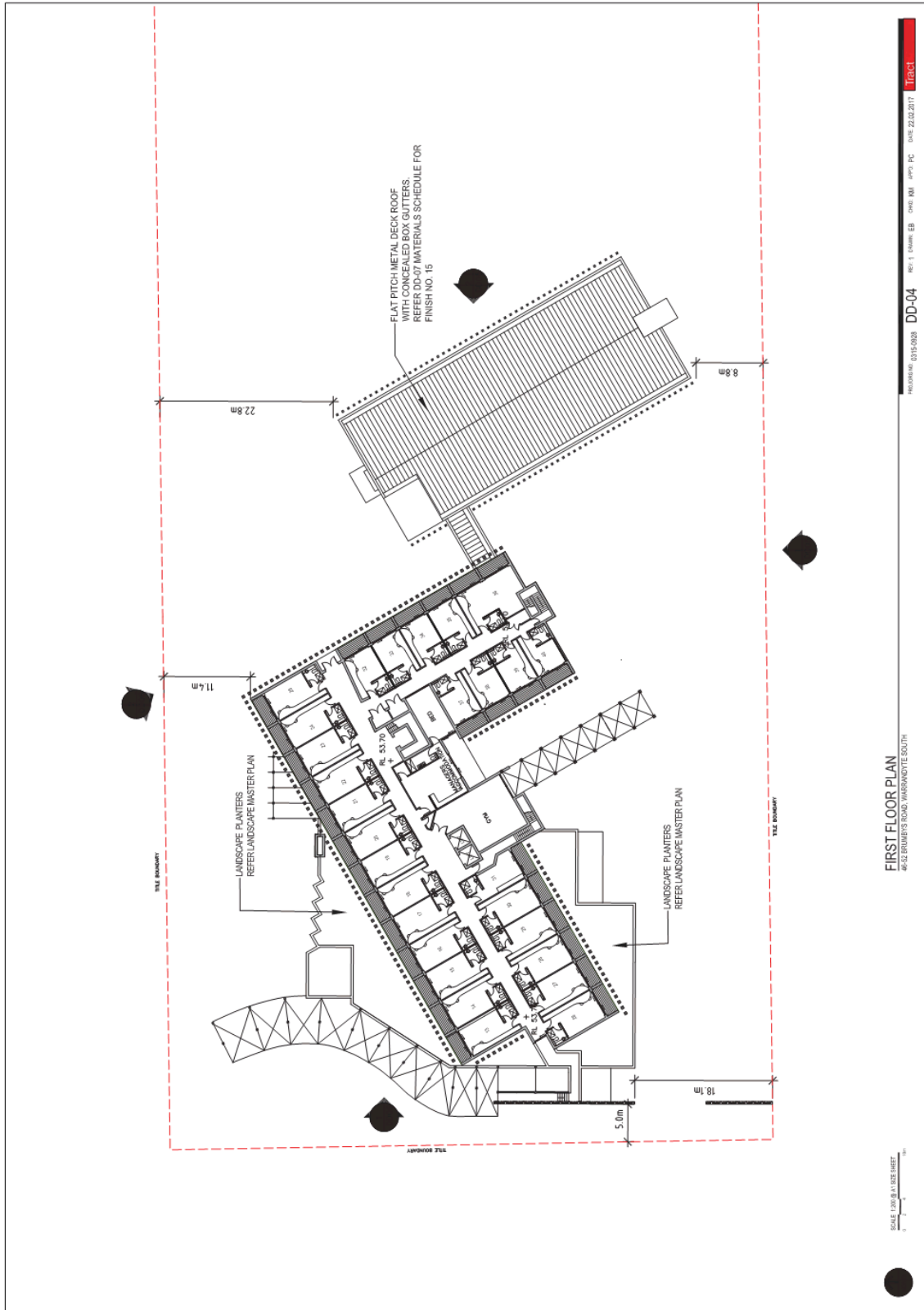


LOWER GROUND FLOOR PLAN
452 DUNDAS STREET, VANCOUVER, BC

SCALE: 1/8" = 1'-0"
 EXISTING TREE TO BE REMOVED
 REFER ARCHITECT REPORT
 PROPOSED NEW TREE
 REFER MASTER LANDSCAPE PLAN

PROJ NUMBER: 0314-003 DD-02 REV: 1 OWNER: EB CHD: RM RPT: PC DATE: 22.02.2017



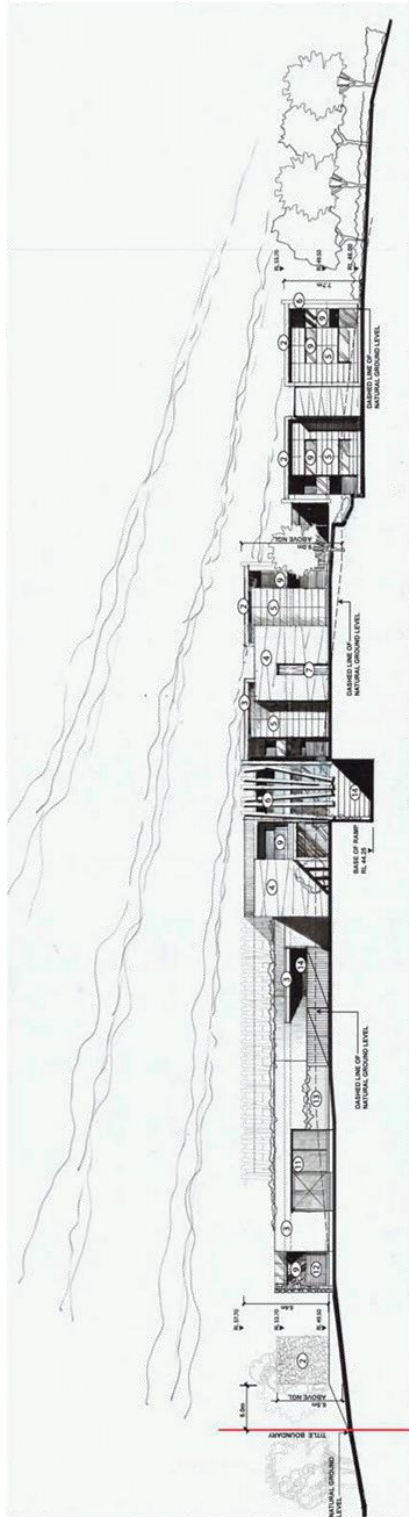


FIRST FLOOR PLAN
4632 BROADVIEW ROAD, WARRINGTON, SOUTH

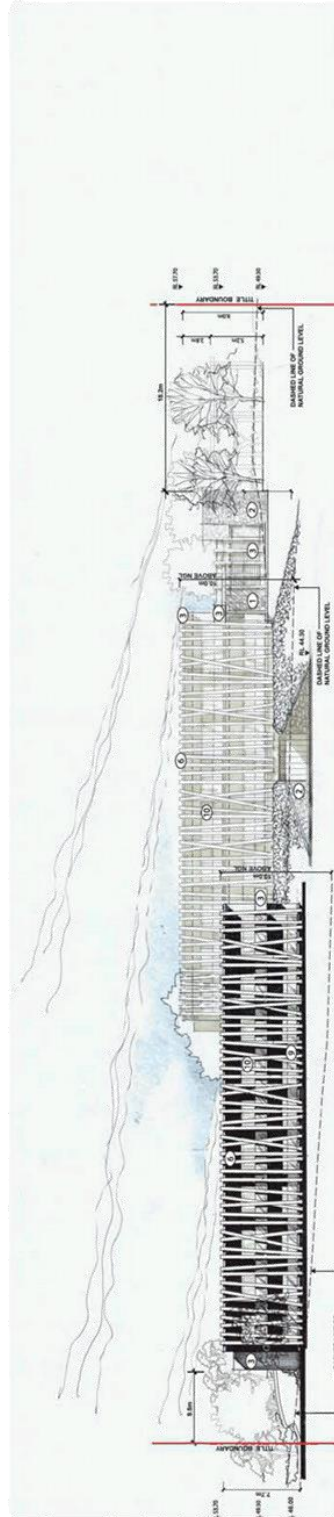
SCALE 1:500 (A1 SIZE SHEET)
DATE 22.02.2017

PROJNO: 0314-0038 DD-04 REV: 1 DRAWN: EB CHK: RM APP: PC DATE: 22.02.2017





1 SOUTH EAST ELEVATION 1:200



2 NORTH EAST ELEVATION 1:200

LEGEND

- ① FINISHED STONE COURSED WORK
- ② NATURAL STONE (NATURAL ROUGH FACED) COURSE
- ③ CONCRETE ON BRICK FINISH
- ④ RENDERED FINISH WITH FILLER AND CONCRETE
- ⑤ EXPRESSED JOINT CONCRETE SHEET PANELS
- ⑥ TIMBER CLAD STEEL
- ⑦ TIMBER FINISH
- ⑧ PATTERNED GLASS SURROUNDING ALUMINIUM BATTENS
- ⑨ PATTERNED & TINTED GLAZING
- ⑩ CLEAR GLASS
- ⑪ ALUMINIUM POWERCOATED DOOR & WINDOW FRAME
- ⑫ ALUMINIUM BATTEN
- ⑬ POWERCOATED STEEL SCREEN FINISH & GATE
- ⑭ COLOURED PANEL LIFT DOOR
- ⑮ MATED GREY METAL BECK ROOF

SOUTH EAST & NORTH EAST ELEVATION

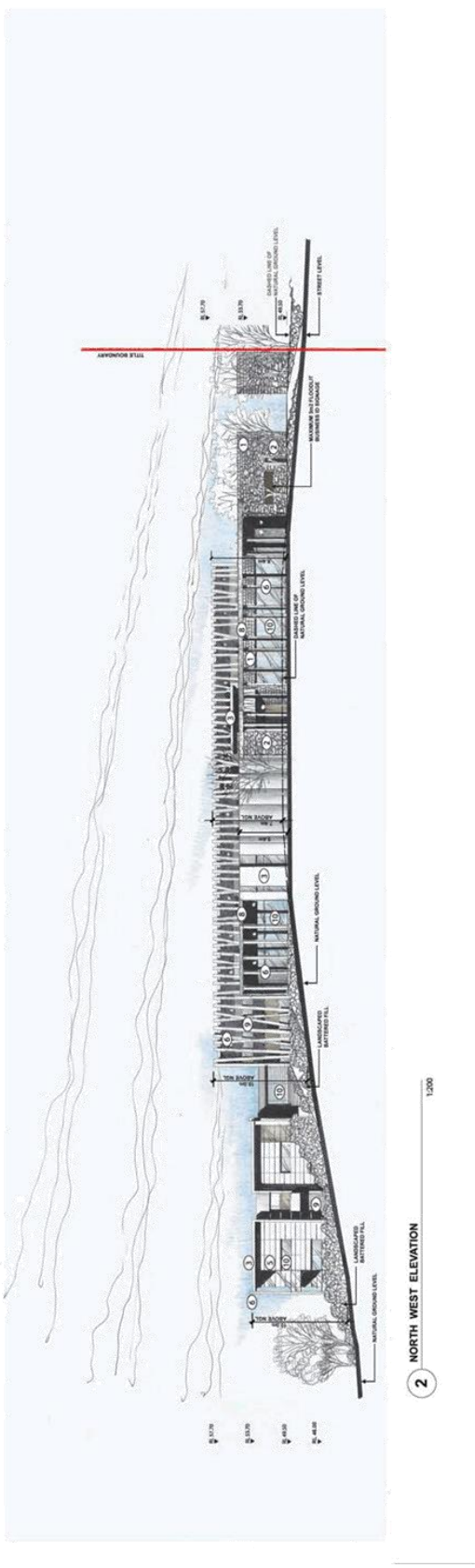
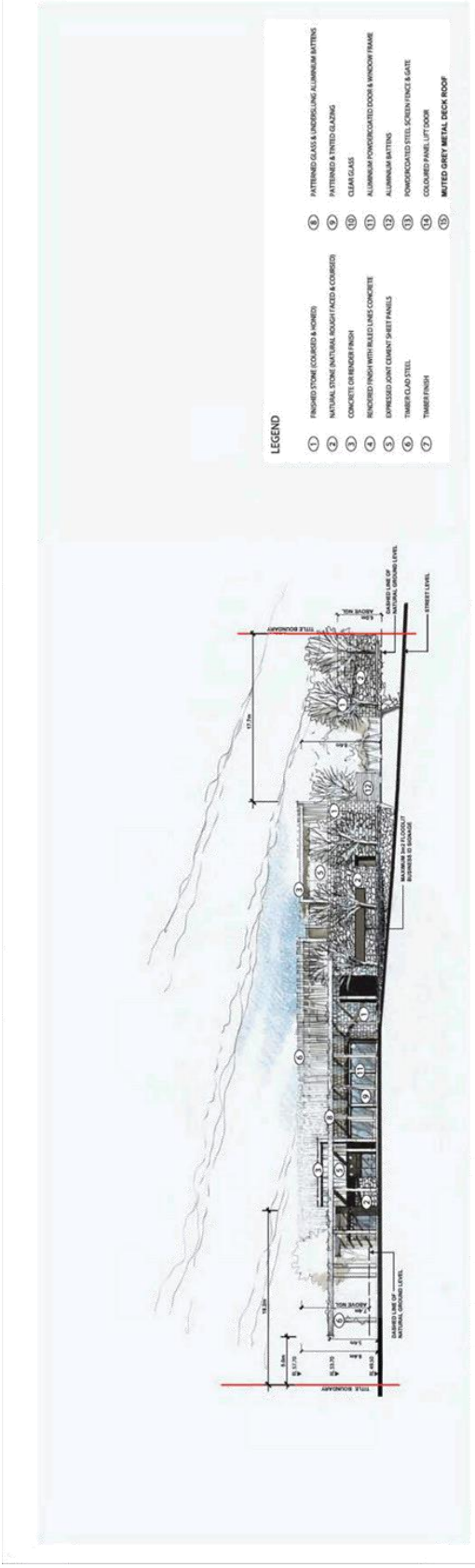
46-52 BRIDGERS ROAD WARRANGOETE SOUTH

PROJNO: 0315-0238-00-05

REV: 7, 09/06/16, 09/07/16, 09/08/16, 09/09/16, 09/10/16, 09/11/16, 09/12/16

SCALE: 1:200





WEST & NORTH WEST ELEVATION
 46-52 BRIDGES ROAD WARRANOPTEL SOUTH
 PROJECT NO. 0315-0928 DD-06
 011 9388 1111
 22.02.2017

1. FINISHED STONE (COURSED & HONED)

2. NATURAL STONE (NATURAL ROUGH FACED & COURSED)

3. CONCRETE OR RENDER FINISH

4. RENDER FINISH WITH RULED LINES CONCRETE

5. EXPRESSED JOINT CEMENT SHEET PANELS

6. TIMBER CLAD STEEL

7. TIMBER FINISH

8. PATTERNED GLASS & UNDERSLUNG ALUMINIUM BATTENS

9. PATTERNED & TINTED GLAZING

10. CLEAR GLASS

11. ALUMINIUM POWDERCOATED DOOR & WINDOW FRAME

12. ALUMINIUM BATTENS

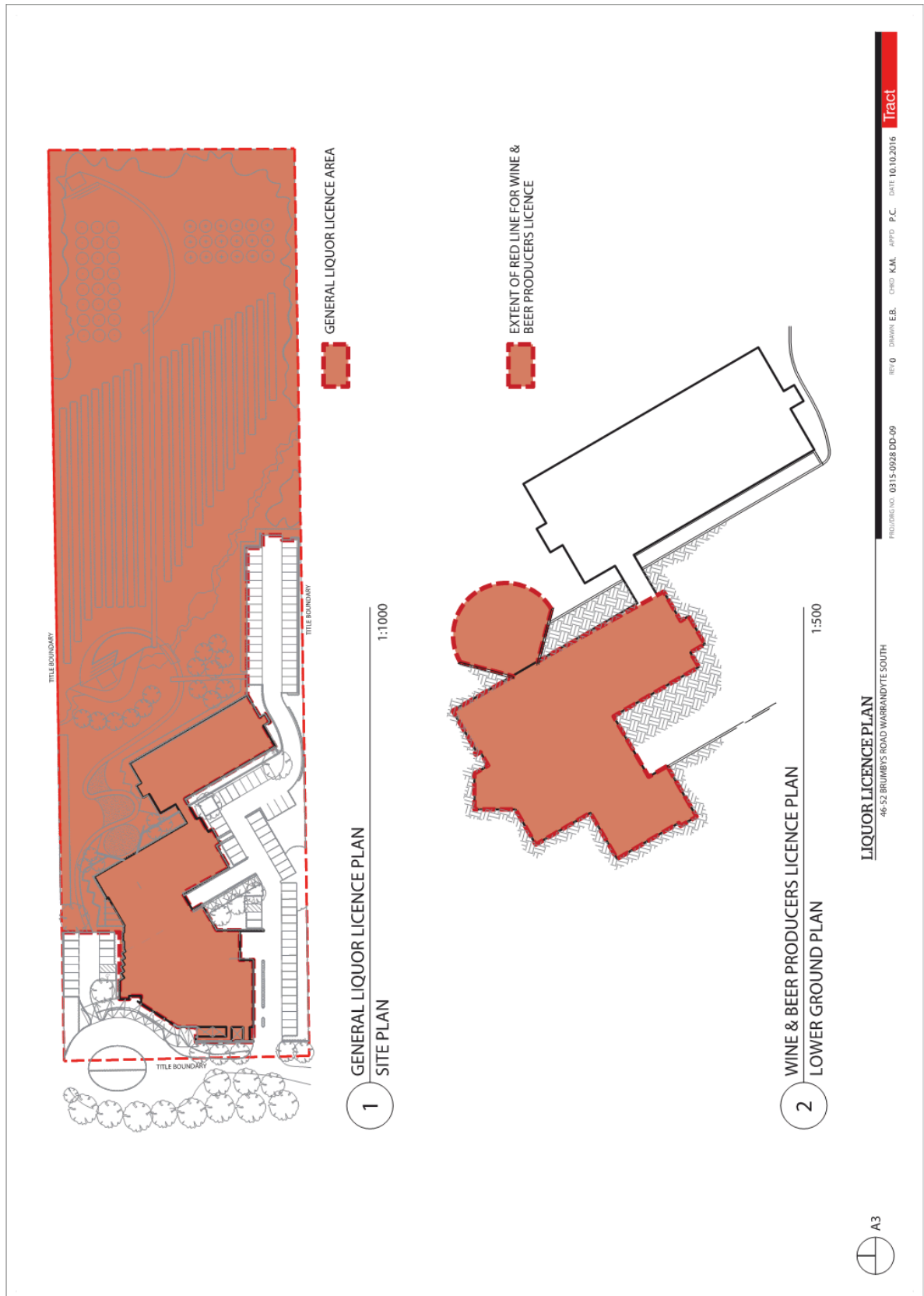
13. POWDERCOATED STEEL SCREEN FENCE & GATE

14. COLOURED PANNEL LIFT DOOR

15. MUTED GREY METAL DECK ROOF

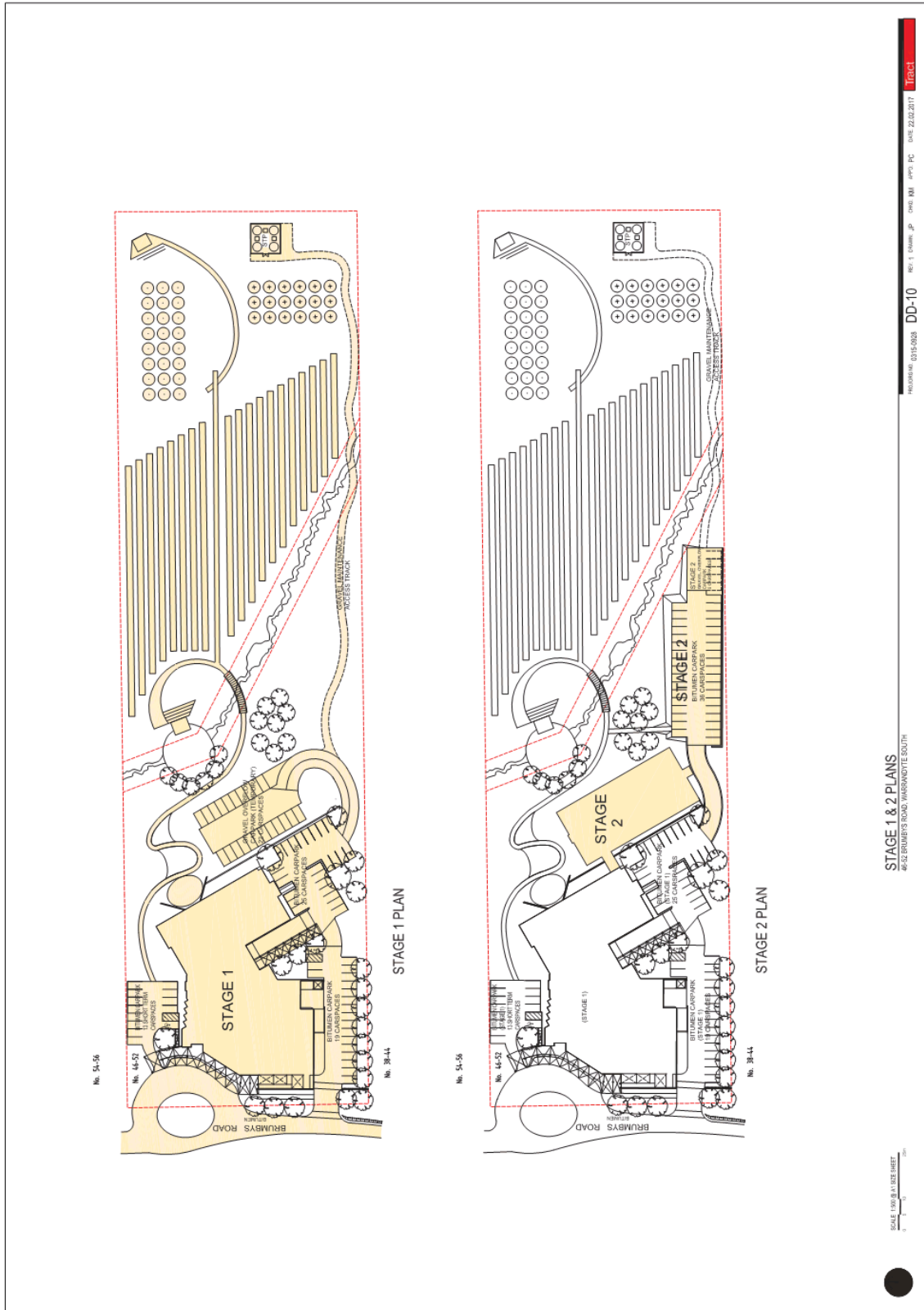
MATERIAL SCHEDULE
46-52 BRUMBYS ROAD WARRANDYTE SOUTH
REV 1 DRAWN E.B. CHD K.M. APPD P.C. DATE 10.10.2016 Traci

A3



LIQUOR LICENCE PLAN
46-52 BRUMBYS ROAD WARRANDYTE SOUTH

REV 0 DRAWN: E.B. CHD: K.M. APPD: P.C. DATE: 10.10.2016 **Tract**



STAGE 1 & 2 PLANS
4632 BRUMBYS ROAD, WARRINGTON VIC 3108

SCALE: 1:500 AS SHOWN
DATE: 22.02.2017

PROJ: 0314-003 DD-10 REV: 1 DRAWN: JP CHD: RM APP: PC DATE: 22.02.2017





Landscape Concept

The landscape vision for this site is to create a rural garden and building setting, both ornamental and productive for the property. Set in the rural / bush setting of Warrandyte, the landscape design seeks to:

- Establish an attractive garden setting for the proposed building, drawing on a palette of predominantly Australian and Southern Hemisphere plants.
- Rehabilitate the site, using the site's natural landscape, including a proposed vineyard orchard and citrus grove.
- Rehabilitate the existing dam and ephemeral drainage line that bisects the site, including replanting the banks with indigenous riparian species.
- Provide evergreen screen planting (native / indigenous species) to the title boundary where, to minimise views to adjacent buildings on neighbouring sites.
- Optimise views within the site afforded by the topography, and provide pedestrian access throughout the site, with paths and pedestrian footbridges to connect various garden settings.
- Provide modest garden pavilions / seating shelters to encourage lingering in the garden.

Legend

	EXISTING TREE TO BE RETAINED AND PROTECTED
	FEATURE TREE TO ENTRY Eg Manchurian Pear or Oriental Plane
	AMENITY TREE TO CARPARK Eg Hebe, Fraxipar or Anacardium
	NATIVE / INDIGENOUS SCREEN PLANTING TO TITLE BOUNDARY Eg Drooping Sheoak, Lillypilly
	MEDIUM HEIGHT EVERGREEN HEDGE Eg Box, Laurel, Myrtle
	UNDERSTORY PLANTING Eg Correa, Smoke Bush, Lavender, Mock Orange
	SHALLOW ROOF GARDEN Marrubium spp
	LAWN
	ORNAMENTAL DAM Recreate existing dam in ornamental water body
	EXISTING EPHEMERAL DRAINAGE LINE Rehabilitate and plant with indigenous riparian sedge species Eg Lomandra, Juncus
	GARDEN PAVILION / SEATING SHELTER To fabric steel (max 3m height)
	VINE COVERED PERGOLA / ARBOUR To fabric steel (max 3m height)
	PEDESTRIAN FOOTBRIDGE Over ephemeral drainage line
	FREESTANDING STONE WALL (max 3m H)
	SCULPTURE To future detail

NOTE: Refer Planting Palette for full list of plant species.



Character Imagery



Landscape Concept Masterplan

46 - 52 Bumbys Road, Warrandyte South

PROJECT.DWG NO 0315-0928-20_D003 REV 00 DRAWN E.Z. CHD HW APPROX HW DATE 24.02.2017



9.2 Planning Application PL16/026654 at 1 Elizabeth Street, Doncaster East for the construction of a building providing six dwellings (five, three-storey dwellings and one, two-storey dwelling)

File Number:	IN17/363
Responsible Director:	Director Planning and Environment
Applicant:	Archsign Pty Ltd
Planning Controls:	General Residential Zone, Schedule 2 (GRZ2); Design and Development Overlay Schedule 8-3 (DDO8-3)
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 1 Elizabeth Street, Doncaster East and recommends approval of the submitted proposal, subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council as it has been called-in by a Councillor.

Proposal

2. The proposal is for a building providing six dwellings (five, three-storey dwellings and one, two-storey dwelling) at 1 Elizabeth Street, Doncaster East. The site is 861m² in size. The development proposes a site coverage of 53%, a site permeability of 32% and a maximum building height of 9.71 metres. The development provides a total of 11 car parking spaces, including one visitor space, at ground level.

Key issues in considering the application

3. The key issues for Council in considering the proposal relate to:
 - (a) Policy (consistency with state and local planning policy);
 - (b) Compliance with built form and urban design policies;
 - (c) Parking, access and traffic parking;
 - (d) Compliance with Clause 55 (Rescode); and
 - (e) Objector concerns.

Objector concerns

4. Five objections have been received for the application, raising issues which are summarised as follows:
 - (a) Not in keeping with neighbourhood character and is an overdevelopment;
 - (b) Traffic and car parking;
 - (c) Design and built form (building height, visual bulk and three-storey form); and
 - (d) On-site amenity impacts (private open space size and reliance on balconies, and noise).

Assessment

5. The proposal is generally consistent with the provisions of the Manningham Planning Scheme, in particular Clause 21.05 Residential, Schedule 8 to the Design and Development Overlay, and Clause 55 (ResCode), with the exception of policy relating to the number of storeys that the proposal deviates from. These provisions recognise that there will be a substantial level of change in dwelling yields and built form on the site.
6. The proposal is of a higher scale than other medium density multiple unit developments that have been constructed within Elizabeth Street. Whilst the number of storeys is higher than the preferred two-storeys, mitigating circumstances include the site's location adjacent to the Residential Growth Zone and opposite Design and Development Overlay, Schedule 8 – Sub-precinct A, abuttals to a service station and bus terminal, reduced visibility from Doncaster Road due to a prominent tree line to the north at the service station, the width of the site and the design of the upper floor, which is centrally located and limited to five dwellings, resulting in a recessive built form that is suitably modulated to reduce any perceptions of undue visual bulk. This is responsive to the preferred character of the area and the built form outcomes sought under the Design and Development Overlay, Schedule 8 – Sub-precinct B.
7. The development is considered to be attractive in appearance and appropriately designed to graduate from the side and rear boundaries as building height increases. Suitable boundary setbacks allow for landscaping and will help to reduce visual and amenity impacts. It also achieves an acceptable balance in the consideration of the amenity of nearby properties and its attention to the internal amenity of future occupants.

Conclusion

8. The report concludes that the proposal complies with the relevant planning policy due to mitigating site context circumstances and should therefore be supported, subject to some design changes to the building. The proposal makes efficient use of the site and is an appropriate residential development within this part of Manningham, with very good access to services, facilities and public transport.
9. It is recommended that the application be supported subject to conditions.

COUNCIL RESOLUTION

MOVED: CR DOT HAYNES
SECONDED: CR ANNA CHEN

That Council:

- A. Having considered all objections, issue a NOTICE OF REFUSAL in relation to Planning Application PL16/026654 at 1 Elizabeth Street, Doncaster East for the construction of a building providing six dwellings (five, three-storey dwellings and one, two-storey dwelling), for the following reasons:
 1. The proposed development does not respond to the preferred character of Sub-precinct B where “single storey and two storey dwellings only will be considered”, which is contrary to Clause 21.05 (Residential) of the Manningham Planning Scheme.

2. The proposed three-storey built form does not respect the existing or preferred neighbourhood character of the area due to its height and bulk, which is contrary to the purpose of General Residential Zone and the design objectives at Schedule 8 to the Design and Development Overlay of the Manningham Planning Scheme.
3. The height and bulk of the proposed development and lack of opportunities for landscaping along the southern site boundary will result in unreasonable off-site amenity impacts to adjoining properties, which is contrary to the objective at Clause 55.06-1 (Detailed design) and various design objectives of Schedule 8 to the Design and Development Overlay of the Manningham Planning Scheme.

CARRIED

2. BACKGROUND

- 2.1 A pre-application advice request was submitted on 26 June 2016.
- 2.2 The application was received on 1 September 2016.
- 2.3 A request for further information was sent on 29 September 2016. This included preliminary concerns relating to the three-storey built form, non-provision of a visitor car space, visual bulk, and lack of compliance with side setback and overlooking provisions.
- 2.4 All requested further information was received on 23 March 2017.
- 2.5 The statutory time for considering a planning application is 60 days, which lapsed on 22 May 2017.
- 2.6 The land title is not affected by any covenants or restrictions.

3. THE SITE AND SURROUNDS

• The Site

- 3.1 The site is situated on the western side of Elizabeth Street, approximately 40 metres south of its intersection with Doncaster Road.
- 3.2 The site has a width of 20.22 metres, a depth of 42.82 to 42.90 metres and a total area of 866 square metres.
- 3.3 The site presently accommodates a single-storey brick dwelling setback 9.2 metres from the frontage. A vehicle crossing is provided on the northern side of the lot servicing a galvanised iron garage at the rear of the site. Private open space area is located to the west of the dwelling.
- 3.4 The topography falls from the south-east corner (front) to the north-west corner (rear) by approximately 1.8 metres.

- 3.5 A 1.83 metre wide drainage and sewerage easement runs adjacent to the western (rear) boundary.
- 3.6 No fence is located on the frontage. Paling fences are provided to a height of 1.8 metres to the northern boundary, 2.6 metres (including lattice) to the southern boundary and 1.5 metres to the western boundary.

• **The Surrounds**

- 3.7 The site directly abuts six properties to the north, south and west. The surrounding development is described as follows:

Direction	Address	Description
North	880-882 Doncaster Road	A service station comprising a single storey concrete building with a skillion roof. The building and associated car parking areas are benched into the site by approximately 2 metres, with a stand of trees located at natural ground level along the common boundary. The service station operates on a 24 hour basis and has articulated tankers delivering fuel at various times as well as miscellaneous delivery vehicles and a car wash facility.
South	3 Elizabeth Street	These properties form a three-dwelling development. The dwellings are two-storey, rendered and with tiled hipped roofs, and are attached at ground level. There is no significant screening vegetation along the common boundary.
	1/3 Elizabeth Street	The dwelling is setback 5.948 metres from the site frontage, and contains a double garage wall on the common boundary. Secluded private open space is provided adjacent to the common boundary. The frontage is contained by a 1.3 metre high steel picket and render fence.
	2/3 Elizabeth Street	The dwelling is setback 3.06 metres from the common boundary, with secluded private open space provided within this setback.
	3/3 Elizabeth Street	The dwelling is setback 1.193 metres from the common boundary, with a service area provided within this setback. Secluded private open space is provided at the rear of the dwelling.
West	868-870 Doncaster Road	A bus terminal with a treed landscape buffer approximately 8 metres wide along the common boundary.
	4/878 Doncaster Road	The two-storey dwelling at the rear of a four-dwelling development. The dwelling is setback 3.485 metres from the common boundary, with secluded private open space provided within this setback.

- 3.8 The character of the broader area is in transition. While single detached brick dwellings are still common on many properties, the majority of lots within Elizabeth Street have been developed with multiple dwellings over a period of approximately 35 years. There are no examples of townhouse style developments within Elizabeth Street. Apartment style developments are becoming increasingly apparent along Doncaster Road.

- 3.9 Elizabeth Street is a local street with line-marked on-street car parking for residents with parking permits and two-hour parking restrictions from 8:00 am until 6:00 pm Monday to Saturday on both sides of the street. Doncaster Road to the north is served by several bus routes, including the Smart Bus orbital route.
- 3.10 The site is well located to a range of services, with Jackson Court Shopping Centre located 200 metres to the east and Westfield Doncaster Activity Centre located 1.9km to the west. St. Peter and St. Paul's Primary School is located 850 metres to the east. Doncaster Reserve is the closest public open space and is located 400 metres away by road.

4. THE PROPOSAL

- 4.1 It is proposed to remove the existing buildings (no planning permit required) and construct a building providing six dwellings (five, three-storey dwellings and one, two-storey dwelling).

• Submitted plans and documents

- 4.2 The proposal is outlined on the plans prepared by Archsign, Revision C dated 6 February 2017 (received 10 February 2017). Refer to Attachment 1.

- 4.3 The following reports were submitted to support the application:

- A planning report prepared by Archsign, dated 23 August 2016;
- A traffic report prepared by Traffix Group, dated 19 August 2016.

• Development summary

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

Land Size:	866m ²	Maximum Building Height:	9.71m
Site Coverage:	53%	Street setback to Elizabeth Street (east)	Ground floor – 6m First floor – 6.15m Second floor – 7.35m
Permeability:	32%	Setback to northern boundary	Ground floor – 6.5m First floor – 3.2m Second floor – 4.5m
Number of Dwellings:	6	Setback to southern boundary	Ground floor – 1.5m First floor – 2.74m Second floor – 5m
• 2 bedrooms:	2	Setback to western boundary	Ground floor – 3.2m First floor – 4.15m Second floor – 8.672m
• 3+ bedrooms:	4	Resident spaces:	10
Density:	One per 144.33m ²	Visitor spaces:	1

- **Design layout**

4.5 Dwelling 1 provides three bedrooms and a modest study. Dwellings 2, 3 and 4 provide three bedrooms at second floor with a study at ground floor. Dwellings 5 and 6 provide two bedrooms.

4.6 All living areas are at the first floor, each provided with a balcony that ranges from 8 to 10 square metres. Dwelling 6 is provided with a 40 square metre courtyard/service area, accessible from a bedroom and from the garage.

- **Pedestrian and vehicle access and layout**

4.7 Pedestrian entry to the dwellings is provided via a footpath adjacent to the southern boundary. It leads to the independent dwelling entries at ground floor.

4.8 Vehicle access is provided via the existing 3.055 metre wide crossover adjacent to the northern boundary. It leads to a 6 metre wide driveway that provides access to each garage.

4.9 Dwellings 1, 2, 3 and 4 are each provided with a double garage. Dwellings 5 and 6 are each provided with one car space within a shared open garage. The shared garage also incorporates one central visitor parking space.

4.10 Bin and dwelling storage areas are provided within the garages of Dwellings 1, 2, 3 and 4. Bin storage is provided for Dwelling 5 within the shared garage and dwelling storage is provided within the dwelling, adjacent to the garage. Bin and dwelling storage for Dwelling 6 is provided in the rear courtyard.

- **Landscaping**

4.11 No existing trees will be retained within the site.

4.12 Canopy trees are proposed within the front and rear setbacks. Ample opportunity for screen planting is available along the southern boundary, adjacent to the pedestrian footpath.

4.13 A 0.9 metre high aluminium slat fence is provided within the site frontage, with common landscaping provided within the front setback.

- **Design detail**

4.14 The proposed building features a contemporary architectural design, incorporating a flat roof and articulated façade presentations on all sides. The façades consist of face brick at ground floor, render and scyon cladding at first floor with a combination of render and Alucobond framing elements, with render and Colorbond interlocking at the second floor. Obscure glazing is provided to 1.7 metres above finished floor level in lieu of external screening measures.

5. LEGISLATIVE REQUIREMENTS

5.1 Refer to Attachment 2.

6. REFERRALS

• External

6.1 There are no determining or recommending referral authorities.

• Internal

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

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> • There is adequate point of discharge for the site. All runoff is to be directed to the point of discharge (Condition 10). • Provide an on-site stormwater detention system (Condition 8).
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> • A “Vehicle Crossing Permit” is required.
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> • Adequate sight lines are available from the exit lane. • The width and internal radius of the driveway allow sufficient turning areas for all vehicles to reverse and exit the site in a forward direction. • Driveway gradients are satisfactory, subject to providing the direction of fall, the length of each driveway segment together with spot levels (Condition 1.6). • At least 2.1 metres headroom clearance is required beneath overhead obstructions (Condition 1.7).
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> • The dimensions of the car parking spaces comply. • There are no traffic issues in the context of the traffic and the surrounding street network. • The number of car parking spaces provided accord with the requirements.
Engineering & Technical Services Unit – Car Parking Layout	<ul style="list-style-type: none"> • The car parking layout is satisfactory.
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> • A construction management plan is not required. The owner must use appropriate site management practices to prevent the transfer of mud, dust, sand or slurry (Condition 24).
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> • Waste collection can be undertaken by Council.
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> • Formal consent is required to build over the easement.

7. CONSULTATION / NOTIFICATION

7.1 Notice of the application was given for a two-week period which concluded on 27 April 2017, by sending letters to adjoining and opposite properties and displaying a sign on the frontage.

7.2 Objections have been received from the following properties:

- 2/6 Elizabeth Street, Doncaster East (opposite property to the south-east);
- 880-882 Doncaster Road, Doncaster East (adjoining property to the north);
- 1 Karen Court, Doncaster East (200 metres south-east);
- 7 Whalley Court, Doncaster East (750 metres south); and
- 42 Frederick Street, Doncaster (1,800 metres south-west).

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

- Neighbourhood character;
- Overdevelopment;
- Design (including building height, visual bulk and three-storey form);
- Inadequate visitor parking and existing on-street parking issues;
- Inadequate private open space; and
- Noise from external sources.

7.4 A response to the grounds of objection are included in the assessment from sections 8.21 to 8.32 of this report.

8. ASSESSMENT

8.1 The proposal has been assessed against the relevant state and local planning policies, the zone, overlay and the relevant particular provisions and general provisions of the Manningham Planning Scheme.

8.2 The assessment is made under the following headings:

- State and Local Planning Policy Frameworks (SPPF and LPPF);
- Design and built form;
- Car parking, access and traffic;
- Clause 55 (Rescode);
- Objector concerns; and
- Other matters.

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

- 8.3 Key objectives of the SPPF and LPPF seek to intensify activity centres as a focus for high-quality development and encourage increased activity and density as a way to achieve broader urban consolidation objectives.
- 8.4 The use of the subject land for the purpose of six dwellings is appropriate within the zoning of the land and the strategic context of the site. There is policy support for an increase in residential density within and close to activity centres and the activation of street frontages to increase the vibrancy of the area.
- 8.5 The proposed development is within the 10 metre building height requirement outlined in the DDO8 for lots that have a slope of 2.5 degrees or more at any cross section wider than 8 metres. While the development is in excess of the two storeys outlined in the DDO8, the site is considered appropriate to accommodate a three-storey development at the height proposed and in the submitted form due to a number of mitigating circumstances, as follows:
- Adjacent properties to the north and north-west are within the Residential Growth Zone and Design and Development Overlay Schedule 8-1 (Sub-precinct – Main Road). These controls anticipate three-storey apartment style developments on land with a minimum area of 1,800 square metres;
 - Opposite properties along the eastern side of Elizabeth Street are within the Design and Development Overlay Schedule 8-2 (Sub-precinct A). This control anticipates three-storey apartment style developments on land with a minimum area of 1,800 square metres;
 - Abuttals to the north and west are to non-sensitive interfaces, being a service station and bus terminal, respectively.
 - The more prominent 9.71 metre high northern aspect is predominantly screened from Doncaster Road by a prominent tree line on the service station site, adjacent to the common boundary;
 - The width of the site has enabled the development to provide increased setbacks, particularly to the south, to compensate for the larger building scale in comparison to traditional medium density housing;
 - The design of the upper floor is centrally located and limited to five dwellings, resulting in a recessive built form that is suitably modulated to reduce any perceptions of undue visual bulk.
- 8.6 The proposal therefore generally reflects the preferred character of the area and the built form outcomes sought under the Design and Development Overlay, Schedule 8 – Sub-precinct B.
- 8.7 While there is a strategic imperative for Council to encourage urban consolidation where an opportunity exists, this is not in isolation and other relevant policies (requiring new design to be appropriate for the physical and social context) are still relevant. The proposed development and its response to the streetscape and elements (including supporting high quality urban design, on and off-site amenity of future occupants and neighbours, energy efficiency and a positive contribution to neighbourhood character) will be assessed in the following sections of this report.

- 8.8 Council has, through its policy statements throughout the Planning Scheme, and in particular by its adoption of the DDO8 over part of this neighbourhood, created a planning mechanism that has, and will in time alter the existing neighbourhood character along Doncaster Road and in some adjoining side streets.
- 8.9 Council’s planning preference is for higher density, multi-unit developments in this sub-precinct. This higher density housing thereby provides for the “preferred neighbourhood character” which is guided by the design elements contained within the DDO8, in conjunction with an assessment against Clause 21.05 and Clause 55 – Rescode. The resultant built form is contemplated to have a more intense and less suburban outcome.
- 8.10 A townhouse development on this site is generally consistent with the broad objectives of Council’s planning policy outlined at Clause 21.05 of the Manningham Planning Scheme. The policy encourages urban consolidation in this specific location due to its capacity to support change given the site’s main road location and proximity to services, such as public transport. The policy anticipates a substantial level of change from the existing character of primarily single dwellings and dual occupancies which has occurred in the past.

• **Design and built form**

8.11 An assessment against the requirements of the DDO8-3 (Sub-Precinct B) is provided below:

Design Element	Met/Not Met
<p>Maximum building height</p> <ul style="list-style-type: none"> • 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>Met</p> <p>The slope of the land affords the development with a maximum building height requirement of 10 metres.</p> <p>The building has a maximum height of 9.71 metres, which is within the maximum 10 metre height requirement.</p> <p>The maximum 9.71 metres applies to the northern interface with the service station, with the southern residential interface being designed with a maximum height of 9 metres.</p> <p>Overall, it is considered that the height of the building is acceptable and will not have unreasonable impacts on the streetscape or adjoining properties.</p>
<p>Street setback</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. <p>For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not</p>	<p>Met</p> <p>The ground and upper floor walls of the building have a minimum street setback of 6 metres.</p> <p>The Dwelling 1 first floor balcony projects less than 2 metres into the street setback, and extends less than half of the width of the building, which meets the policy.</p>

Design Element	Met/Not Met
extend along the width of the building.	
Form <ul style="list-style-type: none"> Ensure that the site area covered by buildings does not exceed 60 percent. 	Met The building has a site coverage of 53%.
<ul style="list-style-type: none"> Provide visual interest through articulation, glazing and variation in materials and textures. 	Met subject to condition The building incorporates a mixture of colours and materials to provide visual interest. Condition 1.4 requires the use of an alternative colour for the scyon cladding, which is discussed in the Clause 55 assessment (Design detail) in section 8.20. Articulation is also provided by the stepping of walls, the use of balconies, glazing, fascias and first floor framing elements.
<ul style="list-style-type: none"> Minimise buildings on boundaries to create spacing between developments. 	Met No part of the building is constructed on the boundaries. The building is set back 3 metres from the southern boundary, with the exception of a 4.3 metre long section of wall that is setback 1.5 metres, at least 3.2 metres from the rear boundary and 6.5 metres from the northern boundary to provide spacing between the building and the adjoining properties.
<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. 	Met The building is stepped down at the rear of the site through staggered setbacks from ground to first floors, where a 4.15 metre setback is provided at first floor and a substantial 8.672 metre setback is provided at second floor. This stepping provides a transition to the two-storey scale of the adjoining residential property to the rear of the site.
<ul style="list-style-type: none"> Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<ul style="list-style-type: none"> Met The building responds to the slope of the land through stepping of ground floor levels. In particular, there is a 0.2 metre step down of each dwelling from Dwelling 1 through to Dwelling 5. Dwelling 6 maintains the same floor level as Dwelling 5. Earthworks have generally been avoided, with the driveway being predominantly at-grade. This stepping reduces the elevation of the building above the natural ground level and the associated visual impact, providing a suitable transition to the adjoining residential properties.
<ul style="list-style-type: none"> Avoid reliance on below ground 	Met The building does not rely on below ground

Design Element	Met/Not Met
light courts for any habitable rooms.	light courts for any habitable rooms.
<ul style="list-style-type: none"> Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Met</p> <p>The two-storey form of Dwelling 6 at the rear of the site incorporates a continuous wall with a 4.15 metre setback to rear.</p> <p>The design elements that reduce the appearance of visual bulk to this continuous first floor wall include the raised ground floor parapet wall, the use of a framing element, a central section of Colorbond interlocking to break up the rendered finish, together with highlight windows with shading canopies on the western façade as well as the projection of the Dwelling 6 balcony at the northern end.</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 subject to condition</p> <p>The second floor level of the building covers 74.2% of the first floor level. The second floor is graduated from the lower levels to reduce its prominence and visual bulk. The second floor side setback from the first floor is more pronounced on the southern side, being the residential interface.</p> <p>The second floor presentation to the south is relatively continuous in form, and would benefit from a greater emphasis on articulation. A deeper recess could be provided to the central section of the second floor. Condition 1.1 requires a minimum 1 metre deep recess to the second floor of Dwelling 3. To avoid compromising the floor layout, the condition will allow a 0.5 metre encroachment into the northern setback for Dwelling 3. This will not meet the side setback requirement to the northern boundary, but is considered reasonable in this instance as it will be limited to a 5.9 metre long section of wall (comprising bedrooms 2 and 3 of this dwelling). The projection of these walls to the north is central to the site, and will only be visible from the adjoining service station to the north, and will be substantially screened by existing vegetation to the north at the service station.</p> <p>Substantial second floor setbacks from first floor areas are provided to the front and rear elevations.</p> <p>Overall, the building is well articulated and provides visual interest.</p>
<ul style="list-style-type: none"> Integrate porticos and other 	Met

Design Element	Met/Not Met
design features with the overall design of the building and not include imposing design features such as double storey porticos.	There are no porticos or imposing design elements proposed. Design features such as framing elements, are considered to be well integrated into the overall design of the building.
<ul style="list-style-type: none"> Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Met</p> <p>The development has been designed to address slope constraints through the stepping of the dwellings. The slope of the site from the front down to the rear does not call for a basement design.</p>
<ul style="list-style-type: none"> Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Met</p> <p>A screen is provided to part of the Dwelling 6 balcony, with screening avoided on all other balconies due to the interface with a row of trees along the common boundary with the service station.</p> <p>Highlight windows and obscure glazing to 1.7 metres above finished floor level is utilised in lieu of external screening devices.</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 footpath to the building entry is appropriately graded to allow for equitable access by people of all mobilities.</p>
<ul style="list-style-type: none"> Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. 	<p>Not applicable</p> <p>The development does not incorporate basement car parking.</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>Not applicable</p> <p>The development does not incorporate basement car parking and the garages do not face 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>Car parking is integrated into the design at ground floor.</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 subject to condition</p> <p>The ground floor rear setback varies from 3.2 metres adjacent the abuttal with the bus terminal, increasing to approximately 4 metres adjacent to the abuttal with 4/878 Doncaster Road. These setbacks will enable adequate room for effective landscaping to be established. Condition 1.2 requires a minimum 4 metre dimension.</p>
<ul style="list-style-type: none"> Ensure that building walls, 	<p>Met subject to condition</p>

Design Element	Met/Not Met
including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.	The development provides appropriate wall setbacks to side and rear boundaries to allow for screen planting that soften the appearance of the built form, including an approximately 1.3 metre landscape buffer along the southern boundary. Condition 1.3 requires a minimum 1.3 metre dimension, with the landscape strip adjacent to the building line also provided.
<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 subject to condition</p> <p>A permit condition (Condition 1.9) will require the location of plant equipment on the roof away from the sides of the building and be screened to minimise any visual and amenity impacts on the street and adjoining properties. A permit condition will also require any service equipment to be screened to avoid unreasonable amenity impacts (Conditions 15).</p>
<p>Car Parking and Access</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</p> <p>The existing crossover will be retained, with the driveway aligned accordingly. There are no street trees proximate to the existing crossover.</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>Not applicable</p>
<ul style="list-style-type: none"> Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that access gradients of basement car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Met subject to condition</p> <p>A permit condition will require driveway gradients and transitions generally achieved through the driveway construction process (Condition 5).</p>

Design Element	Met/Not Met
<p>Landscaping</p> <ul style="list-style-type: none"> On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. 	<p>Met subject to condition</p> <p>Concept planting details on the site plan provide for three canopy trees within the front setback. A permit condition will require a landscaping plan (Condition 6) to provide full planting details.</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 subject to condition</p> <p>The landscaping plan (Condition 6) requires screen planting along the southern boundary adjacent to the pedestrian path and along the rear boundary, where canopy trees can also be provided. This landscaping will assist to soften the appearance of the built form.</p>
<p>Fencing</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>The front fence has a maximum height of 1.2 metres to brick piers and 0.9 to infill sections. The infill sections provide 50% transparency, with shrub planting anticipated directly behind the fence.</p> <p>The site does not front a main road.</p>

- Car parking, access and traffic**

- 8.12 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 of the Scheme requires that the number of car parking spaces outlined at Clause 52.06-5 be provided on the land or as approved under Clause 52.06-3, to the satisfaction of the Responsible Authority.
- 8.13 This clause requires resident car parking at a rate of one space for each dwelling with one or two bedrooms and two spaces for each dwelling with three or more bedrooms.
- 8.14 Visitor car parking is required at a rate of one car parking space for every five dwellings.
- 8.15 The proposal requires the provision of 10 car parking spaces for residents and 1 car parking space for visitors, equating to a total of eleven (11) spaces. The proposal complies with this minimum requirement.
- 8.16 An assessment against the car parking design standards at Clause 52.06-9 of the Scheme is provided in the table below:

Design Standard	Met/Not Met
1 – Accessways	<p>Met subject to condition The single-width crossover and driveway meet the minimum width requirements. Condition 1.7 requires at least 2.1 metres headroom clearance beneath overhead obstructions.</p> <p>All car parking spaces have been designed for all vehicles to exit the site in a forward direction. Adequate visibility splays are provided at the frontage.</p>
2 – Car Parking Spaces	<p>Met The dimensions of the garage for Dwelling 1 is met, with the dimensions for the garages of Dwellings 2, 3, and 4 exceeding the minimum standard. Dwellings 5 and 6 are provided with 3 metre wide car spaces, and the visitor space 2.8 metres, which exceeds the minimum 2.6 metre width. An aisle width of 6 metres is provided, which is acceptable given the garage opening widths and the ability for vehicles to overhang the northern landscape strip if necessary.</p>
3 – Gradients	<p>Met The driveway has a maximum grade of 1:33, which comfortably complies with the standard. The driveway gradients have been assessed as compliant with the standard.</p>
4 – Mechanical Parking	<p>Not applicable No mechanical parking proposed.</p>
5 – Urban Design	<p>Met The driveway entry will not dominate the streetscape as landscape areas are provided on both sides.</p>
6 – Safety	<p>Met There are no apparent safety issues with the driveway or pedestrian path.</p>
7 – Landscaping	<p>Met Landscaping is provided to soften the appearance of the driveway.</p>

- 8.17 The volume of traffic that is likely to be generated by the development will have no material impact on the capacity and operation of Elizabeth Street and the surrounding road network and intersections.
- 8.18 Council's Engineering Services Unit raises no concern in relation to the expected traffic generated by the proposed development. The proximity of the subject site to public transport is expected to encourage a greater variety of transportation methods, as opposed to sole reliance on vehicles.
- 8.19 Overall, the traffic generated as a result of the proposed development is considered to be generally compliant with the broader policy objectives of encouraging sustainable transport modes and ensuring there is a satisfactory level of parking provision as outlined in the SPPF and LPPF.

• **Clause 55 (Rescode)**

- 8.20 An assessment against the objectives 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>Considered Met</p> <p>As outlined in the assessment of the proposal against the policy requirements of the Schedule 8 to the Design and Development Overlay (DDO8), it is considered that the proposed development responds positively to the preferred neighbourhood character, and respects the natural features of the site and its surrounds.</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, Local and Council policy.</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>Not applicable</p> <p>The proposal comprises less than 10 dwellings.</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 subject to condition</p> <p>The site has access to all services. The applicant will be required to provide an on-site stormwater detention system to alleviate pressure on the drainage system (Condition 9).</p>
<p>55.02-5 – Integration With Street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<p>Met</p> <p>Pedestrian entry to the development is clearly indicated by a recessed pedestrian gate at the site frontage to integrate the development with the street.</p>
<p>55.03-1 – Street Setback</p> <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. 	<p>Met</p> <p>Refer to the DDO8 assessment – The ground and upper levels of the building are set back at least 6 metres from the site frontage.</p>
<p>55.03-2 – Building Height</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	<p>Met</p> <p>Refer to the DDO8 assessment – The building has a maximum height of 9.71 metres, which is within the 10 metre requirement for sloping sites.</p>

Objective	Objective Met/Not Met
<p>55.03-3 – Site Coverage</p> <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. 	<p>Met</p> <p>The proposed site coverage is 53%, which does not exceed the 60% requirement in the standard.</p>
<p>55.03-4 – Permeability</p> <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. 	<p>Met</p> <p>The proposal has 32% of site area as pervious surface, which complies with the standard.</p>
<p>55.03-5 – Energy Efficiency</p> <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. 	<p>Met</p> <p>The living rooms and private open space areas are oriented to the north to maximise exposure to sunlight.</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>Not applicable</p> <p>No communal open space is proposed and the development is not adjacent to any public open space.</p>
<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>All dwelling entrances face the pedestrian pathway, which is visible from the street frontage and access is limited by a gate.</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>Generous landscaping can be accommodated within the setbacks to all site boundaries. The development is not expected to have any impact on vegetation within adjoining properties due to the building setbacks.</p> <p>A landscaping plan will be required by a permit condition (Condition 6) to provide three canopy trees within the front setback, at least three canopy trees within the rear setback and screen planting along the southern boundary.</p> <p>A permit condition will require an indicative location of the stormwater detention system on the site plan to be located outside of easements and canopy tree landscape areas (Condition 1.10).</p> <p>A landscape maintenance bond of \$8,700 will be required by a permit condition (Condition 7).</p>

Objective	Objective Met/Not Met
<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>The existing vehicle crossover is proposed for the development, maximising the retention of on-street car parking.</p>
<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>Parking is provided for all dwellings within private garages, with the exception of Dwelling 5 and 6, which utilise a shared car parking area, together with a visitors' space.</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>Met subject to condition</p> <p>The building setbacks specified earlier in the report (section 4.4) have been reviewed and found to meet the Objective. In order to increase the level of articulation to the second floor on the southern side of the development, Condition 1.1 will require a minimum 1 metre setback increase to Dwelling 3, allowing a maximum 0.5 metre reduction to the northern setback to compensate. Condition 1.2 requires the ground floor western setback to be dimensioned to 4 metres</p>
<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 to be constructed on boundaries.</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>Existing habitable room windows are provided with sufficient light court areas that comply with the standard. The development is set back sufficiently from existing habitable room windows as required by 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 two habitable room windows of the dwelling at 3/3 Elizabeth Street within 3 metres of the common boundary.</p> <p>These two windows are setback 1.193 metres and the southern wall of Dwelling 6 is setback 1.5 metres from the common boundary, providing a total 2.693 metre offset between the buildings. The southern wall of Dwelling 6 has a maximum height of 3.8 metres, which requires a minimum 1.12 metre setback to comply with Standard B20.</p> <p>The development is therefore set back sufficiently from these north-facing habitable room windows as required by the standard.</p>
<p>55.04-5 – Overshadowing Open</p>	<p>Met</p>

Objective	Objective Met/Not Met
<p>Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>The submitted shadow diagrams for the September equinox control period demonstrate that shadows cast by the building into the adjoining residential properties to the west and south do not extend beyond shadows cast by the existing boundary fencing.</p> <p>Overshadowing impacts will therefore not have any unreasonable off-site amenity impacts.</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 condition</p> <p>The plans demonstrate that there will be no overlooking into residential properties on the western and southern elevations from any habitable room windows due to the provision of highlight windows or obscure glazing to 1.7 metres above finished floor level.</p> <p>There is a minor inconsistency between the first floor and elevation plans. The first floor plan indicates that the western side of the Dwelling 6 balcony is screened to 1.7 metres above finished floor level, however the elevation plan shows a regular balustrade treatment. Condition 1.5 will require the elevation to correspond with the floor plan to provide 1.7 metre screening.</p>
<p>55.04-7 – Internal Views</p> <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. 	<p>Met</p> <p>The balconies of each dwelling have been designed to prevent internal overlooking and generally provide a reasonable degree of separation between dwellings.</p>
<p>55.04-8 – Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	<p>Met subject to condition</p> <p>There are no unusual noise sources that may affect existing dwellings.</p> <p>A permit condition will require acoustic glass to be provided to the northern habitable room windows and balcony balustrades to protect residents from external noises emitting from the service station (Condition 1.8).</p> <p>The landscape area within the bus terminal is considered to provide a reasonable buffer from the site.</p>
<p>55.05-1 – Accessibility</p> <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	<p>Met</p> <p>The development allows barrier-free access for people with limited mobility to the front entry of the building.</p>
<p>55.05-2 – Dwelling Entry</p>	<p>Met</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	<p>The dwellings all derive pedestrian access from the path adjacent to the southern boundary of the site. The pedestrian path is well identified by a recessed gate.</p>
<p>55.05-3 – Daylight To New Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	<p>Met All habitable rooms will have external windows to ensure they have adequate solar access. The windows have adequate light court areas. There are no habitable rooms that rely on borrowed light, open to a light well or rely on below ground light courts.</p>
<p>55.05-4 – Private Open Space</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Met Each dwelling is provided with secluded private open space in the form of a balcony ranging from 8 square metres to 10 square metres, with minimum dimensions of 1.6 metres. Each balcony complies with the standard.</p> <p>In addition to a balcony, Dwelling 6 is also provided with 40 square metres of secluded private open space at ground level.</p> <p>It is considered that the spaces are sufficient in area for the recreation and service needs of residents.</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 The balconies and the ground floor open space to Dwelling 6 each have a northern aspect to provide a reasonable level of solar access.</p>
<p>55.05-6 – Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	<p>Met Storage with a minimum capacity of 6 cubic metres has been provided for each dwelling.</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 subject to condition The dwellings are articulated and incorporate various materials and finishes to reduce the sense of visual bulk.</p> <p>The colour finish of the first floor horizontal scyon cladding appears at odds with the colour palette of the remainder of the development. The colour Dulux “Old Ruin” is considered too light. Condition 1.4 requires the use of a darker brown tone to better complement the development.</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 As discussed, the front fence complies with the DDO8 requirements. The fence therefore respects the preferred character of the area.</p>
<p>55.06-3 – Common Property</p>	<p>Met</p>

Objective	Objective Met/Not Met
<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>The driveway, pathway and landscape 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 subject to conditions</p> <p>Appropriate site services are provided. The letterboxes are perpendicular to the site frontage, adjacent to the pedestrian path along the southern boundary, with a paved area to the footpath providing convenient access for Australia Post and residents.</p> <p>Conditions 12 to 18.</p>

- Objector concerns**

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

- Neighbourhood character

8.22 The proposal has been assessed against the preferred neighbourhood character anticipated by planning policy at Clause 21.05 of the Manningham Planning Scheme. The policy outlines that a substantial level of change is anticipated and a departure from the existing neighbourhood character is therefore inevitable. This, however, does not imply that impacts generated by the preferred neighbourhood character can unreasonably impact adjoining private properties.

8.23 The townhouse development typology proposed generates different living standards to detached dwellings and may potentially impact the residential amenity of neighbouring or nearby properties.

8.24 It is evident that the proposed development achieves a high level of compliance with respect to the DDO8 controls. The building is provided with articulated facades, varied materials and colours palette and an array of interesting architectural elements that add visual interest. The building is sufficiently setback from boundaries, allowing for landscaping to be established and adequate physical articulation and modulation to break up and disguise the length of the building and mitigate visual bulk concerns.

- Overdevelopment

8.25 The proposal meets the requirements of Clause 55 in respect to site coverage, setbacks, permeability, car parking, and open space provision and therefore the proposal is not considered to be an overdevelopment of the site. State Government Policy, as well as Council Policy, supports increased densities in areas with good access to public transport and other services.

- Design, building height, visual bulk and three-storey form

8.26 Whilst the building contains three storeys and the DDO8 recommends two-storey developments, importantly, the maximum height of the development complies with the 10 metre allowable height on the northern side. On the southern side the building does not exceed a height of 9 metres where there is a sensitive residential interface to three existing two-storey dwellings. The built form in its submitted form, is supported by policy.

8.27 The proposed setbacks satisfy the relevant standards outlined in Clause 55 of the Scheme and provides appropriate opportunities for landscaping to be provided to assist in softening the appearance of the development.

8.28 The proposed articulation, stepped design of upper levels, selection of building materials and proposed setbacks are considered to be sufficient to address visual bulk concerns.

- Inadequate visitor parking and impact on existing on-street parking issues

8.29 The development provides the minimum number of car parking spaces, including one visitor's car parking space, as required by Clause 52.06 of the Manningham Planning Scheme. The existing crossover will be utilised for this development, therefore there will be no change to the existing on-street car parking.

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

- Inadequate private open space size and reliance on balconies

8.31 As discussed in the Clause 55 assessment above, all dwellings will be provided with private open space of sufficient area and dimensions to meet the minimum requirements prescribed under the standard.

- Noise from external sources

8.32 As discussed in the Clause 55 assessment above, a condition will require amended plans to show that all habitable room windows and balustrades facing the service station will be treated with acoustic glazing in order to protect internal amenity to this interface.

- **Other matters**

8.33 The following recent amendments to the Manningham Planning Scheme have been made to applicable planning provisions:

- On 27 March 2017, Amendment VC110 introduced a revised maximum building height of 11 metres with a maximum of three storeys as well as a new garden area requirement to the General Residential Zone at Clause 32.08. The application meets the transitional provisions of Clause 32.08-14; and

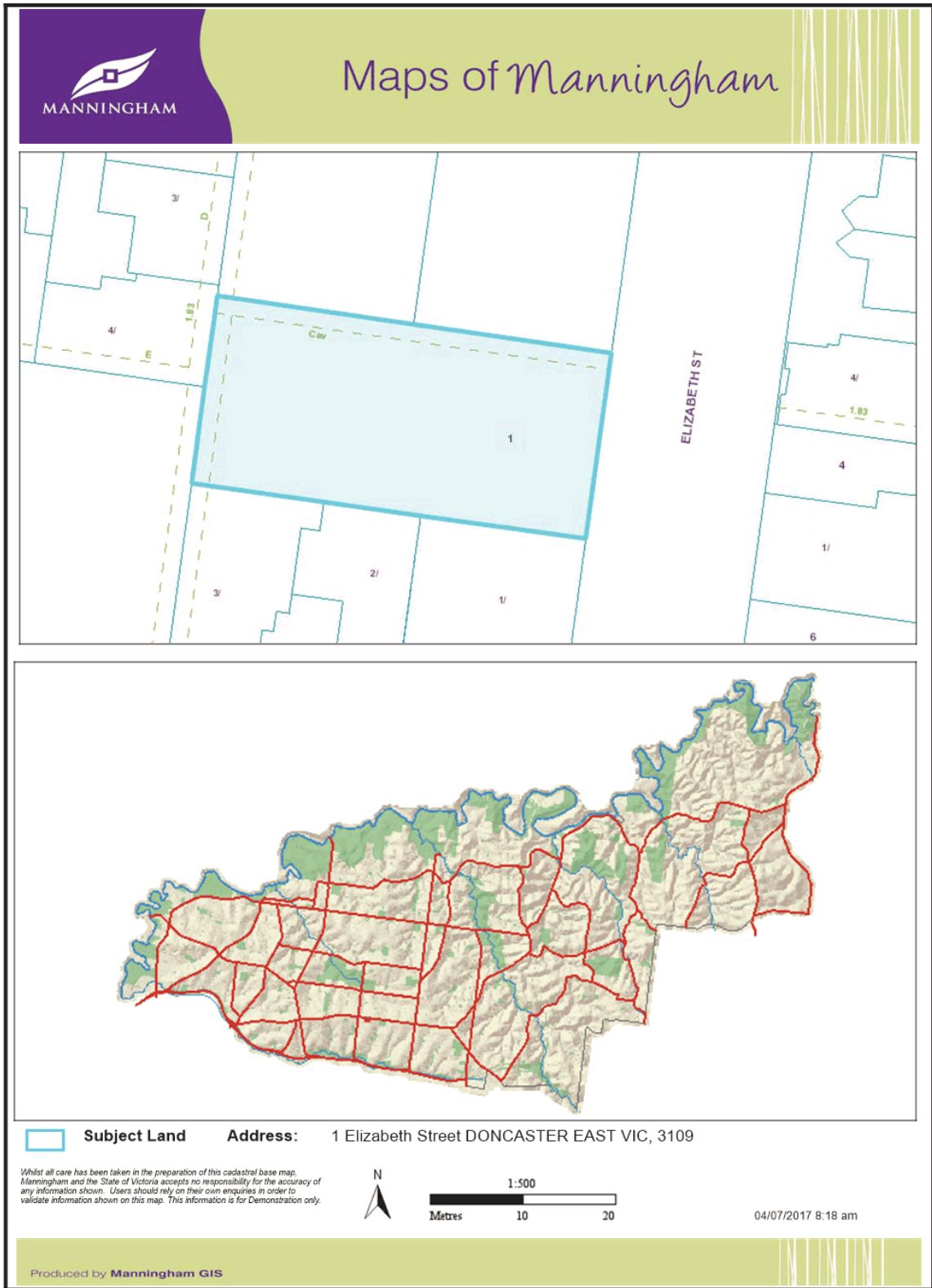
- On 25 May 2017, Amendment VC133 introduced administrative corrections, including the renumbering of the design standards for car parking from Clause 52.06-8 to Clause 52.06-9. These changes were policy neutral.

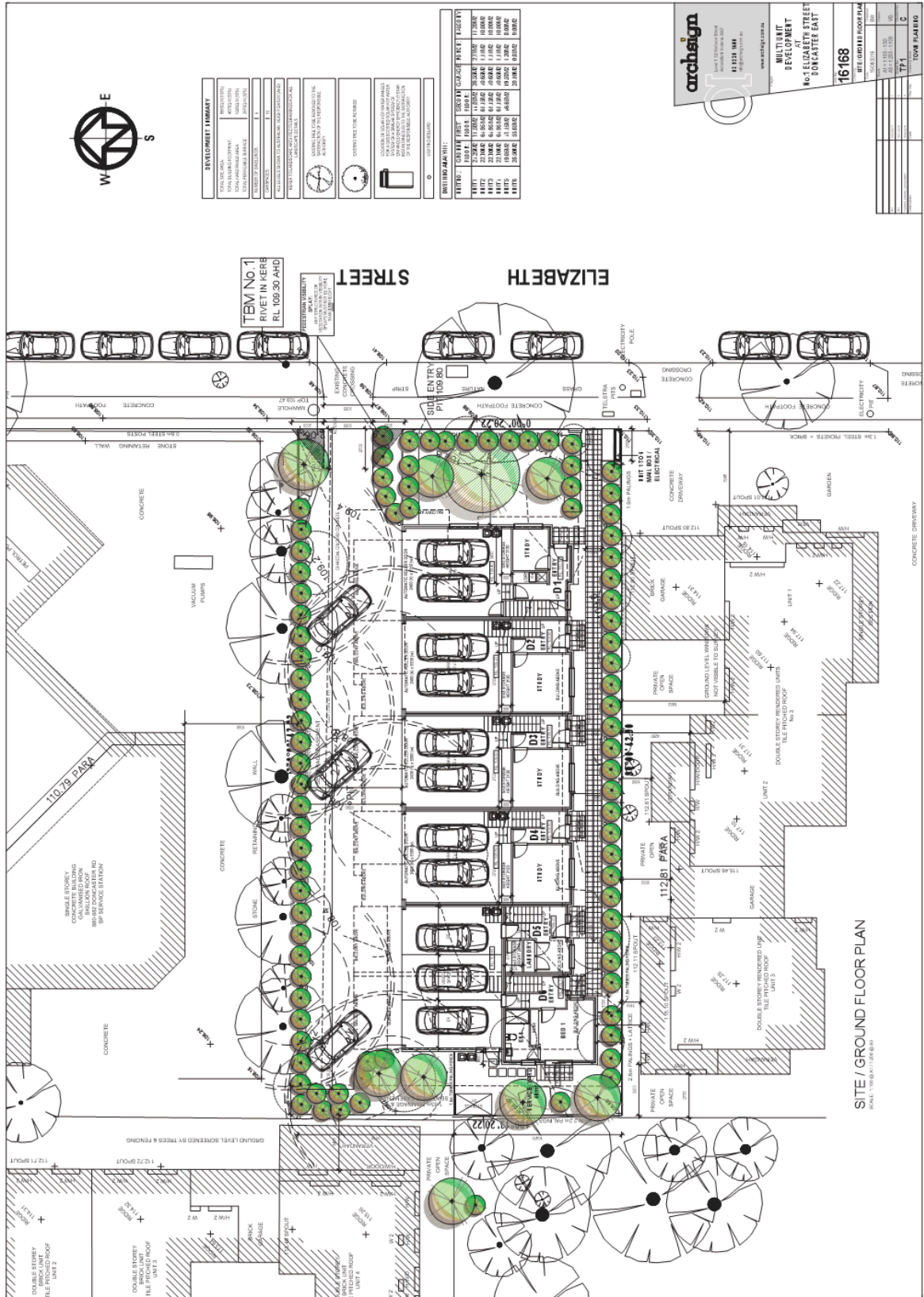
9. CONCLUSION

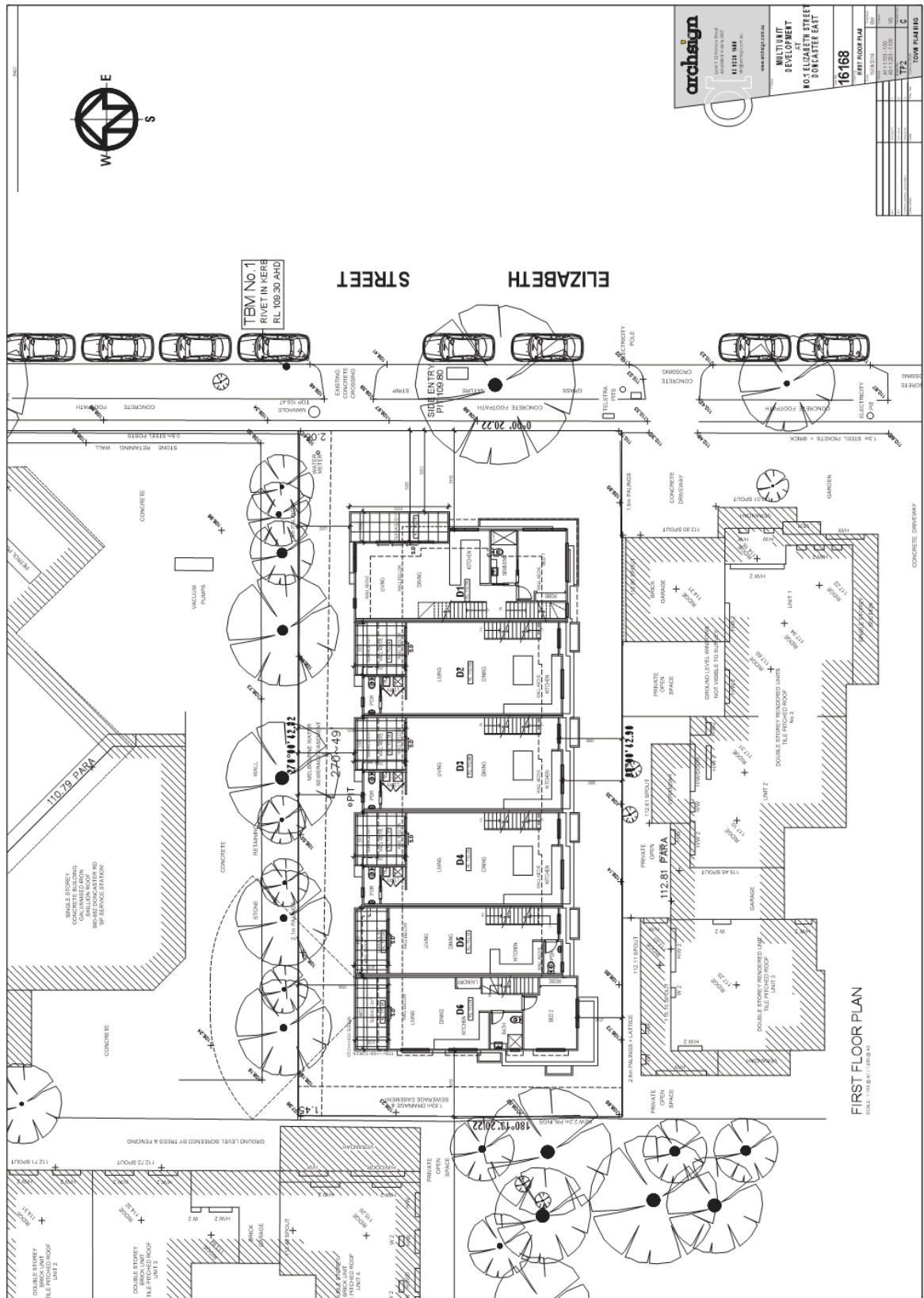
9.1 It is recommended that the application be supported, subject to conditions.

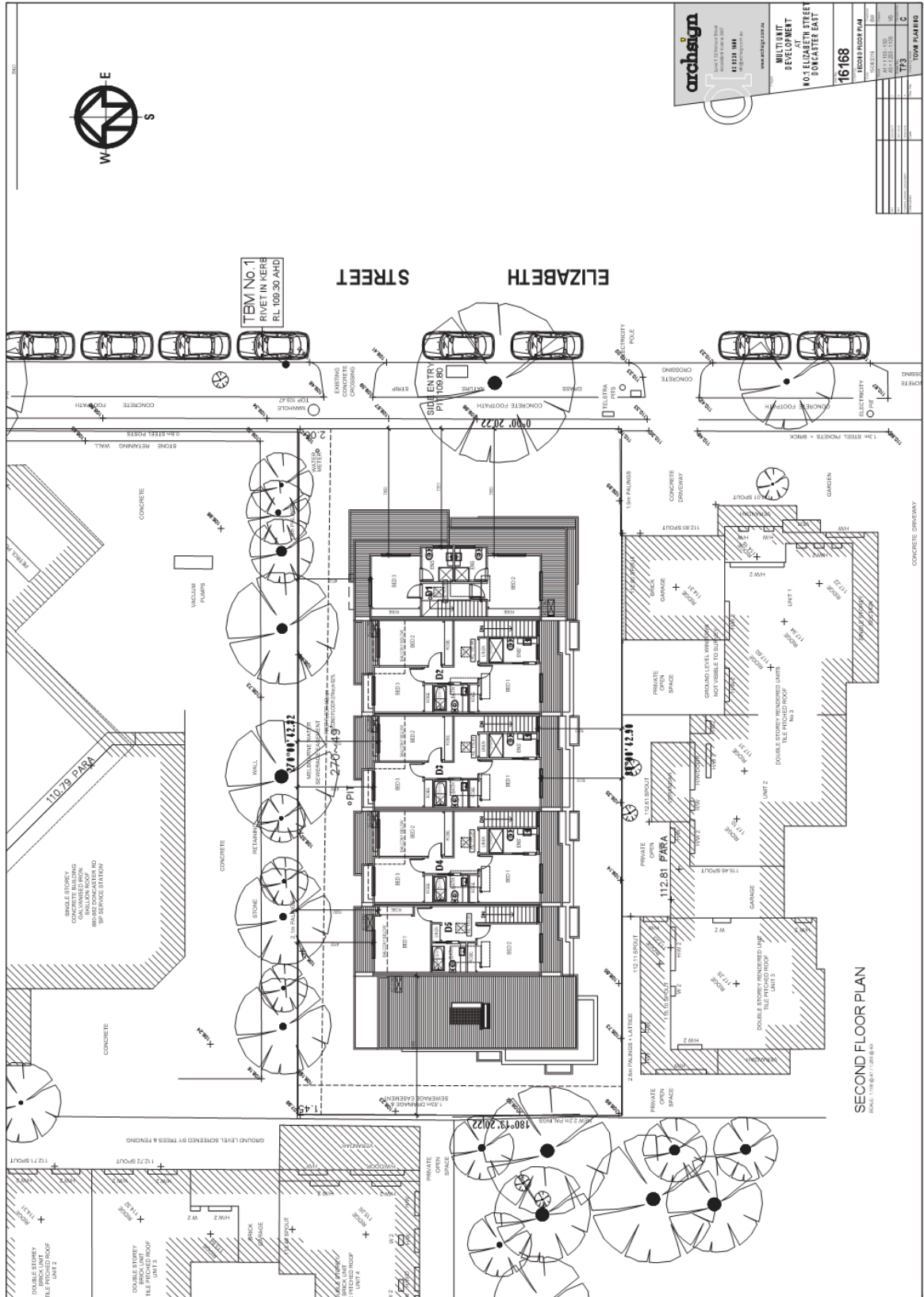
10. DECLARATION OF CONFLICT OF INTEREST

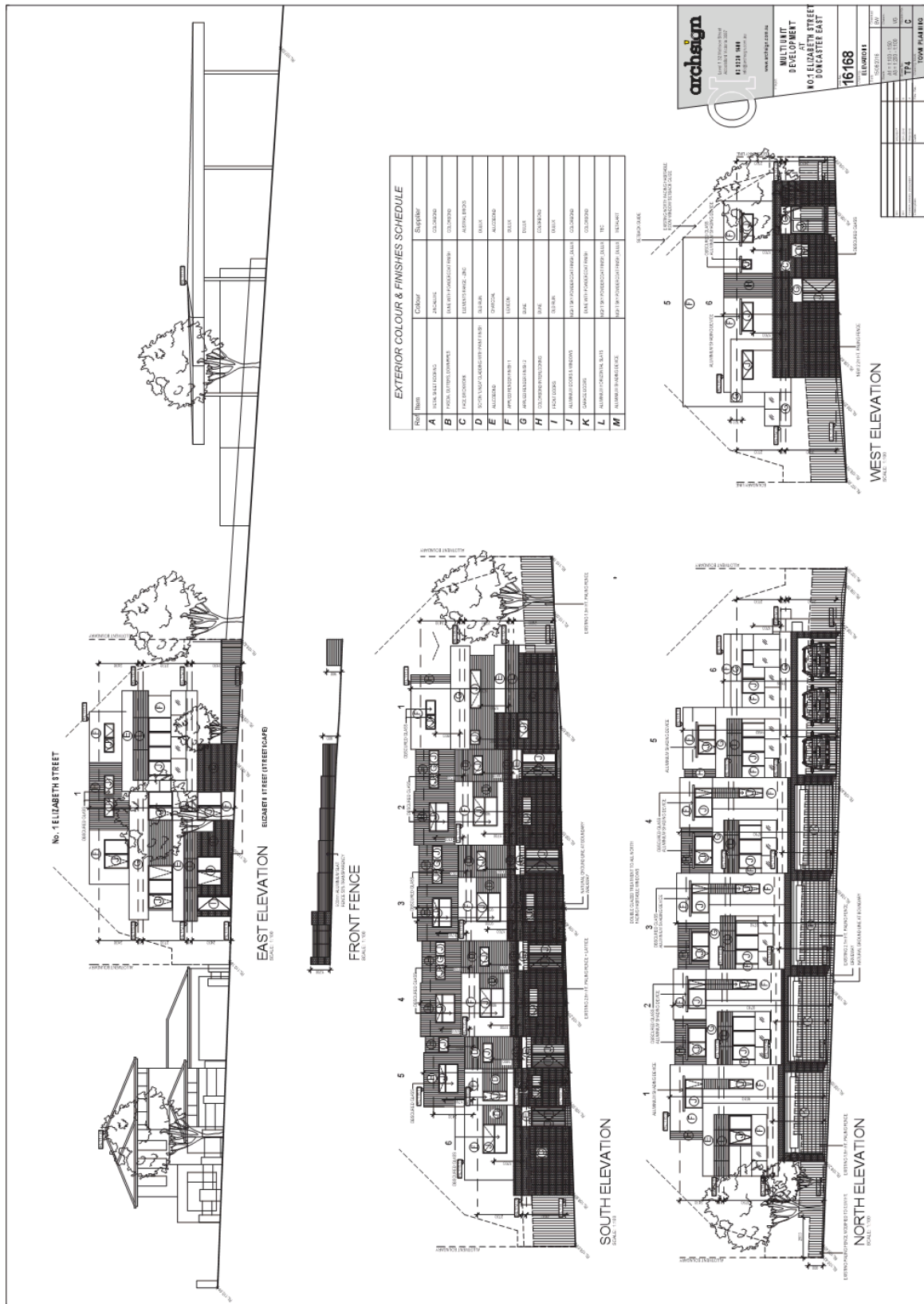
10.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.









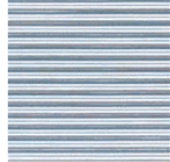




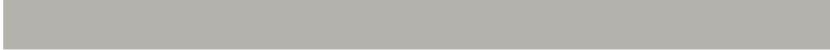
COLOUR SCHEDULE

Job Address: 1 Elizabeth Street, Doncaster East
Job Number: #16168

(A) Zinalume Corrugated Roof – Colorbond – Natural



(B) Fascia, Downpipes and Gutters – Colorbond, Dune with Powdercoat finish



(C) Face Brickwork – Austral Bricks, Elements Range - Zinc



(D) James Hardie - Scyon 'Linea' cladding with paint finish - 'Old Ruin', Dulux

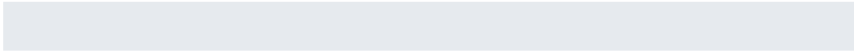


(E) Alucobond – 'Charcoal'

(N) Concrete driveway 'Charcoal'



(F) Lightweight cladding with render finish– 'Lexicon', Dulux



(G) Lightweight cladding with render finish– 'Dune', Dulux



(H) Lightweight cladding with render finish– 'Dune', Dulux



COLOUR SCHEDULE



(I) Entry Door – Timber Western Red Cedar



(J) Aluminium Doors and windows - 'Night Sky', Powdercoat finish, Colorbond



(K) Garage Doors – Powdercoat Dune Finish or similar, Colorbond



(L) Aluminium Horizontal Slats - 'Night Sky', Powdercoat finish, TBC



(M) Aluminium Shading Device - 'Night Sky', Powdercoat finish, Metalart



5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

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

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

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

5.2 MANNINGHAM PLANNING SCHEME

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

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

Zone

Clause 32.08 General Residential Zone, Schedule 2

The purpose of the General Residential Zone is:

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

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

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.*

Permit Requirement

- *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.*
- *A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.*

Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.
- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
 - The rebuilding of a lawful building or works which have been damaged or destroyed.

- A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 2

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street Setback
DDO8-3 Sub-precinct B	9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.		<p>For one dwelling on a lot:</p> <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. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 55.03-1.

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

State Planning Policy Framework

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

Clause 15.01-1 Urban design

The objective of this policy is:

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

Clause 15.01-2 Urban design principles

The objective of this policy is:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

Clause 15.01-4 Design for safety

The objective of this policy is:

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

Policy guidelines

Planning must consider as relevant:

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

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

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

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

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

Clause 16.01-1 Integrated housing

The objective of this policy is:

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

Clause 16.01-2 Location of residential development

The objective of this policy is:

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

Clause 16.01-4 Housing diversity

The objective of this policy is:

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

Clause 16.01-5 Housing affordability

The objective of this policy is:

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

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce

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

Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

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

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) is an area where three storey (11 metres) ‘apartment style’ developments are encouraged on land with a minimum area of 1,800m². 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 **Sub-Precinct – B**.

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.

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:

- 1 space for 1 and 2 bedroom dwellings
- 2 spaces for 3 or more bedroom dwellings
- 1 visitor space to every 5 dwellings for developments of 5 or more dwellings

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

Clause 52.34 Bicycle Facilities

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

Clause 55 Two more dwellings on a lot and residential buildings

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

General Provisions





Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy *Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*

10 PLANNING & ENVIRONMENT

10.1 Amendment C113 - Heritage Overlay Changes including Warrandyte South Hall - Consideration of Panel Report and Approval

File Number: IN17/406
Responsible Director: Director Planning and Environment
Attachments: 1 Manningham C113 Panel Report  
2 Amendment C113 - Attachment 2  

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the report of the independent Panel appointed to consider submissions to Amendment C113 to the Manningham Planning Scheme, and to make a decision on whether or not to adopt the amendment in the manner recommended by the Panel.

*The Panel Report was received by Council on 19 June 2017 and released to the public on 10 July 2017. A copy of the Panel Report is attached (Refer **Attachment 1**).*

Amendment C113 proposes to:

- Vary the schedule to the Heritage Overlay as it applies to HO74 Warrandyte South Hall - 66-68 Hall Road, Warrandyte South to enable prohibited uses to be considered; and*
- Correct a number of minor errors and anomalies both to the schedule to the Heritage Overlay and mapping of heritage places.*

The Amendment was placed on exhibition from 28 November 2016 to 20 January 2017. A total of four (4) submissions were received, three (3) of which raised no objection to or supported the amendment. A late submission was received, which requested that an additional property be removed from the Heritage Overlay and objecting to the removal of HO155 from the Aumann Drive properties. All submissions were referred to the Panel for consideration.

The Panel Hearing was conducted on 29 May 2017. The Panel recommended that Amendment C113 should be adopted as exhibited subject to the following:

- 1. Delete 47 Smiths Road, Templestowe from the Heritage Overlay (HO155).*
- 2. Revise the address in the schedule to the Heritage Overlay for HO155 and the Citation to refer to 49 Smiths Road, Templestowe (rather than 47-49 Smiths Road, Templestowe).*

The Panel made a further recommendation that the Citation for HO155 be updated to reflect current practice and circumstances as part of the next review of the heritage provisions in the Manningham Planning Scheme.

Pursuant to section 27 of the Planning and Environment Act 1987, Council must consider the Panel's report before deciding whether or not to adopt the Amendment (with or without changes), or to abandon all or part of the Amendment.

COUNCIL RESOLUTION

MOVED: CR PAULA PICCININI
SECONDED: CR PAUL MCLEISH

That Council:

- A. Notes the contents of the Panel Report for Amendment C113 to the Manningham Planning Scheme.**
- B. Pursuant to section 29 of the *Planning and Environment Act 1987*, adopts Amendment C113, as recommended by the Panel in the form set out in Attachment 2.**
- C. Submits the adopted Amendment C113 to the Minister for Planning for approval in accordance with section 31 of the *Planning and Environment Act 1987*.**
- D. Notes that all submitters will be notified of Council's decision.**

CARRIED

2. BACKGROUND

- 2.1 Amendment C113 proposes to make changes to both the schedule to the Heritage Overlay and to the mapping of various places of heritage significance in the Manningham Planning Scheme.
- 2.2 The first part of the amendment applies to HO74 being the Warrandyte South Hall at 66-68 Hall Road, Warrandyte South. The Amendment seeks to promote the long term conservation of the Hall by enabling the consideration of prohibited uses on the land.
- 2.3 The second part of the amendment corrects a number of errors and anomalies which have been identified in the day to day use of the Manningham Planning Scheme.

Warrandyte South Hall

- 2.4 The Warrandyte South Hall is identified in the *Manningham Heritage Study* (1991) as being of local significance as a community meeting place re-created through community efforts after the 1939 bushfires.
- 2.5 The Hall was originally used, and has been used for many years, as a Place of Assembly. However, under the current zoning of the land (Rural Conservation Zone), this use is now prohibited given that its use for the purpose of a Place of Assembly has not been continuous.
- 2.6 The Rural Conservation Zone (RCZ) only permits a limited number of uses due to the nature of the zone. Section 3 of Clause 35.06 sets out the prohibited uses for the RCZ. These include, but are not limited to Child Care Centre; Education Centre; Office; Leisure and Recreation; Place of Assembly (other than Carnival and Circus) and Retail Premises. In light of the site's constraints, many of these uses would not be practically possible.

- 2.7 The schedule to the Heritage Overlay does allow for site specific exemptions for prohibited uses to be considered. Currently, however, the schedule to the Heritage Overlay does not allow for prohibited uses to be considered for this site. It is proposed to amend the Schedule to the Heritage Overlay HO74 to allow prohibited uses to be considered, generally subject to a planning permit being obtained.
- 2.8 It is considered that the proposed change to the schedule to the Heritage Overlay will assist with the long term conservation of the heritage place, by ensuring that the building continues to be used appropriately. The Amendment is not likely to result in a significant change to the nature of the possible future uses of the land due to the site's constraints. Further it is intended that any future uses of the site should maintain or respect the use of the hall for public purposes.

Heritage Corrections

- 2.9 The Amendment is also required to make changes to a further six significant heritage properties to correct errors and anomalies to the schedule to the Heritage Overlay or map that have been identified through the day to day operation of the scheme.
- 2.10 Council at its meeting on 30 August 2016, resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C113 to the Manningham Planning Scheme. Authorisation was received on 12 October 2016.
- 2.11 The Amendment was placed on public exhibition from 28 November 2016 to 20 January 2017. Four (4) submissions were received in response to the amendment. Of these, three (3) raised no objection to or supported the amendment, with the remaining submission objecting to that part of the Amendment as it applies to the heritage place HO155 House – 47-49 Smiths Road, Templestowe.
- 2.12 Council at its meeting on 21 February 2017 resolved to request that an independent Panel be appointed under Part 8 of the *Planning and Environment Act 1987* to consider all submissions received in relation to Amendment C113 to the Manningham Planning Scheme. A Panel Hearing was conducted on 29 May 2017 at Planning Panels Victoria.

3. DISCUSSION / ISSUE

- 3.1 Pursuant to section 27 of the *Planning and Environment Act 1987*, Council must examine the issues raised before the Panel, and also review the Panel's comments and recommendations prior to determining whether or not to adopt the amendment (with or without changes) or to abandon all or part of the amendment.
- 3.2 The Panel Report was received on 19 June 2017 and released to the public on 10 July 2017.
- 3.3 The Panel noted that, '*The only unresolved objecting submission was from the owners of 47 Smiths Road, Templestowe who requested removal of their property from HO155. The Panel has not considered other aspects of the Amendment.*'

- 3.4 With the exception of the proposed changes to the Warrandyte South Hall property, the Amendment was only intended to correct errors and anomalies. The errors and anomalies had been identified in the day to day use of the Planning Scheme and the *Manningham Planning Scheme Review Report - June 2014*, which included a recommendation to correct the description of the heritage property at 47-49 Smiths Road (HO155) due to recent development of part of that site.
- 3.5 The Amendment proposed to delete HO155 from part of what had previously been known as 47-49 Smiths Road, to reflect the recent subdivision and development of the land known as 3 Aumann Drive; 1/5 Aumann Drive; 2/5 Aumann Drive; 3/5 Aumann Drive and 4/5 Aumann Drive, Templestowe which formed part of 47-49 Smiths Road prior to its subdivision (Refer to the maps below showing properties which formed part of the exhibited Amendment C113).





- 3.6 The house and associated buildings shown below were initially identified as being of local significance in the *Doncaster and Templestowe Heritage Study* (Context 1991). A Heritage Overlay (HO155) was applied to the house site and two adjoining properties that have since been redeveloped.



- 3.7 As part of Amendment C113, as exhibited it was proposed to remove the Heritage Overlay from the eastern part of the site (3 Aumann Drive; 1/5 Aumann Drive; 2/5 Aumann Drive; 3/5 Aumann Drive; and 4/5 Aumann Drive, Templestowe) to reflect its subdivision and redevelopment for medium density housing. It was not proposed to remove the Heritage Overlay from the northern part of the site (47 Smiths Road, Templestowe), although it too had been relatively recently developed with a single dwelling, because the heritage citation specifically included that site and Council's heritage advisor was of the view that any further redevelopment adjacent to the historic house to the rear of the historic house (Aumann Drive properties) could potentially impact negatively on the appreciation and understanding of the historic house and its heritage values.

3.8 The Panel in its discussion regarding the heritage significance of the place noted that:

“The expert evidence confirmed that:

1. *Like the Aumann Drive properties, there is no fabric that contributes to the HO155 heritage values remaining at 47 Smiths Road.*
2. *47 Smiths Road no longer reaches the threshold for local significance (in isolation from 49 Smiths Road).”*

3.9 The Panel further noted that:

“It is not common practice to apply the HO to land that does not have any identified heritage significance, (except where the non-contributory place is within a heritage precinct)...” before concluding that, “47 Smiths Road should be removed from HO 155 as, since the property was subdivided and redeveloped in 2009, no significant fabric remains and it no longer reaches the threshold for local significance.”

3.10 The Panel's overall conclusions were that:

- *“The objecting submission relates directly to a purpose of the Amendment, which includes to update the extent of HO155 to reflect the heritage significance of the place since redevelopment of land in 2009.*
- *47 Smiths Road should be removed from HO155 as, since the property was subdivided and redeveloped in 2009, no significant fabric remains and it no longer reaches the threshold of local heritage significance.*
- *Irrespective of whether 47 Smiths Road is retained in the HO, the Citation requires updating to adopt the current format and to reflect current circumstances. Rather than suggesting that the administrative task of changing the address on the Citation should preclude a change to the extent of HO155, it would have been better to foreshadow the need to update the Citation.”*

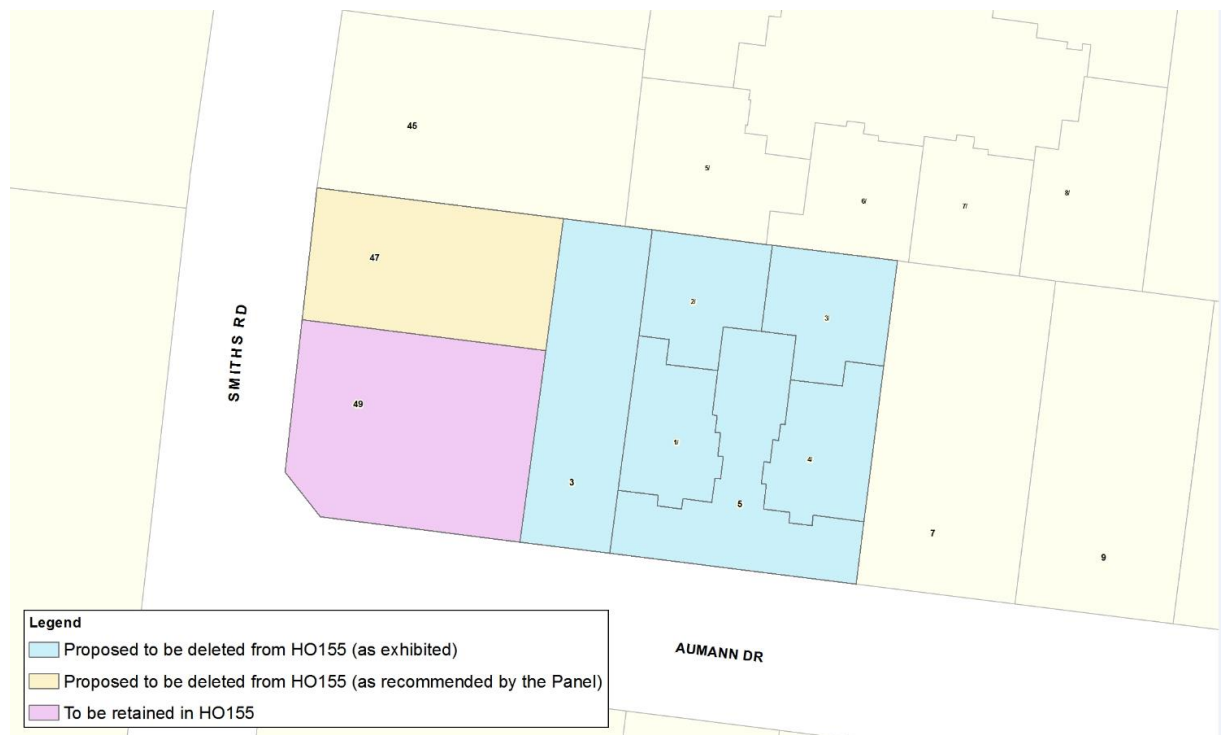
3.11 The Panel subsequently recommended that Amendment C113 should be adopted as exhibited subject to the following:

1. *“Delete 47 Smiths Road, Templestowe from the Heritage Overlay (HO155).*
2. *Revise the address in the schedule to the Heritage Overlay for HO155 and the Citation to refer to 49 Smiths Road, Templestowe (rather than 47-49 Smiths Road, Templestowe).”*

3.12 The Panel also made the following further recommendation:

3. *“That the Citation for HO155 be updated to reflect current practice and circumstances as part of the next review of the heritage provisions in the Manningham Planning Scheme.”*

3.13 Council officers support changing Amendment C113 to incorporate that Panel's first two recommendations and it is proposed to amend the map forming part of Amendment C113 to show the deletion of HO155 from the property at 47 Smiths Road, Templestowe, as shown below.

Properties Affected by HO155

- 3.14 With regard to the third recommendation relating to the need to update the citation for HO155, it is recognised that many of the places originally assessed as part of the *Manningham Heritage Study* 1991 do not meet the current practice and criteria for assessment of heritage places. Review of these heritage places will need to be considered as part of a future work.
- 3.15 Although not related to the Panel report, it is also noted that one of the proposed corrections relating to HO203 Menlo – 17-25 Atkinson Street, Templestowe, was recently updated as part of Amendment C107 to the Manningham Planning Scheme, which was prepared and approved under delegation by the Director State Planning Services on 15 June 2017. Amendment C107 altered the schedule to the Heritage Overlay to make a number of corrections (including changes to the description of the heritage place or address details) to several places listed on the Victorian Heritage Register under the *Heritage Act 1985*. That amendment was required to ensure that the Manningham Planning Scheme is consistent in describing those places that are entered in the Victorian Heritage Register. This change is therefore no longer required to be considered as part of C113 and all references to HO203 are proposed to be removed from the amendment documentation proposed to be adopted by Council.

4. COUNCIL PLAN / STRATEGY

- 4.1 The Manningham Planning Scheme Review 2014 identified that there are several errors and anomalies in the Planning Scheme which have been identified in its day to day use. Correcting a number of those errors and anomalies will assist in clarifying and updating the heritage provisions of the Scheme.

5. IMPACTS AND IMPLICATIONS

- 5.1 The proposed changes are largely mechanical in nature and are not likely to have any adverse environmental effects. The proposed corrections will provide land owners of the affected properties with greater certainty in relation to controls affecting their land and provide greater clarity to the provisions of the Planning Scheme.
- 5.2 The proposed change to the Heritage Overlay as it applies to HO74 South Warrandyte Hall, is intended to better ensure the long term conservation and continued use of the heritage place and to make its future more sustainable.

6. IMPLEMENTATION**Finance / Resource Implications**

- 6.1 The cost of preparing and processing the Amendment was budgeted for in the 2016/2017 financial year.

Communication and Engagement

- 6.2 All submitters will continue to be kept informed about the Amendment process. Submitters have been notified of Council's decisions at each key stage of the Amendment process.

Timelines

- 6.3 In accordance with Ministerial Direction 15, Council (the planning authority) is required to make a decision on the Amendment within 40 business days of the date it receives the Panel's report (i.e. by 11 August 2017).
- 6.4 A planning authority must submit an adopted amendment under section 31 of the Act, together with the prescribed information, within 10 business days of the date the amendment was adopted

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.

Planning and Environment Act 1987

Panel Report

Manningham Planning Scheme Amendment C113
Heritage Overlay: 47 - 49 Smiths Road Templestowe

19 June 2017



Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Manningham Planning Scheme Amendment C113

Heritage Overlay: 47 - 49 Smiths Road Templestowe

19 June 2017



Cathie McRobert, Chair

Contents

	Page
Executive Summary	1
1 Introduction.....	1
1.1 The Panel process.....	1
1.2 HO155 place citation.....	2
1.3 The Site and surrounds.....	3
1.4 Background.....	4
1.5 Planning context.....	5
1.6 Issues dealt with in this report.....	6
2 The Issues	7
2.1 The scope of the Amendment and Panel consideration.....	7
2.2 Heritage significance	9
2.3 The place citation	12
2.4 Recommendation	12

List of Figures

Figure 1 Existing HO155, the properties proposed to be removed from HO155 and the objector's property.....	1
Figure 2 View to the current 47 Smiths Road in 1990	3
Figure 3 Existing dwellings on the Site.....	4

List of Abbreviations

HO	Heritage Overlay
The Practice Note	Planning Practice Note Applying the Heritage Overlay (revised July 2015)
The Site	47 Smiths Road, Templestowe
The Act	<i>The Planning and Environment Act 1987</i>

Overview

Amendment Summary	
The Amendment	Manningham Planning Scheme Amendment C113
Common name	Heritage Overlay: 47 - 49 Smiths Road Templestowe
Brief description	The Amendment proposes to amend the schedule to the Heritage Overlay (HO) relating to various properties in Warrandyte, Warrandyte South, Doncaster, Templestowe and Templestowe Lower.
Subject site	47 Smiths Road, Templestowe
The Proponent	City of Manningham
Planning Authority	City of Manningham
Authorisation	12 October 2016
Exhibition	28 November 2016 to 20 January 2017
Submissions	Number of Submissions: 4 Opposed: 1 The Country Fire Authority and Melbourne Water raised no objections and the Doncaster Templestowe Historical Society supported the Amendment. The only unresolved objecting submission was from the owners of 47 Smiths Road, Templestowe who requested removal of their property from HO155 47- 49 Smiths Road, Templestowe.

Panel Process	
The Panel	Cathie McRobert , chair
Directions Hearing	The Panel has determined that a Directions Hearing was not required
Panel Hearing	29 May 2017 at Planning Panels Victoria
Site Inspection	Unaccompanied, 28 May 2017
Appearances	Manningham City Council represented by Cristina Rivero who called expert evidence in heritage from Vicki McLean of Context Pty Ltd.
Date of this Report	19 June 2017

Executive Summary

(i) Summary

Manningham Planning Scheme Amendment C113 proposes changes to the Heritage Overlay (HO) relating to various properties in Warrandyte, Warrandyte South, Doncaster, Templestowe and Templestowe Lower. The proposed changes include reducing the extent of HO155 (47- 49 Smiths Road, Templestowe) by removing town houses facing Aumann Drive that were developed in 2009.

The only unresolved objecting submission was from the owners of 47 Smiths Road, Templestowe who requested removal of their property from HO155. The Panel has not considered other aspects of the Amendment.

The Panel has considered all submissions and evidence presented to it and concludes that:

- The objecting submission should not have been dismissed as beyond the scope of Amendment. The objecting submission relates directly to a purpose of the Amendment, which includes to update the extent of HO155 to reflect the heritage significance of the place since redevelopment of land in 2009.
- 47 Smiths Road should be removed from HO 155 as, since the property was subdivided and redeveloped in 2009, no significant fabric remains and it no longer reaches the threshold of local heritage significance.
- Irrespective of whether 47 Smiths Road is retained in the HO, the Citation requires updating to adopt the current format and to reflect current circumstances. Rather than suggesting that the administrative task of changing the address on the Citation should preclude a change to the extent of HO155, it would have been better to foreshadow the need to update the Citation.

(ii) Recommendations

Based on the reasons set out in this report, the Panel recommends that Manningham Planning Scheme Amendment C113 be adopted as exhibited subject to the following:

1. **Delete 47 Smiths Road, Templestowe from the Heritage Overlay (HO 155).**
2. **Revise the address in the schedule to the Heritage Overlay for HO 155 and the Citation to refer to 49 Smiths Road, Templestowe (rather than 49 - 47 Smiths Road, Templestowe).**

Further recommendation

The Panel makes the following further recommendation:

3. **Update the citation for HO 155 to reflect current practice and circumstances as part of the next review of heritage provisions in the Manningham Planning Scheme.**

1 Introduction

The Amendment proposes changes to the HO relating to various properties in Warrandyte, Warrandyte South, Doncaster, Templestowe and Templestowe Lower. Proposed changes to the HO that were not contentious, and are not addressed in this report.

The Panel has only considered the issues raised by the sole unresolved objecting submission, which related to the extent of HO155 47 - 49 Smiths Road, Templestowe and specifically whether 47 Smiths Road should be remain in the overlay.

The Amendment proposes to reduce the extent of HO155. Figure 1 shows the extent of the existing HO155 (in purple), the properties in Aumann Drive the Amendment proposes to remove from the overlay (in pink) and the objector’s property.



Figure 1 Existing HO155, the properties proposed to be removed from HO155 and the objector’s property

In relation to HO155, the following matters were not contentious and are not addressed in this report:

- 49 Smiths Road Templestowe has established heritage significance and HO155 should continue to apply to that property.
- the proposed removal of the Aumann Drive properties from HO155.

1.1 The Panel process

The Council requested that the Panel consider the possibility of addressing the objector’s concerns as ‘on the papers’ on the basis that Council officers considered the grounds for the objecting submission sit outside the scope of this corrections amendment and the removal of the HO from the submitter’s property would not be appropriate.

The Panel determined there should be a short hearing and advised Council:

The Panel notes that the Amendment addresses the extent of HO155. It has not formed a view on the issues raised in submissions or Council's response but considers a short hearing would allow more effective consideration of:

- Whether submissions to change the extent of the reduction of HO155 are within the scope of the current Amendment.
- The appropriate extent of HO155, having regard to that statement of significance in the Place Citation and recent development.

The objecting submitter did not take the opportunity to be heard at the hearing.

The Panel directions included:

9. At the Hearing, Council must address the following issues:
 - a) A summary of the key issues raised in submission
 - b) Why the submissions to change the extent of the reduction of HO155 is not within the scope of the current Amendment.
 - c) The heritage significance of the property referred to in the objecting submission and whether it reaches the threshold of local significance to justify its continued inclusion in the Heritage overlay.
 - d) The appropriate extent of HO155, having regard to that statement of significance in the Place Citation and recent development.
 - e) Its final position on the Amendment.

The Panel also requested that Council provide relevant documents and assessments relating to the heritage significance of the subject property.

1.2 HO155 place citation

The brief citation for the place is reproduced in full below. It is noted that the citation has not been updated to the current format.



22615 House - 47- 49 Smiths Road, Templestowe

History and Historical Context

This house is thought to have been built for Arthur Aumann, an orchardist and a member of a large orcharding family [96 Beatty Beavis and Irvine Green, pers. comm.].

A double-fronted, symmetrical, timber, Italianate house, with a skillion timber verandah, returning at the left-hand side.

The verandah has turned timber posts, cast-iron lace valance and brackets.

The eaves have paired brackets. A side window has a timber hood.

There are timber outbuildings and surviving old orchard plantings.

Architecturally, this building can be compared to (for example) site nos. 173.26; 173.35; 173.36; 174.18; 214.14.

Relevant Historical Australian Themes

Local Themes

5.03 - Eight hour pioneer settlement

Description

Physical Description *(blank)*

Associations

Arthur Aumann

Physical Condition

Condition *Excellent*

Integrity *Intact*

Statement of Significance

Of local significance as a typical and externally intact timber Italianate farm house retaining associated outbuildings and older garden plantings.

In addition to the photograph in the citation, Figure 2 shows the early plantings and outbuildings at 47 Smiths Road in 1990.



Figure 2 View to the current 47 Smiths Road in 1990¹

1.3 The Site and surrounds

HO155 applies is land in the General Residential Zone (Schedule 3) on the corner of Smiths Road and Aumann Drive Templestowe. This is a residential area and there is a park opposite the subject land on the western side of Smiths Road.

¹ Context 1990, Victorian Heritage Database (Source : McLean evidence report).

The topography along Smiths Road is relatively flat and slopes down from the site along Aumann Drive.

In addition to the original house that remains on 49 Smiths Road, HO155 includes a two storey house at 49 Smiths Rd (see Figure 3) and town houses facing Aumann Drive that were developed and subdivided from the parent title in 2009.



Figure 3 Existing dwellings on the Site²

1.4 Background

Context Pty Ltd prepared the brief statement of significance for the Aumann Homestead at 47-49 Smiths Rd in 1990. The site was subsequently incorporated into the Doncaster and Templestowe Planning Scheme in approximately 1993, however, heritage places incorporated into the scheme were not mapped at that time.

Amendment C68 changed the address of HO155 from 45 Smiths Rd to 47-49 Smiths Rd to correct the address for the Aumann Homestead. This amendment did not relate to the extent of HO155.

Planning permit (PL 08/019306) was granted for development and subdivision on the site covered by HO155. The permit allowed:

- Development of three townhouses at the rear of the historic house (facing Aumann Drive), a new two-storey dwelling at number 47 and a second storey addition to the rear of the historic house at number 49.
- Relocation of the outbuilding on the southern edge of the site, closer to the historic house.
- Demolition of the outbuilding and transplanting of mature trees on the northern part of the site, which became number 47.

Council's heritage advisor provided advice on the impact of the proposed developments on the heritage values associated with HO155 at various times during the planning permit process. She made the following points in relation to the protection of HO155 heritage values:

² Source: McLean evidence report

- The significance of the outbuildings, which were in a poor state of repair, and remnant orchard planting was noted. Comments were made in relation to the relocation of the barn building and its integration with the house, as part of the development proposal.
- Development at the rear of the site was less sensitive than development at the front as the land dropped away significantly at the rear of the site, lessening the potential for new buildings to overwhelm the heritage place.
- There was an emphasis on encouraging a suitable design response for the new building at number 47³.

1.5 Planning context

Planning policy framework

The objectives for planning in Victoria in the *Planning and Environment Act 1987* (the Act) include *'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.'*

⁴ This intent is reaffirmed and amplified in the following State planning policies:

- Clause 11.04-4 (Liveable communities and neighbourhoods), which is reinforced in Initiative 4.7. of Plan Melbourne
- Clause 11.06-9 (Cultural heritage and landscapes), which highlights the importance of cultural heritage and landscapes as economic and community assets.
- Clause 15.03-1 (Heritage conservation) which aims *'To ensure the conservation of places of heritage significance'* through strategies that include (emphasis added):

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

...

Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

...

- Clauses 21.11 (Heritage) and (Cultural Heritage Policy) of the Local Planning Policy Framework also aim to recognise, protect, conserve, manage and enhance identified cultural heritage places in the municipality.

³ Page 5 Vicki McLean evidence report

⁴ Section 4(d) of the Act and Clause 10.02.

Ministerial Directions and planning practice notes

Ministerial Directions and planning practice notes of relevance are:

- Ministerial Direction No 11 - Strategic Assessment Guidelines and Planning Practice Note 46 (Strategic Assessment Guidelines)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act
- Planning Practice Note Applying the Heritage Overlay (revised July 2015) (the Practice Note).

The guidance in the Practice Note includes criteria to be used in preparing a heritage study and to establish the significance of a place to justify its inclusion in the HO. It indicates that documentation for each place must include a statement of significance that clearly establishes the importance of the place and addresses specific heritage criteria. The thresholds to be applied should be either of '*State significance*' or '*Local significance*'. '*Local significance*' includes those places that are important to a particular community or locality. Some comparative analysis is required to substantiate the significance of each place. The comparative analysis should draw on other similar places, including those that have been included in the HO.

(i) Discussion

There is clear State and local policy support for the protection of places of heritage significance and the Practice Note indicates the threshold for inclusion in the HO is '*local significance*'. Thus, the key issue to be addressed is whether the heritage significance of the land included in the revised extent of HO155 reaches this threshold.

1.6 Issues dealt with in this report

The submission and Council's response to it raised the issues relating to the scope of the Amendment and the contribution 47 Smiths Road currently makes to HO155 and the ongoing protection of the significant heritage values the place. The Panel also addresses the utility of the current citation for the place.

The Panel considered the objecting written submission; as well as further submissions, evidence and other material presented to it during the Hearing, and observations from its site visit, regardless of whether they are specifically mentioned in the report.

This report deals with the issues under the following headings:

- The scope of the Amendment
- Heritage significance
- The place citation.

2 The Issues

The brief objecting submission from the owner of 47 Smiths Road, Templestowe was:

We are the current residents (of 47 Smiths Road) moving in August 2015. We are surprised that properties built at the same time as ours, built by the same developers we believe are having the overlay lifted but our property is not. Clearly it is a new property unlike our neighbours at 45 Smiths Road, and we see no reason why ours is still to be heritage listed. We would ask you to reconsider this and allow for number 47 Smiths Road to also be removed from the heritage overlay.

Council adopted the following officer response to the submission:

2.16.1 The request to remove the Heritage Overlay is considered to be outside the scope of the amendment. The extent of this amendment is to correct apparent errors, minor changes, or omissions in the Planning Scheme ordinance and maps.

2.16.2 The citation to the overlay specifically refers to 47 Smiths Road. Removing the Heritage Overlay from 47 Smiths Road is likely to have a significant impact on the heritage value of 49 Smith Road and as such would require further strategic consideration, the scope of which sits outside this amendment.

2.16.3 The request to abandon the removal of HO155 from the Aumann Drive properties does not achieve any community benefit nor provide clarity within the planning provisions as the mapping would continue to be incorrect.

2.1 The scope of the Amendment and Panel consideration

(i) Council submission

Council submitted that the deletion of 47 Smiths Road from HO155 is beyond the scope of the Amendment for the following reasons:

- With the exception of the proposed changes to the Warrandyte South Hall property, the Amendment is only intended to correct errors and anomalies, such as updating and clarifying the HO provisions.
- The errors and anomalies have been identified in the day to day use of the Planning Scheme and the Manningham Planning Scheme Review Report June 2014 which recommended corrections of the description of the property to 47-49 Smiths Road. The proposed correction to the extent of HO155 is to:
 - ensure consistency with the description of the property in the Citation
 - reflect the recent subdivision (Lot 68 on PLS 127853) and development of the land known as 1, 2, 3 and 4/5 Aumann Drive, Templestowe which had been part of 47-49 Smiths Road prior to the subdivision of the land.
- Council's Heritage advisor's comments relating to the redevelopment of the land in 2007 noted that development to the rear of the main house was not quite as sensitive as the land fronting Smiths Road (see discussion in Chapter 2.2).

- In 2016 the Heritage advisor supported the deletion of the HO from only the properties fronting Aumann Drive, due to the potential impact of any development at 47 Smiths Road on the heritage house at 49 Smiths Road.

Further advice from Council's current Heritage advisor following receipt of the objecting submission (in February 2017) considered specific reference to 47 Smiths Road in the identification HO155 makes it a different matter from the change proposed in the Amendment and would require an amendment to the heritage citation.

Council submitted:

It is considered that the objector's request to further reduce the extent of the Heritage Overlay cannot simply be addressed through this corrective amendment as the deletion of HO155 from 47 Smiths Road is beyond the scope of a simple error or correction to the Scheme. This change to the extent of the overlay as it applies to 47 Smiths Road would require a review of the Statement of Significance, and a review of the heritage citation in order to determine consideration the heritage sensitive zone surrounding the heritage building at 49 Smiths Road to ensure that the significance of the heritage place i.e. the heritage building is not diminished as a result of any future development at 47 Smiths Road.

(ii) Discussion

The Panel considers the purpose of the Amendment in relation to HO155 is to update the extent of the overlay to reflect current circumstances, and in particular, the changes to the heritage significance of part of the area subject to overlay since development in 2009.

It is evident that the Amendment is based on an assessment that the land to the rear of the heritage house (fronting Aumann Drive) that is now developed as townhouses no longer has heritage values to warrant its inclusion in the HO. This is not in dispute. What is in dispute is whether the same level of consideration should have been given to 47 Smiths Road, which was also developed in 2009.

It is the heritage significance, rather than the address used to identify HO155 and the associated citation, that should have been the key concern in the consideration of the submission that objected to this aspect of the Amendment. This is precisely the issue raised in the objecting submission.

A change to the address describing HO155 and the citation would simply be an administrative task that does not justify dismissing a submission.

(iii) Panel Conclusion

- The objecting submission relates directly to a purpose of the Amendment, which is to update the extent of HO155 to reflect the heritage significance of the place since redevelopment of land in 2009. The objecting submission should not have been dismissed as beyond the scope of Amendment.

2.2 Heritage significance

(i) Submissions and evidence

Council submitted that:

... the removal of a Heritage Overlay from the property at 47 Smiths Road is likely to have a significant impact on the long term protection of the existing heritage building at 49 Smiths Road. The retention of the Heritage Overlay as it applies to the property at 47 Smiths Road is considered to provide an appropriate outcome with a sensitive area and a curtilage that would ensure the ongoing regulation of further development on the site due to its close proximity to the heritage place.

Council referred to its Heritage advisor's comments relating to the redevelopment of the land in 2007, which noted that development to the rear of the main house was not quite as sensitive as the land fronting Smiths Road because it was visually separated and downhill from the house. That advice highlighted that the height, setback and bulk development of what is now 47 Smiths Road had the potential to overwhelm the existing house. Consequently, the planning permit for the new dwelling at 47 Smiths Road took into account its proximity to the heritage building and was designed to ensure the long term protection of the heritage building and outbuilding.

It was Council's view that removing the HO from 47 Smiths Road is likely to have a significant impact on the heritage value of 49 Smith Road and as such would require further strategic consideration.

Council referred to its Heritage advisor's comments, which confirmed earlier advice:

- *... that development to the rear of the historic house (Aumann Drive properties) is likely to have a lesser impact on the heritage values of the site than development of the site directly adjacent to the historic house (47 Smiths Rd).*
- *It appears that the site (47 Smiths Rd) is over 300m² and therefore a planning permit would not be required to develop the site based on the existing zoning. An assessment would have to be made as to whether standard planning controls were adequate to protect any development of the site from overwhelming the house at number 49 Smiths Rd.*

And

Removal of number 47 Smiths Rd from HO155 may be acceptable if there is some other measure in place to control any future development on the site. For example, a Design Development Overlay may be able to place restrictions on the height, front set back and bulk of any new development, so as not to overwhelm or detract from the heritage values of the site. A measure such as a DDO may protect the heritage property in event of future development at number 47, but not be so restrictive for ongoing owners who do not wish to further develop the site. steel picket infill and at least 50% transparent.

Council highlighted that development at 47 Smiths Road was subject to a requirement⁵ under a Conservation Management Plan which addressed, amongst other things, the front fence of that property. It also noted that, while a Design and Development Overlay (DDO) may be an appropriate tool to guide development on the site, this would require a further planning scheme amendment and may still result in the need for a planning permit for development.

Council relied on advice from its heritage adviser (referred to above) and the evidence of Ms McLean.

Council suggested the Practice Note supports the retention of 47 Smiths Road in the HO as:

- The property is specifically identified in the Heritage Study, although it could potentially be argued the significance is solely on a historical basis.
- 47 Smiths Road Templestowe continues to pass the test that “*there is something to be managed.*”
- It is “*almost always necessary to include some surrounding land (a curtilage or sensitive zone of the heritage place in order to retain the setting or context of the significant building, structure, tree or feature; and to regulate development in close proximity to the significant building.*”

The Panel has summarised Ms McLean’s views as follows:

- Prior to the development in 2009, 47 Smiths Rd contributed to the heritage values associated with HO155, including the agricultural building and remnant orchard plantings noted in the Place Citation and by providing an open garden setting.
- There has been significant deterioration of the heritage values associated with the site to the extent that:

Viewed in isolation, it appears that 47 Smiths Rd no longer reaches the threshold for local significance. Extensive development of the site occurred in 2009 and resulted in a deterioration of the heritage values associated with this part of the site.

- Ongoing protection of the remaining heritage values associated with HO155 is a priority, In addition to the historic house and remains of the barn building at 49 Smiths Road, it is important to protect the following remaining values against future development:
 - *Views of and to the property (historic house) from the street and from the park, including to the main elevations (west and south elevations). This includes maintaining existing open space around the house site, and maintaining the requirement for a low front fence;*
 - *Ensuring further development on adjoining properties does not result in further deterioration of the heritage values associated with no. 49. This includes development that may overshadow or dwarf the heritage property in any way.*
- Consideration should be given to the most appropriate way of protecting the heritage values associated with 49 Smiths Road from future development, with options including:
 - maintaining the current HO over both 47 and 49 Smiths Road (as exhibited)

⁵ Planning permit PL08/019306 condition 3.

- another planning tool, such as a DDO that controls heights, bulk and set backs at 47 Smiths Road.

(ii) Discussion

The expert evidence confirmed that:

1. Like the Aumann Drive properties, there is no fabric that contributes to the HO155 heritage values remaining at 47 Smiths Road.
2. 47 Smiths Road no longer reaches the threshold for local significance (in isolation from 49 Smith Road).

This is not surprising in view of the removal of the outbuilding and orchard that are referred to in the Citation when the property was developed in 2009 and the recently developed house on the property.

Further, there was no identification of any historic associations that would elevate 47 Smiths Road to locally significant.

The Panel does not consider the flatter topography in Rivers Road justifies a different test to that applied in Council's decision to support the removal of the Aumann Drive properties from HO 155.

The submissions and evidence referred to guidance in the Practice Note that the curtilage of the HO should *'ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item'*. However, the Practice Note:

- Establishes that the usual practice in urban areas is *'the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment)'*.
- Cited examples of where the HO polygon should not extend to the entire property, such as homesteads on a large farm or a significant tree on an otherwise unimportant property as examples of where the.
- Does not indicate that the HO should apply beyond the property on which there are significant heritage values.

It is not common practice to apply the HO to land that does not have any identified the heritage significance, (except where the non-contributory place is within a heritage precinct). Indeed, neither Council nor Ms McLean could think of one example where the HO applied in this way.

The Panel considers the opportunity existed when the land was subdivided and developed to set development parameters to protect the heritage values of 49 Smiths Road. A conservation management plan was put in place to address fencing but other options could have included maintaining the necessary land to protect the context of homestead at 49 Smiths Road within that lot, specifying a building envelope on 49 Smiths Road or including a covenant relating to fencing. The Panel notes that both Council and Ms McLean expressed reservations about how effective HO155 had been in ensuring that development that occurred in 2009 protected the heritage values of the place.

The Panel does not consider that the burden permit requirements under HO 155 for the owner of 47 Smiths Road (and Council) justify the retention of this property in the HO. Nor

does the Panel consider that the introduction of an additional planning control as an alternative to the HO has been justified. The Panel observes that the zoning of the land establishes setback standards that require front setbacks that are the average of the adjoining properties and there is little difference in the front fence treatment under the overlay than would be achieved under ResCode standards; the height that steel picket fence at 47 Rivers Road is one centimetre less than the ResCode standard.

(iii) Panel Conclusion

- 47 Smiths Road should be removed from HO 155 as, since the property was subdivided and redeveloped in 2009, no significant fabric remains and it no longer reaches the threshold for local significance.

2.3 The place citation

Council referred to the need to change the address on the HO155 Citation and undertake further work relating the significance of the place as a reason not to support the requested removal of 47 Smiths Road from the overlay.

As Ms McLean observed, the HO155 Citation is an early example that does not adopt current practice. This is an understatement. While the Citation was brief and provided limited guidance on why the place is significant when it was prepared, it has less utility since much of the property was subdivided and redeveloped. The citation refers to elements that can be inferred as originally contributing to the significance of the place that no longer exist, including on 47 Smiths Road.

Irrespective of whether 47 Smiths Road is retained in the HO, it is clear that the Citation requires updating to reflect current practice in drafting citations and the existing heritage values. Rather than suggesting that the administrative task of changing the address on the Citation should preclude a change to the extent of HO155, it would have been better to revise the Citation, or at least foreshadow the need for it to be updated.

2.4 Recommendation

The Panel makes the following recommendations:

1. **Delete 47 Smiths Road, Templestowe from the Heritage Overlay (HO 155).**
2. **Revise the address in the schedule to the Heritage Overlay for HO 155 and the Citation to refer to 49 Smiths Road, Templestowe (rather than 49 - 47 Smiths Road, Templestowe).**
3. **Update the citation for HO 155 to reflect current practice and circumstances as part of the next review of heritage provisions in the Manningham Planning Scheme.**

Planning and Environment Act 1987

MANNINGHAM PLANNING SCHEME

AMENDMENT C113

EXPLANATORY REPORT

Who is the planning authority?

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

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

Land affected by the Amendment

The Amendment applies to the following land:

1. Land at 66-68 Hall Road, Warrandyte South. The land is occupied by the South Warrandyte Hall. It has an area of approximately 2,048m². The land is zoned Rural Conservation Zone, Schedule 3 (RCZ3).

It is also affected by Environmental Significance Overlay Schedule 3 (ESO3). A Heritage Overlay, HO74 also applies over the site.

The Amendment does not require any changes to the map for this site.

2. The Amendment also applies to six heritage places currently included within the Heritage Overlay of the Manningham Planning Scheme, including:
 - HO43 Former Eastern Golf Course "Tullamore" and stable- 463 Doncaster Road, Doncaster
 - HO212 Monterey Cypresses - 333, 339, 344 & 360 High Street, Doncaster
 - HO85 Windrush – 15 -17 Homestead Road, Templestowe
 - HO108 House - 2 McLeod Street, Doncaster
 - HO155 House - 47- 49 Smiths Road, Templestowe
 - HO191 Warrandyte Township Heritage Precinct – 111 Yarra Street Warrandyte.

What the amendment does

In relation to 66-68 Hall Road, Warrandyte South the Amendment changes the schedule to the Heritage Overlay HO74 by permitting prohibited uses on the land. In more specific terms, the Amendment:

- Amends the Schedule to the Heritage Overlay HO74 contained within the Manningham Planning Scheme by replacing "No" with "Yes" in the "prohibited uses may be permitted" column.

In relation to the six other heritage places, the Amendment corrects errors and anomalies in the current Schedule to the Heritage Overlay and Planning Scheme maps. The changes are as follows:

- Amends HO43 in the Schedule to the Heritage Overlay – for 463 Doncaster Road Doncaster by deleting the words "The Tree Protection Zone of Tree numbers 4, 27 and 82 as identified in the "Conservation Analysis and Policy" Meredith Gould Architects Pty Ltd (2011) as shown on the heritage overlay map" in the "Heritage Place column.

- Amends HO212 in the Schedule to the Heritage Overlay for the Monterey Cypresses at 333, 339, 344 & 360 High Street, Doncaster to correct the property address by replacing the suburb name Doncaster with Templestowe Lower.
- Amends Map 03HO to correct the extent of HO85 that has been incorrectly mapped as it currently excludes a section of Windrush - Homestead Road, Templestowe.
- Amends Map 06HO to delete the HO108 from 2 McLeod Street, Doncaster.
- Amends Map 02HO to delete the HO155 from 47 Smiths Road; 3 Aumann Drive; 1/5 Aumann Drive; 2/5 Aumann Drive; 3/5 Aumann Drive; and 4/5 Aumann Drive, Templestowe. It also amends HO155 in the schedule to the Heritage Overlay to delete reference to '47' Smiths Road to update the address details.
- Amends HO191 in the schedule to the Heritage Overlay, in the column "Outbuildings or fences which are not exempt under Clause 43.01-3" by deleting the word "No" and replacing it with "Yes, Blacksmith Hut at 111 Yarra Street, Warrandyte."

Strategic assessment of the Amendment

Why is the Amendment required?

The South Warrandyte Hall (HO74) has been identified in the *Manningham Heritage Study* as being of local significance as a community meeting place re-created through community efforts after the 1939 bushfires.

The exterior of the Hall is intact to its original 1939 design and the building has been identified by Council's Heritage Advisor as being of local significance for its architectural integrity.

The Hall has been used by the local community as a meeting place. The Hall was purchased by Council in 1974 and was run by a Committee of Management comprising local residents until 1988 when Council took over its management.

The Heritage Overlay applying over the site does not allow for a prohibited use to be considered. Accordingly, an amendment to the Schedule to the Heritage Overlay is required to allow prohibited uses to be permitted on the land, subject to the granting of a planning permit.

The Hall has been closed to the public due to building maintenance and public safety issues. The heritage significance of the building warrants the retention of the heritage controls and the reinstatement of building as a useable facility. The Amendment will facilitate an improvement to the building's condition and functionality by enabling uses that would otherwise be prohibited under the current Rural Conservation Zone and ensuring continued use of the heritage place and associated maintenance.

The proposed change to the schedule to the Heritage Overlay will assist with the longer term conservation of the heritage place.

The Amendment is also required to correct errors and anomalies to a number of other identified heritage places listed in the Schedule to the Heritage Overlay or map that have been identified through the day-to-day operation of the Scheme as follows:

It amends HO43 in the Schedule to the Heritage Overlay – for 463 Doncaster Road Doncaster. It is proposed to avoid repetition by deleting in the "Heritage Place" column the words "The Tree Protection Zone of Tree numbers 4, 27 and 82 as identified in the "Conservation Analysis and Policy" Meredith Gould Architects Pty Ltd (2011) as shown on the heritage overlay map." The same statement will remain in the column "where tree controls apply?"

It amends HO212 in the Schedule to the Heritage Overlay for the Monterey Cypressess at 333, 339, 344 & 360 High Street Doncaster to correct the property address by replacing the suburb Doncaster with Templestowe Lower.

It amends Map 03HO to apply HO85 to part of the site currently known as 15-17 Homestead Road, Templestowe. The Heritage Overlay extends for the majority of 15-17 Homestead Road except for the north western corner of the site. This anomaly in the map results in the Windrush homestead, which is cited in the statement of significance, as only being partially protected by the overlay.

It deletes the Heritage Overlay HO108 House - 2 McLeod Street Doncaster. The land has been subdivided and is currently described as Units 1, 2, 6, 7 of 2 McLeod Street, Doncaster. These properties do not have heritage significance as the original heritage building was destroyed by fire.

It amends Map 02HO to correct the boundary for HO155, and also amends the schedule to the Heritage Overlay to update the address for HO155 House – 49 Smiths Road, Templestowe. The extent of HO155 needs to be corrected to reflect the subdivision and redevelopment of the land known as 47 Smiths Road; 3 Aumann Drive; 1/5 Aumann Drive; 2/5 Aumann Drive; 3/5 Aumann Drive; and 4/5 Aumann Drive, Templestowe.

It amends HO191 in the schedule to the Heritage Overlay, by inserting reference to the Blacksmith Hut. The portable (mobile) Blacksmith's Hut is a rare (possibly unique) example of a travelling blacksmith's wagon in Victoria, as there are no other examples recorded in current heritage databases. In 2015 the Warrandyte Historical Society successfully organised the relocation of the portable blacksmith hut from a private residence in Warrandyte to the Historical Society's grounds. The proposed change will identify this heritage asset. The Amendment will change the column "Outbuildings or fences which are not exempt under Clause 43.01-3" by deleting the word "No" and replacing it with "Yes, Blacksmith Hut at 111 Yarra Street Warrandyte."

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

The Amendment implements the following objectives of planning in Victoria:

- to provide for the fair, orderly, economic and sustainable use, and development of land: Section 4 (1)(a);
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria: Section 4(1)(c); and
- to balance the present and future interests of all Victorians: Section 4 (1)(g).

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

Social, Economic and Environmental Effects

The Amendment will have positive social effects by assisting in the ongoing protection of places of historical significance for the benefit of current and future generations and facilitating their ongoing use.

The Amendment will have a positive economic impact, as the proposed change to the Schedule to the Heritage Overlay will facilitate potential uses which retain the public access to the site and are for a purpose which respect the purpose for which the building was originally constructed and used. Council, as the landowner, will be able to ensure that only appropriate uses for the site are permitted, subject to the planning permit provisions of the Scheme.

In relation to the heritage corrections, the Amendment is expected to have positive social and economic implications by correcting errors and anomalies in the controls applying to privately owned land. It will provide greater clarity for landowners and will enable the land to

be used and developed in an appropriate manner, particularly by removing the HO from land with no identified heritage values.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on any considerations of bushfire risk.

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

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

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

The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne 2017-2050) includes a number of Outcomes, Objectives and Directions which have implications for the proposed Amendment.

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

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

- Clause 15 Built Environment and Heritage identifies the need for planning to ensure the conservation of places of heritage significance. In more specific terms Clause 15.03 includes a strategy to support adaptive reuse of heritage buildings whose use has become redundant.

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

The Amendment is consistent with the Local Planning Policy Framework including the Municipal Strategic Statement (MSS) of the Manningham Planning Scheme which encourages the protection of heritage places:

- Clause 21.11 (Heritage) of the MSS notes that:
Council is committed to preserving and enhancing cultural heritage places in the municipality. Some of the relevant strategies include the need *"to encourage the retention of the heritage fabric in development proposals, and consider the preparation of amendments to the heritage overlay schedule to allow prohibited uses where the use is unlikely to have a detrimental impact on adjoining land and which may assist with the ongoing preservation of the heritage building."*
- The Local Policy at Clause 22.03 'Cultural Heritage Policy, identifies the need to recognise, protect, conserve, manage and enhance identified cultural heritage places. It further notes the need to encourage the retention of cultural heritage places and ensure that these places are recognised and afforded appropriate protection to enrich the character, identify and heritage of the municipality.
It is policy that the partial or complete demolition and/or removal of any building, structure or feature of identified cultural heritage significance will be strongly discouraged, in order to conserve the range and quality of cultural heritage places in the municipality.

In relation to the South Warrandyte Hall (HO74), it is considered that the current planning controls restrict the use of the heritage building and could result in the building falling into a state of disrepair. By amending the Schedule to the Heritage Overlay to allow for a

prohibited use to be considered, the long term conservation of the building is likely to be increased.

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

The Amendment has been prepared in accordance with State Government Practice Notes – *Applying the Heritage Overlay and Strategic Assessment Guidelines: for planning scheme amendments*.

In particular, the Amendment makes proper use of the Victoria Planning provisions as it seeks to amend the existing Heritage Overlay Schedule and the maps to reflect heritage conditions. The Amendment is consistent with *Planning Practice Note 1, Applying the Heritage Overlay* in particular as it relates to allowing a prohibited use of a heritage place. The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne 2017-2050) includes a number of Outcomes, Objectives and Directions which have implications for the proposed Amendment. Relevant outcomes and objectives include:

- Liveable Communities and neighbourhoods: *Create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.*
 - Direction 4.7: Respect our heritage as we build for the future. It is noted that Plan Melbourne refers to the fact that "the government recognises that, in some instances, public benefits flow from private-sector developments that involve significant heritage assets. This can include the conservation and adaptive reuse of heritage assets that would otherwise deteriorate and cease to contribute to Melbourne's economic development." The importance of adaptive reuse of heritage assets is the primary justification for the first part of this amendment relating to the Warrandyte South Hall site.

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

The Amendment was referred to the relevant agencies as part of the exhibition and notice of the Amendment and no concerns were raised in relation to the Amendment.

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

The Amendment has regard to the relevant requirements of the *Transport Integration Act 2010*.

The Amendment will not have a significant impact on the transport system, as defined in the Act, as it would not in itself result in any increase in demand on the transport system.

Resource and administrative costs

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

It is not anticipated that the Amendment will have a significant impact on the resources and administrative costs of the responsible authority.

The Amendment will not result in an increase number of permit applications. Rectifying the anomalies may actually decrease the number of permit applications. It will provide further guidance on the type of information requirements.

Where you may inspect this Amendment

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

- during office hours, at the office of the planning authority, Manningham City Council, 699 Doncaster Road, Doncaster
- at the Manningham website at www.yoursaymanningham.com.au

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

MANNINGHAM PLANNING SCHEME

15/06/2017
C107
Proposed
C113

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	Archaeological sites - Alexander Road, Warrandyte	No	No	Yes	No	No	No	-	Yes
HO2	"Nilja" - Alexander Road, Warrandyte	No	No	Yes	Yes - garage	No	No	-	No
HO3	House "Glenfern" - 10 Amberley Court, Bulleen	No	No	Yes	No	No	No	-	No
HO4	Templestowe Primary School No. 1395 (former) - 1-9 Anderson Street, Templestowe	Yes	No	No	No	No	No	-	No
HO5	Templestowe Memorial Hall – 11-13 Anderson Street, Templestowe	Yes	Yes	Yes	No	No	No	-	No
HO6	East Doncaster Hall - Andersons Creek Road, Doncaster East	Yes	No	Yes	No	No	No	-	No
HO7	Milgate Park Estate - Andersons Creek Road, Doncaster East	No	No	Yes	No	No	No	-	No
HO8	Coolibah - 13 Arunga Drive, Wonga Park	No	No	Yes	Yes - outbuildings, windmill/bore	No	No	-	No
HO203	Menlo – 17-25 Atkinson Street, Templestowe	-	-	-	-	Yes - Ref. No. H2294	Yes	-	No

MANNINGHAM PLANNING SCHEME

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HO10	Templestowe Uniting Church (fmr. Presbyterian) - 104 Atkinson Street, Templestowe	Yes	Yes	Yes – Golden Ash only	Yes - timber church building, early post and wire fence	No	No	-	No
HO11	House (Smith House or Sunnyside Farm) - 134-136 Atkinson Street, Templestowe	No	No	No	No	No	No	-	No
HO205	River Red Gum on corner Balwyn Road & Doyle Street, Bulleen	No	No	Yes	No	No	No	-	No
HO12	House – 2-4 Batskos Drive, Warrandyte	No	No	Yes	No	No	No	-	No
HO13	Ben Nevis - 21-25 Ben Nevis Grove, Bulleen	No	No	Yes	No	No	No	-	No
HO14	Ross & Monica Larmer House - 42 Berrima Road, Donvale	No	No	No	No	No	No	-	No
HO15	Robert & Elizabeth Ley House - 58 Berrima Road, Donvale	Yes	No	Yes	No	No	No	-	No
HO17	Merchant Builders Former Display Houses Heritage Precinct - 4–12 Beverley Hills Drive & 408–418 Porter Street, Templestowe	Yes	No	Yes – English Oak at 4 Beverly Hills Drive only	No	No	No	-	No
HO18	Pontville – 16-20 Websters Road, Templestowe	-	-	-	-	Yes – Ref. No. H1395	Yes	-	Yes
HO20	Warrandyte Primary School No. 12 – 42-52 Brackenbury Street, Warrandyte	Yes	No	No	Yes - shelter shed	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO21	House – 151 Brackenbury Street, Warrandyte	Yes	No	No	No	No	No	-	No
HO24	River Red Gum – Bridge Street Cnr. Manningham Road, Bulleen	No	No	Yes	No	No	No	-	No
HO25	Bridge Street Pine & Cypress Plantings - Bridge Street, Bulleen	No	No	Yes	No	No	No	-	No
HO26	"Journeys End" - 22-40 Bridge Street, Bulleen	No	No	Yes	Yes - entry gate	No	No	-	No
HO27	South Warrandyte Fire Station - 12 Brumbys Road, South Warrandyte	Yes	No	No	No	No	No	-	No
HO28	House - 138-140 Brysons Road, Warranwood	Yes	Yes	No	No	No	No	-	No
HO93	Couper's Orchard – 139-141 Brysons Road, Wonga Park	Yes	No	Yes	No	No	No	Plan No. 1 Incorporated under Clause 43.01-2 of the Manningham Planning Scheme, April 2008	No
HO29	House - 81 Brushy Park Road, Wonga Park	No	No	No	Yes - outbuilding	No	No	-	No
HO30	Bolin Swamp - Bulleen Road, Bulleen	No	No	Yes	No	No	No	-	Yes

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HO214	House – 5 Buller Terrace, Lower Templestowe	No	No	No	No	No	No	-	No
HO31	"Worrall" - 2-4 Cat Jump Road, Donvale	Yes	No	Yes	No	No	No	-	No
HO34	Holy Trinity Anglican Church, Vicarage and Hall - 106 Church Road, Doncaster	Yes	No	Yes	No	No	No	-	No
HO35	Clifford Park - Clifford Drive, Wonga Park	No	No	Yes	Yes – within Clifford Park: levelled camp sites, footings of stage, large boomerang bases, flagpole, tower, chapel c1989; within State Park: toilet block & storage building, Rowallan Hall, four 'tables', swimming hole, pump house, camp fire circle, concrete cesspit/grease trap site, shower block base and camp	No	No	-	No

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HO36	G. Stafford House - 37-39 Curry Road, Park Orchards	No	No	Yes	No	No	No	-	No
HO37	R. S. Hadley House - 41-43 Curry Road, Park Orchards	No	No	Yes	No	No	No	-	No
HO38	River Red Gum – Manningham Park Primary School, sth of David Road – 223-229 Manningham Road, Lower Templestowe	No	No	Yes	No	No	No	-	No
HO39	Yarra Brae Cottage - 8 Davis Road Cnr. Clifford Drive, Wonga Park	No	No	Yes	Yes - HV McKay gate	No	No	-	No
HO40	House (Clay House) - 10 Dehnert Street, Doncaster East	No	No	Yes	No	No	No	-	No
HO41	House - 1 Dellas Avenue cnr. McLachlan Street, Templestowe	Yes	No	Yes	No	No	No	-	No
HO42	English Oak - Doncaster Road (near Hender St corner), Doncaster	No	No	Yes	No	No	No	-	No

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HO43	Former Eastern Golf Club "Tullamore" and stables - 463 Doncaster Road, Doncaster <i>The Tree Protection Zone of Tree numbers 4, 27 and 82 as identified in the "Conservation Analysis and Policy" Meredith Gould Architects Pty Ltd (2011) as shown on the heritage overlay map.</i>	Yes	No	Yes Tree numbers 4, 27 and 82 as identified in the "Conservation Analysis and Policy" Meredith Gould Architects Pty Ltd (2011).	Yes - stables	No	No	-	No
HO44	Shire Offices (fmr) - 673 Doncaster Road, Doncaster	Yes	No	No	No	No	No	-	No
HO45	Doncaster Primary School No. 197 - 675-683 Doncaster Road, Doncaster	Yes	No	Yes – Algerian Oaks only	No	No	No	-	No
HO46	Church of Christ - 680 Doncaster Road, Doncaster	Yes	Yes	No	No	No	No	-	No
HO47	Clarke Hopkins & Clarke Office (former) - 684 Doncaster Road, Doncaster	Yes	No	Yes	No	No	No	-	No

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HO48	City of Manningham Municipal Offices - 699 Doncaster Road, Doncaster	No	No	Yes	Yes - artworks, fountain	No	No	-	No
HO215	House – 724 Doncaster Road, Doncaster	Yes	No	No	No	No	No	-	No
HO49	House - 783 Doncaster Road, Doncaster	Yes	No	No	Yes - timber outbuilding	No	No	-	No
HO50	"Plassey" - 891-893 Doncaster Road, Doncaster East	Yes	No	No	Yes - basework of conservatory	No	No	-	No
HO51	Inge & Grahame King House - 18 Drysdale Road, Warrandyte	-	-	-	-	Yes - Ref. No. H1313	Yes	-	No
HO52	Wonga Park Primary School No. 3241, Residence & Algerian Oak - 41 Dudley Rd, Wonga Park	No	No	Yes	No	No	No	-	No
HO53	Red Box tree - 4 Dudley Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO55	Allen Property - 42 Dudley Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO56	House – 61A (59) Dudley Road, Wonga Park	No	No	No	No	No	No	-	No
HO57	House - 9 Dundas Court, East Doncaster	No	Yes	No	No	No	No	-	No
HO58	Tiffany Heights - 9-11 Edgar Avenue, Wonga Park	No	No	Yes	No	No	No	-	No
HO216	House – 29 Edwin Road, Templestowe	No	No	No	No	No	No	-	No

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HO208	Canary Island Pines & Dutch Elms at Egan Drive, Bulleen	No	No	Yes	No	No	No	-	No
HO112	St Clements Church – 9 – 21 Egan Drive, Bulleen	Yes	No	No	No	No	No	-	No
HO59	"Carawatha" - 10-12 Enfield Avenue, Park Orchards	Yes	No	Yes	No	No	No	-	No
HO60	Carey Baptist Grammar School - 9 Era Court, Donvale	Yes	No	No	No	No	No	-	No
HO61	Merchant Builders Former Display Houses Heritage Precinct - 1, 2 & 3 Exford Close, Donvale	Yes	No	No	No	No	No	-	No
HO62	Westerfolds Manor & Park - Fitzsimons Lane, Templestowe	Yes	No	Yes	Yes - garage	No	No	-	Yes
HO63	River Red Gums - Fitzsimons Lane & Porter Street (north-east corner), Templestowe	No	No	Yes	No	No	No	-	No
HO217	Templestowe War Memorial at 43-45 Foote Street, Templestowe	No	No	No	No	No	No	-	No
HO64	Kellybrook Winery and oak tree - 1-3 Fulford Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO65	Avonleigh - 16 Fulford Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO67	Colella Orchards - 14 Gatters Road, Wonga Park	No	No	Yes	No	No	No	Plan No. 1 Incorporated under Clause	No

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								43.01-2 of the Manningham Planning Scheme, April 2008	
HO68	House - 88-90 George Street, Doncaster	No	No	Yes	Yes - outbuilding	No	No	-	No
HO69	"Heimat" - 125 George Street, Doncaster	Yes	No	Yes	No	No	No	-	No
HO209	Golden Elm at 174 George Street, Doncaster	No	No	Yes	No	No	No	-	No
HO70	"Fromhold" - 176 George Street, Doncaster	Yes	No	Yes – Golden Elm only	No	No	No	-	No
HO210	Monterey Pines at 137 – 139 Glenvale Road, Donvale	No	No	Yes	No	No	No	-	No
HO71	Mines - "Sailor's Reef" - 42-56 Gold Memorial Road, Warrandyte	No	No	No	No	No	No	-	No
HO72	Archaeological site Bulleen Drive-In (fmr) – 49 Greenaway Street, Bulleen	No	No	Yes	No	No	No	-	Yes
HO73	Meg Henderson Houses Precinct - 232 Greenslopes Drive and 1 Fran Court, Lower Templestowe	Yes	No	Yes	No	No	No	-	No
HO219	Warrandyte South Primary School No. 3476 (former) at 58-64 Hall Road, Warrandyte South.	No	No	No	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO74	South Warrandyte Hall - 66-68 Hall Road, South Warrandyte	No	No	No	No	No	NoYes	-	No
HO75	Tod Park & Parkinson property - 18-20 Hartley Road and 114-116 Jumping Creek Road, Wonga Park	No	No	Yes	Yes – tea rooms, cottage and office	No	No	-	No
HO76	Wyndover - 26 Hartley Road (Cnr. Moser Road), Wonga Park	No	No	Yes	Yes - fence remnant	No	No	-	No
HO77	Hartley Cottage - 30 Hartley Road, Wonga Park	No	No	Yes	Yes - fence remnant	No	No	-	No
HO78	Pavilion - 72 Hartley Road, Wonga Park	No	No	No	No	No	No	-	No
HO79	Warrandyte High School - 241 Heidelberg-Warrandyte Road, Warrandyte	Yes	No	No	No	No	No	-	No
HO80	House – 298 Heidelberg-Warrandyte Road, Warrandyte	No	No	No	No	No	No	-	No
HO81	Jenkins Homestead - 23 Hemingway Ave., Templestowe	Yes	No	No	No	No	No	-	No
HO211	Monterey Pines at 126, 128, 130, 132 & 138 High Street, Doncaster.	No	No	Yes	No	No	No	-	No
HO82	House – 131 High Street, Doncaster	Yes	No	Yes	No	No	No	-	No
HO83	Winter Park Cluster Housing –137-149 High Street & 6-17 Timber Ridge, Doncaster	-	-	-	-	Yes – Ref. No H1345	Yes	-	No

MANNINGHAM PLANNING SCHEME

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HO212	Monterey Cypresses at 333, 339, 344 & 360 High Street, Doncaster Templestowe Lower	No	No	Yes	No	No	No	-	No
HO84	Mines - 'Great Southern' 27-41 Hodson Road, Warrandyte	No	No	No	No	No	No	-	No
HO85	Windrush - Homestead Road, Templestowe	Yes	No	No	No	No	No	-	No
HO86	Newman Grave Sites - Homestead Road & 9 Watties Lane, Templestowe	No	No	Yes	No	No	No	-	No
HO87	Homestead Boarding Kennels and Cattery - 12 Homestead Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO88	House - 97-99 Homestead Road, Wonga Park	Yes	No	No	No	No	No	-	No
HO89	Cottage - 1 Hooper Road, Wonga Park	No	No	No	No	No	No	-	No
HO90	Hooper Cottage - 19 Hooper Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO91	Former Naughton House and Factory - part 7-11 and part 13-15 Hutchinson Avenue, Warrandyte	-	-	-	-	Yes - Ref. No. H1314	Yes	-	No
HO204	House - 103 James Street, Templestowe	No	No	No	No	No	No	-	No
HO92	Motor Garage (Motor Body Works) - 133 James Street, Templestowe	Yes	No	No	No	No	No	-	No
HO94	Marshall's Post Office (former) - 76-78 Jumping Creek Road, Wonga Park	No	No	No	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO95	Irwin House (former) - 177-179 Jumping Creek Road, Wonga Park	No	No	No	No	No	No	-	No
HO96	House - 181 Jumping Creek Road, Wonga Park	Yes	No	No	No	No	No	-	No
HO97	Potters Cottage - 321-327 Jumping Creek Road, Warrandyte	No	Yes	Yes	No	No	No	-	No
HO98	St Anne's Chapel - 54-62 Knees Road, Park Orchards	No	No	No	No	No	No	-	No
HO99	Wonga Park Hall & Reserve - Launders Avenue, Wonga Park	No	No	Yes	No	No	No	-	No
HO100	Oak Trees - 10 Launders Avenue, Wonga Park	No	No	Yes	No	No	No	-	No
HO101	House - 75 Leeds Street, Doncaster	No	No	Yes	No	No	No	-	No
HO102	House - 88 Leeds Street, Doncaster	No	No	Yes	No	No	No	-	No
HO103	Mt Lofty Landscape - Lower Homestead Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO104	Former stables - Wonga Park homestead - 5 Lower Homestead Road, Wonga Park	No	No	No	No	No	No	-	No
HO105	McDonald Avenue - McDonald Avenue, Templestowe	No	No	Yes	No	No	No	-	No
HO201	Cottage - 125 - 127 McGowans Road, Donvale	No	No	Yes	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO106	Adit Gold Mine – Part Reserve PS414269V and part 1A McIntyres Road, Park Orchards	No	No	No	No	No	No	-	No
HO107	Archaeological site - 69-129 McIntyres Road, Park Orchards	No	No	Yes	No	No	No	-	Yes
HO108	House – 2 McLeod Street, Doncaster	No	No	Yes	No	No	No	-	No
HO109	John & Val Reid House - 72 Macedon Road, Lower Templestowe	No	No	Yes	No	No	No	-	No
HO110	Alwyn Seir House - 74 Macedon Rd., Lwr. Templestowe	No	No	Yes	No	No	No	-	No
HO111	House - 12 Mahoneys Court, Warrandyte	No	No	No	No	No	No	-	No
HO113	A. H. Snelleman House (former) - 42 Melbourne Hill Road, Warrandyte	No	No	No	Yes - carport	No	No	-	No
HO114	Petty & Austins Orchards - Monckton & Homestead Roads, Templestowe	No	No	Yes	Yes - packing shed	No	No	Plan No. 1 Incorporated under Clause 43.01-2 of the Manningham Planning Scheme, April 2008	No
HO115	"Caringa" - 1 Monckton Road, Templestowe	No	No	Yes	Yes - front fence, gate	No	No	-	No
HO116	Pontville & Monckton Gateposts - 6 Monckton Road, Templestowe	Yes	No	No	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO117	Timber Packing Shed - 20 Monckton Road, Templestowe	No	No	No	No	No	No	-	No
HO118	House - 123 Mitcham Road, Donvale	No	No	Yes	No	No	No	-	No
HO119	Archaeological site Reserve - Mullum Drive, Donvale (7922-555)	No	No	Yes	No	No	No	-	Yes
HO120	Laminex House (fmr) - 1 Oakland Drive, Warrandyte	No	Yes	No	No	No	No	-	No
HO121	House (fmr "Hildene") – 32-34 Octantis Street, Doncaster East	No	No	Yes	Yes - pergola	No	No	-	No
HO122	Old Warrandyte Road Heritage Precinct – 1-29 and 12-26 Old Warrandyte & 1-8 Cat Jump Roads, Donvale	No	No	Yes	No	No	No	-	No
HO123	Ian H. Grabowsky House - 15 Old Warrandyte Road, Donvale	No	No	Yes	Yes-fence	No	No	-	No
HO124	'Sunningdale' - 16 Old Warrandyte Road, Donvale	Yes	No	Yes	No	No	No	-	No
HO125	Joseph Alexander House (former) - 21 Old Warrandyte Road, Donvale	No	No	No	No	No	No	-	No
HO206	<i>Cornwall House</i> – 103 Old Warrandyte Road, Donvale	No	No	Yes – Golden Cypress & Windmill Palm only	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO126	Wonga Park Community Cottage - Old Yarra Road, Wonga Park	No	No	No	No	No	No	-	No
HO220	Merchant Builders Olympus Drive Display Houses (former) at 20 & 22 Olympus Drive, Lower Templestowe	No	No	No	No	No	No	-	No
HO128	"Whitefriars" Carmelite Monastery (now Whitefriars Park) - 88-130 Park Road, NE Cnr. Heads Road, Donvale	Yes	Yes	Yes	Yes - fence, gate	No	No	-	No
HO129	Park Orchards Chalet - 579 Park Road, Park Orchards	No	No	No	No	No	No	-	No
HO130	Templestowe Hotel - 23-29 Parker Street, Templestowe	No	No	Yes	No	No	No	-	No
HO132	Collyer House - 10 Paynters Road, Wonga Park	No	No	No	No	No	No	-	No
HO133	Avanti - 30 Paynters Road, Wonga Park	Yes	No	No	No	No	No	-	No
HO134	House - 33 Paynters Road, Wonga Park	Yes	No	No	No	No	No	-	No
HO135	Doonaree - 35 Paynters Road, Wonga Park	No	No	No	No	No	No	-	No
HO136	Former Wonga Park Store (train carriage) - 38 Paynters Road, Wonga Park	No	No	No	No	No	No	-	No
HO137	Muller House - 39 Paynters Road, Wonga Park	No	Yes	No	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO138	C. & P. Mylins House (fmr) - 9-11 Pine Ave., Park Orchards	Yes	No	Yes	No	No	No	-	No
HO139	River Red Gums - Porter St., Templestowe	No	No	Yes	No	No	No	-	No
HO140	St. Haralambous -190-200 Porter Street, Templestowe	No	No	Yes	No	No	No	-	No
HO141	Pound Bend Gold Diversion Tunnel - Pound Bend Road, Warrandyte	-	-	-	-	Yes - Ref. No. H1260	Yes	-	No
HO142	P. & J. McQuie House - 7 Ranleigh Rise, Lwr. Templestowe	Yes	No	Yes	No	No	No	-	No
HO143	(D & R Bates) - 14 (Lot 1) Reserve Road, Wonga Park	Yes	No	No	No	No	No	-	No
HO144	House - 34-36 Reserve Road, Wonga Park	Yes	No	No	No	No	No	-	No
HO145	Currawong Bush Park, Rangers Office, accommodation, conference room and shelter - 277-285 Reynolds Road, Donvale (7922-268-271)	No	No	Yes	Yes - outbuildings	No	No	-	Yes
HO221	Wood Street Footbridge at 1-13 Riverwood Lane, Lower Templestowe	No	No	Yes	No	No	No	-	No
HO146	Moreton Bay Fig - 1 Robb Close, Bulleen	No	No	Yes	No	No	No	-	No
HO147	"Clarendon Eyre" orig. "Springbank" - 6 Robb Close, Bulleen	No	No	Yes	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO148	Rosco Drive Heritage Precinct – 9, 28, 30 & 34 Rosco Drive, Templestowe	Yes	No	No	No	No	No	-	No
HO149	Solar House - 32 Rosco Drive, Templestowe	-	-	-	-	Yes - Ref. No H1312	Yes	-	No
HO150	House - 8 Russell Road, Warrandyte	No	No	No	No	No	No	-	No
HO151	Topping House - 3 St Denys Crescent, Wonga Park	No	No	No	Yes - well	No	No	-	No
HO152	Carter House - 2-4 St Georges Ave., Templestowe	No	No	No	No	No	No	-	No
HO153	House & Hedge - 52-54 Serpells Rd., Templestowe	Yes	No	Yes	No	No	No	-	No
HO154	Morialta - 81-83 Serpells Rd., Templestowe	No	No	No	No	No	No	-	No
HO155	House – 47 49 Smiths Road, Templestowe	No	No	Yes	Yes - outbuildings	No	No	-	No
HO156	Stane Brae - 5 Stane Brae Court, Wonga Park	No	No	Yes	Yes - remains of concrete ammunition store & rifle range	No	No	-	No
HO157	St Stephens Anglican Church - 5-7 Stiggant Street, Warrandyte	Yes	No	No	Yes - fence, gate, flagpole	No	No	-	No
HO54	Ironbark - 6 Styles Court, Wonga Park	No	No	Yes	No	No	No	-	No
HO158	House - 18 Summit Drive, Bulleen	Yes	No	No	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO159	Warrandyte Uniting Church - 1-3 Taroona Ave., Warrandyte	Yes	Yes	Yes	No	No	No	-	No
HO160	Heide I - 5 Templestowe Road, Bulleen	-	-	-	-	Yes - Ref. No. H687	Yes	-	No
HO161	Heide II - 7 Templestowe Road, Bulleen	-	-	-	-	Yes - Ref. No. H1494	Yes	-	Yes
HO162	River Red Gums - Templestowe Road, Lower Templestowe	No	No	Yes	No	No	No	-	No
HO163	Black Flat Mining Area Heritage Precinct - Tills Drive and Nelson Drive, Warrandyte	No	No	No	No	No	No	-	No
HO164	"Kembla" - 36-48 Tills Drive, Warrandyte	No	No	Yes	Yes - outdoor pool, entry gate, stonework terracing	No	No	-	No
HO165	"The Stone House" - 1-21 Tills Drive Cnr. 323 Warrandyte-Ringwood Road, Warrandyte	Yes	No	No	No	No	No	-	No
HO166	Violet Hawkes' Cottage - Tills Drive, Warrandyte	Yes	No	No	No	No	No	-	No
HO167	House - 243-245 Tindals Road, Warrandyte	No	No	Yes	Yes - outbuildings, fence, gate	No	No	-	No
HO222	House & Garden at 18-20 Unwin Street, Templestowe	No	No	Yes	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO169	Schramms Cottage Heritage Precinct - 62-78 Victoria Street, Doncaster	No	No	No	No	No	No	-	No
HO170	Black Achan Pear & Bunya Bunya Pine at - Municipal Gardens, Victoria Street, Doncaster	No	No	Yes	No	No	No	-	No
HO171	Trinity Lutheran Church & Canary Island Palm at - 51-53 Victoria Street, Doncaster	Yes	Yes	Yes	No	No	No	-	No
HO172	Trinity Lutheran Church Manse & English Oak at - 51-53 Victoria Street, Doncaster	Yes	Yes	Yes – English Oak only	No	No		-	No
HO173	Schramms Cottage - 62-78 Victoria Street, Doncaster	Yes	Yes	Yes	No	No	No	-	No
HO174	Lutheran Cemetery (fmr) - 80-90 Victoria Street, Doncaster	Yes	No	Yes	No	No	No	-	No
HO175	"Friedensruh" - 10 Waldau Court, Doncaster	-	-	-	-	Yes - Ref. No. H376	Yes	-	No
HO179	Timber Reserve inc. Pigtail Mine - Warrandyte State Park, Webb St & Pigtail Rd, Warrandyte	No	No	Yes	No	No	No	-	No
HO180	Fourth Hill and Whipstick Gully inc. Quarries (Warrandyte State Park) - Webb Street & Gold Memorial Road, Warrandyte	No	No	No	No	No	No	-	No

MANNINGHAM PLANNING SCHEME

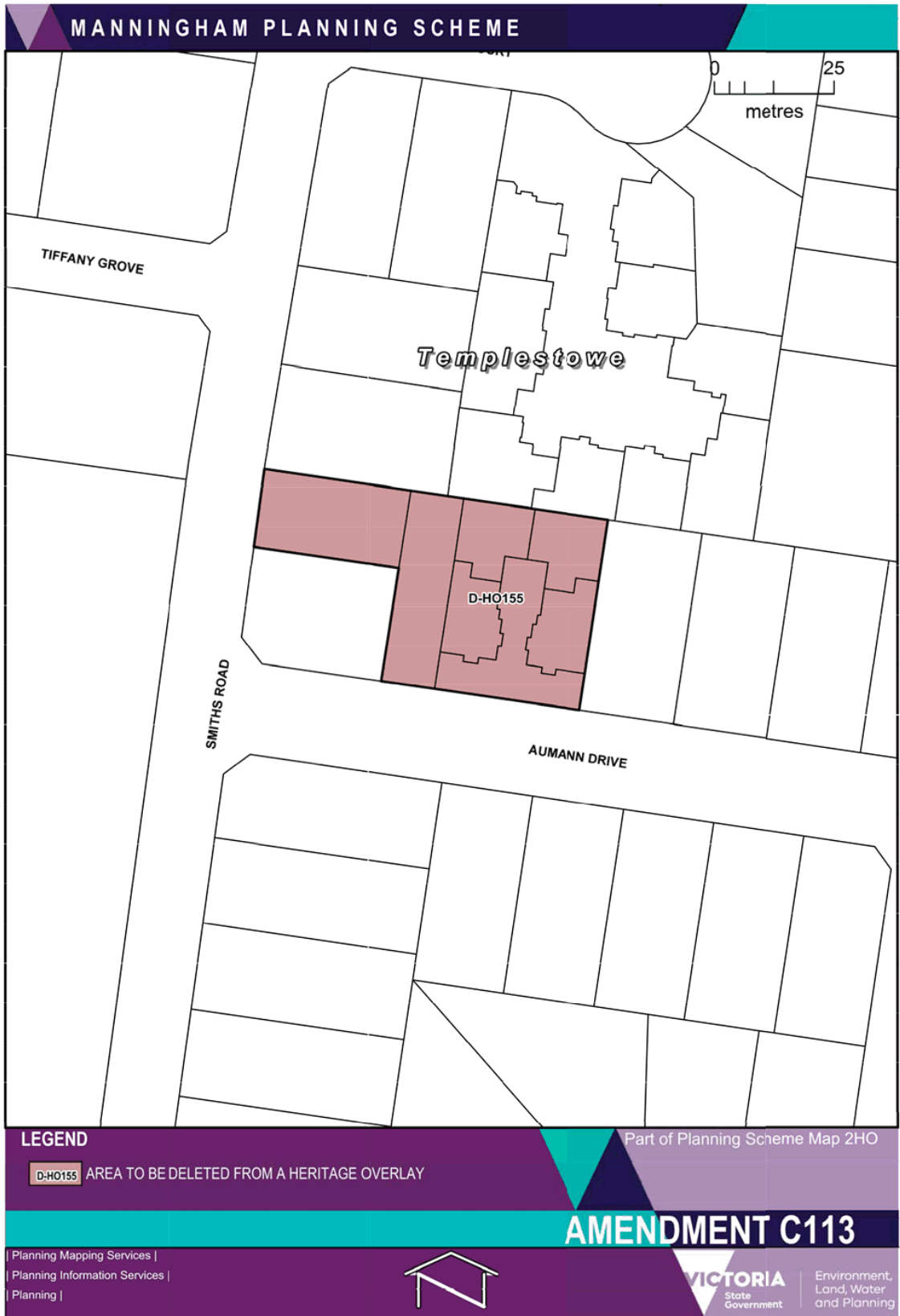
PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO181	Archaeological site (Ref. VAS 7922/202) - Wetherby Road eastern Cnr Eastern Freeway, Doncaster East	No	No	Yes	No	No	No	-	Yes
HO182	House - 108 Whittens Lane, Doncaster	No	No	No	No	No	No	-	No
HO183	Yarra Brae House & Yarra Brae Farm – 7-9 Yarra Brae Close, Wonga Park	Yes	No	Yes	Yes - complex of outbuildings and structures	No	No	-	No
HO184	The Hedge - 52-78 (9087) Yarra Road, Wonga Park	No	No	Yes	Yes - outbuilding, well	No	No	-	No
HO185	Elder House - 277-279 Yarra Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO186	Milpara Catholic Centre - 280 (9086) Yarra Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO187	Seddon Hill - 372 (9061) Yarra Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO188	White Lodge - 391 (9046) Yarra Road, Wonga Park	No	No	Yes	No	No	No	-	No
HO189	Read Orchard complex (former) - 404 Yarra Road & 6 Toppings Road, Wonga Park	No	No	Yes	Yes - outbuilding, fence	No	No	-	No

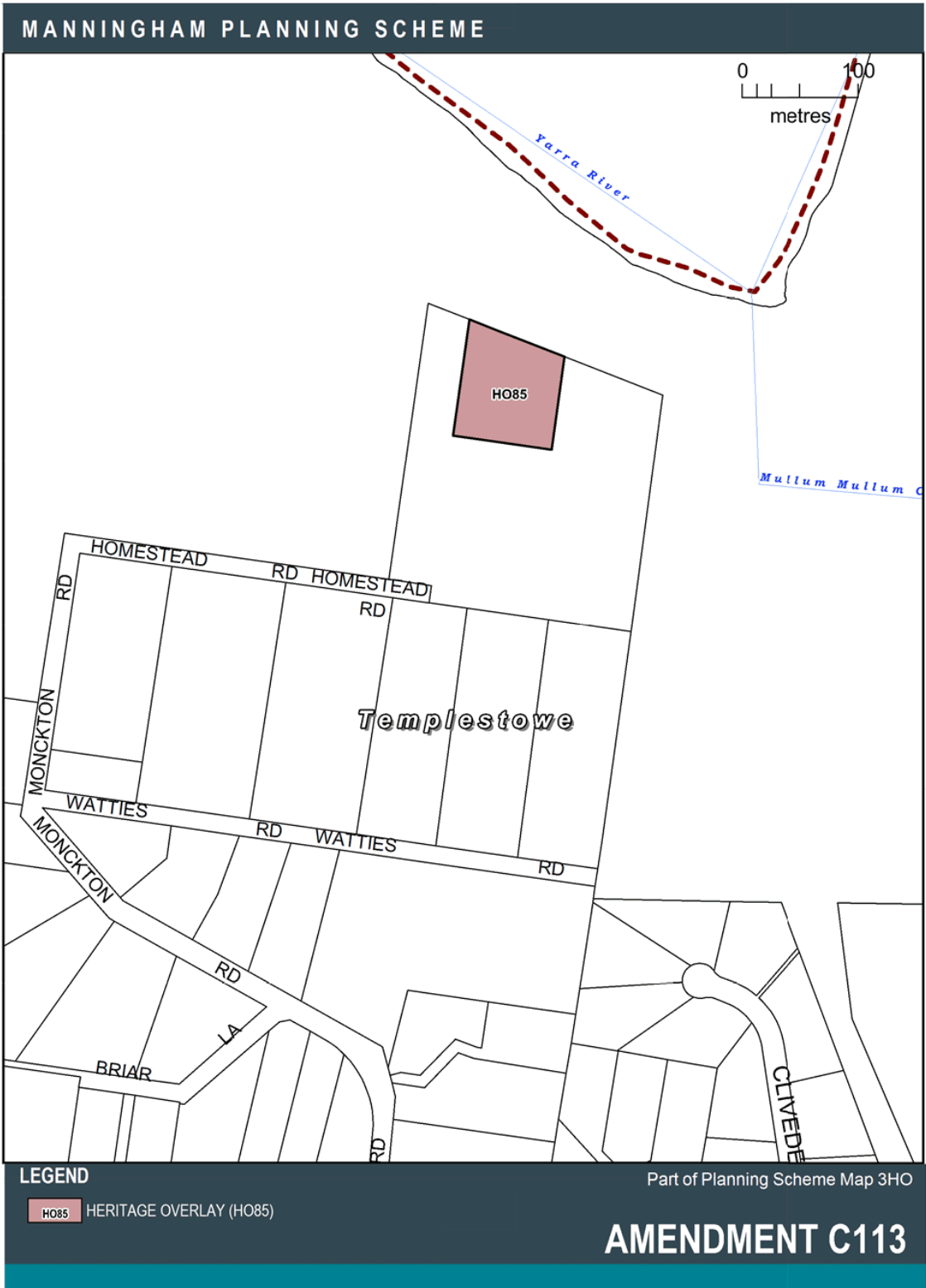
MANNINGHAM PLANNING SCHEME

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HO190	St Marks Anglican Church - 406 Yarra Road, Wonga Park	No	No	No	No	No	No	-	No
HO191	Warrandyte Township Heritage Precinct - Yarra & Brackenbury Streets, Russell and Mullens Roads, Warrandyte	No	No	Yes – English Oak at 77 Yarra Street & Pepper Tree at 111 Yarra Street only	No Yes Blacksmith Hut 111 Yarra Street Warrandyte	No	Yes – applies to 95, 103 – 109, 163, 165, 167, 183 – 187, 189, 193 – 197 & 207 Yarra St only	-	No
HO192	“Yarra Lodge” (fmr. Hemsworth House) - 18 Yarra Street, Warrandyte	No	No	No	Yes - outbuildings	No	No	-	No
HO193	Shop & Residence - 36-38 Yarra Street, Warrandyte	No	No	No	No	No	No	-	No
HO194	Warrandyte Police Station (fmr) - 71 Yarra St., Warrandyte	Yes	No	No	No	No	No	-	No
HO195	Grand Hotel - 112 Yarra Street, Warrandyte	Yes	Yes	No	No	No	No	-	No
HO196	Diary Tree - 141 Yarra Street, Warrandyte	No	No	Yes	No	No	No	-	No
HO197	Warrandyte Mechanics Institute - 180-186 Yarra St., Warrandyte	No	Yes	No	No	No	No	-	No
HO198	Warrandyte Fire Station (fmr) – Cnr. Yarra Street & Mitchell Ave, Warrandyte	Yes	No	No	Yes - steel tower	No	No	-	No

MANNINGHAM PLANNING SCHEME

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HO199	Former Warrandyte Wine Hall - 232-236 Yarra St., Warrandyte	-	-	-	-	Yes - Ref. No. H1150	Yes	-	No
HO200	Alexa Goyder's House - 300 Yarra Street, Warrandyte	Yes	No	Yes	No	No	No	-	No
HO22	House – 314 Yarra Street (161 Brackenbury Street), Warrandyte	Yes	No	No	No	No	No	-	No
HO23	House – 318 Yarra Street, Warrandyte	Yes	No	No	No	No	No	-	No

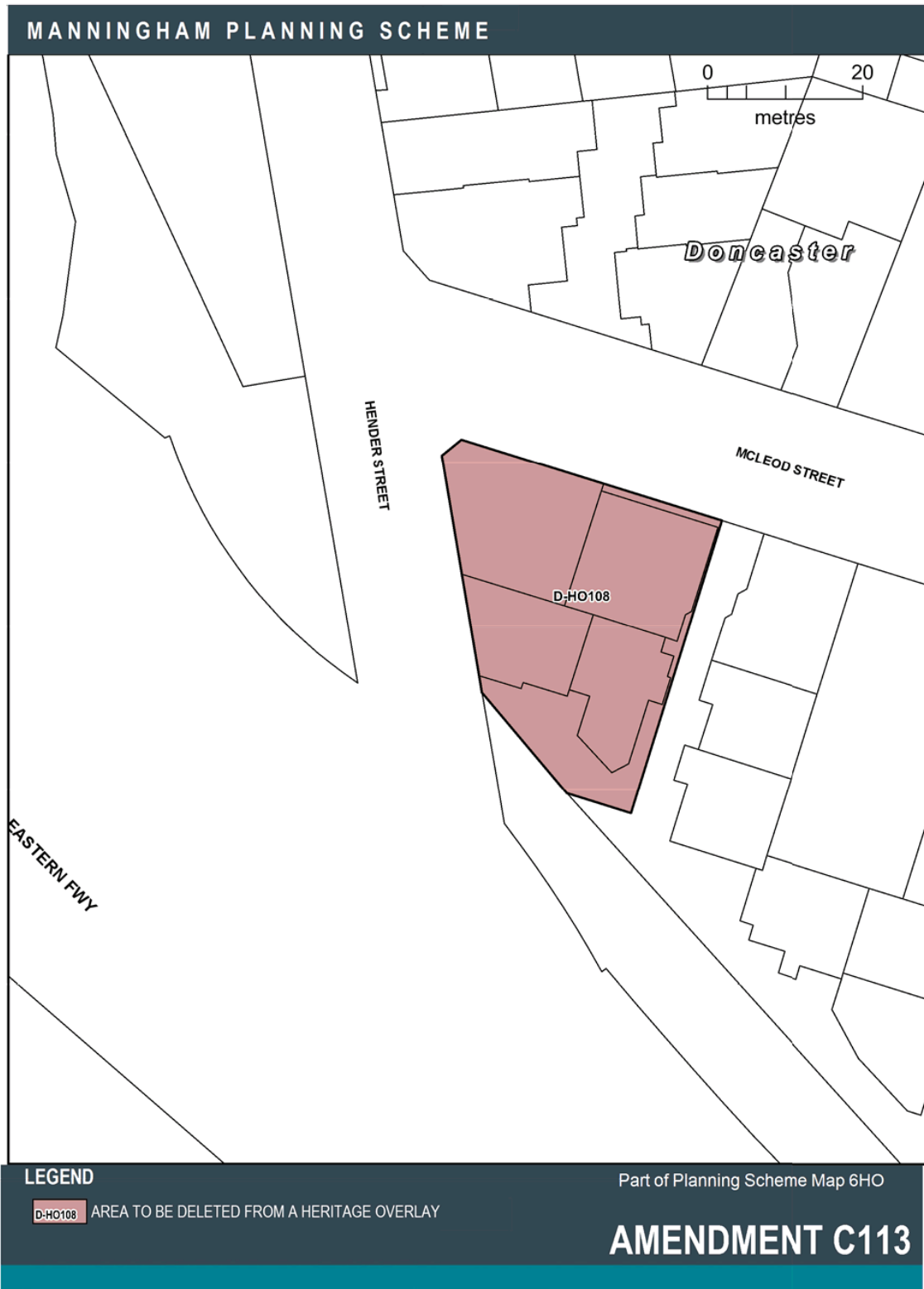




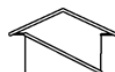
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003



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002

*Planning and Environment Act 1987***MANNINGHAM PLANNING SCHEME****AMENDMENT C113****INSTRUCTION SHEET**

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

The Manningham Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached maps sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 02HO, 03HO; 06HO in the manner shown on the 3 attached maps marked "Manningham Planning Scheme, Amendment C113".



Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

10.2 Amendment C120 to the Manningham Planning Scheme 7 Aminga Avenue, Doncaster East - Request for Authorisation

File Number: IN17/405
Responsible Director: Director Planning and Environment
Attachments: 1 Attachment 1 - Zoning Information [↓](#) 
2 Attachment 2 - Amendment C120 Proposed Amendment Documentation [↓](#) 

EXECUTIVE SUMMARY

The purpose of this report is to consider a request by SJB Planning on behalf of the owners of 7 Aminga Avenue, Doncaster East, for Council to amend the Manningham Planning Scheme to rezone the subject land from a Neighbourhood Residential Zone – Schedule 1 (NRZ1) to a General Residential Zone – Schedule 1 (GRZ1) and to delete the Design and Development Overlay – Schedule 5 (Donvale / Doncaster East Pine Tree Theme Area) and the Significant Landscape Overlay - Schedule 7 (Donvale / Doncaster East, Ruffey Lake Park and Zerbes Reserve Pine and Cypress Tree Areas) which also apply to the land.

The owner of the land is seeking to rezone the land to allow for the development of two dwellings on the site. The existing Neighbourhood Residential Zone – Schedule 1 (NRZ1) and Design and Development Overlay – Schedule 5 (DDO5) restrict development to only one dwelling on the subject land. The proposed General Residential Zone – Schedule 1 (GRZ1) would enable application to be made for medium density development and the subdivision of land into two or more lots. Any proposal to use and develop or subdivide the lot would be subject to a separate planning permit application and would be advertised to relevant owners and occupiers in accordance with section 52 of the Planning and Environment Act 1987.

The subject land is a corner allotment and the only lot in Aminga Avenue south of Gill Street which is not included in the General Residential Zone Schedule 1 and which is affected by the Design and Development Overlay Schedule 5 (DDO5) and Significant Landscape Overlay - Schedule 7 (SLO7). Whilst pine trees are evident north and east of the subject site, the site itself does not have any pine trees or other significant vegetation on site.

It is considered that given the location of the site and its characteristics that the proposed amendment has a sound strategic basis and is consistent with the State and local planning policy frameworks.

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR PAULA PICCININI

That Council:

- A. Seeks authorisation from the Minister for Planning under section 8A of the *Planning and Environment Act 1987* to prepare Amendment C120 to the Manningham Planning Scheme to rezone the land at 7 Aminga Ave, Doncaster East from a Neighbourhood Residential Zone – Schedule 1 to a General Residential Zone – Schedule 1 and to delete the Design and Development Overlay – Schedule 5 and the Significant Landscape Overlay - Schedule 7 from that land.**
- B. Notes that, subject to authorisation being granted by the Minister for Planning, Amendment C120 to the Manningham Planning Scheme will be placed on public exhibition for a period of one month, generally in accordance with Attachment 2.**

THE MOTION WAS LOST

2. BACKGROUND

- 2.1 The subject site, known as 7 Aminga Avenue, Doncaster East, is located on the south-west corner of Aminga Ave and Gill Street, approximately 70 metres north of Doncaster Road. It is approximately 100 metres north of the Tunstall Square Shopping Centre and 325 metres west of the intersection of Doncaster Road and Old Warrandyte Road, Donvale. The site is also approximately 160 metres west of the Donvale Private Hospital.
- 2.2 The subject site can be formally described as Lot 5 on Plan of Subdivision 061952. It is irregular in shape with a frontage to Aminga Avenue of 21 metres, a depth of approximately 36 metres to Gill Street and a 7.5 metre splay on the north-east corner, with a total area of approximately 664 square metres.
- 2.3 The site is located in a Neighbourhood Residential Zone – Schedule 1 (NRZ1), as are properties to the north and east. However, properties abutting the subject site to the south and west are included in a General Residential Zone – Schedule 1 (GRZ1).
- 2.4 The subject site and properties to the north and east are also subject to a Design and Development Overlay – Schedule 5 (DDO5) and Significant Landscape Overlay – Schedule 7 (SLO7). Refer to **Attachment 1 – Zoning information**.
- 2.5 The main objectives of the Neighbourhood Residential Zone are '*To recognise areas of predominantly single and double storey residential development*' and to '*...ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics*'. Schedule 1 of the NRZ identifies that only one dwelling is permitted on a lot.

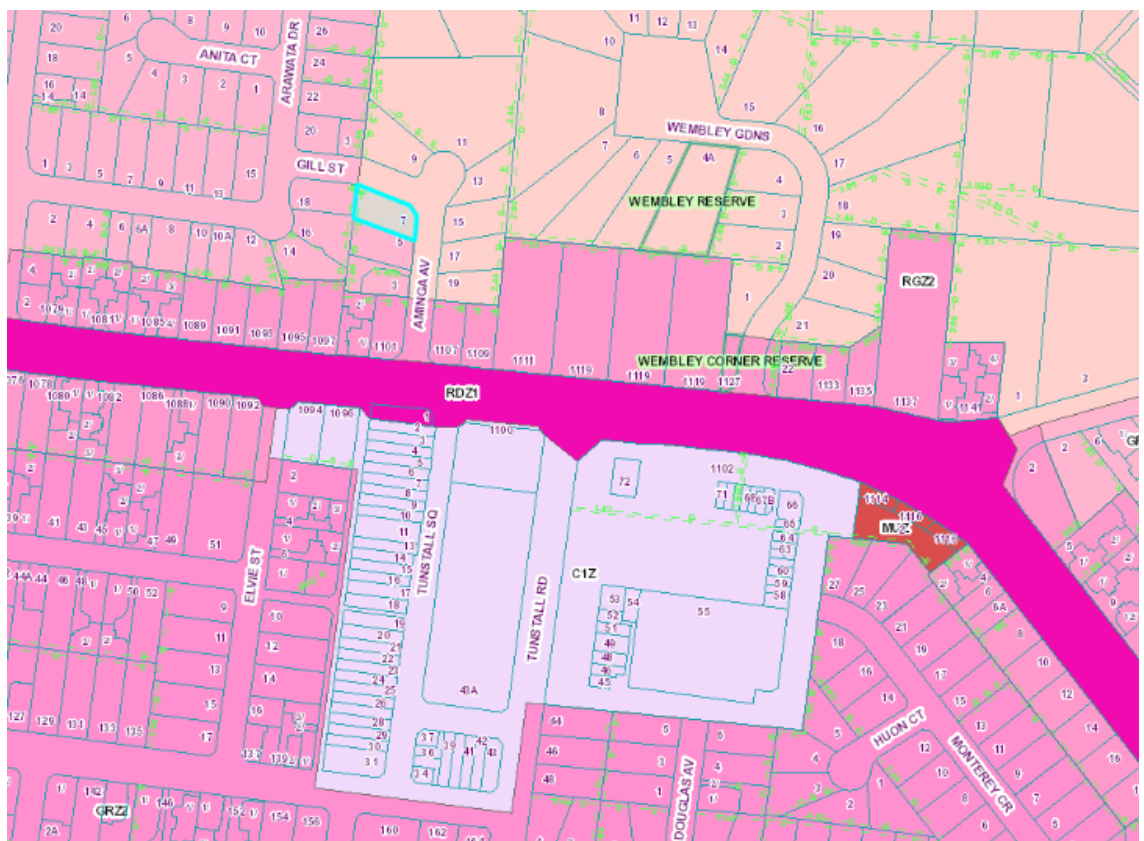
- 2.6 The Design and Development Overlay – Schedule 5 (DDO5) applies to the Donvale / Doncaster East Pine Tree Theme area. The primary objective of that Schedule is, *'To maintain and enhance the special pine-tree and low density character of the Donvale / Doncaster East pine tree theme area'*.
- 2.7 Other relevant objectives include:
- *To retain the predominance of single detached housing and discourage other forms of development.*
 - *To ensure that development does not protrude above the prevailing height of the tree canopy.*
 - *To ensure that land retains areas of pervious surfaces and a low site coverage to enable the retention and establishment of vegetation, particularly pine and cypress trees.*
- 2.8 Under the DDO5 each lot must be developed with no more than one dwelling. Each lot must have a minimum land area of 2,000m square metres, unless an averaging option is applied where each lot is at least 1,500 square metres provided the average area of all lots on a plan of subdivision is at least 2,000 square metres.
- 2.9 The Significant Landscape Overlay – Schedule 7 (SLO7) applies to Donvale/Donvale East, Ruffey Lake Park and Zerbes Reserve Pine and Cypress Tree Areas. The purpose of that Overlay is to maintain the treed character of the area and particularly encourage the retention of large pine and cypress trees. Development in this area is to remain subservient to the landscape and designed having regard to topography, vegetation and waterways.
- 2.10 Under the SLO7, a planning permit is required to remove, destroy or lop native and exotic vegetation provided that the vegetation meets specified measurements.
- 2.11 A review of past zoning and overlay maps show that the Design and Development Overlay- Schedule 5 has applied to the subject site since the inception of the Manningham Planning Scheme in June 2000. Amendment C54 (gazetted in February 2013) resulted in the rationalisation of Manningham's existing environmental overlays and resulted in the introduction of SLO7. Amendment C54 was prepared to implement the findings and recommendations of a number of approved Council strategies including: *Manningham Biosites: Sites of (Biological) Significance Review 2004; Wildlife Movement and Habitat Needs 2009; Locally Threatened Plants in Manningham 2010 and the Manningham Monterey Pine and Cypress Tree Assessment 2003.*
- 2.12 The current owner of the land is seeking to rezone the land to allow for the development of two dwellings on the site, which is currently prohibited under both the Neighbourhood Residential Zone and Design and Development Overlay Schedule 5.

3. DISCUSSION / ISSUE

3.1 It is considered that the current zones and overlays do not appropriately represent the key characteristics of the site or best reflect Council’s residential planning framework as described in other parts of the Manningham Planning Scheme, in particular the Municipal Strategic Statement.

Current	Proposed
Zone	
Neighbourhood Residential Zone	General Residential Zone
<ul style="list-style-type: none"> • Not consistent with the MSS which proposes that the Neighbourhood Residential Zone plus SLO/ESO and DDO be applied to residential areas with predominant landscape features. • Inconsistent with the zoning applying to adjoining residential land to the south and west of the subject land. 	<ul style="list-style-type: none"> • Consistent with the MSS which proposes that the General Residential Zone be applied to residential areas developed since 1975 to provide opportunity for new development that respects neighbourhood character and for an incremental level of change. • Under the provisions of the zone, a permit would be required to subdivide the land and a minimum garden area of at least 25% would be required in relation to the creation of any new vacant lot, or if developed 35%. • Clause 22.15 <i>Dwellings in General Residential Zone, Schedule 1</i> would apply to any application to construct a dwelling/s on the land to ensure that residential development contributes to a preferred neighbourhood character and provides for only an incremental level of change. That policy includes specific requirements in relation to siting, built form, car parking and access, landscaping and fencing.
Overlays	
<p><u>Design and Development Overlay Schedule 5 (Donvale/Doncaster East Pine Tree Theme Area)</u></p> <ul style="list-style-type: none"> • Design objectives relate to maintaining the special pine tree and low density character of the area which is not relevant to this specific land. • Whilst pine trees are evident north and east of the subject site, the site itself 	<p style="text-align: center;"><u>No overlays proposed</u></p> <ul style="list-style-type: none"> • No overlays are considered to be required. • Both DDO5 and SLO7 were consistently applied to only that land affected by the Neighbourhood Residential Zone in this general area and therefore would not be relevant

Current	Proposed
<p>does not have any pine trees or other significant vegetation on site.</p> <ul style="list-style-type: none"> The minimum subdivision area is 2,000 square metres, however the subject site has an area of approximately 664 square metres which is considerably less than the minimum subdivision area. 	<p>to the zoning change.</p> <ul style="list-style-type: none"> In particular it is <u>not</u> proposed to apply the Design and Development Overlay Schedule 8 – Residential Areas Surrounding Activity Centres and Along Main Roads (DD8) to the land which is the overlay used where Council is seeking to encourage a higher level of residential change.
<p><u>Significant Landscape Overlay Schedule 7 (Donvale/Doncaster East, Ruffey Lake Park and Zerbes Reserve Pine and Cypress Tree Areas)</u></p> <ul style="list-style-type: none"> Similarly to the overlay above, the site does not have any of the characteristics (either lot size or pine trees or other significant vegetation) which would warrant retention of this overlay. 	



3.2 As shown on the map above, the site is located on the south-west corner of Aminga Avenue and Gill Street, with two properties to the south, namely 3 and 5 Aminga Avenue, and all properties abutting the site in Gill Street, included in a General Residential Zone (GRZ1), which permits the development of more than one dwelling on a lot. Neither are the properties that abut the subject land (both in Aminga Avenue and Gill Street) affected by the DDO5 or the SLO7.

- 3.3 Rezoning of the subject site to a GRZ1 would therefore extend that zoning up to the Aminga Road reservation, which would result in Aminga Avenue being the zone boundary. Importantly it would not result in any isolated property remaining in the NRZ1.
- 3.4 The site is located an estimated 30 metres from properties that front Doncaster Road. Properties fronting Doncaster Road are affected by the Residential Growth Zone – Schedule 2 (RGZ2), where buildings up to and including four storey buildings are encouraged; and the Design and Development Overlay – Schedule 8 (DDO8), which encourages three storey apartment development on larger sized lots.
- 3.5 The site is also located 100 metres from the Tunstall Square neighbourhood activity centre, which is one of the largest of Manningham’s nine neighbourhood centres, offering an extensive range of shops and services. The Donvale Private Hospital is also located 160 metres east of the site.
- 3.6 It is noted that the area in the vicinity of the subject site is undergoing substantial developmental change. The introduction of the DDO8 along Doncaster Road (as a result of Amendment C50 on 8 March 2007) has resulted in single dwellings being replaced with townhouse or apartment development. This is likely to continue in the future.
- 3.7 Council’s *Tunstall Square Structure Plan (2015)* also encourages residential development within the commercial centre to increase housing diversity and promote activity in the Centre throughout the day and evening. The Structure Plan recommends five storey development along Doncaster Road, with a four storey development proposed for designated areas in the commercial parts of the Centre.
- 3.8 The subject site has good access to public transport, retail, community and health facilities, noting that the Donvale Private Hospital is located approximately 160 metres east of the site. Having regard to the locational attributes of the site and the existing planning policies that encourage increased residential density along Doncaster Road and around the Tunstall Square activity centres, it is considered reasonable to prepare a planning scheme amendment to rezone the site to enable consideration of a planning application to develop the site with more than one dwelling. **Attachment 2** includes the proposed amendment documentation.

4. IMPACTS AND IMPLICATIONS

State Planning Policy Framework (SPPF)

- 4.1 The proposed amendment is consistent with State Planning Policy in that it would facilitate the site being redeveloped with more than one dwelling, thus creating housing diversity in an area that is well serviced by retail shops, community services, employment opportunities and public transport. By increasing the housing supply in an established area will support the SPPF that seeks to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

- 4.2 The Amendment is consistent with the following objectives and strategies of the SPPF, including:
- Clause 11.02-1 Supply of Urban Land: Facilitates consolidation, redevelopment and intensification of existing urban areas.
 - Clause 11.03-2 Activity Centre Planning: Encourages a diversity of housing types at higher densities in and around activity centres.
 - Clause 11.06-2 Housing Choice: Facilitates increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
 - Clauses 11.06-5 Neighbourhoods: Supports increased housing in the established areas to create a city of 20 minute neighbourhoods that give people the ability to meet most their every-day needs within a 20 minute walk, cycle or public transport of their home.
 - Clause 16.01-1 Integrated Housing: Increases the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
 - Clause 16.01-2 Location of Residential Development - Encourages higher density housing development on sites that are well located in relation to jobs, services and public transport.
 - Clause 16.01-3 Housing Opportunity Areas - Identifies housing development opportunities that are in and around neighbourhood activity centres with good public transport connections.
 - Clause 16.01-4 Housing Diversity - Ensures housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs to make better use of existing infrastructure.

Local Planning Policy Framework

- 4.3 Council's Municipal Strategic Statement outlines the key land use directions for the municipality. Clause 21.03 (Key Influences – Future Housing Need) identifies the importance of encouraging residential development in areas that consolidate the role of established urban areas and reduces pressure for development in more sensitive locations. Furthermore, Clause 21.03 identifies that higher density housing would be supported in areas in close proximity to activity centres, major roads and transport routes.
- 4.4 The importance of consolidating the established urban area is reinforced in Clause 21.05 that addresses residential land use. An objective of Clause 21.05-1 that is relevant to the Amendment is *'To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes'*.
- 4.5 The Amendment proposes to rezone the subject land from a Neighbourhood Residential Zone – Schedule 1 (NRZ1) to a General Residential Zone – Schedule 1 (GRZ1). Any proposed redevelopment of the site would be subject to a separate planning permit. Any assessment would need to take into consideration Clause 22.15 Dwellings in the General Residential Zone.

Social, Economic and Environmental

Social

- 4.6 The Amendment provides an opportunity to provide housing diversity in an area that has good access to public transport, retail, community and health facilities and supports the Metropolitan Strategy Plan Melbourne 2017- 2050, concept of a 20-minute neighbourhood that seeks to concentrate every day facilities and services within a 20 minute journey from home, thus promoting liveability and social interaction.

Environmental

- 4.7 Whilst the existing planning controls (DDO5 and SLO7) seek to protect the existing environmental characteristics of the area, particularly pine and cypress trees, the site does not have any significant vegetation.
- 4.8 The Amendment would facilitate the site being redeveloped with more than one dwelling in an area that is well serviced by retail shops, community services, employment opportunities and public transport thus reducing reliance on the usage of car, which will assist in minimising traffic congestion and reducing carbon emissions across the municipality as a whole.

Economic

- 4.9 The proposed amendment would provide an opportunity for increased housing diversity and would support the Tunstall Square activity centre and nearby businesses and potentially provide access to employment opportunities.

5. IMPLEMENTATION

Finance / Resource Implications

- 5.1 Planning scheme amendments are prepared and administered by the City Strategy Unit. The proponent of the Amendment will meet the costs of the amendment process in accordance with the *Planning and Environment (Fees) Regulations 2016*, including any fees associated with a panel hearing.

Communication and Engagement

- 5.2 Before consulting with the community, Council is required to seek authorisation from the Minister for planning to prepare and exhibit the proposed planning scheme amendment. The Amendment would be exhibited for a period of one month.

- 5.3 Consultation would be in accordance with section 19 of the *Planning and Environment Act 1987* and would include:
- Notification to all residents and owners of properties in Aminga Avenue, Gill Street and of adjoining properties, including the statutory notices as well as Frequently Asked Questions (FAQs).
 - Notice on the site.
 - Information on the *Your Say Manningham* webpage, including FAQs and details of how to make a submission.
 - Advertisement in the Council section of the Leader Newspaper.
 - Hard copies of the Amendment and FAQs at the Civic Offices and Doncaster Library.
- 5.4 Should the Minister for Planning approve this Amendment, any redevelopment of the site would be subject to a planning permit application that would be subject to public advertising in accordance with section 52 of the *Planning and Environment Act 1987*.

Timelines

- 5.5 Subject to Council's endorsement, authorisation will be sought from the Minister for Planning under section 8A of the *Planning and Environment Act 1987* to prepare the Planning Scheme amendment. The Amendment will progress in accordance with the timelines outlined in the Ministerial Direction 15.

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.

Planning Property Report

from www.dtpli.vic.gov.au/planning on 13 February 2017 10:30 AM

Address: 7 AMINGA AVENUE DONCASTER EAST 3109

Lot and Plan Number: Lot 5 LP61952

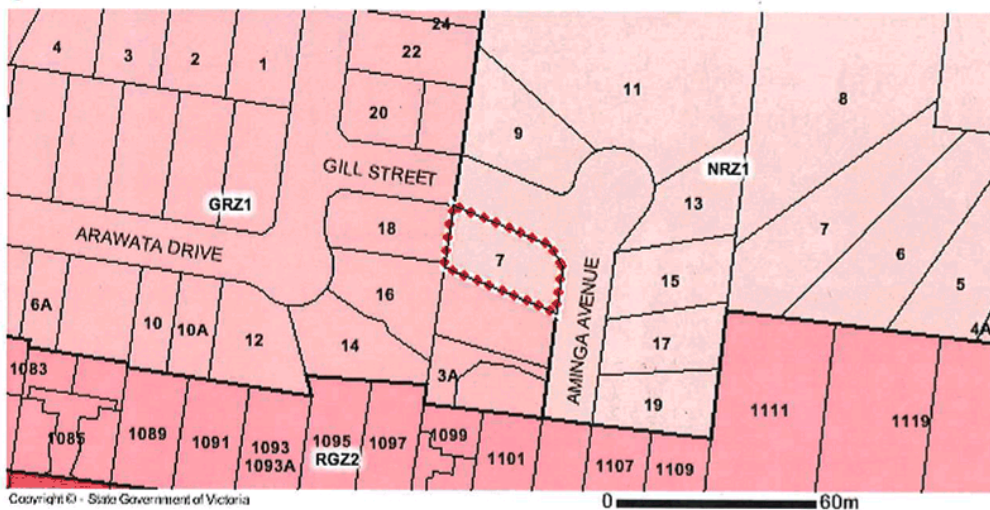
Local Government (Council): MANNINGHAM **Council Property Number:** 169450

Directory Reference: Melway 48 D1

Planning Zone

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)

SCHEDULE TO THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	
		Urban Growth Boundary
Railway	Tram	River, stream
		Lake, waterbody

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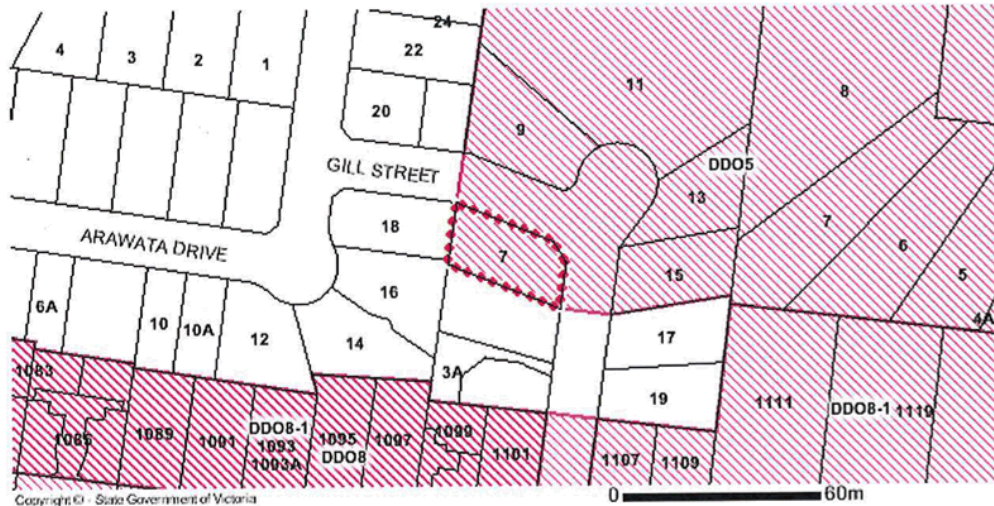


Environment,
Land, Water
and Planning

Planning Overlays

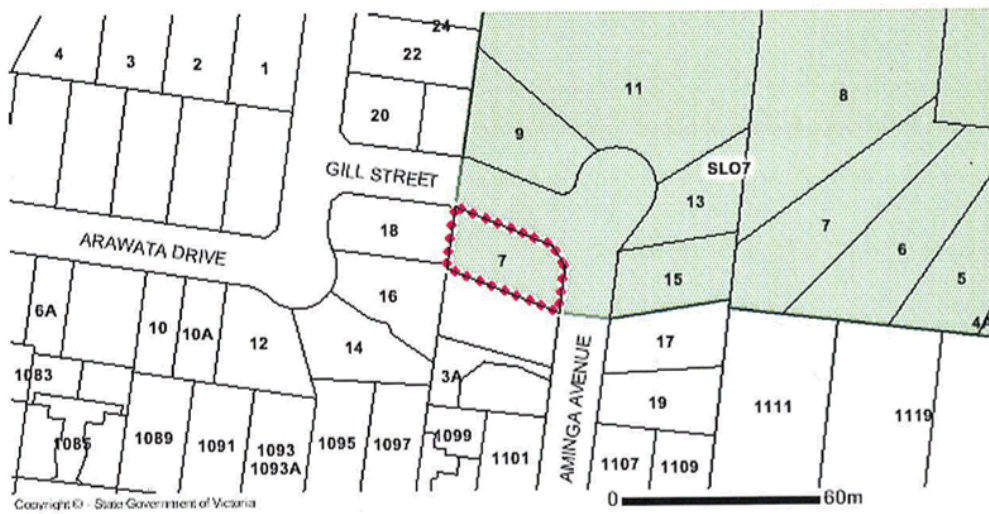
DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5)



SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 7 (SLO7)



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



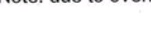



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Environment,
Land, Water
and Planning

Planning Overlays Legend

Overlays Legend

 AEO - Airport Environs	 LSIO - Land Subject to Inundation
 BMO - Bushfire Management (also WMO)	 MAE01 - Melbourne Airport Environs 1
 CLPO - City Link Project	 MAE02 - Melbourne Airport Environs 2
 DCPD - Development Contributions Plan	 NCO - Neighbourhood Character
 DDO - Design & Development	 PO - Parking
 DDOPT - Design & Development Part	 PAO - Public Acquisition
 DPO - Development Plan	 RO - Restructure
 EAO - Environmental Audit	 RCO - Road Closure
 EMD - Erosion Management	 SBO - Special Building
 ESO - Environmental Significance	 SLO - Significant Landscape
 FO - Floodway	 SMD - Salinity Management
 HD - Heritage	 SRO - State Resource
 IPO - Incorporated Plan	 VPO - Vegetation Protection
 Railway	 Tram
 River, stream	 Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 9 February 2017.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.delwp.vic.gov.au/planning

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Planning and Environment Act 1987

MANNINGHAM PLANNING SCHEME

AMENDMENT C120

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of SJB Planning on behalf of Morteza Farmand.

Land affected by the Amendment

The Amendment applies to land at No. 7 Aminga Avenue, Doncaster East (formally known as Lot 5 on Plan of Subdivision 061952).

What the amendment does

The Amendment proposes to delete the Neighbourhood Residential Zone – Schedule 1, the Design and Development Overlay – Schedule 5 and the Significant Landscape Overlay – Schedule 7 from the land at 7 Aminga Avenue, Doncaster East, and include the land within a General Residential Zone – Schedule 1.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required because the existing Neighbourhood Residential Zone – Schedule 1 (NRZ1) and Design and Development Overlay – Schedule 5 (DDO5) restrict development to only one dwelling on the subject land.

The proposed General Residential Zone – Schedule 1 (GRZ1) enables a planning application to be made for medium density development and the subdivision of land into two or more lots. Any planning application to use and develop or subdivide the lot would be subject to a separate planning permit application and would be advertised to relevant owners and occupiers.

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

Clause (1) of Section 4 of the Planning and Environment Act outlines the objectives of the *Planning and Environment Act 1987*. The relevant objectives are:

- (a) *to provide for the fair, orderly, economic and sustainable use, and development of land;*
- (b) *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- (c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (g) *to balance the present and future interests of all Victorians'.*

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

Whilst the existing planning controls (DDO5 and SLO7) seek to protect the existing environmental characteristics of the area, particularly pine and cypress trees, the site does not have any significant vegetation.

The Amendment would facilitate the site being redeveloped with medium density development in an area that is well serviced by retail shops, community services, employment opportunities and public transport thus reducing reliance on the usage of car, and minimising traffic congestion and reducing carbon emissions across the municipality as a whole.

Social Effects

The Amendment provides an opportunity to provide housing diversity in an area that has good access to public transport, retail, community and health facilities and supports the concept of a 20-minute neighbourhood as identified in the Metropolitan Strategy *Plan Melbourne 2017- 2050*, that seeks to concentrate every day facilities and services within a 20 minute journey from home, thus promoting liveability and social interaction.

Economic Effects

The proposed rezoning would facilitate housing choice and diversity and would enable future occupants to support the retail and community services at Tunstall Square, and DOncvale Rehab. Furthermore, the nearby services provide an employment opportunity.

Does the Amendment address relevant bushfire risk?

The land is not subject to a Bushfire Management Overlay and is not designated as a 'Bushfire Prone Area' under the Victorian Planning Provisions.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Act* and meets the requirements of relevant Ministerial Directions No. 9 and No. 11.

The Amendment is consistent with the Ministerial Direction No. 9 – Metropolitan Strategy and the relevant directions of *Plan Melbourne 2017 – 2050*.

This Explanatory Report satisfies the requirements of Ministerial Direction No. 11 'Strategic Assessment of Amendments'.

The timeframes provided within Ministerial Direction No. 15 'Amendment Process' will be adhered to during the planning scheme amendment process.

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

The Amendment is supported and is consistent with the State Planning Policy Framework and implements State Policy in relation to residential development. The Amendment implements the objectives of-

Clause 11.02 (Urban Growth) seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses;

Clause 11.03-2 (Activity Centre Planning) seeks 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 11.06-2 (Housing Choice) seeks to provide housing choice close to jobs and services;

Clause 11.06-5 (Neighbourhoods) seeks to create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs;

Clause 16.01-1 (Integrated Housing) which aims to promote a housing market that meets the communities needs and to facilitate increased housing yield in appropriate locations, including underutilised land;

Clause 16.01-2 (Location of Residential Development) which seeks to locate new housing in or close to activity centres and employment corridors / sites which offer good access to services and transport;

Clause 16.01-3 (Housing Opportunity Areas) seeks to identify areas that offer opportunities for more medium and high density housing near employments and transport in Metropolitan Melbourne; and

Clause 16.01-4 (Housing Diversity) which seeks to provide a range of housing types to meet increasingly diverse housing needs and that makes better use of existing infrastructure / improves energy efficiency.

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

Council's Municipal Strategic Statement outlines the key land use directions for the municipality. Clause 21.03 (Key Influences – Future Housing Need) identifies the importance of encouraging residential development in areas that consolidate the role of established urban areas and reduces pressure for development in more sensitive locations. Clause 21.03 also identifies that higher density housing would be supported in areas in close proximity to activity centres, major roads and transport routes.

The importance of consolidating the established urban area is reinforced in Clause 21.05 that addresses residential land use. An objective of Clause 21.05-1 that is relevant to the Amendment is *'To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes'*.

The Amendment proposes to rezone the subject land from a Neighbourhood Residential Zone – Schedule 1 (NRZ1) to a General Residential Zone – Schedule 1 (GRZ1). Any proposed redevelopment of the site would be subject to a separate planning permit. Any assessment would need to take into consideration Clause 22.15 Dwellings in the General Residential Zone.

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

The proposed rezoning of the land to General Residential Zone (GRZ) is the most appropriate Victorian Planning Provision to facilitate future residential use and development of the site.

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

The exhibition of the Amendment will provide the opportunity for relevant agencies to comment on the Amendment. The Amendment does not propose to create any new referral authority or referral requirements.

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

The proposed amendment supports and upholds the function of the transport system and there are no applicable statements of policy principles under section 22 of the Transport Integration Act 2010.

Resource and administrative costs

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

It is not expected that the proposed rezoning will give rise to any unreasonable resource or administrative costs for the City of Manningham. The Amendment will provide the appropriate planning framework for Council to efficiently plan for the site.

Where you may inspect this Amendment

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

- Manningham City Council, 699 Doncaster Road, Doncaster;
- At the Doncaster/The Pines/Bulleen/Warrandyte branch libraries and the Box Hill branch library
- The Manningham website at www.yoursaymanningham.com.au

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

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **[to be inserted following Minister's authorisation]**.

A submission must be sent to:

Manager City Strategy
Manningham City Council
PO Box 1
DONCASTER VIC 3108

or submitted online at www.yoursaymanningham.com.au

Panel hearing dates

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

- directions hearing: **[to be inserted following Minister's authorisation]**
- panel hearing: **[to be inserted following Minister's authorisation]**

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Doncaster East	7 Aminga Ave, Doncaster East	Manningham C120 001zn Map 08 Manningham C120 002d-ddo Map 08 Manningham C120 003d-slo7 Map 08

*Planning and Environment Act 1987***MANNINGHAM PLANNING SCHEME****AMENDMENT C120****INSTRUCTION SHEET**

The planning authority for this amendment is Manningham City Council.

The Manningham Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by three (3) attached maps.

Zoning Maps

1. Planning Scheme Map No 08ZN, amended in the manner shown on the attached maps marked "Manningham Planning Scheme, Amendment C120."

Overlay Maps

2. Planning Scheme Map No 08DDO5 amended in the manner shown on the attached maps marked "Manningham Planning Scheme, Amendment C120."
3. Planning Scheme Map No 08SLO7 amended in the manner shown on the attached maps marked "Manningham Planning Scheme, Amendment C120."

End of document








10.3 Draft Domeney Reserve Management Plan - Endorsement for Public Exhibition

File Number: IN17/404

Responsible Director: Director Planning and Environment

Attachments: 1 Draft Domeney Reserve Management Plan [↓](#) 

2. EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of the draft Domeney Reserve Management Plan for public exhibition.

The draft Domeney Reserve Management Plan has been prepared to improve recreation provision within this Reserve and to consider community requests for upgrading of the existing facilities.

The Reserve is currently used by sporting clubs, schools and residents for various recreational pursuits including football, cricket, netball, dance, yoga, Pilates and learning and education community activities. The Reserve is also used by local residents for less formal recreational activities, such as walking, dog walking and play.

Initial community consultation was undertaken with key stakeholders from May to November 2016 to inform the development of the new Management Plan. This consultation included a survey available to the Park Orchards community and Reserve users, a user group submission form and individual stakeholder meetings. Other assessments were undertaken to inform the development of the draft Plan, including a traffic and car parking study, site opportunities / constraints analysis, landscaping assessment and facility assessment.

The draft Management Plan provides the framework for development, management and capital works investment to improve the Reserve over the next ten years.

The draft Plan includes a series of goals and related objectives for the Reserve. The goals are:

- *Quality recreation facilities to meet community demand.*
- *Sensitive development that responds to the local environment.*
- *Flexible multi-use facilities and managements systems to maximise sustainable future use.*

In relation to the goals and objectives the draft Plan also includes an implementation plan with a series of actions related to the future use, development, management and maintenance of the Reserve, with priorities and budget estimates.

High priority actions in the draft Plan include a proposed upgrade of Domeney Recreation Centre, particularly an upgrade to the sporting amenities, social space, kiosk and shared kitchen and inclusion of an accessible public toilet, as well as some works to improve shared usage of the Centre. Funding has been allocated for that in Council's current budget.

In relation to the Reserve itself, high priority actions include improvements to the sports field and public cricket nets, provision of ten new car parking spaces, improvements to lighting and additional seating.

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR ANDREW CONLON

That Council:

- A. Endorses the draft Domeney Reserve Management Plan for public exhibition from 31 July to 4 Sept 2017.**
- B. Notes that a further report on the submissions to the draft Management Plan will be presented to Council before final endorsement of the Plan.**

CARRIED

2. BACKGROUND

- 2.1. Manningham City Council prepares Management Plans for complex recreation areas that accommodate a range of facilities and services and/or open space areas with an assortment of uses and purposes, including informal recreation and landscape values. Such areas are important community assets, and due to competing priorities for development, it is crucial to plan and prioritise the use, development and management of these areas.
- 2.2. A review of the Domeney Reserve Management Plan 2003 has been undertaken in order to provide direction for the future use, development and management of Domeney Reserve for the next ten years.
- 2.3. As part of the implementation of the 2003 Domeney Reserve Management Plan amongst other improvements, two netball courts were converted to car parking, the entrance to 100 Acres Reserve was developed and an outdoor social area was provided for the sports clubs.
- 2.4. The need for the review of the Plan is identified in Council's Active for Life Recreation Strategy 2010 (Action 4.5.35) and is required to ensure the best allocation of funding in Council's Capital Works Program for upgrading of the Domeney Reserve Recreation Centre.

Site context

- 2.5. Domeney Reserve is a Community Recreation Reserve of 5.28 ha that provides formal and informal sporting and recreation opportunities to the local community and visitors to Park Orchards.
- 2.6. It is included in a Public Park and Recreation Zone under the Manningham Planning Scheme within the context of the Low Density Residential Zone, which applies to most of Park Orchards. It adjoins the eastern boundary of Public Conservation and Resource Zone which applies to the State environmentally significant 100 Acres Reserve.

- 2.7. Remnant native vegetation on Domeney Reserve is identified in Council's *Bushland Management Strategy* as being within a buffer conservation area.
- 2.8. The Reserve provides a range of community facilities, including Domeney Recreation Centre (including community rooms for hire and a sporting pavilion), a sporting oval, cricket nets, netball/basketball court and playground, shared paths and barbeques and picnic shelter.
- 2.9. Council has also designated the Domeney Recreation Centre as a Neighbourhood Safer Places - Places of Last Resort during a bushfire which will necessitate specific requirements being incorporated into any future facility redevelopment.
- 2.10. Domeney Reserve also provides car parking and the arrival point for 100 Acres Reserve. The toilets adjacent to 100 Acres have recently been reinstated and upgraded to provide amenities for that reserve and have included additional storage for the cricket club.
- 2.11. In January 2013, Council commenced direct management of Domeney Recreation Centre providing off site management. The facility was previously managed by Manningham Recreation Association (MRA).

Initial community consultation

- 2.12. Initial community consultation was undertaken from May to November 2016. Information gathered during that period has informed the development of the draft Management Plan.
- 2.13. Community engagement and consultation to date has included:
 - Resident letter and survey being sent out to 1330 residents and key stakeholders (262 submissions received), May – June 2016
 - Consultation website for distribution of information and feedback "Your Say Manningham" Domeney Reserve Management Plan page launched May 2016
 - User group submission form, June 2016
 - Meetings with stakeholders, July to November 2016.
- 2.14. The consultation confirmed that the Reserve is heavily utilised seven days a week, day time, afternoons and evenings by a diverse range of user groups including:
 - Park Orchards and North Ringwood Parish Junior Football Club (Sharks)
 - Park Orchards Senior Football Club (Sharks)
 - Park Orchards Cricket Club
 - Park Orchards Community House and Learning Centre (POCHLC)
 - Parkwood Dance Academy (Commercial Hirer - PDA)
 - Manningham YMCA (Hirer)
 - Casual hirers (once off bookings)
 - St Anne's Primary School (using the oval multiple times per week).
- 2.15. Domeney Reserve also plays an important role in the provision of informal recreation, dog walking (it is an off lead reserve for dogs) and cultural opportunities within a district catchment, such as the annual Carols by Candlelight community event. It is also one of three reserves in the municipality to host schools cross country events.

User groups

- 2.16. The major users of the Recreation Centre include the sports clubs and POCHLC (tenants) and PDA (permanent hirer). These groups have a long history at Domeney Reserve, many having been there for approximately 30 years. The other hirers operate within the scope of their bookings and operate around the three major user groups, with minimal if any issues.

Sports Clubs

- 2.17. Similar to other clubs across the municipality, the sports clubs also utilise other ovals for training and games including Stintons Reserve and Colman Park. The clubs also utilise other venues for major fundraising / club events on an annual basis as required.
- 2.18. The Park Orchards Senior Football Club has submitted plans for an expansion of the facilities at Domeney Reserve to cater for its significant growth. This proposal has been supported in principle by the Junior Football Club and Cricket Club.
- 2.19. Council's *Outdoor Sports Infrastructure Guidelines 2015* provide direction for the scope of refurbishment for sports pavilions and outline what is in scope and elements a club would be responsible for. This information has been overlaid with the site constraints and available budget.

POCHLC (Neighbourhood House)

- 2.20. Neighbourhood Houses encourage members of the community to participate in local activities, learning and education, and play an important part in strengthening local communities. There are five Neighbourhood Houses in Manningham, which Council supports through the provision of funding and facilities through its Community Grant Partnership Funding.
- 2.21. These five Neighbourhood Houses are managed by voluntary community-based committees of management, who are responsible for the overall operation of each centre. They employ professionally trained staff and tutors, as well as experienced volunteers.
- 2.22. POCHLC currently operates over two sites, including a building on Park Orchards Reserve. POCHLC has an existing lease for part of the Domeney Recreation Centre which expires on 29th January 2021.
- 2.23. POCHLC has submitted requests to Council for redevelopment of the Park Road site or redevelopment of Domeney Recreation Centre. It has funds set aside to contribute to the capital cost of redevelopment and its preferred option is to be consolidated in one venue.

Parkwood Dance Academy

- 2.24. PDA is a commercial business that operates from Domeney Recreation Centre six days per week mostly during peak hours.
- 2.25. PDA has high expectations for the upkeep, cleanliness and presentation of the facility in line with a commercial hirer.

- 2.26. PDA is considered a permanent hirer through Council's venue hire arrangement. As such, it is able to negotiate an annual booking arrangement, securing its allocation for 12 months. PDA has requested a longer term arrangement to assist with its business continuity planning.
- 2.27. PDA has explained that the success of the Academy can be attributed to having access to 3-4 dance rooms simultaneously. This provides programming benefits, both for families participating in the program and for securing the best teachers in the industry.

Traffic and car parking

- 2.28. A traffic and car parking study of the Reserve was undertaken in mid-2016. That report concluded that car parking demand exceeds the available on-site supply during senior football home games in winter and during other major event activities at various times of the year.
- 2.29. Aside from football match days and large one-off events, the existing car parking is adequate for the current usage. Thursday evening is the busiest weeknight with the carpark being close to capacity creating some conflict when PDA and Football club members are arriving at the same time.
- 2.30. The report has made a number of recommendations including:
- Continue to work with the Domeney Reserve user groups and St Anne's Primary School to foster ongoing cooperation with regard to precinct activities;
 - Promote sustainable transport modes such as walking, cycling and public transport;
 - Improve lighting for the car park and pedestrian paths; and
 - Council to undertake regular program of parking enforcement.
- 2.31. An informal arrangement exists between St Anne's Primary School and the Sharks Football Club. The School has given the Club permission to use the School's carpark outside of school hours and has provided a key to the pedestrian gate between the Reserve and the School. The Club allocates a gate attendant to collect entry fees at this location on game days. This agreement is informal and will only continue if there are no issues. The School's concerns include potential vandalism and/or damage caused by vehicles parking on the School's grassed areas.
- 2.32. Parents of St Anne's also utilise the car parking facilities available at Domeney Reserve for school drop off and pick up. This usage is for a short period of time in the morning and afternoon and does not appear to be causing issues.

Council management

- 2.33. The Domeney Recreation Centre is utilised regularly by a range of groups, including POCHLC (lease and licence agreement), Parkwood Dance Academy (hire agreement), Manningham YMCA (hire agreement) and rehabilitation Pilates group (hire agreement). There are also other minor hirers who book this space for casual events and activities. The Centre is designated as a location that may be activated as an Emergency Relief Centre as per the relief arrangements outlined in the Municipal Emergency Management Plan (MEMP).

- 2.34. Council manages the rooms for hire. This includes the bookings, billings, utilities, cleaning and maintenance and other operational issues.

3. DISCUSSION / ISSUE

- 3.1. Having regard to the site analysis, the traffic and parking study, consultation with existing user groups and broader community consultation, a range of key issues have been identified through the draft Management Plan for Domeney Reserve. (Refer **Attachment 1**). These include:

- All current user groups provide a valuable service to the community.
- The current design, spatial allocation and management structure of Domeney Recreation Centre is causing conflict between groups and impacting on program delivery.
- There were differing opinions as to the centre's purpose, who should access it and its need for upgrading.
- The facility is resource intensive to manage given the mixed uses and the time required to service these user groups.
- The sports amenities are outdated and layout does not adequately accommodate senior football.
- Demand for increased seating and storage.
- The site is constrained by environmental considerations.
- There are major limitations to expanding the carpark.

- 3.2. The purpose of the Management Plan is:

- To identify the key values, issues and opportunities relevant to the future planning for Domeney Reserve.
- To establish goals, objectives and high, medium and low priority actions for the future development of the Reserve.
- To develop an overall plan (masterplan) that documents improvements proposed for a 10 year period.
- To provide a guide for the operational management of the recreation and sporting facilities.

- 3.3. The draft Management Plan includes three goals and objectives for each goal, as follows:

Goal 1 - Quality Recreation facilities to meet community demand

Objectives

- Continue to support and improve the existing sporting facilities for the local community.
- Continue to support and improve informal recreation opportunities for the local community.
- Provide recreation facilities that are safe and accessible.

Goal 2 - Sensitive development that responds to the local environment**Objectives**

- Protect the environmental qualities of the Reserve and surrounds.
- Enhance landscaping to complement the infrastructure and improve amenity.

Goal 3 - Flexible multiuse facilities and management systems to maximise sustainable future use**Objectives**

- Continue to support and improve recreation spaces for hire for the local community.
- Improve the operational management of the recreation centre to support multiuse and flexible programming.
- Improve transport and parking opportunities within the precinct.

- 3.4. The Implementation Plan in Section 4 of the Management Plan identifies a series of actions (with nominated budget estimate and priority) to address the identified issues at the Reserve and to improve sporting and recreation provision for the community. A summary of these actions is also shown in Figure 7 and some of the key actions include:

Upgrade to the Domeney Recreation Centre:

- Upgrade to the Recreation Centre pavilion including storage and amenities – Action 1.1.1
- Improved layout and upgrade to the shared kitchen, bar and kiosk – Action 3.2.1
- Installation of an air lock in the Recreation Centre community halls for hire space – Action 3.1.3
- Installation a tap floor to multipurpose room one in the Recreation Centre Halls for Hire for the Dance Academy – Action 3.1.2

Field related improvements:

- Improve condition of sports field – Action 1.1.3
- Upgrade perimeter fencing – Action 1.1.5

Improvements to car park and lighting:

- Construct ten new car spaces – Action 3.3.1
- Install additional lighting in the eastern end of the car park – Action 3.3.2
- Negotiate with St Anne's Primary School for share use of the school car park outside of school hours – Action 3.3.3

Other:

- Upgrade Reserve signage – Action 1.2.2
- Upgrade spectator seating – Action 1.1.7 & 1.1.8
- Upgrade the picnic space, barbeque and playspace – Action 1.2.3
- Upgrade the netball / basketball court – Action 1.2.1

4. COUNCIL PLAN / STRATEGY

- 4.1. There are a large number of Council strategies and plans which influence the Domeney Reserve Management Plan. These are outlined in Section 5 of the draft Management Plan.
- 4.2. The need to review the Domeney Reserve Management Plan is identified in Council's *Active for Life Recreation Strategy 2010* (Action 4.5.35). Manningham's *Open Space Strategy 2014* (Part 3) describes each reserve and identifies Domeney Reserve as a district reserve as it attracts visitors from a broader area.
- 4.3. The *Outdoor Infrastructure Guidelines 2015* specify how the costs associated with the development of sporting pavilion infrastructure are determined, including new facility development and upgrade of existing facilities.

5. IMPACTS AND IMPLICATIONS**Community**

- 5.1. The implementation of the draft Management Plan will have a positive impact on the community members who utilise Domeney Reserve.
- 5.2. The Recreation Centre's halls for hire spaces will continue to be available for use by POCHLC and PDA and their participants, with the improvement of the air lock to diminish noise interruptions.
- 5.3. The Recreation Centre pavilion upgrade will also be able to accommodate the strong usage and demand of the sports and the growth of female participation through the provision of female friendly and accessible amenities. The increased social space and flexible change room areas will also be able to accommodate a range of programming needs for the sporting clubs.
- 5.4. Other Reserve improvements will support an increase in usage at the site which will have a positive impact on health and wellbeing outcomes of the local community.

Environmental

- 5.5. The draft Management Plan gives appropriate regard to the environmental values of the remnant vegetation on the western side of the Reserve as a buffer conservation area, as well as the Reserve's location adjacent to the State environmentally significant 100 Acres Reserve.

6. IMPLEMENTATION

Finance / Resource Implications

- 6.1. The draft Domeney Reserve Management Plan has identified a range of priorities to address the Domeney Recreation Centre and the Reserve more broadly.

Domeney Recreation Centre

- 6.2. An upgrade to Domeney Recreation Centre is estimated at \$879,000, which includes an upgrade of the sports pavilion (Action 1.1.1), development of a new accessible public toilet (Action 1.3.3), installation of multi-use floor in Room 1 (Action 3.1.2), installation of the airlock (Action 3.1.3), and redevelopment of the shared kitchen (Action 3.2.1).
- 6.3. In line with the *Outdoor Sports Infrastructure Guidelines 2015*, the sports clubs are only expected to contribute to facilities that are outside of the core components. The expansion of social space from 81m² to 109m² would require 100% contribution from the sports clubs. It is estimated to be in the order of \$84,000.
- 6.4. Sports clubs will have the opportunity to apply for a contribution of up to \$50,000 from State Sporting Associations which, if successful, can contribute towards the club contributions.
- 6.5. There is money set aside from MRA which can contribute to the cost of the building works. Once the Management Plan is endorsed, a request will need to be made to MRA for the funds to be released to contribute to the works on site.
- 6.6. The Annual Budget 2017/18 and Strategic Resource Plan 2017-2021 allocates funding to upgrade the Domeney Recreation Centre as follows:
- 2017/18 \$300,000
 - 2018/19 \$300,000
- 6.7. The funds identified for the upgrade to the Domeney Recreation Centre are:

Budget Income – Domeney Recreation Centre	
Source	\$
2017 – 2019 capital allocation plus 2016/17 carry forward	\$705,000
MRA funds	\$90,000
Club contribution (unconfirmed) estimate only	\$84,000
Income Total	\$879,000

Domeney Reserve (not including Recreation Centre)

- 6.8. The estimated cost for implementation of those actions related to the implementation of the broader Management Plan (outside of the Recreation Centre upgrade) is \$670,000.

- 6.9. These include providing an additional 10 car spaces (Action 3.3.1) and installation of an additional four light poles at the eastern end of the car park to improve lighting and safety (Action 3.3.2). There are also several items that will need to be undertaken as a result of upgrading the building, such as consolidating the electrical meters (Action 3.2.6) and providing an accessible ramp from the pavilion to the oval (Action 1.3.2).
- 6.10. The expenditure required to implement the remaining actions of the Management Plan is \$453,000. There is an additional amount of \$217,000 required to undertake the consequential works related to the building.
- 6.11. The funds required for the implementation of these actions in the Management Plan will come from a range of budgets, including the Asset Management Strategy (AMS), Playspace Strategy, Bicycle Strategy and the remaining MRA funds. Business cases will be developed to fund the outstanding actions.

Budget Income – Management Plan implementation	
Existing budgets, i.e. AMS, program budget, balance of MRA funds	\$393,000
Business cases for future budgets	\$277,000
Total	\$670,000

Communication and Engagement

- 6.12. It is proposed that the Draft Domeney Reserve Management Plan be placed on public exhibition from 31 July to 4 September. Notice of the public exhibition period will be communicated with the Park Orchards community and key stakeholders.

Project Timelines

- 6.13. The anticipated timelines for progressing the Management Plan for Domeney Reserve are as follows:

Council meeting	25 July 2017
Public Exhibition of draft Management Plan	31 July – 4 Sept 2017
Officer consideration of community input	Sept 2017
Council consideration and endorsement	October 2017
Commencement of Implementation	November 2017 onwards
Finalisation of concept and detailed design	January 2018
Tender	February 2018
Construction as per Concept Plan	March - Sept 2018

7. DECLARATIONS OF CONFLICT OF INTEREST

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

 *Draft Domeney Reserve
Management Plan 2017-2027*



1 Contents

1	Contents	2
	<i>Executive Summary</i>	<i>4</i>
1.	Introduction	6
1.1	Purpose	6
1.2	Reserve context and use	6
1.3	Background of the Reserve	7
1.4	Methodology	9
1.5	Community engagement & consultation	9
1.6	Monitoring and Review	10
1.7	Implementation	10
2.	Precinct and site analysis	11
2.1	100 Acres Reserve Open Space Precinct	11
2.2	Existing conditions	12
3.	Reserve utilisation	14
3.1	Domeney Recreation Centre	14
3.2	Sports field	18
3.3	Cricket nets	19
3.4	Informal basketball/netball court	19
3.5	Walking	19
3.6	Dog walking	19
3.7	Picnics and play	20
3.8	Cycling	20
3.9	Storage	21
3.10	General Reserve infrastructure	24
3.11	Public toilets	25
3.12	Seating	25
3.13	Electronic scoreboard and terracing adjacent to the scoreboard outbuilding	25
3.14	Signage	25
3.15	Electricity supply	26
3.16	Water tank	26
3.17	Events	26
4.	Implementation Plan	27
4.1	Actions	27
4.2	Domeney Reserve Master Plan	32
4.3	Concept Plan – Domeney Recreation Centre	33
5.	Background	34

5.1	Previous Domenev Reserve Management Plan	34
5.2	Relevant Strategies and Policies	34
5.3	Manningham Planning Scheme Provisions	38
5.4	Demographic Analysis	41
<i>Appendix 1</i>		42
6.	<i>Summary of initial community consultation</i>	42

Executive Summary

Publicly owned open space and reserves improve our physical and psychological health, strengthen our communities and make our cities and neighbourhoods more appealing places to live and work.

Manningham City Council prepares management plans for complex recreation areas that accommodate a range of facilities and services and/or open space areas with an assortment of uses and purposes, including informal recreation and landscape values. Such areas are important community assets and, due to competing priorities for development, it is crucial to plan and prioritise the use, development and management of these areas.

Domeney Reserve is currently used by sporting clubs, schools and residents for various recreational pursuits including football, cricket, netball, dance, yoga, Pilates, learning and education and community activities. The Reserve is also used by local residents for less formal recreational activities, such as walking, dog walking and play.

The Management Plan includes three goals for the Reserve under which a series of objectives and actions outline Council's commitment to providing and maintaining high quality, flexible multiuse recreation facilities that respond to community demand and respect the natural environment (Figure 1).

Initial community consultation was undertaken from May to November 2016 to inform the development of the Management Plan. This consultation included: a survey which was distributed to 1330 households in the Park Orchards community and key stakeholders; a user group submission form provided to user groups; and individual meetings with key stakeholders. Other assessments were also undertaken to inform the development of the draft Plan including a traffic and car parking study, a site opportunities/constraints analysis, a landscape assessment and a facility assessment.

Key issues identified that need to be addressed through the Plan include: the inefficient design and spatial allocation of Domeney Recreation Centre, facility improvement opportunities needing to be balanced with budget considerations; site constraints that place limitations on expanding the car park; and consideration of the adjacent important natural environment. The draft Plan has identified a range of priorities to address these key issues at the Reserve in order to improve recreation and sporting provision for the community.

Once endorsed, the Domeney Reserve Management Plan will be used by Council officers involved in planning, development and management of the Reserve and will help the community understand Council's vision, objectives and specific plans for the Reserve.

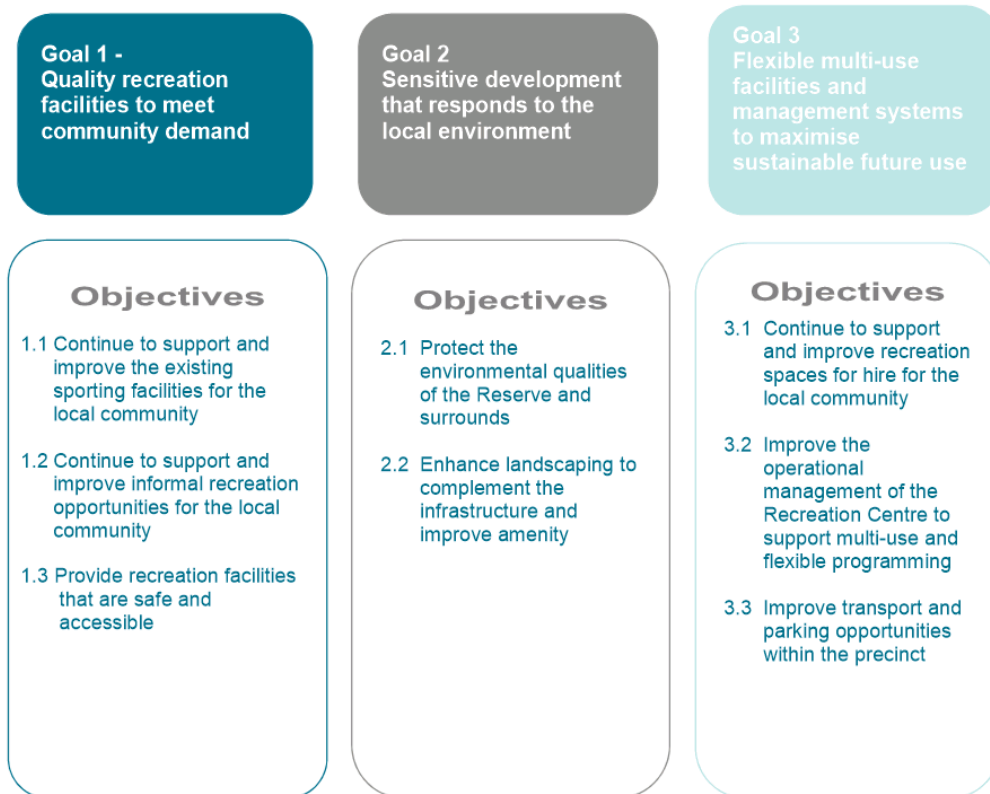


Figure 1 Goals and Objectives

1. Introduction

1.1 Purpose

Manningham City Council prepares management plans for regional and district reserves that accommodate a range of facilities and services and/or open space areas with a range of uses and purposes. Such areas are important community assets, and due to competing priorities and limited funding for development, it is crucial to plan and prioritise their use, development and management.

The purpose of the Management Plan is:

- To identify the key values, issues and opportunities relevant to the future planning for Domeney Reserve
- To establish goals, objectives and high, medium and low priority actions for the future development of the Reserve
- To develop an overall plan (masterplan) that documents improvements proposed for a 10 year period
- To provide a guide for the operational management of the recreation and sporting facilities.

The endorsed Domeney Reserve Management Plan will be used by Council Officers involved in planning, development and management of the Reserve and will help the community understand Council's vision, objectives and specific plans for the Reserve.

1.2 Reserve context and use

Domeney Reserve is situated on Knees Road, between Falconer Road and Park Road, Park Orchards. It is located close to the municipal boundary, adjacent to the City of Maroondah, with the neighbouring suburb to the south east being Ringwood North (Figure 2). It is one of two sporting reserves located in Park Orchards, with Stintons Reserve located 1.7km north west of Domeney Reserve.

Domeney Reserve has intensive sporting and recreation use, with junior and senior football clubs and a cricket club sharing the pavilion and sports field. The Recreation Centre provides access to a neighbourhood house, a dance academy and other hirers that provide a diverse range of activities for the community.

Domeney Reserve also plays an important role in the provision of informal recreation and cultural opportunities within its district catchment, including the annual Carols by Candlelight community event. The Reserve provides an ideal setting for picnics, walking and nature appreciation, especially with 100 Acres Reserve adjoining it to the east.

The Reserve is heavily utilised by school group bookings and is one of three reserves in the municipality to host school cross country events. The playground is adjacent to St Anne's Primary School and is the primary playground for the Park Orchards community.

Manningham City Council has designated the Domeney Recreation Centre as a Neighbourhood Safer Places (NSP) - Place of Last Resort when all other bushfire plans have failed.

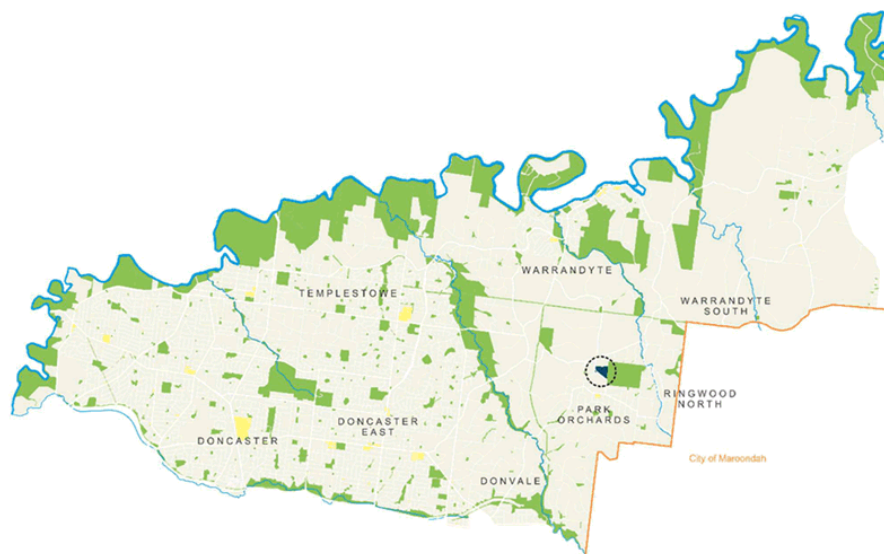


Figure 2 - Domeneys Reserve Location Plan

1.3 Background of the Reserve

The City of Doncaster and Templestowe acquired Domeneys Reserve in May 1955. At the time of purchase, the Reserve had an area of 5.06 hectares. A further parcel of land situated in the north eastern corner was added to the existing Reserve at a later date, bringing the total area of Domeneys to 5.29 hectares. The Reserve links back to William Domeneys, who was born in Tasmania in 1893. Domeneys was a caretaker of the local golf course and looked after the orchards of plum trees and later purchased land nearby.

The building was constructed in 1969 which became the home for scouts, cricket, football and other hirers, including dance groups. The facility was originally managed by a Committee of Management including representatives from each of those sports/community groups.

In 1998, Council, in consultation with users, residents and the former Domeneys Reserve Management Committee, redeveloped the Domeneys Hall and Pavilion. It reopened in November 1998 as the Domeneys Recreation Centre. The Domeneys Reserve Management Committee was discontinued upon the appointment of the Manningham Recreation Association (MRA) to manage the Centre in 1999. This created further opportunities for community programming, including Park Orchards Learning Centre and Parkwood Dance Academy. It was during that time that the Park Orchards Scouts relocated from the Pavilion to Warrandyte.

In 2003, a Management Plan was completed for Domeneys Reserve and, amongst other improvements, two netball courts were converted to car parking, the entrance to 100 Acres Reserve was developed and an outdoor social area provided for the sports clubs.

In 2012, Council undertook the Park Orchards Facilities Assessment to improve accommodation for community groups and clubs across all facilities in Park Orchards. The assessment recommended the continuing use of Domeneys Reserve by all existing community groups, together with a lease and licence arrangement for Park Orchards Community House

and Learning Centre (POCHLC) in relation to several spaces within the Recreation Centre, in addition to their primary facility on Park Road.

In 2013, Manningham City Council took over direct management of the facility from MRA, not including those areas leased to POCHLC.

Whilst the Management Plan will draw upon a number of Council strategies and policies, there are some that directly influence the Plan and these are outlined in Section 6.

1.3.1 Key facilities and stakeholders

Domenev Reserve has a range of sport and recreation facilities, with supporting infrastructure, which has been assessed through this Plan and are outlined in Table 1 below.

Facility	Key Stakeholders	Management	Other Stakeholders
Domenev Recreation Centre - Community hire spaces	<ul style="list-style-type: none"> Parkwood Dance Academy - permanent hirer (12 month bookings) Manningham YMCA Spine Pilates Country Women's Association Donvale Casual hirers 	Hire agreement - Managed by Council's Community Venues team	General community
	<ul style="list-style-type: none"> Park Orchards Community House and Learning Centre (POCHLC) 	Tenancy (Lease and Licence) – managed by Council	General community
Domenev Recreation Centre - Sports pavilion	<ul style="list-style-type: none"> Park Orchards and North Ringwood Parish Junior Football Club (Sharks) Park Orchards Senior Football Club (Sharks) Park Orchards Cricket Club 	Seasonal tenancy – Managed by Manningham's Parks and Recreation team	State Sporting Associations Department of Health and Human Services (Sport and Recreation Victoria)
Sports oval (floodlit)	<ul style="list-style-type: none"> Park Orchards and North Ringwood Parish Junior Football Club (Sharks) Park Orchards Senior Football Club (Sharks) Park Orchards Cricket Club 		St Anne's Catholic Primary School Park Orchards Primary School General community Dog walkers
Cricket nets	<ul style="list-style-type: none"> Park Orchards Cricket Club 	Seasonal tenancy – Managed by Manningham's Parks and Recreation team	General community
Netball/basketball court	<ul style="list-style-type: none"> General community 	Manningham Council	
Playspace	<ul style="list-style-type: none"> General community 	Manningham Council	

Facility	Key Stakeholders	Management	Other Stakeholders
BBQ (adjacent to playspace) BBQ (adjacent to pavillion)	<ul style="list-style-type: none"> General community Predominantly used by the sports clubs 	Manningham Council	
Bike paths	<ul style="list-style-type: none"> General community 	Manningham Council	
100 Acres Reserve entrance	<ul style="list-style-type: none"> General community 	Manningham Council	
Public toilet (near cricket nets) Public toilets (adjacent to pavillion)	<ul style="list-style-type: none"> General community General community – mainly during major events 	Manningham Council	
Car Park	<ul style="list-style-type: none"> General community 	Manningham Council	St Anne's Primary School

Table 2 Size of Domesney Sports infrastructure compared to the Outdoor Sports Infrastructure Guidelines 2015

1.4 Methodology

The methodology for development of the Draft Management Plan included:

- Review of previous plans
- Review of changes since previous plan – policy context and demographics
- Review and analysis of existing use and facilities
- Initial consultation with key interested and affected stakeholders
- Background studies/reports
 - Site opportunities/constraints analysis
 - Traffic & car parking study
 - Landscape assessment

1.5 Community engagement & consultation

Community engagement and consultation to date has included:

- Resident letter and survey was sent out to 1330 of residents and key stakeholders (262 submissions received), May – June 2016
- Consultation website for distribution of information and feedback “Your Say Manningham” Domesney Reserve Management Plan page launched May 2016
- User group submission form, June – 2016
- Meetings with stakeholders, July – November 2016

Key information identified in the consultation included that:

- The Reserve is heavily utilised by both males and females and people of all ages, seven days a week and across morning, afternoon and evening.
- The main reasons the survey respondents visited the Reserve were for football (58% of survey respondents), followed by walk/run (40%), walk the dog (35%), access to 100 Acres (33%), socialise (28%), fitness training (29%) and play (25%).
- The majority of respondents felt safe when visiting the Reserve (89%), with a small group responding that they do not feel safe (5%) and some are unsure (6%). The main issues related to safety were inadequate car park lighting at the eastern end and the distance from the building to the far end of the car park when it is dark (16 comments).
- The survey responses were varied in terms of how the community rates the recreation centre/sports pavilion. A similar number rated the facility very good or good (37%) and poor and very poor (33%). Almost 20% of survey respondents rated the facility as neutral.
- The majority of respondents rated the open space within the Reserve as good (52.1%) or very good (25.7%). There were an additional 18% of respondents who rated the Reserve as neutral. This question generated a large number of additional comments, the majority of which (167) were positive compared to 45 negative comments.
- Most respondents agreed that additional seating was required throughout the Reserve including tiered seating around the oval, more undercover seating and upgrading of existing seating (including accessible seats).

Further details of the initial community consultation undertaken is included in Appendix 1.

1.6 Monitoring and Review

Ongoing monitoring of the Management Plan will be undertaken to ensure that its objectives and actions remain relevant and meet the needs of the community. A full review of the Management Plan is generally carried out five years after the completion of all the capital works recommended in the Plan.

1.7 Implementation

Actions are to be undertaken in line with the priorities identified in the Implementation Plan (Section 4).

The current Annual Budget 2017/18 and Resource Plan 2017-2021 includes funding for The Dorney Recreation Centre upgrade in 2017/18 and 2018/19.

Following the endorsement of the draft Management Plan, Council officers will work with key stakeholders to finalise the architectural concept plans for the Recreation Centre upgrade. Following this, the detailed designs will be developed to inform the construction stage for the Recreation Centre, with construction anticipated to commence in approximately March 2018.

2. Precinct and site analysis

2.1 100 Acres Reserve Open Space Precinct

Manningham's *Public Open Space Strategy 2014* has 15 precincts and Domeney Reserve is located centrally within the 100 Acres precinct (see the precinct map below: Figure 3). The 100 Acres Precinct is located in the eastern part of Manningham and includes most of the suburb of Park Orchards and a small part of Ringwood North. The northern part of the precinct is located in the Green Wedge and is primarily rural residential in character, heavily treed and has significant environmental qualities. Other parts of the precinct consist of low density residential areas comprising established houses within park-like attractive environments with groves of large trees, including native and indigenous species and pines interspersed with deciduous trees.

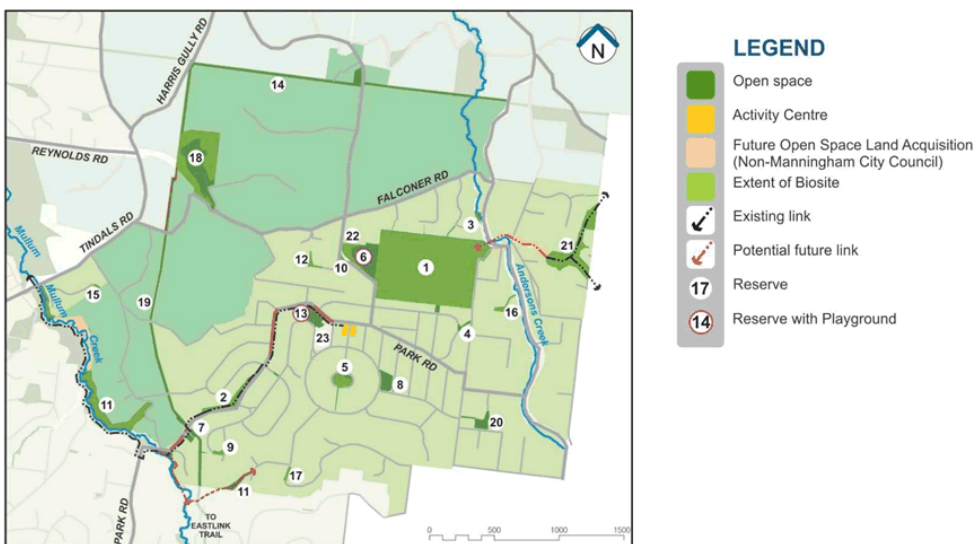


Figure 3 - 100 Acres Reserve Open Space Precinct

- | | | | |
|----|---------------------------------|----|-------------------------------|
| 1 | 100 Acres Reserve | 13 | Park Orchards Reserve |
| 2 | Alan Morton Reserve | 14 | Porter Water Supply Reserve |
| 3 | Andersons Creek South Reserve | 15 | Raymond Elliot Reserve |
| 4 | Craithie Reserve | 16 | Ringwood Warrandyte Reserve |
| 5 | Dirilton Reserve | 17 | Smedley Reserve |
| 6 | Domeney Reserve | 18 | Stintons Reserve |
| 7 | Goldschlager Reserve | 19 | Stintons Water Supply Reserve |
| 8 | Iona Reserve | 20 | Wilkinson Reserve |
| 9 | Jura Reserve | 21 | Yanggai Barring Linear Park |
| 10 | Knees Patch | 22 | St Anne's Primary School |
| 11 | Mullum Mullum Creek Linear Park | 23 | Park Orchards Primary School |
| 12 | Orchid Reserve | | |

2.2 Existing conditions

There is one vehicle entrance into the Reserve from Knees Road which services both Domeney Reserve and 100 Acres Reserve (Figure 4). A network of pedestrian paths is distributed throughout the Reserve providing linkages from Knees Road, St Anne's Primary School and 100 Acres Reserve. There is one supervised school crossing on Knees Road south of the Reserve entrance and there is an approved supervised school crossing yet to be installed for the northern section of Knees Road following a request from St Anne's Primary School. The closest public transport is within a 600 metre walk from the Reserve and is a limited service which results in a large reliance on cars for participants to access the Reserve. There are plans to improve the bicycle network as identified in the *Manningham Bicycle Strategy 2013* which may improve accessibility to the Reserve for Park Orchard residents in general.

The Reserve incorporates a range of sporting and recreation infrastructure such as a Recreation Centre, incorporating halls for hire and a sports pavilion, a sports field, a four bay cricket net training facility, a basketball / netball court and public toilets. There is also a playspace, barbeque and picnic facilities.

The Reserve is in the buffer zone for remnant indigenous vegetation in 100 Acres Reserve and the north western end of Domeney Reserve, with the importance of the vegetation identified as high priority in Council's *Healthy Habitats Bushland Management Strategy 2012*. The Domeney Reserve site is also covered by Environmental Significance Overlay Schedule 3 under the Manningham Planning Scheme. In accordance with that overlay, any development at Domeney Reserve should be located in those areas that are the least intact or devoid of vegetation in order to minimise detrimental impacts on identified environmental values.



Figure 4 - Domenev Reserve Existing Conditions

3. Reserve utilisation

Domeney Reserve accommodates multiple user groups, including the Park Orchards and North Ringwood Parish Junior Football Club (Sharks), Park Orchards Senior Football Club (Sharks), Park Orchards Cricket Club, Park Orchards Community House and Learning Centre (POCHLC), Parkwood Dance Academy (PDA), Manningham YMCA and other community and private hirers.

3.1 Domeney Recreation Centre

Domeney Recreation Centre is situated in the north western section of the Reserve overlooking the sports field and 100 Acres Reserve. This facility incorporates community rooms for hire and a sports pavilion.

3.1.1 Community hire spaces

The community rooms for hire within Domeney Recreation Centre include five programmable spaces, kitchenette, office spaces, storage cupboards/rooms and a long hallway dividing the building into two sections. Rooms 2, 4 and 5 have operable walls which enable a large space to be created for functions. There is also a shared kitchen which can be used for functions in Rooms 4 and 5 or by the sports club (Figure 5).

The Centre is utilised regularly by a range of groups, including POCHLC (lease and licence agreement), a private dance academy (hire agreement), Manningham YMCA (hire agreement) and rehabilitation Pilates group (hire agreement). There are also other minor hirers who book this space for casual events and activities. The Centre is designated as a location that may be activated as an Emergency Relief Centre as per the relief arrangements outlined in the Municipal Emergency Management Plan (MEMP).

Council manages the rooms for hire. This includes the bookings, billings, utilities, cleaning and maintenance and other operational issues. The facility is resource intensive to manage given the mixed uses at the site and the time required to service these user group.

Feedback received from the community through the initial consultation was not consistent in relation to some key issues, with some requesting an upgrade to the facility, whilst others felt it was adequate. There were also differences of opinion in the comments as to what its purpose is and who should be able to access this venue.

In terms of the consultation undertaken with the key user groups, the two main user groups both submitted requests for changes to the current arrangement at Domeney Recreation Centre. The POCHLC currently operates across two sites and has requested an upgrade to either one of their sites to enable them to operate from one venue. Currently, the Park Orchards Reserve site is unable to accommodate their entire programming needs and does not provide an accessible venue. The current situation of sharing space at Domeney Reserve with multiple other users does not give POCHLC the space it requires. The existing lease that POCHLC has for Domeney Reserve expires on 29th January 2021.

PDA is a commercial dance school and a permanent hirer through Council's Venue Hire Agreement. As such, it is able to negotiate an annual booking securing its allocation for 12 months. PDA has requested secure tenure for a longer term to assist with its business continuity planning. Given that the POCHLC has an existing lease arrangement for part of the building until 2021, Council is unable to change the usage arrangements for either group until the current lease expires.

PDA has also requested a replacement of the flooring in room one to a specialised tap floor called Harlequin Cascade. The existing multipurpose floor is suitable for Council hiring requirements and a change to the floor surface will need to remain flexible to accommodate a range of uses.

The current programming mix of the key user groups within the hire spaces is causing issues as they do not provide complementary activities. The dance classes are often held simultaneously with quieter activities such as community education and training, Pilates and yoga. In addition, the foyer and long hallway that extends the length of the building can often become a runway of activity with families waiting for classes to end. It has been suggested that either soundproofing the programming rooms or installing a room divider in this corridor could be beneficial for this issue.

There are also certain times when requests by existing user groups for additional bookings cannot be accommodated due to programming clashes. Despite this, the community hire spaces are currently not booked to capacity across both peak and off peak times. Outside of the existing group's usage and preferences, there is no waiting list or other known demand for this space.



Figure 5 Existing Floor Plan

3.1.2 Sports pavilion

The sports pavilion is located within Domeney Recreation Centre, at its northern end, and is home to three sports clubs: Park Orchards and North Ringwood Parish Junior Football Club (Sharks), Park Orchards Senior Football Club (Sharks) and Park Orchards Cricket Club. The football clubs operate under an occupancy agreement for the winter season and the cricket club has a similar agreement over the summer period.

Feedback from the initial community consultation has identified strong support for an upgrade to the pavilion. The sports pavilion is regarded as a Level Two pavilion in accordance with Manningham's *Outdoor Sports Infrastructure Guidelines 2015*. The sports clubs do not have exclusive use of the kitchen as it is shared with the Recreation Centre community hire spaces. The existing change rooms are not female friendly and they are also of inadequate size and have poor layout, which is problematic for senior football. There is a need to upgrade the amenities to create flexible and accessible spaces. In addition, the existing kitchen, kiosk and bar would benefit from an upgrade and improved layout. The social area is approximately 81m², which is above the range specified in the *Outdoor Sports Infrastructure Guidelines* (Council is required to provide 40-70m²). Refer to Table 2. Any increase in size would require 100% contribution from the sports club/s in line with Policy.

The senior football club submitted a proposal to Council in 2012 for an upgrade and expansion to elevate it to Level One pavilion standards. This request has been supported in principle by the junior football club and the cricket club. The limiting factor at this site to achieve a Level One pavilion standards is that the kitchen is required for the Recreation Centre community hire spaces, hence it is not possible to provide an exclusive use kitchen.

There is also a barbeque area that is located outside the sports pavilion which is used predominantly by the sports clubs for social functions, particularly over the summer period, and a large shelter and seating area for spectators. The sports clubs have requested an extension to the outdoor shelter to extend over the canteen area. Given that the existing shelter is significantly larger than the recommended size that Council provides, the sports club/s would be required to cover 100% cost if this was to occur.

In order to streamline bookings and operations systems, there is an opportunity for the three sports clubs to form an overarching management committee (i.e., the Park Orchards Sports Club).

Component	Council Guidelines	Actual size (approx.)	Comment
Change Rooms	20 to 40m ²	Home 22.5m ² Away 20m ²	Suitable for junior sport, too small for senior football
Amenities	10 to 22m ²	Home 17.5m ² Away 17.5m ²	Meets size but inappropriate floor plan
Kitchen/Kiosk	15m ²	14.9 m ² (Kiosk) 9m ² (Bar) 16m ² (Shared kitchen)	Exceeds requirements; poor layout
Officials/Umpires Room	8 to 20m ²	8m ²	Small end of requirements
Timekeeper Room	0 to 6 m ²	Off the building	Meets requirements
First Aid Medical Room	0 – 15 m ²	11m ²	Meets requirements
Social Room/Multi Purpose Room	40 – 70 m ²	79m ²	Exceeds requirements. Club to contribute 100% for expansion above existing size
Storage (refer to table 2)	2 to 12 m ² (1 per sports organisation)	Pavilion: 3m ² and 5m ² 100 Acres toilet block: 8.3m ² Scoreboard outbuilding 17.91m ² Storage area (temporary allocation): 26m ²	Exceeds requirements (The Senior Football Club has a temporary shipping container on site)
Spectator Shelter	45m ²	231m ²	Exceeds requirements
Shower Cubicles	N/A	Open showers	Not female friendly
Urinals in Amenities	N/A	Yes	Not female friendly

Table 2 Size of Domeney Sports infrastructure compared to the Outdoor Sports Infrastructure Guidelines 2015

3.2 Sports field

The sports field was upgraded in early 2000, which included an upgrade to the drainage, irrigation, surface and lighting. The surface is couch grass which is in fairly good condition; however it will need some re-turfing of the goal square and re-leveling work across the field within the short term. A cricket wicket was installed in 2012 and included a new cover. It is currently in good condition.

Council has recently drafted a usage plan for sports fields to guide sports field allocations and to manage the conditions and maintenance of the field. Domeney Reserve experiences heavy usage which exceeds the recommended maximum usage. This excessive usage is due to:

- Intensive sports use by the two football clubs and one cricket club
- Regular bookings by St Anne's Primary School (4 hours per week which includes sports classes and children's play time)
- Other school bookings (sports days)
- Intensive use by dog walkers.

In terms of the sporting clubs' use, the field has current usage of 33 hours per week during winter (no day's rest) and 34 hours per week in summer (1 day's rest). This exceeds the recommended usage per week, prior to factoring in the school's usage and impact by dogs and dog walkers. This is despite the fact that the sports clubs are already allocated times at

other reserves for training and games, such as Colman Park and Stintons Reserve. This issue is not unique to Park Orchards and is reflective of the large growth experienced by many of Manningham's sports clubs, and this will continue to increase particularly with the growth in female participation in football and cricket.

Physical access to the sports field from the pavilion is currently via steps down a steep slope and it is recommended that this access be improved to allow for universal access.

An issue was raised through the community consultation with regard to training nights when balls may be kicked off the field at the northern end of the Reserve, as the balls roll down the grassy hill area outside of sight (and in the dark outside of light spill). This is a risk issue, particularly for the junior players going to retrieve the balls. Netting could be installed at the northern end of the oval to stop balls rolling down the hill.

3.3 Cricket nets

A four bay cricket net facility was installed in 2005/06 and provides training spaces for the cricket club as well as for general community use. The first three bays are for the exclusive use of the club and should be locked, while the fourth bay is open for public use. The cricket club is not currently locking its exclusive bays and this will add further wear and tear to their exclusive use area. In line with the *Outdoor Sporting Infrastructure Guidelines*, clubs are responsible for 100% cost of the exclusive use area, hence it is incumbent on the club to lock its allocated exclusive use bays.

Some minor work is required in the public bay to replace the synthetic surface. In addition, installation of a heavy duty rubber matting to the cyclone fence behind the batsman end in the four bays will prolong the life of the fence.

3.4 Informal basketball/netball court

The basketball/netball court located in the south east of the Reserve is in poor condition, with an old bitumen surface, faded line marking, ageing backboard, rings and seating. The court is adjacent to 100 Acres Reserve and is at a lower level than the sports field. Unfortunately this area is quite isolated from the rest of the Reserve and there is limited opportunity for visual surveillance. The court does not accommodate any formal training and there is no known demand for this to become a training site. This court is currently utilised informally by the community. An upgrade of this court would be beneficial for informal use, accommodating basketball, netball and four square.

3.5 Walking

Walking is the most popular recreation activity in Manningham, with 54% participation as reported in the *Active for Life Recreation Strategy 2010*. Walking provides positive health and wellbeing benefits and is achievable for a large proportion of the population as it does not cost any money nor require any special equipment. As the Reserve is situated adjacent to 100 Acres Reserve, there are extensive opportunities for walking, walking the dog and running. The initial community consultation identified positive feedback regarding the existing walking paths which were considered adequate.

3.6 Dog walking

Dogs and their owners are significant users of Domeneys Reserve, with individuals and groups meeting at the Reserve, particularly on the sports field, on a daily basis. Currently dogs are

allowed in the Reserve off-lead providing they are under effective control at all times. Dogs must be on-lead within 15 metres of the barbeque and playspace. It is important that dog owners are responsible for cleaning up after their dog.

Intensive dog walking and activities on the sports field is contributing to the overuse of the field and affecting the surface conditions and longevity of the field.

3.7 Picnics and play

Informal recreation, play and picnic opportunities are available in the west of the Reserve, adjacent to Knees Road, in an area of significant bushland. These include natural areas, a playspace and a picnic/barbeque area. These natural and informal play areas provide opportunities for imaginative play, exploration and connections with the environment, which are important elements for children's development.

The existing playspace consists of a combination unit catering for children aged 4-12 years, swings, track glide and slide. The *2015 Playspace Audit* rated the playspace to be in good to fair condition, with an upgrade scheduled within the next 3 - 5 years. This is the primary playspace for the Park Orchards community, with the secondary playspace located at the back of the tennis courts on Aviemore Avenue.

The barbeque, picnic tables and shelter are situated next to the playspace and used informally. They will also require an upgrade in conjunction with the playspace to ensure that this informal space is appealing and functional for families and people of all ages to play, relax and recreate.

3.8 Cycling

Accessibility to the Reserve for Park Orchard residents will be improved once the long term bicycle network is implemented.

The *Ultimate Bicycle Network Plan*, included in *Manningham Bicycle Strategy 2013* identifies the proposed bicycle network throughout the municipality including in and around Park Orchards. The Plan recommends construction of off road shared paths along Stintons Road/Falconer Road and Knees Road (Figure 6).

It is noted that the proposed shared paths along Knees Road (from Park Road) and Falconer Road from Knees Road to Ringwood-Warrandyte Road may be designated as the Principal Bicycle Network (PBN) once constructed, as an alternative to the existing PBN route along Park Road/Milne Street.



Figure 6 The Park Orchards section of the Ultimate Bicycle Network Plan, Manningham Bicycle Strategy 2013

3.9 Storage

Through the initial community consultation, the key user groups at the Reserve have raised issues with current storage provision. There are no current guidelines to guide the amount of storage that should be provided within the community rooms for hire. The sports clubs storage requirements are specified within the Outdoor Sporting Infrastructure Guidelines. Table 3 outlines the current storage within the Reserve, its allocation and relevant guidelines.

3.9.1 Storage within the halls for hire

There are a number of storage areas provided within the community halls for hire area of the Recreation Centre. Some spaces provide storage for the facility equipment such as tables and chairs and these can be utilised by groups who book the rooms and/or functions as required. Some storage spaces have been allocated to a specific group and in these cases, the groups can provide their own lock to secure these areas. Storage allocation is undertaken by the venue manager aiming for an equitable outcome, and based on requests from user groups, need and appropriateness (extent of hours booked by the requesting group). Groups are charged a fee for these hireable spaces in line with the Venue Conditions of Hire Agreement and Schedule of Hire Rates. Details of the storage areas, size and allocations are outlined in Table 3.

3.9.2 Council storage area

Attached to the rear of the Recreation Centre is a storage area with roller door access (approximately 35m²). Historically this storage area has been utilised for Council equipment such as tables and chairs for functions and other related items. This storage area has also previously been made available to PDA to store their dance props. In 2014, a decision was made to allocate 75% of this space to the Park Orchards Senior Football Club for football equipment storage, with the remaining 25% of space allocated to Council equipment. This

allocation was a temporary measure until such time as the Management Plan was completed and the sports clubs storage needs were reassessed.

Available space within the storage area can be hired to groups following the *Venue Conditions of Hire Agreement and Schedule of Rates*.

3.9.3 Storage within the scoreboard outbuilding

The existing scoreboard was installed in 1999/2000 and has storage area of 18 square metres (ground floor 10.5m² and first floor 7.41m²). The sporting clubs shared 79% of the cost and Council contributed 21%. At the time, the need for this additional storage space was granted as it was identified that the Dorney Recreation Centre did not meet the Clubs requirements for storage.

In 2011, the Park Orchards and North Ringwood Parish Junior Football Club (Sharks), were given Council approval to install a shipping container adjacent to the scoreboard building to provide a temporary storage space.

In 2013, the Senior Football Club proposed to extend the scoreboard outbuilding to create an additional storage area. The *Outdoor Sporting Infrastructure Guidelines* state that scoreboard infrastructure requires Council approval and is 100% funded and maintained by the sporting clubs. The guidelines also state that the primary function of the scoreboard infrastructure is for the purpose of scoring only and that the provision of storage should remain within the pavilion. Due to the visually sensitive landscape and the views out to 100 Acres and the potential for over development of the site, this request was not approved by Council.

As an interim measure, the club was given permission to temporarily retain the shipping container for storage or the like until a more permanent decision was made. As additional storage has been provided on site and additional storage proposed, this shipping container should be removed.

3.9.4 Storage adjacent to the 100 Acres Toilet block

The toilet block near 100 Acres Reserve was reinstated in 2016 as an action from the 100 Acres Reserve Management Plan. Given the previous request for sports club storage, additional storage was incorporated into the back of the toilet block and allocated to the cricket club, providing an additional 8.3 m² of storage.

A summary of storage available at Dorney Reserve, relevant guidelines and which group the storage is allocated to is outlined in Table 3.

Component	Approximate size	Relevant Council guidelines	Purpose/group
Room 1	- 5.6 m ² plus cupboard - 10.5m ²	Nil	- POCHLC - Room equipment available for hirers
Room 2	- 3.7 m ² , 1.3m ² - 2m ²		- Allocated to PDA - Facility officers cleaning, locked cupboard
Room 5	- 9.1m ² - 15.4m ²		- Shared by other hirers - Room equipment available for hirers
Foyer/hallway	3 cupboards		Room equipment available for hirers, plus cleaning equipment available for hirers use
Storage area (attached to rear of Recreation centre)	37m ²	Nil	Currently shared between Council for equipment storage (25%) and Senior Football Club (75% - temporary arrangement – approximately 26 m ²)
Sports pavilion	3m ² and 5m ²	Outdoor Sports Infrastructure Guidelines recommend 2 to 12 m ² (1 per sports organisation)	The three sports clubs have access to 34.3m ² + 26 m ² (not including the temporary shipping container) which in excess of the guidelines.
Scoreboard outbuilding	18 m ² (Ground floor 10.5m ² and first floor 7.41m ²).		Formalised for the cricket club in 2016
100 Acres toilet block	8.3m ²		The Junior Football Club has access to a temporary shipping container adjacent to scoreboard outbuilding.
Shipping container			

Table 3 Storage at Domeney Reserve

3.10 General Reserve infrastructure

High quality infrastructure, such as lighting, car parking, amenities and clear signage, contribute towards a more positive experience when visiting a reserve.

3.10.1 Traffic, car parking and lighting

The initial community consultation included an overwhelming response in support of additional car parking and improved lighting of the car park. A traffic and car parking study of the Reserve was undertaken in mid-2016.

That study concluded that car parking demand exceeds the available on-site supply during senior football home games in winter (approx. 12 per year) and during other major event activities at various times of the year.

Aside from football match days and large one-off events, the existing car parking is adequate for the current usage. Thursday evening is the busiest week night with the carpark being close to capacity, which creates some conflict when PDA and senior football club members are arriving at the same time.

The traffic study made a number of recommendations including:

- Continue to work with the Domeney Reserve user groups and St Anne's Primary School to foster ongoing cooperation with regard to precinct activities;
- Promote sustainable transport modes such as walking, cycling and public transport;
- Improve lighting for the car park and pedestrian paths; and
- Undertake a regular patrol of parking enforcement.

An informal arrangement exists between St Anne's Primary School and the Senior Football Club. The school has given the club permission to use the school carpark outside of school hours and has provided a key to the pedestrian gate between the Reserve and the school. The club allocates a gate attendant to collect entry fees at this location on game days.

Parents of St Anne's also utilise the car parking facilities available at Domeney Reserve for school drop off and pick up. This usage is for a short period of time in the morning and afternoon and does not appear to be causing issues with other Reserve users.

The traffic study considered the existing Knees Road/Domeney Reserve access point intersection design satisfactory for existing traffic demands. Occasional demand for large buses is being accommodated on-site during times of low car parking occupancy and is supplemented by kerbside bus parking along Knees Road during major school events. Again, due to the infrequent nature of these demands, these existing bus arrangements were considered satisfactory.

Consideration has been given to constructing additional car spaces within the Reserve. Additional spaces were also investigated along Knees Road; however given the close proximity of the supervised school crossing on Knees Road, this was not considered possible.

3.11 Public toilets

There are currently two sets of public toilets within Domeney Reserve. There are a male, female and disabled toilet to the north of the Reserve at the back of the sports pavilion. These toilets are used predominantly by spectators and user groups who utilise the sports field and by informal users of the Reserve. The toilets will need to be upgraded in line with universal access standards when the pavilion is upgraded.

More recently, the toilet block at the southern end of the Reserve has been reinstated as part of the implementation of the 100 Acres Reserve Management Plan. This provides an accessible unisex toilet for people who visit 100 Acres Reserve or general Domeney Reserve users.

3.12 Seating

The initial community consultation identified strong demand for additional seating throughout the Reserve and an upgrade of the existing seating.

There are several park bench style seats located under the existing shelter for spectators and Reserve users. These benches are still functional and would benefit from refurbishment to improve their appearance and increase their longevity. An accessible park seat with backrest and arm rests could be installed in this area to accommodate people with mobility issues.

There are also approximately six ageing park seats with back rests located on the western boundary of the sports field which are still functional but looking tired. These may require replacement in the medium term.

3.13 Electronic scoreboard and terracing adjacent to the scoreboard outbuilding

In 2015, the Park Orchards Senior Football Club requested permission to install an electronic scoreboard to the existing scoreboard outbuilding and temporary terracing to the area between the scoreboard and up towards the pavilion. The purpose of the terracing was to improve access to the area adjacent to the scoreboard which becomes muddy during winter. Permission was granted for both the electronic scoreboard and temporary terracing. The club organised the installation which was undertaken in April 2016, and the terracing consisted of treated timber sleepers, steel supports and crushed rock.

Considering the extensive spectator facilities already provided by Council adjacent to the Recreation Centre, the temporary terracing is considered the clubs' responsibility. Negotiations will be required with the Senior Football Club to determine a suitable solution to either upgrade this terracing to a more permanent spectator area or to reinstate the grassy bank.

3.14 Signage

The existing signage at the Reserve is outdated and should be upgraded in line with *Manningham Outdoor Signage Guidelines 2011*. This includes the Reserve naming sign on Knees Road and multiple signs outside the Domeney Recreation Centre. In order to avoid visual clutter and to ensure consistency and a high standard of maintenance, reserve tenants are not permitted to display their own signage at the front of the building.

3.15 Electricity supply

Domeney Reserve has a minimum of two connections to the surrounding electricity grid (located within the pavilion and toilet block). Any future upgrades at the Reserve will require an upgrade to the system to comply with the electricity distributor's standards and requirements. In order to future proof the Reserve, the existing connections should be abandoned and a new connection created with a single group metering panel.

3.16 Water tank

There is a water tank situated to the rear of the Recreation Centre which is plumbed to the building. There is also a large water tank situated to the east of the sports field adjacent to the netball court which is utilised for irrigation of the sports field.

3.17 Events

There are a range of events held at Domeney Reserve, including school cross country, and the Lions Club's annual Carols by Candlelight for the local community. In addition, events held at the neighbouring St Anne's Primary School have an impact on Domeney Reserve, such as the annual Strawberry Festival, which generates significant traffic and car parking demand and often coincides with cricket finals. Improved scheduling of these events in the future would significantly improve the traffic issues within the precinct.

4. Implementation Plan

The key priorities identified through this Plan are listed as actions and given a priority ranking based on either a high priority: 1-3 years, medium priority: 4-6 years and low priority: 7-10 years and includes indicative cost estimates. The timeline for implementation will depend upon available Council funding and securing external funding contributions. Figure 7 Domeney Reserve Master Plan identifies where these actions are located. Figure 8 provides the concept plan for the Domeney Recreation Centre.

4.1 Actions

Included in Master Plan (MP) or Concept Plan (CP)	Action No.	Action	Budget estimate*	Priority Level **
Goal 1 - Quality recreation facilities to meet community demand				
1.1 Objective – Continue to support and improve existing sporting facilities for the local community				
MP & CP	1.1.1	Redevelop the sports pavilion in line with relevant guidelines to improve sports clubs' operations and negotiate sports clubs contribution (estimate of \$84,000)	\$728,000	High
MP	1.1.2	Replace the synthetic surface in the public cricket net bay and install heavy duty rubber matting to the cyclone fence behind the batsman end in all four bays to prolong the life of the fence	\$7,000 AMS	High
MP	1.1.3	Improve condition of the sports field through returfing the goal square, centre wicket run ups and race entries and re-levelling across the field	\$17,000 AMS	High
MP	1.1.4	Address the ponding occurring at the pedestrian gate near the cricket nets by expanding the synthetic surface	\$2,000 AMS	High
MP	1.1.5	Upgrade the perimeter fencing and spoon drain to the remainder of the perimeter of the field and replace the double gates for vehicle maintenance access	\$47,000 AMS	High
N/A	1.1.6	Council's contribution towards the provision of Neighbourhood Houses is assessed as part of the reviewed <i>Leased Community Facilities Pricing Policy</i>	Operational	High
MP	1.1.7	Undertake a review of the existing six park seats located on the western boundary of the field and replace as required	\$16,000 AMS	Medium

Included in Master Plan (MP) or Concept Plan (CP)	Action No.	Action	Budget estimate*	Priority Level **
MP	1.1.8	Install a new accessible park seat with arms and backrest under the pavilion shelter and an additional three seats around the Reserve	\$ 10,000	High
MP	1.1.9	Consider a request from the Domeney family for installation of a plaque to acknowledge the history of the Reserve and the link to the Domeney family including its possible content, design and location	N/A	High
1.2 Objective – Continue to support and improve informal recreation opportunities for the local community				
MP	1.2.1	Upgrade the netball/basketball court for general community use, including re-surfacing, replacement of rotating hoops and goals and line marking for basketball, netball and four square	\$33,000 AMS	Low
MP	1.2.2	Rationalise, consolidate and upgrade Reserve signage in line with the <i>Manningham City Council Outdoor Signage Strategy</i> to provide: <ul style="list-style-type: none"> - a point of arrival sign - a key tenants sign at the front of building 	\$6,000 AMS	High
MP	1.2.3	Upgrade the play space, picnic and BBQ area to accommodate a range of ages for the Park Orchards community in line with the Play Space Audit 2015 and funded through the Playspace Strategy budget	\$150,000	Medium
1.3 Objective – Provide recreation facilities that are safe and accessible				
MP	1.3.1	Install netting at the northern end of the oval to stop balls rolling down the hill out of sight (and in the dark outside of light spill)	\$20,000	High
MP	1.3.2	Provide ramped access to the oval from the pavilion to improve access and safety	\$126,000	High
MP	1.3.3	Develop a new accessible public toilet adjacent to the sports pavilion to be accessed on game days and during school events	\$50,000	High
MP	1.3.4	Negotiate the removal of the shipping container located adjacent to the scoreboard outbuilding	Club cost	High
MP	1.3.5	Negotiate the future of the temporary terracing with the Junior and Senior Football Clubs with the option for the clubs to upgrade to a permanent spectator area or remove and reinstate the grassy bank at the clubs cost	Club cost	High

Included in Master Plan (MP) or Concept Plan (CP)	Action No.	Action	Budget estimate*	Priority Level **
Goal 2 – Sensitive development that responds to the local environment				
2.1 Objective - Protect the environmental qualities of the Reserve and surrounds				
N/A	2.1.1	Refer to <i>Manningham's Development Guide for Areas of Environmental and Landscape Significance 2011</i> when planning for development, including integrated siting and design, vegetation management, earthworks, built form and sustainable development and integrated water management	Operational	High
MP	2.1.2	Protect the environmental qualities of 100 Acres Reserve	Operational	High
2.2 Objective – Enhance landscaping to complement the infrastructure and improve amenity				
MP	2.2.1	Undertake planting to complement the natural environment with the use of Australian native species generally across the site and local indigenous species in environmentally sensitive areas in accordance to the specifications set by the Country Fire Authority (CFA) to meet the designation criteria of the site to remain a NSP.	Operational	High
MP	2.2.2	Maintain view lines to 100 Acres Reserve	N/A	High
Goal 3 - Flexible multi-use facilities and management systems to maximise sustainable future use				
3.1 Objective – Continue to support and improve recreation spaces for hire to support the local community				
CP	3.1.1	Continue to maintain four flexible programming spaces within the Domenev Recreation Centre	Operational	High
CP	3.1.2	Install a multi-use floor suitable for tap dancing and multi-use activities in Multipurpose Room 1, in collaboration with Parkwood Dance Academy.	\$35,000	High
MP & CP	3.1.3	Install airlock in Recreation Centre corridor to reduce noise and disruptive movement of people within the building	\$10,000	High
3.2 Objective – Improve the operational management of the Recreation Centre to support multi use and flexible programming				
CP	3.2.1	Redevelop the shared kitchen for sports club and general community use to provide a flexible, multi-use layout (refer concept plan section 4)	\$56,000	High

Included in Master Plan (MP) or Concept Plan (CP)	Action No.	Action	Budget estimate*	Priority Level **
N/A	3.2.2	Coordinate the scheduling of annual events within the precinct to ease the burden of car parking in collaboration with key stakeholders including sports clubs, hirers, St Anne's Primary School, Lions Club and other relevant groups	Operational	Ongoing
N/A	3.2.3	Maintain the existing shared arrangement of hireable spaces and leased areas until end of POCHLC lease in 2021 at which time reassess the usage following the process outlined in the Community Facilities Access and Allocation Policy 2013	Operational	High
N/A	3.2.4	Strengthen Council's conditions of hire including bonds, code of conduct for shared use facilities etc.	Operational	High
MP	3.2.5	Install a swipe card security system across the whole facility to better manage bookings and actual usage (billing)	\$40,000	High
MP	3.2.6	Consolidate the multiple electrical metres to a single point of supply and install a group metering panel	\$50,000	High
MP	3.2.7	Install a cage within the storage area at the rear of the Recreation Centre to separate council's storage requirements from the remaining areas available for storage hire.	\$1,000	High
MP	3.2.8	Undertake an EOI for hire of the available storage space in the storage area at the rear of the Recreation Centre in line with Council's Community Halls, Schedule of Hire Rates	Operational	High
MP	3.2.9	Provide ongoing consideration that the Domeney Recreation Centre is designated as a Place of Last Resort	Operational	Ongoing
3.3 Objective – Improve transport and parking opportunities within the precinct				
MP	3.3.1	Provide an additional 10 car spaces within the Reserve	\$50,000	High
MP	3.3.2	Install an additional four light poles at the eastern end of the car park to improve lighting and safety	\$40,000	High
MP	3.3.3	Investigate opportunities to develop a shared use agreement with St Anne's Primary School for shared use of the school car park outside school hours	Operational	High

Included in Master Plan (MP) or Concept Plan (CP)	Action No.	Action	Budget estimate*	Priority Level **
MP	3.3.4	Pending action 3.2.3, install two lights to illuminate access between the Recreation Centre and St Anne's Primary School	\$15,000	High
N/A	3.3.5	Continue to advocate for improved bus services in Park Orchards	Operational	Ongoing
MP	3.3.6	Support the construction of off-road shared path along Knees Road as identified in Manningham Bicycle Strategy 2013	\$40,000	High

* Based on preliminary cost estimate only. ** High Priority = 1-3 years, medium priority = 4-6 years and low priority = 7-10 years

4.2 Domenev Reserve Master Plan



Figure 7 Master Plan

4.3 Concept Plan – Dorney Recreation Centre



Figure 8 Concept Plan

5. Background

5.1 Previous Domeney Reserve Management Plan

Manningham City Council developed and endorsed the *Domeney Reserve Management Plan* in August 2003.

Actions implemented from *Domeney Reserve Management Plan 2003* include:

- Expansion of carpark (removal of 2 netball courts to allow for expansion)
- Development of major entrance to 100 Acres Reserve
- Redevelopment of outdoor social area for sports pavilion, including shade sail and BBQ
- Upgrade of players' race upgrade
- Upgrade of picnic area near the playground
- Reinstatement of the public toilets adjacent to cricket nets (in response to the *100 Acres Reserve Management Plan*).

5.2 Relevant Strategies and Policies

Whilst the Management Plan will draw upon a number of Council strategies and policies, there are some that directly influence the Plan. These documents are described below and referenced within the Management Plan as required.

5.2.1 Open Space Strategy 2014

The *Manningham Open Space Strategy 2014* is a 10-year plan that sets priorities and guidelines for the protection, development and use of public open space in the municipality. The Open Space Strategy has recently been developed to achieve the following goals:

- Value, expand and enhance the open space network
- Make the most of existing open spaces
- Attract more people, more often, to open space.

The Strategy divides the municipality into 15 precincts. Domeney Reserve is located in the 100 Acres Precinct (Figure 3) and also provides the main entrance to 100 Acres Reserve. The Strategy recommends the protection of significant bushland in Domeney Reserve

Part 3 of the Strategy describes each reserve and identifies Domeney Reserve as a district reserve as it attracts visitors from a broader area than local.

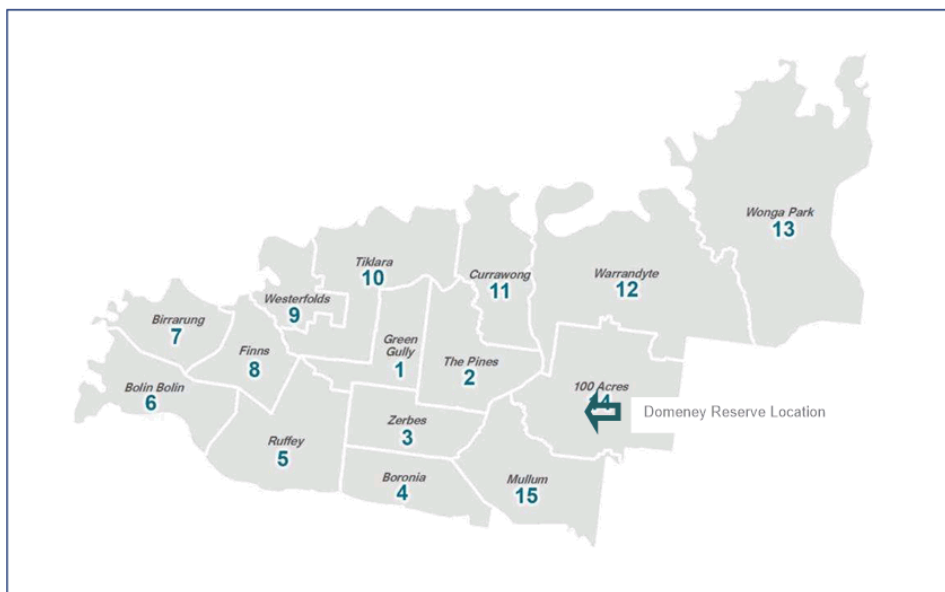


Figure 9 Open Space Strategy Precincts

5.2.2 Active for Life Recreation Strategy 2010-2025

The *Manningham Active for Life Recreation Strategy 2010 -2025* was developed to provide a strategic framework for the management and development of recreation provision. The strategy identifies major gaps, challenges and synergies and addresses these with the aim to increase participation in a broad range of recreational activities for the improved health and wellbeing of our community.

The four key objectives for future recreation provision within the municipality are:

- To increase participation in recreation
- To ensure the community has a diverse range of recreational choices
- To provide great places for people to recreate
- To inspire people to participate in recreation.

The Recreation Strategy outlines the demand for all recreation activities across Manningham.

A specific action of the Strategy that informs the *Domeney Reserve Management Plan* is:

4.5.35: undertake the development and implementation of Domeney Reserve Management Plan

5.2.3 Healthy City Strategy 2017-21

The current *Manningham Healthy City Plan 2013-17* has been reviewed and the new *Healthy City Strategy* is being finalised. This Strategy sets the direction for council policy, partnership and practice over the next four years and is the result of research, data and community views and direction from Council's Healthy City Advisory Committee.

This Strategy complies with Council's legislative obligation under the *Health and Wellbeing Act 2008*. Four key areas will focus on how our city can be:

- Inclusive and harmonious
- Healthy and well
- Safe and resilient
- Connected and vibrant

5.2.4 Access Equity and Diversity Strategy 2014-2017

Manningham City Council's commitment to access, equity and diversity is reflected in the following overarching principle of social justice and human rights and by the associated pillars which form the framework for this strategy. The overarching principles include:

- Empowerment, access, inclusion and participation
- Promotion and celebration of respect, diversity and harmony
- Leadership, partnerships, communication and accountability

5.2.5 Outdoor Sporting Infrastructure Guidelines 2015

The Guidelines relate to the determination of costs associated with the development of sporting pavilion infrastructure, including new facility development and upgrade of existing facilities.

The Guidelines guide development and are not prescriptive in relation to specific design, components of design and component sizes. Rather they define components of facilities under standard and non-standard categories, with all non-standard components to be fully funded by the sporting club.

The Guidelines apply to any future pavilion development/redevelopment at Council sporting reserves including both redevelopment and new facilities.

5.2.6 Community Facilities Access and Allocation Policy

The purpose of this policy is to establish a formal process and guidelines for the allocation of Council facilities proposed to be used by community and commercial organisations/entities on a long term basis.

The Policy relates to the allocation of existing facilities when they become vacant; a lease/licence reaches its term; or additional buildings are either acquired or built by Council.

The relationship of this policy to the *Domeney Reserve Management Plan* is the:

- Request by the dance academy to increase its security of tenure; and
- The POCLHC lease due to expire in January 2021.

Given this is a shared facility, the existing arrangements will need to continue until the POCHLC lease expires in January 2021, and may include a formal expression of interest process to determine the future use of the facility and any changes to its use.

5.2.7 100 Acres Reserve Management Plan 2010

The *100 Acres Reserve Management Plan* was endorsed by Council in 2010. All actions in the Plan will be completed by 30 June 2017. Major improvements to the Reserve have included:

- Re-commissioning of the public toilets near the Domeney Reserve car park at the 100 Acres Reserve major entrance
- Installation of wayfinding signs throughout the Reserve
- New interpretation signs along the 100 Acres nature trail
- Path upgrades
- Changes to dog controls, where dogs are prohibited on several tracks in the north east corner of the Reserve, otherwise dogs are required to be on lead on all other tracks throughout the Reserve.

5.2.8 Municipal Emergency Management Plan

The *Municipal Emergency Management Plan* outlines the requirements and the procedures for emergency mitigation, operations and associated relief and recovery arrangements within the municipal area of Manningham City Council and, if necessary, the conduct of emergency operations outside of the municipal area in conjunction with other municipalities and authorities.

In accordance with the requirements of Division 3 (Sections 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L) of the *Country Fire Authority Act 1958*, Manningham City Council has identified the Domeney Recreation Centre as a suitable location for designating a Neighbourhood Safer Place – Place of Last Resort (NSP). The Domeney Recreation Centre is currently a designated NSP for Manningham City Council.

The CFA defines a NSP as:

- A location that may provide some protection from direct flame and radiant heat, but they do not guarantee safety
- Not an alternative to planning to leave early or to stay and defend your property; they are a place of last resort if all other fire plans have failed
- An existing location and not a purpose-built, fire-proof structure

5.2.9 Healthy Habitats – Bushland Management Strategy 2012

Manningham's *Healthy Habitats - Bushland Management Strategy (2012)* aims to achieve the following objectives:

- Maintain and where possible, restore ecological processes
- Manage and minimise threatening processes

- Improve habitat
- Protect threatened species.

The Strategy incorporates information from the *Manningham Biosites, Sites of (Biological) Significance* (2004) Review to create a prioritisation matrix that strategically assesses bushland sites in order to guide resource allocation and prioritise management actions across those sites.

Domeney Reserve is listed as having 'High Priority' Bushland on the western side of the Reserve, which provides significant 'Buffer' vegetation to 'Biosite 14 - One Hundred Acres', which has State significance and is habitat for the following significant species: Powerful Owl, Nankeen Night Heron, Swift Parrot, Spotted Quail Thrush, Hardhead, Hooded Robin and Swift Parrot.

5.2.10 Manningham Bicycle Strategy 2013

The *Manningham Bicycle Strategy 2013* sets out Council's vision to meet the cycling needs of the Manningham community into the future, to ensure that cycling is a safe, attractive and viable mode of transport. It makes recommendations regarding the scope of actions identified to encourage a greater uptake of cycling as a viable and safe mode of transport within Manningham. The Strategy guides Council in local implementation, such as the development of bike paths, end of trip facilities (bike parking, seating) advocacy initiatives and marketing and promotional activities. A bicycle network has also been developed showing the proposed on and off road routes to be implemented over the life of the strategy. The Bicycle Strategy is supported by a separate companion Action Plan which details the various actions to be implemented on an annual basis. The Strategy spans several cycles of action plans.

5.2.11 Manningham Development Guide for Areas of Environmental Significance and Landscape Significance (2011)

The *Manningham Development Guide for Areas of Environmental Significance and Landscape Significance* (2011) was developed to guide development in sensitive areas. The Guide aims to ensure that developments are both sustainable and responsive to the environment and the surrounding landscape. This is relevant to Domeney Reserve as it is listed as having 'High Priority' Bushland on the western side of the Reserve, and the close proximity to The 100 Acres Reserve.

5.3 Manningham Planning Scheme Provisions

5.3.1 Zones

Domeney Reserve is zoned Public Park and Recreation Zone (PPRZ) in the Manningham Planning Scheme (refer to Figure 9). The purposes of that zone includes:

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

The adjoining 100 Acres Reserve is zoned Public Conservation and Resource Zone (PCRZ). The purpose of that zone includes:

- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.

The residential area surrounding the Reserve is in a Low Density Residential Zone (LDRZ). This Zone provides for residential development on larger sized blocks. The minimum subdivision area is 4,000 square metres.



Figure 10 – Domeney Reserve, Planning Zones

5.3.2 Overlays

Domenev Reserve and the surrounding area is also affected by a number of overlays under the Manningham Planning Scheme.

Environmental Significance Overlay – Schedule 3 (ESO3)

The area covered by this schedule has been assessed as being buffer habitat (Manningham City Council Sites of (Biological) Significance Review 2004) or other land with environmental and/or landscape values that supports core conservation and buffer habitat areas. Appropriate management is required to ensure ecological values are protected and improved.

In recognition of this overlay, major development at Domenev Reserve will be located in those areas that are the least intact or devoid of vegetation in order to minimise detrimental impacts on identified environmental values.



Figure 11- Environmental Significance Overlays

Environmental Significance Overlay – Schedule 4 (ESO4)

Land surrounding Domeney Reserve to the north and west is covered by an ESO4 (sites of Biological Significance and Buffer Conservation Areas in Low Density Residential Areas). Refer to Figure 11.

Special Building Overlay Schedule 3

The car park and a small section of the Reserve at the southern end is affected by a proposed overlay which identifies the extent of overland flow across the property in a 1 in 100 year storm event. This is proposed to be introduced as part of Amendment C109 to the Manningham Planning Scheme.

Bushfire Management Overlay (BMO)

A Bushfire Management Overlay currently applies to the adjoining 100 Acres Reserve and is proposed to be extended to cover Domeney Reserve and the neighbouring area shortly.

5.4 Demographic Analysis

Park Orchards/Ringwood North is a community of predominantly family households with a large proportion of the households being couple with children (54.4%) followed by couples without children (25%). The largest age group represented is 35-49 year olds (23.7%), followed by 50-59 year olds (15.6%), 5-11 year olds (11.4%) and 12-17 year olds (11.3%). ABS 2011 data identified the population for this area to be 4,370 people, and predicted a small growth of 46 people, taking the 2016 estimated resident population for Park Orchards/Ringwood North to 4,662.

Park Orchards is characterised by large lots and low density living, with a population density of 4.24 persons per hectare, compared with Manningham average of 10.66 persons per hectare. This low density living, combined with lack of public transport options, results in the residents having a high reliance on cars, with 39% of the dwellings in the suburb having three cars, followed by 42% of dwellings having 2 cars. There is a high rate of home ownership, where 93% of households were purchasing or fully owned their home, and minimal renting (3.2%)

In 2011, 9% of people in the area came from countries where English was not their first language, compared to 31% across Manningham. They are well educated, with a high proportion of residents holding a Bachelor or higher degree (29.3%) which is slightly higher than the Manningham average (28.3%), as is the Advanced Diploma or Diploma (11.4%), compared to the Manningham average of 9.9%. Park Orchards has a low level of people who report to need assistance, with only 2%, compared to 4.5% within Manningham.

Open space considerations in the area are likely to be driven by the dominance of families with facilities for children, as well as engagement for those in the middle age years. The trend of the ageing population and high numbers of young people reconfirms the importance of Council continuing to provide facilities that have flexible spaces to accommodate a range of activities to ensure it can respond to changing community needs.

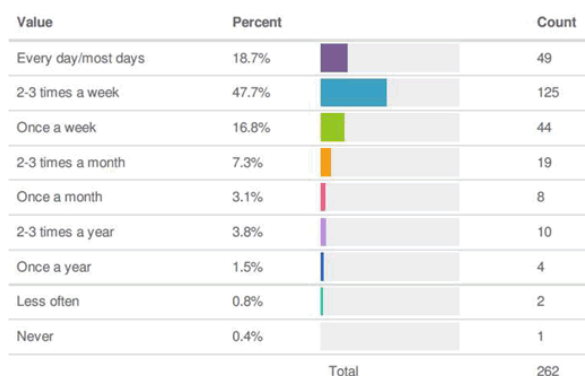
Appendix 1

6. Summary of initial community consultation

Initial community consultation commenced in June 2016 to inform the development of the *Domeney Reserve Management Plan*. A summary of this consultation is provided below.

Q1. How often do you visit Domeney Reserve?

Almost half of the respondents visit Domeney Reserve *2-3 times per week*. The second most popular response was *everyday* (19%) and *once per week* (17%). This suggests that the respondents to the survey are people who are frequent users of Domeney Reserve as they use the Reserve on a weekly basis or more often.

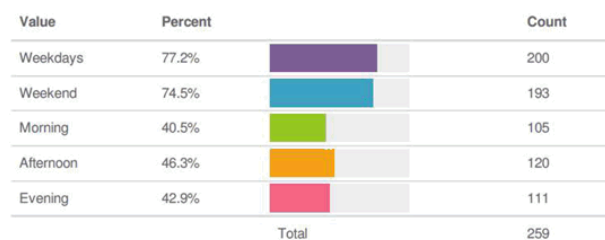


Q2. Can you tell us why you don't use Domeney Reserve?

One respondent does not use Domeney Reserve as it is *too far away*.

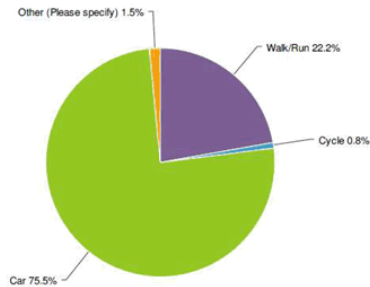
Q3. When do you usually visit the Reserve?

The survey identified that there was an equal split across both weekday (77%) and weekend (75%) usage. Morning and evening usage was also similar, with 41% and 43% respectively, and afternoon was slightly higher usage with 46%. These results are reflective of the fact that the Reserve is well utilised during mid-week, weekend, day time and evenings.



Q4. How do you usually get to the Reserve?

The majority of survey respondents (76%) travel by car, with an additional 22% walk/running to the Reserve. There is no public transport access to the Reserve and thus car access to the Reserve predominates. This high level of car usage to the Reserve places significant demand on the parking and traffic within the Reserve.



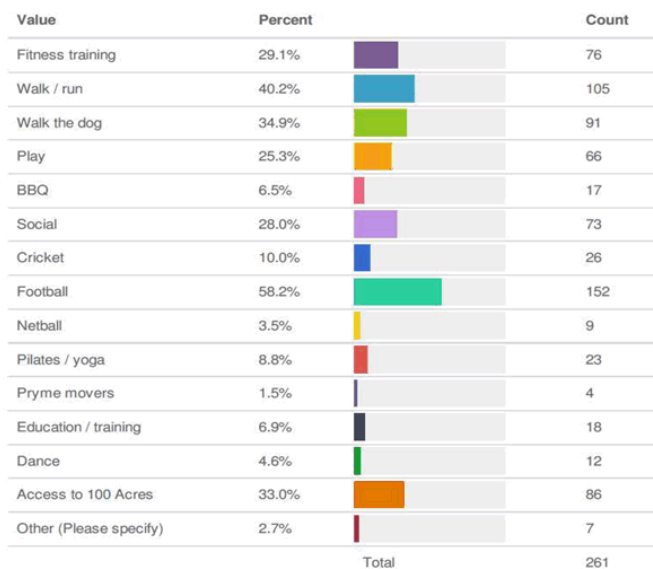
Q5. In what capacity do you visit the Reserve?

The majority of respondents (60%) are a member of a group or club, 48% are casual reserve users and 15% are an enrolled participant of a program. A further 8% of respondents (other) included 2 respondents from St Anne’s Primary School, 9 walkers/dog walkers, and 2 visitors, 1 Lions Club representative, 1 who uses the playground, 1 who attends yoga and 1 trainer.

Value	Percent	Count
Member of a group / club	59.9%	154
Enrolled participant of a program	15.2%	39
Casual reserve user	48.3%	124
Other (Please specify)	8.2%	21
Total		257

Q6. What are the main reasons for visiting Domeney Reserve?

The main reasons the survey respondents visited the Reserve was for football, with 58% of survey respondents, followed by walk/run (40%), walk the dog (35%), access to 100 acres (33%), socialise (28%), fitness training (29%) and play (25%).



Q7. What do you value most about the Reserve?

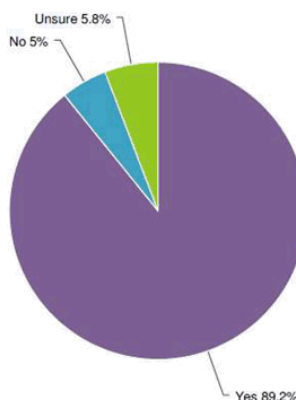
The majority of survey respondents valued the sporting facilities at the Reserve followed by the Reserve being close to home, a place to socialise and a community function space.

Value	Total responses (1 st , 2 nd , 3 rd priority combined)	1 st priority response
Sporting facilities	182	141 (78%)
Close to home	157	61 (39%)
Place to socialise	145	40 (28%)
Community function space	140	34 (24%)
Green space	135	44 (33%)
A venue for community programs	127	44 (35%)
Bushland	120	44 (37%)
Area to relax	104	16 (15%)
Other		
Dog walking		15
Sporting		12
Play equipment		3
School use		2
Pilates		4

Value	Total responses (1 st , 2 nd , 3 rd priority combined)	1 st priority response
Dance		1
Green space		2

Q8. Do you feel safe when visiting the Reserve?

The majority of respondents felt safe when visiting the Reserve (89%) with a small group responding that they do not feel safe (5%) and some are *unsure* (6%). The main issue identified from the survey is inadequate car park lighting (at the southern end) and the distance from the building to the far end of the car park when it is dark (16 comments). This was reported by both people who *felt safe* and those who did *not feel safe* when visiting the Reserve. There is a concern with dogs off-lead and the owner not having dogs under control. It also appears as though there has been a recent car break in which people were aware of. There was also a comment in relation to there no longer being a caretaker at the facility and issues related to this included lack of coordination/notification of events and isolation of site.



Value	Percent	Count
Yes	89.2%	231
No	5.0%	13
Unsure	5.8%	15
Total		259

Q9. How would you rate the Domeney Recreation Centre/Sports Pavilion overall?

The survey responses were varied in terms of how the community rates the Recreation Centre/Sports Pavilion. A similar number rated the facility *very good* or *good* (37%) as opposed to *poor* and *very poor* (33%). Almost 20% of survey respondents rated the facility as neutral.

Value	Percent	Count
Very good	10.1%	26
Good	28.7%	74
Total		258

Value	Percent	Count
Neutral	19.0%	49
Poor	22.9%	59
Very poor	9.7%	25
I do not use the Domeney Recreation Centre/Sports Pavilion	9.7%	25
Total		258

This question generated a large number of additional comments which have been summarised under key themes and outlined in the table below. There was a large number of negative comments (242) compared to positive comments (60) regarding the recreation centre/pavilion.

There is a strong message from the football club (players and spectators) that they are dissatisfied with their facilities in terms of size, quality, functionality, access, storage, etc, with 51% of the football (including netball) respondents rating the facilities as poor or very poor. Many comments specified that the facility has such intense use and the Reserve just cannot cope with this intensity in its current condition and furthermore that the facilities are not adequate for senior football.

There was a general theme of underlying conflict between the football club and the dance participants, including historical issues that may not have been resolved.

There were a number of negative comments regarding noise affecting yoga/pilates sessions, and the inadequacy of the facilities for dance classes (need floor suitable for tap dancing).

In terms of positive comments, there were 19 responses from people who are generally happy with the facilities, with a further 12 people reporting that the facilities are clean and another 9 stating they are well maintained.

Theme – Negative comment	No. of Responses
General upgrade of football facilities required including: change rooms, social rooms, kitchen, canteen, outdoor toilet, spectator amenities, no gym, poor storage, (including lack of specific facilities for female players and spectators)	75
Football rooms (toilet/change rooms/social space) too small/needs expansion.	49
Old fashioned/needs modernising	36
Not accessible to canteen and down to oval from change rooms	15
Grandstand area looks dirty/seating update required/more undercover area required	14
Facilities are not coping with such heavy usage – require upgrade	11
Facilities inadequate for senior EFL	8
Conflict of use between football and dance	8
Unclean facilities (toilets and change rooms)	5
Too noisy for Pilates and yoga	4
Overall upgrade required	4
Tap floor inadequate/bigger room for dance	3
Function room needs upgrade	3
Needs cooling/heating	3
Needs coffee shop/canteen poor	2
Heavy furniture/chairs (difficult for older people to move/stack)	2

Theme – Positive comment	No. of Responses
Adequate facilities, services the community well, generally happy	19
Clean	12
Well maintained/good condition	9
Spacious/good size rooms	5
Ease of access	3
Great function space	2
Close to home	1
Great for yoga/dance	1
All events using the pavilion area great	1
Comparable to other small venues	1
Building is modern	1

Q10. How do you rate the Reserve (open space) overall?

The majority of respondents rated the open space within the Reserve as good (52.1%) or very good (25.7%). There were an additional 18% of respondents who rated the Reserve as neutral.

This question also generated a large number of additional comments in the survey which have been summarised under key themes and outlined in the table below. The majority of additional comments were positive (167 comments), compared to 45 negative comments.

The positive comments included from being happy with the sports field (41), happy with the views (38), positive about the Reserve as a whole (36). A smaller number of people were happy about the open space, playground, and barbeque and walking tracks.

There was a much smaller number of respondents who included negative comments on the Reserve such as unhappy with the sports field (16), inadequate parking (11) and the low quality and isolated basketball/netball court (5).

Value	Percent		Count
Very good	25.7%		66
Good	52.1%		134
Neutral	17.9%		46
Poor	3.5%		9
Total			257

Value	Percent		Count
Very poor	0.8%		2
Total			257

Theme – positive comments	No. of Responses
Generally happy with sports field	41
100 Acres, views	38
Generally positive about the Reserve	36
Lots of open space	21
Ample space for dogs off lead	10
Playground/BBQ	10
Walking tracks	9
Adequate parking	2

Theme – negative comments	No. of responses
Generally unhappy with sports field	16
Inadequate parking	11
Basketball/netball court hidden/requires upgrade	5
Lighting	3
Dogs/shouldn't be off lead/on oval	3
Unhappy with cricket nets – or should this be football nets?	2
High fire risk with 100 Acres	2
Unsafe around perimeter of sports oval	2
Seating requires upgrade	1

Q11. From the list below can you tell us if there is anything that could be done to improve Domeney Reserve (including Domeney Recreation Centre/sports pavilion).

The responses were overwhelming to this question in support of additional seating throughout the Reserve as outlined in the table below. This includes tiered seating around the oval, more undercover seating and the upgrade of existing seating (including accessible seats).

Seating	No. of responses
More seating around the oval, tiered seating to take advantage of natural slope	64
More undercover seating	25
Upgrade seating, old, run down, require backs for the elderly	25
Adequate seating	11
Large undercover area to enable increased weather protection, cater for seating and standing	10
Seating inside halls is heavy, awkward, difficult to access	3
BBQ area seating undercover	1
Seating in 100 Acres for rest	1
Seating around basketball area	1

The responses regarding landscaping were fairly positive, with 28 submitters suggesting that current landscaping is adequate; however there was a smaller number who would like additional native plants (13), improved landscaping (9) and the planting of more trees (7).

Landscaping/Planting	No. of responses
Adequate	28
Need more native and colourful plants to improve the surroundings/connection to 100 Acres	13
Landscaping needs to be improved	9
Plant more trees	7
Create tiered spectator areas on the slopes around the oval	4
100 Acres needs improved landscaping	3
Requires more mowing near playground and St Anne's	2
100 Acres, plant information would be helpful	1
Pave the trails	1
Remove wild grass near building due to fire threat	1
Requires erosion control around paths	1
Create a flat space for player warm ups	1

There was a varied response regarding the barbeque/picnic facilities. The responses were grouped into the following themes: adequate (28 comments), more picnic tables and BBQs (15), an upgrade of the existing picnic tables and barbeque and shelters (12). There was a small number of people who stated that the picnic facilities are not required (11), or wanted more shelter (9), or more barbeques (5).

Barbeque /Picnic Facilities	No. of responses
Adequate	28
More picnic tables and more under cover	15
Upgrade existing barbeque and tables	12
Not required	11
More shelter required	9
Haven't used them	6
More BBQs (including another barbeque /picnic shelter in the park between the pavilion and St Anne's)	5
Generally improve area	3
Improve planting between the road and the barbeque area to screen off this space	3
Need toilets/toilet hidden	2
More rubbish bin sites	2
Access to water	1
It would be good if there was a BBQ at the south end. There's a shelter. And a drink tap for dogs too would be good	1
Playground requires upgrade so don't use the area	1
More dog poo bins along trail and oval	1
Needs some colour and signs, wayfaring signs about park	1

The comments relating to the car park are outlined in the table below. The overwhelming response was for more car parking spaces (127), improved lighting within the car parks (11) and a small number of people considered that the parking was adequate (10).

Car Parking	No. of responses
More car parking required	127
Better lighting	11
Adequate	11
Disabled parking limited and used incorrectly consistently – no follow up to illegally parking in the 2 spots provided	3
Second driveway required to exit to improve traffic flow	3
Problem when some groups/tenants use bollards to Reserve parking spaces	2
Improved layout required	2
24 hour lighting for car park, security cameras, bigger bollards at front to hinder ram raid	1
Now making it worse is the erection of a bollard at the entrance to the car park stopping cars accessing the grassed picnic area	1

Car Parking	No. of responses
Link to school and allow by school fence - it does not need to be paved	1
It's offensive when trying to use the Reserve on the weekends that football people want to charge you to enter the car park	1

The feedback relating to the footpaths was varied and included: adequate (46), path upgrade/maintenance required (15), need for more sealed paths (12), improved lighting for the paths (6) and more walking paths (5).

Walking Paths	No. of responses
Adequate	46
Upgrade/maintenance required	15
More sealed paths	12
Improved lighting	6
More walking paths	5
Some paths cracking/not maintained	2
Wider paths	1
Better signage	1
Dogs off lead areas	1

The feedback relating to the play space was varied as the largest responses was that the play space is adequate (28) whereas the following responses seeking improvements included: needs an upgrade (21), include play elements for all ages (20), shift closer to the sports ground (6), too small (5).

Playspace	No. of responses
Adequate	28
Needs upgrade (including all abilities)	21
Add play equipment for kids of all ages	20
Play space needs to be closer to sports ground area to enable parents to watch children	6
Too small	5
Area that allows children and parents to interact	2
Include a BMX park/teenage activities	2
Fenced play space	1
Too close to the road	1
Improve lighting	2
More plants/trees/bushes	1
More seats	1
Large area not utilised	1
Gym equipment for adults needed	1
Keep dogs on leashes/improve this signage	1
Too much space for play and most not used	1

The responses to sports facilities was completely varied, however the majority related to upgrade of change rooms required (53), upgrade of the basketball/netball court (14), updated facilities (14) and oval adequate (9).

Sports facilities	No. of responses
Change rooms require an upgrade	53
Upgrade to basketball/netball courts	14
Updated facilities required	14
Oval adequate	9
Adequate	8
Need gym area	7
Canteen too small	5
Oval drainage needs improvement	4
Basketball hoops require an upgrade	3
Drinking taps for people/dogs	3
Fitness station circuit required	2
Additional football oval	2
Cricket pitch requires attention	2
Oval playing surface requires work	2
Smoother playing surface for basketball	2
Dog lovers appreciate this space	1
Extra meeting room/dance room	1
Need net behind goals to stop losing footballs	1
Light up netball courts	1
Well maintained	1
More female toilets	1
Keep maintaining grass on oval	1
Excellent lighting	1
New goal posts for football clubs	1
Seating at Pavilion	1
Social rooms too small	1
A community pool	1
Adjustable football goals	1
Have facilities to keep children and teenagers engaged in life and community	1
Build bigger for more indoor sports activities, build a shop or spaces with vending machines	1
Underground car park, storage, gym with soundproofing and floating flooring. Modern air conditioning and heating. Members to have key card id access and swipe. Update equipment, maintenance and facilities. Weatherproof and securable and accessible.	1
Create a set up similar to Warrandyte Reserve for Domeney which would further enhance Domeney as a great community facility	1
Fencing around ground needs replacing	1
Oval requires repair	1
Netball courts are littered with rubbish	1
Dog walkers leave oval dirty for sports teams	1

Sports facilities	No. of responses
Skateboard ramp required	1
Cricket nets dated quickly	1
BMX park for teens	1
Netball courts in wrong position (safety issue)	1
Facility was better 20 years ago	1
Don't want ground to be taken over by clubs	1
Ground near gates for players to run out usually very soaked after rain. Need a net at the scoreboard end.	1
Stairs from change rooms to playing area is an accident waiting to happen. Change rooms need to be cut in under the viewing platform to give direct access to the playing surface.	1

Feedback in relation to the sports pavilion demonstrated support for an upgrade to the social rooms and change rooms (88), extension (15), more seating (11), adequate (8), larger undercover area (8) and upgrade of canteen (7).

Sports pavilion	No. of responses
Social rooms and change rooms require upgrading	88
Extension	15
More seating required	11
Adequate	8
Bigger undercover area	8
Upgrade canteen	7
Build clubrooms at ground level	4
Lack of bar facilities	4
Insufficient storage	3
Connect clubrooms to main Pavilion	2
Inadequate	2
Too small	2
Poorly designed for sporting users use	2
Copy Warrandyte Reserve	1
Conflict with dancers	1
Very ugly	1
Keep dogs off the oval	1
Better barrier in front of seating	1
Access issues to the rooms for meetings	1
Maintaining plumbing especially toilets	1
Better PA system	1
Parking inadequate	1
Training rooms to set up gym facilities	1
Fix leaking roof	1
Maintenance/cleaning	1
Enclosure area to watch football	1
Small emphasis on community use	1

Sports pavilion	No. of responses
Seating requires maintenance	1
Equipment needed	1
Additional oval	1
Athletics track	1
Soccer pitch	1
Not using natural view and light	1
Oval worn out – better maintenance required	1

The feedback regarding the Community House and Learning Centre identified the following key themes: adequate (15), requires an upgrade (10), bigger centre (5) and integrated into one site (4).

Park Orchards Community House and Learning Centre	No. of responses
Adequate	15
Requires upgrade	10
Bigger centre	5
All activities to be conducted at the one location (including administration)	4
Buy old house next door – so the entire block is primary school/tennis club and cricket club	3
Advertise availability	2
Bigger/better change rooms	2
More space for childcare	2
Smelly and noisy from sport and fitness	2
Heating/cooling inadequate	2
I use community house only	2
Maintain area	1
Relocate childcare to Domeney	1
Improve signage	1
Move it elsewhere	1
Centre has provided friendship and skills	1
Pricing not helpful for those on the pension	1
Carpet cleaning	1
The sprung tap floor needs to be addressed. Floor is not on par with other dance academies in neighbouring municipalities and is limiting for participants	1
Not part of Domeney?	1
Under utilised	1
Parking is an issue	1
Group should have full and unfettered access to this facility	1
Would benefit from a coordinated strategic analysis of all the community needs it is being used for and those groups who are using it	1

The majority of feedback regarding the Halls for Hire related to facility extension (21), access to function room is difficult to secure (10), adequate (9), upgrade required (8), too high a priority given to the dance (6) and require larger halls for large functions (3).

Halls for Hire	No. of responses
Extension	21
Access to function rooms is severely limited	10
Adequate	9
Upgrade required (including kitchen)	8
Too much priority is always given to dance groups	6
Larger halls to hold much larger functions	3
Dance activities are noisy	2
Better checks to ensure cleanliness	2
Too small and facilities not very easy to use	1
What halls?	1
Relocate childcare to Domeney	1
Display information about hiring including electronic noticeboards	1
Issue with mopping toilets first then kitchen with the same mop	1
Tricky to manage between different community groups that utilise the function halls e.g. dance and footy clubs	1
The community room above the grandstand with viewing window. Can be used by sports clubs during weekends and hired for functions at night	1
Community sporting clubs need first option	1
Something residents need	1
Underutilised at night	1
Function space too small	1
Not satisfactory	1
More air conditioning required	1

The highest number of responses in relation to access into Domeney Recreation Centre were grouped into the following themes: adequate access (14), needs more car parking (9), inadequate access (7), need another entry/exit into Reserve (7), conflict between users (dance and sport) (4).

Access to Domeney Recreation Centre	No. of responses
Access is adequate	14
Need more car parking	9
Access inadequate, needs improvement	7
Needs more than one entrance/exit	7
Conflict between uses (dance and sport)	4
Strict controls on community usage	3
Need public transport/bus stop at front of Domeney	1
Not allowed into facility	1
OK for disabled access	1
Should not be asked for entry fee on Saturday	1

Access to Dorney Recreation Centre	No. of responses
Dark car park at far end	1
Need to improve cycle access to Reserve such as off road cycle path along Knees Road	1
Toilet access inside building restricted to sports spectators	1
Too many council staff involved in access	1
Link the St Anne's rear car park into Reserve	1
Poor access during football season	1

Access to Dorney Pavilion	No. of responses
Adequate	19
Better access required	10
More car parking	6
Less expensive	2
Improved signage	2
Available for public meeting space	2
More seating	1
Inadequate	1
Would be good to have it open more for dinner	1
Increased social space	1
Better lighting	1
Clearer directions on match days	1
More access to larger pavilion	1
Membership	1
Extension	1
Bigger canteen facilities	1
Difficult as small groups, including private businesses users, appear to have priority use over sporting groups that require space as it's adjacent to the oval	1
Primarily be allocated to those clubs that need to use the adjacent oval and 100 Acre Reserve	1
Lions Club requires better access to electricity, washing up facilities and first aid	1
Northern entry end seems to be a bird nesting area and a wasted space	1

The highest number of responses in relation to lighting related to more lighting in car park (84), adequate (18) and sports ground lighting needs improvement (5).

Lighting	No. of responses
More car park lighting required	84
OK/adequate	18

Lighting	No. of responses
Sports ground lighting requires improvement. Possibly an OH & S issue with players training under existing lighting/not angled correctly/incorrect height	5
Solar lights are preferred	3
Ensure lighting is not turned off during training	2
Poor lighting around BBQ	2
Lights don't always work	2
Better lighting required at rear entry	1
Security lighting	1
Lighting for the ground is excellent	1
Fine I suppose. But one blew up while I was in a dance class and nearly burnt the building down.	1
Users require access to main switchboards to reset lights of the complete facility should they need to be done outside of business hours.	1
There has been a break in dimly lit areas of the existing car park	1

No further improvements – Please explain your improvement suggestions	No. of responses
Better toilets/larger changing rooms	9
Needs improvements	3
It's perfect the way it is	2
As a football member the facility doesn't cater for our requirements	1
A larger more accessible canteen space	1
Better fencing	1
Add fitness stations around the 100 Acres or the oval	1
Do not agree that no further improvements is the right answer	1
Dog bowls for animal drinking water	1
Bike racks to store the bikes when on the oval	1
Net at scoreboard end to stop ball going into the Reserve	1
Lots of improvements required	1
Cleaning and maintenance	1
More signage – safety – sometimes feel a bit isolated	1
Need to feel safer around the back of the toilets	1
Excellent that rubbish bins are provided	1
Would like to see it become more of a place for "dropping in" cafe, place for little kids to play indoors so mums can meet up there, place for teenagers to hang out but supervised so no drugs or smoking.	1
The building was well maintained under Cliff Wood and staff, needs to be audited periodically to retain this condition level.	1
Without adequate improvements our sporting clubs which are an enormous part of our community are at risk of failing and being unsustainable	1
Water tap for runners	1
Maybe a skate park for local kids	1

No further improvements – Please explain your improvement suggestions	No. of responses
I love the fact that this space exists. Please keep up the good work as we residents love to walk our pooches.	1
Extension of rooms with social room dedicated to cricket and football.	1
Sports pavilion should be improved with more seating and better access down to the oval required as very steep.	1
Council really needs to listen to community groups and local residents about their requirements and suggestions and actually do something constructive about it	1
Better facilities all round. We would like a sporting club for the Park Orchards Netball Team and the Park Orchards Football Club. We need to cater for both sports. Currently the women's netball club has no facilities, which is not right. Need to move to a model like Warrandyte.	1

Q 12.

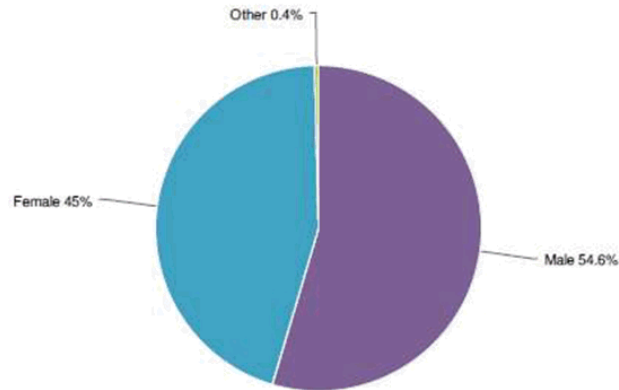
Are there any additional improvements/suggestions you would like to make?	No. of responses
100 Acre bush needs a tidy up. Feels not maintained for a while	3
Could the basketball court be turned into a skate park	1
Better pedestrian and cycle access	1
Mountain bike tracks and skate parks for older kids to enjoy	1
More dog friendly off lead space	1
More rubbish bins	1
More water fountains	1
Should have built the new fire station there next to the evacuation spot	1
A cafe at Domeney	1
Restrain tenants from being able to place bollards across public parking spaces	1
A plaque indicating who (Bill) Domeney was, some relevant dates, and why the Reserve was named after him	1
Website for Domeney, Facebook, Twitter, good internet access and Wi Fi	
Printed brochures about centre Paid membership to centre facilities	1
On site paid staff security and alarm systems	1
Lockable storage lockers for users	1

Q13.

Do you have any other comments about Domeney Reserve (including Domeney Recreation Centre/Sports Pavilion)	No. of responses
Is there a defibrillator available?	1
The lack of a plaque is disappointing, but could be easily remedied. The Domeney family would support and help fund such a plaque.	1
The whole plan for the area, including 100 Acre walkways – need a coordinated 10 year plan – one that forsees usage of the whole area	1

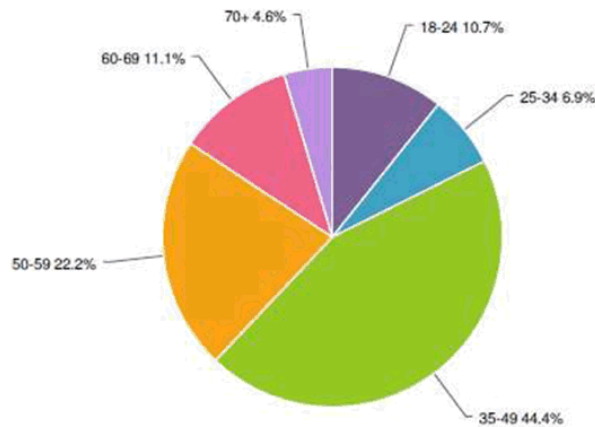
Q14. What is your gender?

The survey was well balanced in terms of gender representation, with 55% of respondents male and 45% of respondents female.



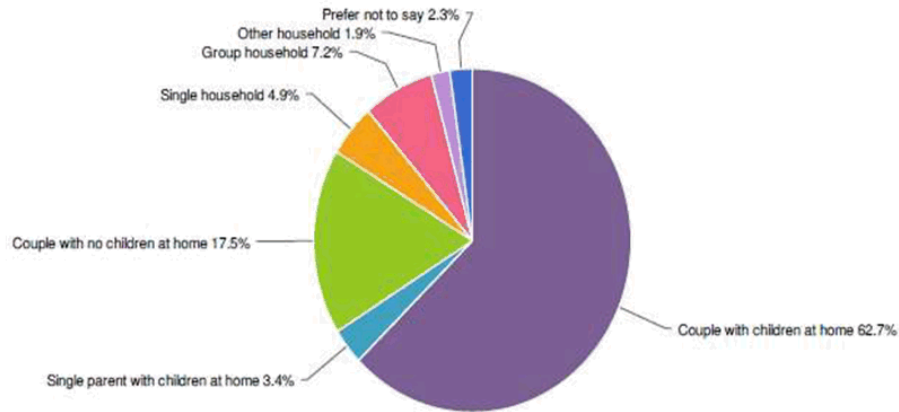
Q15. Age group

The survey respondents ranged in age, with the largest age group being the 35-49 (44%), followed by 50-59 (22%), 60-69 (11%) and 18-24 (11%).



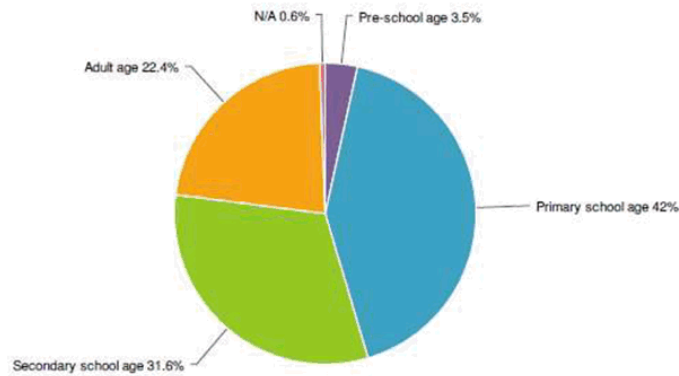
Q 16. Which one of the following best describes your household?

The majority of survey respondents were a couple with children at home (63%), a couple with no children at home (17%), followed by a group household (7%).



Q 17. Are the children in the household?

Of those respondents with children, a large proportion were children in primary school (42%), followed by secondary school (32%), adult age (22%) and preschool age (4%).



11 ASSETS & ENGINEERING

11.1 BTYC Gymnastics Indoor Stadium Pricing Review

File Number: IN17/410
Responsible Director: Director Assets and Engineering
Attachments: Nil

EXECUTIVE SUMMARY

A review of the pricing for the court use of the Indoor Stadiums was undertaken in 2014 and implemented in 2015, with a subsidy to the major users to assist with transitioning to the reviewed price. The pricing for the Bulleen Templestowe Youth Club Gymnastics (BTYC-G) use of Donvale Indoor Sports Centre (DISC) has now been reviewed with a recommended fee for Council to consider.

The BTYC-G has exclusive use of the Donvale Indoor Sports Centre (DISC) gymnastics area, reception, offices and amenities.

The Manningham YMCA manage and operate DISC and seven other Council managed stadiums. They have increased the price charged to the BTYC-G in 2014 by 6% and annually by CPI. The current MYMCA Facility User Access Agreement with the BTYC-G states that the price is under review. They currently pay a fee \$41,840.76, plus a percentage of the utilities to the MYMCA and \$55,000 to the BTYC-G preferred cleaning contractor; totalling \$96,840.

It is proposed to charge \$143,111.40 for 2018/19 as the base fee and for this price to be increased 3.5% annually. Plus an additional cost added, to acknowledge that the operational costs of managing a gymnastics area is higher than a court, including gas (heating) and cleaning. The base figure has been calculated averaging the current income generated from existing similar managed council stadiums, divided by the court area to determine the usage per square metre, multiplied by the gymnastics area and hire of the offices.

This provides a fair, equitable, consistent and transparent process to determining the fee. To continue with the spirit of the court pricing review, it is proposed Council provides a subsidy to assist with the transition, refer to table 2 in this report. For 2018/19 the subsidised fee would be \$114,489.12.

The Clubs financial statement, year ending December 2016, indicates sound financial position, with member's funds at \$451,227. As well, Council met with Gymnastics Victoria in February 2017, to discuss the proposal of increasing the annual fee to approximately \$130,000 and they agreed this was a reasonable price for a club with a membership of approximately 1,400.

COUNCIL RESOLUTION

MOVED: CR ANDREW CONLON
SECONDED: CR PAUL MCLEISH

That Council:

- A. Adopts a revised fee for the use of DISC by the BTYC-Gymnastics of \$143,111.40 to commence in 2018/19 and for this sum to be introduced gradually over a three year period, through the provision of a subsidy.**
- B. Notify the BTYC-Gymnastics Board of the price increase proposed in August 2017.**

CARRIED

2. BACKGROUND

The fee for the BTYC-G has not been reviewed since the change of management in 2013. In 2014 the price was increased by 6% and annually by an increase of 3.5%.

The BTYC-G paid \$41,840.76 for 2016/17, plus all cleaning for the gymnastics area, 50% summer/ 90% winter for gas and 30% for electricity, totalling \$96,840.

The current MYMCA Facility User Access Agreement with the BTYC-G states that the price is under review.

The Club has a waiting list and for a 24-month period rented a facility in Blackburn to cater for this need. The rented facility was found not to meet the management needs of the BTYC-G and the lease was ended last year.

The Clubs financial statement, year ending December 2016, states that they have member's funds at \$451,227.

A Council officer met with Gymnastics Victoria in February 2017, to discuss the proposal of increasing the annual fee to approximately \$130,000 and they agreed this was a reasonable price for a club of its size. The challenge for this market is that there is not a standard model and there are many variables, such as clubs are both for profit or not for profit and operate from both commercial and community facilities, or can be managed 'in house' by the Contract Managers (MYMCA).

Given the variations stated above, the following benchmarking information was undertaken:

- Kingston - \$155,700
 - Cheltenham Youth Club are not for profit.
 - Lease a commercial property.
 - When cleaning and utilities are included, the Club pay approximately 200,000 annually.
 - Facility includes: area equivalent to 2 courts, plus viewing area, kitchen, mezzanine, meeting room, 4 x offices, amenities and gift shop. This space is very similar to DISC gymnastics area.

- Mornington - \$520
 - The Mornington Youth Club are not for profit.
 - Occupy a council facility.
 - Club pay their own utilities, cleaning and maintenance, unless it is structural.
 - The figure is currently under review.

- Nillumbik - \$122,391
 - Jets Gymnastics is a commercial club.
 - Lease part area of the Community Bank Stadium in Diamond Creek.
 - Jets is required to pay for all cleaning, gas, a percentage of electricity and minor maintenance.
 - The space is air-conditioned.

3. DISCUSSION / ISSUE

A number of methods were considered when establishing the proposed price, which included:

Table 1

	Method	Concerns
1.	<p>Determining the income generated from major users, hiring 10 courts managed by Council (seven stadiums*) for 2018/19, based on 2017 usage. This figure was divided by 10 to gain the cost per court. DISC gymnastics area is approximately the size of two courts. When applying this price to two court spaces and adding the hire of offices, the total was \$165,566.</p> <p>*MTLC (2), Leeds Street (2), DISC (2), JUA sites (4) – Doncaster, Templestowe Heights, Anderson Creek & Park Orchards Primary Schools.</p>	<p>This option has not been recommended because the income from across the 10 courts includes the school sites, which are not available for community use during the day and therefore not reflective of the true income that could be generated from a similar facility.</p>

2.	Calculating the price based on hours of use, as reflected by current industry trends that have been informed through the development of Mullum Mullum Reserve Stadium business planning. It can be assumed that a stadium can expect to be operating at 100% peak and 60% off peak of use. This totals \$265,368 (includes offices).	This option has not been recommended because these prices are considered excessive when considering the club is currently paying approximately \$100,000.
3.	Determining the average current income from the existing, similar sized, council stadiums*, that being stadiums that have two courts, available for use all day. Divide this figure by the area of the courts for the cost per meter and then multiple this by the size of the gymnastics area. The cost of the office hire is then applied to determine the base fee. This totals \$143,111.40. *MTLC (2), Leeds Street (2), DISC (2).	Preferred option.

When considering the above methods for calculating the price, the recommended formula is fair as it is reflective of the income currently generated from comparable spaces and would be expected if the space was available for hire. It is a method that is not exclusive to gymnastics use and could be applied to any user requesting exclusive use.

Recommended formula to determine the price

The following price has been determined by averaging the current income from the existing, similar sized, council stadiums, that being stadiums that have two courts, available for use all day. The stadiums that are similar are Donvale DISC (the two courts in the same facility as the gymnastics), Leeds Street stadium and MTLC.

The anticipated income (based on current levels of usage) to be generated by the two courts at DISC, Leeds Street and MTLC has been increased by 3.5% for two years, totalling \$511,348 for 2018/19 - being an average per court of \$85,228. The price for two courts totals \$170,449.

The size of the two courts at DISC is 1309m².

To determine the usage per square metre based on the above figures:

- \$170,449 divided by 1309m² = \$130.20 per square metre per year

The gymnastics area is 1007m² multiplied by \$130.20 = \$131,111.4 per year

The charge for the offices is \$100 per week x 3 offices = \$12,000 per year

Total: Gymnastics active area, plus offices \$143,111.40

The calculations above are based on the operation of a court. The operation cost of the gymnastics area is higher for cleaning and utilities. The cleaning involves vacuuming the whole area which is matted and the electricity (cooling and lighting) is used more than courts, as well there is gas heating.

To overcome these additional costs, it is proposed that the BTYC-G Club be charged an annual rate, plus pay the gas invoice, a percentage of the electricity and an additional amount for the cleaning. The cleaning cost would be the difference between the average costs of the three similar stadiums (DISC, Leeds Street & DISC). For example the cleaning for Leeds Street in 2016/17 is \$22,000 and for the Gymnastics area it is \$31,395, a difference of \$9,395 would be added to the cost of BTYC-G hire for the year.

NB: The charge for use of the multi-purpose room will be charged per use as required.

It is proposed that the BTYC-G to be charged \$143,111.40 for 2018/19 (increase of 3.5% annually), plus the cost of gas, percentage of electricity and additional cleaning costs.

To assist the BTYC-G with the new charges it is proposed that Council provides a subsidy for the first three years, as it has been done for other major users of Council's stadiums, as follows:

Table 2

Year (inc 3.5%per year)	Price	Proposed Subsidy
2018/19	\$143,111.40	\$114,489.12 (20%), plus gas, electricity & cleaning difference
2019/20	\$148,120.30	\$125,902.25 (15%), plus gas, electricity & cleaning difference
2020/21	\$153,304.50	\$137,974.05 (10%), plus gas, electricity & cleaning difference

4. COUNCIL PLAN / STRATEGY

The Indoor Stadium Pricing Strategy 2015 has been used to determine the price.

Relevant Council Plan 2013-2017 objectives that relate to the BTYC-G use of DISC include:

- 1) Our Community Spirit; Goal of developing a community that is involved and well connected, strengthening community spirit.
- 2) Everything We Need is Local; accessible services and facilities for people of all abilities and ages; and access to services that promote health, wellbeing and education.
- 3) Council Leadership and Organisational Performance; a responsive Council which leads through effective planning, advocacy, transparency and accountability.

5. IMPACTS AND IMPLICATIONS

The impact of the price increase has been considered and can be justified, as it has applied the objectives and current subsidy scheme of the Indoor Stadium Pricing Strategy 2014, which include:

- Providing a fair, equitable and affordable framework for access to Manningham Highball Stadiums.
- Ensuring consistency and transparency when determining price.
- Allowing for proactive management of demand for space across the available hours and provide incentive for off peak usage.
- Providing a pricing structure that contributes to the financial viability of the facilities and provides Manningham City Council and Manningham YMCA with the capacity to operate, maintain and upgrade the facilities in a timely fashion.
- Promoting positive user attitudes and responsible use of these significant community.

6. IMPLEMENTATION

6.1 Finance / Resource Implications

Council has two contracts for the Management and Operation of Indoor Stadiums, the relevant Contract (EF12/25884) commenced in January 2013, which includes DISC, home for the BTYC-G. Any additional income that is generated, resulting in surplus (as an outcome of this recommendation to increase the fees) will be reflected in the terms of the Contract price.

6.2 Communication and Engagement

A meeting will be scheduled with the BTYC-Gymnastics Club Board to discuss with them of the reviewed price. The meeting will include the Manager of Parks and Recreation and other support officers.





6.3 Timelines

Following Council endorsement of the recommendations of this report, BTYC-G will be contacted and a meeting scheduled at the earliest opportunity to give the Club time to plan their budget for 2018/19. It is expected the meeting will take place in August 2017.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

11.2 2016-2017 Capital Works Program - End of June Status Report

File Number: IN17/409
 Responsible Director: Director Assets and Engineering
 Attachments: 1 Capital Works Status Report - June  
 2 Traffic Light Program - June 17  

EXECUTIVE SUMMARY

This attached Capital Works Status Report, for the period ending 30 June 2017, is provided for review and consideration.

The overall financial performance indicators reveal that \$48.816 million (96.3%) of the Capital Works Program for 2016/17 was spent against the adopted budget of \$50.694 million (non-capitalised), which is above the Council Plan performance target of 90%. This is a 0.5% improvement on the 2015/16 result. The outcomes are summarised in the following table:

2016/17 Financial Performance Outcomes				
Adopted Budget \$000's	MYR Budget \$000's	Actual Expenditure (non-capitalised) \$000's	% of Actual Expenditure Vs Adopted Budget (non-capitalised)	% of Actual Expenditure Vs MYR Budget (non-capitalised)
50,694	57,667	48,816	96.3%	84.7%

In terms of the number of projects delivered, sixty-six (66) were fully completed (81.5%) against a total of eighty-one (81) in the adopted program, which is below Council's non-reportable management performance target of 90%. However, including the partially completed projects, the overall completion percentage would increase to 92.4%. Of further note, though, is that a total of 220 sub-projects were included on the 2016/17 program.

Throughout the financial year, performance was impacted by delays on a number of projects, which resulted in one (1) project being cancelled, and some thirty-six (36) incomplete projects (or \$6.921 million) being partially deferred or carried forward to the 2017/18 Capital Works Program.

The variation between the budget and actual expenditure occurred as a result of:

- *savings due to efficiencies achieved;*
- *project planning and approval delays;*
- *hold ups by third parties, such as utility company component works, and State Government approving departments (funding partners, land managers/owners);*
- *tender negotiations;*
- *protracted community and stakeholder consultation;*
- *contractor availability problems and performance issues;*
- *difficulties in gaining plant and materials, as experienced across the State;*
- *impacts from storm events and other non-programmed works affecting the delivery of capital works; and*

- *delayed progress of works and access difficulties due to unfavourable weather.*

A detailed explanation is given against each carry forward project in tables D, E, G and H of the attached status report.

This report addresses and completes Strategic Resource Plan Initiative (Item 6.1.1.1) in the 2016/17 Council Action Plan, and the details of Council's performance will be included in the Annual Report.

COUNCIL RESOLUTION

MOVED: CR ANDREW CONLON

SECONDED: CR PAULA PICCININI

That Council:

- A. Receive and note the attached Capital Works Program Status Report for the period ending 30 June 2017.**
- B. Note and approve the transfer of \$1.194 million, as indicated in the Status Report (Refer Table H), to enable effective utilisation of capital funds and additional progress was made under the Capital Works Program.**
- C. Approve the transfer of \$0.780 million from the Donvale Reserve Pavilion, Plant Replacement Program, Neighbourhood Activity Centres, Road Management Strategy Upgrades, and Zerbes Reserve Management Plan projects to the Mullum Mullum Highball Stadium, which is to be restored in 2017/18, as outlined in the Status Report (Refer Table H).**
- D. Note the proposed carry forward amount of \$0.805 million, which will be considered as a part of the 2017/18 Mid-Year Review (Refer Table E).**
- E. Note the milestone performance table 'traffic light program', including those projects that were not completed and will be carried forward into 2017/18.**

CARRIED

2. BACKGROUND

- 2.1 Reporting on the status of the 2016/2017 Capital Works Program is carried out on a quarterly basis to Council as a part of the CEO's Quarterly Performance Report. A detailed report is also presented to Council at the mid-year budget review and end-of-year (EoY) on the overall performance of implementation of the Capital Works Program, including commentary on the progress of budgeted and carry forward projects and variations.
- 2.2 A financial chart of performance with trend graphs and milestone program ('traffic light'), are presented in the attached report as indicators of performance, which have been previously endorsed by Council as the agreed set of monitoring tools for status reporting. Commentary on performance is by exception and as appropriate.

- 2.3 The value of completed works (actual total expenditure) on capital projects at end of June was \$48.816 million (96.3%) of the Capital Works Program (pre-capitalisation) against the against the Adopted Budget total of \$50.694 million, and (84.7%) against the Mid-Year Review (MYR) Budget of \$57.667 million. The net difference between the value of completed works and MYR budget being a decrease in grants and income and budget adjustments of \$1.348 million, less approved carry forwards of \$6.116 million, less proposed carry forwards of \$0.805 million, less unspent funds (surplus) of \$0.582 million.
- 2.4 The surplus of \$0.582 million is the net result of variations in expenditure on several projects, both under and over, but can be largely attributed to savings being delivered on a number of projects due to efficiencies being achieved.
- 2.5 The total carry forwards to 2016/17 is \$6.921 million, and includes \$6.116 million of approved carry forwards, plus \$0.805 million of proposed carry forwards that will be adjusted at the 2017/18 MYR.
- 2.6 The value of works completed at end of June is \$1.878 million (3.7%) below the adopted budget, \$8.851 million (16.5%) below the MYR budget, and \$1.609 million (3.2%) below the EoY Forecast amount of \$49.398 million, and includes the proposed carry forwards of \$0.805 million identified under the Capital Works Program, outlined in 2.3 and 2.5 above.
- 2.7 The overall financial performance outcomes are summarised as follows:

2016/17 Financial Performance Outcomes				
<i>Adopted Budget \$000's</i>	<i>MYR Budget \$000's</i>	<i>Actual Expenditure (non-capitalised) \$000's</i>	<i>% of Actual Expenditure Vs Adopted Budget (non-capitalised)</i>	<i>% of Actual Expenditure Vs MYR Budget (non-capitalised)</i>
50,694	57,667	48,816	96.3%	84.7%

- 2.8 The variation between the adopted budget and actual expenditure can be largely attributed to a number of projects that did not commence or were delayed resulting in \$6.921 million being carried forward, to be completed in 2017/18.
- 2.9 The delays have occurred as a result of project planning and approval hold-ups, protracted community and stakeholder consultation, contractor availability and performance issues, from difficulties gaining plant and materials as experienced across the state, impacts from storm events and other non-programmed works affecting the delivery of works, and from access difficulties due to unfavourable weather.
- 2.10 Whilst these project delays have impacted on Council's overall performance, resulting in funds being carried forward, some of these projects are well advanced, with some \$4 million forecast to be spent in the first quarter of 2017/18.
- 2.11 Progress against milestones is below Council's non-reportable management performance target of 90% with 66 projects (81.5%) completed out of a total of 81 projects against the adopted program.

- 2.12 Initially the Capital Works Program consisted of 81 projects. As a part of the Mid-Year Review process, 22 new projects were introduced, giving an overall total of 113 projects. Council's long term planning and 10 year Capital Works Program has enabled these additional projects to be brought forward for implementation. It should be noted that a number of the completed projects are significant in size and several programs, such as the Asset Management Strategy, Road Management Strategy, Drainage Strategy, Advanced Design Fees and Minor Capital Works, have many significant sub projects and expenditure activities. Overall, a total of 220 sub projects were included on the 2016/17 Capital Works Program.
- 2.13 Some sensitivity analysis was undertaken to determine the qualitative performance of the uncompleted projects. Of the 37 incomplete/deferred/cancelled projects, 12 are more than 50% completed. Including the partially completed projects, the overall completion percentage would be 92.4% (+10.9%) against the adopted program.
- 2.14 This year's outcomes show a slight increase in the number of incomplete/deferred projects compared to last year's total of 32 projects, however, the result is still slightly above the previous ten year average of 81%, and generally indicates consistent performance in the overall management and delivery of the Capital Works Program.
- 2.15 The performance outcomes for 2016/17 are summarised in the following table:

2016/17 Management Performance - Incomplete Projects			
No of Incomplete Projects	<25% complete	25% - <50% complete	>50% complete
37	14	11	12

- 2.16 Whilst the management performance target of 90% completion of projects was not met, the results need to be considered against influencing factors and unforeseen problems and delays encountered with the delivery of the Capital Works Program. Total expenditure on capital projects was also some \$15 million higher than the previous ten year average, with the majority of projects being completed.
- 2.17 Further details regarding milestone performance of capital projects can be obtained from the 'traffic light' program, Attachment C, included with the attached Status Report.
- 2.18 Capital income received is below YTD budget income at end of June, with an overall variance of 12.6%. This variance can be attributed to a reduction in the sale of plant and vehicle items and lower than expected sale prices, which are dictated by market rates, and from the deferral of income and grants associated to a number of projects that have been delayed and will carry over into 2017/18.

3. DISCUSSION / ISSUE

- 3.1 It is proposed that Council note the outcome of the implementation of the 2016/2017 Capital Works Program, the proposed carry forwards that will be considered at the 2017/18 Mid-Year Review (Refer Table E), and approve the transfer of funds, as indicated in the Status Report (Refer Table H), to ensure effective utilisation of capital funds and additional progress was made under the program.

4. COUNCIL PLAN / STRATEGY

- 4.1 The delivery of the Capital Works Program is also identified as a Key Strategic Resource Plan Action (Item 6.1.1.1) in the 2016/17 Council Action Plan. This SRP Action reports on Council's performance to expend equal to or greater than 90% of capital expenditure against the adopted capital budget in accordance with Council objectives and management processes.
- 4.2 The overall performance indicators reveal that \$48.816 million (96.3%) of the Capital Works Program (pre-capitalisation) for 2016/17 was spent against the adopted budget of \$50.694 million, and the SRP action has therefore been achieved against the performance target.
- 4.3 This report addresses and completes this SRP, and the details of Council's performance will be included in the Annual Report.

5. IMPLEMENTATION**5.1 Finance / Resource Implications**

Works under the Capital Program have been implemented with an overall surplus (savings) of \$0.582 million against the end of year forecast amount of \$49.398 million. The surplus is the net result of variations in expenditure on several projects, both under and over, but can be largely attributed to savings being delivered on a number of projects due to efficiencies being achieved.

- 5.2 A number of other part funding transfers have also been on several projects, to enable effective utilisation of capital funds and additional progress to be made under the Capital Works Program.

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.



Ruffey Lake Park (Victoria Street) - Playspace

**2016/2017 Capital Works Program
Status Report - End of June**

Capital Works Program 2016/2017 - Status Report Reporting Period - End of June

This Status report covers the period ending 30 June 2017. Variances are reported against the year-to-date (YTD) adopted budget, mid-year-review (MYR) budget and adjusted forecast outcome. The value of works completed at end of June is **\$48.816 million**.

- ✓ YTD Completed Works \$1.88 million favourable to the YTD Adopted Budget ¹
- ✓ YTD Completed Works \$8.85 million favourable to the YTD MYR Budget ¹
- ✓ YTD Completed Works \$0.58 million favourable to the YTD Forecast ¹

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

¹ This represents the financial outcome after accruing for works completed (non-capitalised).

Financial Performance

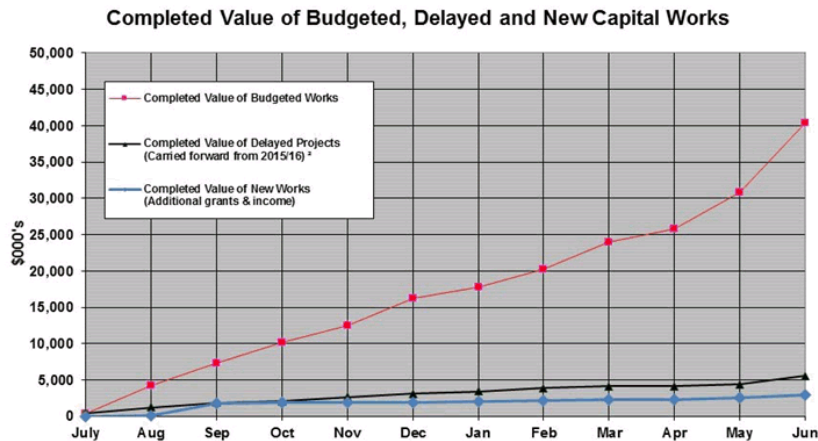
Attachment A and B to this summary report provides a chart of financial performance for both Capital Works Expenditure and Income to end of June. The following table provides a snapshot of the performance in regard to the implementation of the Capital Works Program.

	End of Year Forecast Budget (YTD)									
	Adopted Budget \$'000	YTD Adopted Budget \$'000	MYR Budget \$'000	EoY Forecast \$'000	YTD MYR Budget \$'000	YTD Forecast \$'000	YTD Actual \$'000	YTD Variance \$'000	YTD Variance %	Fav / Unfav
A. Compared to Adopted Budget										
Budget YTD Outcome	50,694	50,694					48,816	1,878	3.7%	F
B. Compared to Mid Year Review Budget										
MYR Budget YTD Outcome			57,667		57,667	49,398	48,816	8,851	15.3%	F
C. Compared to Forecast Outcome										
Budgeted works	45,895		47,019	46,106	47,019	46,106	40,377	5,729		
Budgeted carry forwards	4,799		4,799	4,799	4,799	4,799	4,264	535		
Additional carry forwards from 2015/16			1,359	1,359	1,359	1,359	1,264	95		
New Works			4,490	4,490	4,490	4,490	2,648	1,842		
Additional New Works (Post MYR):										
Additional grants & income (Table B)				263	-	263	263	-		
Grants & income removed from the budget (Table C)				(131)	-	(131)	-	(131)		
Budget adjustments (Table F)				(567)	-	(567)	-	(567)		
Approved carry forwards to 2017/18 (Table D)				(6,116)	-	(6,116)	-	(6,116)		
Proposed carry forwards to 2017/18 - MYR (Table E)				(805)	-	(805)	-	(805)		
Forecast YTD Outcome	50,694		57,667	49,398	57,667	49,398	48,816	582	1.2%	F
D. Income (Table A)										
Budget including plant sales	5,971	5,971	6,248	5,626	6,248	5,626	5,630	618		
Additional grants and income				263	-	263	263	(263)		
Grants & income removed from the budget				(433)	-	(433)	(433)	433		
Forecast YTD Outcome	5,971	5,971	6,248	5,456	6,248	5,456	5,460	788	12.6%	F

At the end of June, **96.3%** of the total adopted budget allocation and **84.7%** of the MYR budget has been completed (non-capitalised).

Of the \$48.816 million of works completed at the end of June, the value of budgeted works completed, excluding the carry forward projects and new post budget adoption projects, is \$40.377 million. The completed value of the carry forward projects that were delayed from 2015/16, including those in the 2016/17 adopted budget, is \$5.528 million. The value of new post budget adoption projects is \$2.911 million.

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



² The value of completed carry forward projects that were delayed forms part of a combined carry forward amount of \$6.158 million.

Program Status and YTD Profile

The value of works completed (actual total expenditure) on capital projects at end of June is currently stated at \$48.816 million against the adopted budget total of \$50.694 million and MYR budget of \$57.667 million. The net difference between actual expenditure and the MYR budget being a net decrease in grants and income of \$0.490 million, less budget adjustments of \$0.858 million, less approved carry forwards (post MYR) of \$6.116 million, less additional proposed carry forwards (post MYR) of \$0.805 million, less unspent funds (savings) of \$0.582 million.

The program areas that have contributed towards this variance against the EoY forecast include: General Infrastructure (\$285K), Roads and Drains (\$234K), and IT/Transformation (\$231K).

The total value of the carry forward amount to 2017/18 is \$6.921 million, and includes \$6.116 million approved post MYR that has been included in the 2017/18 Capital Works Program, plus a further \$0.805 million of proposed additional carry forwards that will be adjusted at the 2017/18 MYR.

The value of works completed at end of June is \$8.851 million (15.3%) below the YTD MYR Budget of \$57.667 million.

Compared to the EoY forecast, the value of works completed is \$0.582 million (1.2%) below the YTD forecast amount of \$49.768 million.

Against the YTD adopted budget, the value of works completed is \$1.878 million (3.7%) below the adopted budget of \$50.694 million.

Whilst the value of completed works is shown as a favourable variance from a financial reporting perspective, the delivery of the Program was below the YTD budget from a project expenditure perspective, as result of funds being carried forward on a number of projects that were delayed beyond Council's control, and from a surplus (savings) of \$0.582 million being delivered under the Capital Works Program.

The surplus is the net result of variations in expenditure on several projects, both under and over, but can be largely attributed to savings being delivered on a number of projects due to efficiencies being achieved.

The overall financial performance indicators reveal that \$48.816 million (96.3%) of the Capital Works Program for 2016/17 was spent against the adopted budget of \$50.694 million (non-capitalised), which is above the Council Plan performance target, to expend equal to or greater than 90% of capital expenditure against the adopted budget.

Trends

The value of completed works takes into account YTD cash payments and accruals to reflect the level of works in progress and is an informed estimate of actual on ground effort. The completed works is below the YTD budget and YTD forecast for the current program and can be attributed to a number of projects that are currently experiencing some minor delays, and the majority of these are expected to be completed. The value of completed works includes \$6.158 million that was carried forward from 2015/16. Of this amount, a total of \$0.559 million will be carried forward to complete works on a number of projects in 2017/18.

Capital works performance has been impacted by delays on a number of projects, which has resulted in \$6.921 million (representing 36 deferred/incomplete projects) being carried forward, to be completed in 2017/18.

The variation between the budget and actual expenditure has occurred as a result of savings due to efficiencies being achieved, from project planning and approval delays, protracted community and stakeholder consultation, contractor availability and performance issues, difficulties gaining plant and materials as experienced across the state, impacts from storm events and other non-programmed works affecting the delivery of works, and from access difficulties due to recent wet weather.

Capital Income received was below budget income at end of June with a variance of 12.6%. This variance can be attributed to a slowdown in the sale of plant and vehicle items, which are dictated by market rates, and from the deferral of income and grants associated to a number of projects that have been delayed and will carry over into 2017/18.

Milestone Performance

The 'traffic light' program of performance against key milestones is included as **Attachment C**. To end of June, some minor delays and deferrals were experienced on a number of projects (red and amber), but were completed. One project was cancelled, and thirty-six projects were not completed or deferred (brown) due to project planning and approval hold-ups, protracted community and stakeholder consultation, contractor availability and performance issues, from difficulties gaining plant and materials, and from access difficulties due to unfavourable weather.

The unspent funds have either been transferred to other current year priority projects, to address contractual requirements and/or to meet asset and service needs, and then reallocated back in 2017/18 by adjustments to other project budgets, or carried forward to be completed in 2017/18. (Refer Tables D, E, G & H).

It is proposed that, rather than carry forward unspent funds for Road Management Strategy Upgrades, Donvale Reserve Pavilion Upgrade, Plant Replacement, Neighbourhood Activity Centres and Zerbes Reserve Management Plan, that the carry forward amount be transferred to the Mullum Mullum Highball Stadium to advance the works and meet contractual obligations, and that the transferred amounts be restored to these projects in 2017/18 (Refer Table H).

A number of part funding transfers were also made on several projects, and these have not impacted on the overall delivery of the programmed works, but has allowed these projects to be delivered more effectively, to enable additional progress and effective utilisation of capital funds was made under the program.

Progress against milestones is below Council's non-reportable management performance target of 90%, with 66 projects (81.5%) completed out of a total of 103 projects against the adopted program.

Performance Indicators - Major Capital Projects

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

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

Line No.	Project Description	Total 10 Yr Project Allocation \$000's	Total 10 Years Grants / Income \$000's	Adopted Annual Budget / Carry Forwards \$000's	EOY Current Forecast \$000's	YTD Forecast Including variations \$000's	YTD Actual \$000's	YTD Var \$000's	YTD Var %	Comments
5	New Footpath Construction (PPN)	14,550	0	848	558	558	478	80	14%	\$290K carry forward to 2017/18
6	Energy Efficiencies (Installation of sustainable public lighting to replace existing street lights)	3,108	0	1,920	2,221	2,221	2,193	28	1%	\$53K carry forward from 2015/16
11	Waste Management Service (replacement of house hold waste bins)	5,800	0	5,800	5,415	5,415	5,415	0	0%	Completed. Funded from waste bin reserve
15	Road Management Strategy Upgrades Link Roads - Construction of King Street - Blackburn to Wyena Way Y1)	44,540	6,081	2,096	907	907	929	-22	-2%	\$476K carry forward to 2017/18
26	Drainage Strategy Implementation (Bolin Bolin Wetlands)	36,194	800	4,464	4,270	4,270	4,006	264	6%	\$1,169K carry forward to 2017/18
32	Neighbourhood Activity Centres (Jackson Court Stage 4 and Tunstall Square Stage 2 & 3)	7,365	0	849	687	687	658	29	4%	\$50K carry forward to 2017/18
34	Mullum Mullum Creek Linear Park Stage 3 (Park Road to Heads Road)	1,883	650	1,883	744	744	774	-30	-4%	\$874K carry forward to 2017/18
46	Colman Park Pavilion Upgrade (club option)	1,188	195	88	68	68	69	-1	-1%	\$320K carry forward to 2017/18
47	Donvale Reserve Management Plan (pavilion upgrade)	2,431	689	1,375	1,375	1,375	1,371	4	0%	\$80K carry forward to 2017/18
54	Mullum Mullum Highball Stadium	17,103	3,703	7,004	7,728	7,728	7,796	-68	-1%	2 year project. Works planned for 2017/18 were completed as scheduled.
55	Park Avenue Reserve Synthetic Soccer Pitch	1,223	200	1,223	1,223	1,223	1,269	-46	-5%	Completed.
56	Playspaces Development Program	5,793	0	455	455	455	488	-33	-7%	Completed.
57	Sheahans Road Highball Stadium	1,300	1,100	1,300	1,268	1,268	1,264	4	0%	\$490K carry forward to 2017/18
59	Sportsground Refurbishment Program (Wonga Park Reserve and Bulleen Park)	1,437	0	111	111	111	82	29	26%	Completed.
	Total			29,196	27,030	27,030	26,812	218	0.8%	

Of the 14 key projects listed on the Capital Works Program, 5 were completed with a minimal variance against the YTD forecast.

Nine projects were not sufficiently advanced and will not be completed, resulting in the need to carry forward funds to complete these projects in 2017/18.

The Colman Park Pavilion Upgrade project will not be completed due to ongoing delays in finalising the scope of works with the club and confirmation of third party sourced funding that will be required prior to the works commencing.

The Mullum Mullum Linear Parks Stage 3 trail construction works were delayed as a result of access difficulties due to backlog sewer works being undertaken by Yarra Valley Water.

The Energy Efficiencies project will not be completed due to material supplier delays.

The Sheahans Road Highball Stadium will not be completed due to delays in construction from the discovery of latent soil conditions.

Delays were encountered with the Bolin Bolin Wetlands project due to wet weather delays and access difficulties, and from protracted negotiations with the funding partners to increase the scope of works.

King Street upgrade works will not be completed due to wet weather delays and slower than anticipated contractor progress.

Donvale Reserve Pavilion upgrade will not be completed due to protracted negotiations in finalising scoping changes with the club.

Tunstall Square Stage 3 works will not be completed due to material supplier delays and slower than anticipated contractor progress.

Delays were encountered with the Road New Footpath Construction works at Serpells Road due to protracted negotiations with stakeholders resulting in delayed project scoping and delivery.

The overall variance of 0.8% for all key projects is currently stated against the YTD forecast amount.

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

Income

At end of June Capital income is below YTD budget income. The following table provides a summary of income to be received in 2016/17, towards the implementation of the projects listed:

Table A - Capital Works Income										
	Adopted Annual Budget	Asset Sales	Income Received in Advance	Income Adjustments	M/YR YTD Budget	YTD Actual	YTD Var	YTD Var %	Income not received	Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	%	\$'000	
Plant Replacement Program	1,000	1,000		-600	1,000	404	-596	-60%	-4	Plant Sales (trade-ins). Reduction of \$600K in income, dictated by market rates.
Road Safety Improvements Council Link & Collector Roads - • Manningham DISC - entrance to car park • Blackburn Road - Pines Shopping Centre	78				78	78	0	0%	0	Grants Commission income. Received in four instalments.
Road Management Strategy Upgrades Council Link Roads - • King Street • Heads Road / Whitefriars Way - Roundabout • Tindals Road Stage 2 • Jumping Creek Road	1,356			-399	957	957	0	0%	0	Roads to Recovery income of \$857K (reduced by \$399K which will be claimed in 2017/18). Grants Commission income of \$100K. To be received in four instalments.
Bicycle Strategy Implementation - • Park Road Shared Path (Paddys Lane to Creek) • Serpells / Tuckers Road • Church Road (Doncaster Road to Ibis Street) • George Street (Windamere to Blackburn Road) • Yarra River Crossing - feasibility study • Church Road (Ibis Street to School entrance) • Doncaster Reserve - Bicycle Parkiteer	320				320	335	15	5%	-15	Grants Commission income. Received in four instalments.
Traffic Control Devices Link Roads - • King Street and Church Road chanelisation works	61				61	61	0	0%	0	Grants Commission income. Received in four instalments.
Traffic Control Devices Local Roads - • Enfield Avenue • Tasker Street & Killarney Road	37				37	37	0	0%	0	Grants Commission income. Received in four instalments.
Traffic Management LTM Implementation - • Serpells Road	122				122	122	0	0%	0	Grants Commission income. Received in four instalments.
Bus Bay Construction • Anderson Creek Road at Onemda	49				49	49	0	0%	0	Grants Commission income. Received in four instalments.
Drainage Strategy • Bolin Bolin Wetlands	0		400	775	775	775	0	0%	0	Melbourne Water income received in advance. Additional \$375K of income from funding partners (Carey Grammar and Boroondara Council)
Mullum Mullum Creek Linear Park Stage 3	65			-65	65	0	-65	0%	0	SRV grant to be claimed in 2017/18
Sheahans Road Highball Facility	1,100		800	-50	1,100	1,050	-50	-5%	0	\$500 SRV grant. \$200 received in advance. \$200 Club Contribution received in advance. \$400K MRA funds received in 2015/16. \$57K Taxi Grant and \$50K SRV grant to be claimed in 2017/18.
Tennis Court Strategy Implementation (Upgrade and Refurbishment of Tennis Court Surfaces)	61				61	66	5	8%	-5	Tennis Club contributions.
ADS Equipment	0		50	50	50	50	0	0%	0	Dept of Human Services.
Cleaner Yarra Litter Hotspots Program	89				89	82	-7	-8%	7	Melbourne water income.
Street Furniture Throughout City	0		26	26	26	26	0	0%	0	Sustainability Victoria grant. Received in advance.
Park Avenue Reserve Synthetic Soccer Pitch	110				110	100	-10	-9%	10	\$10K balance of SRV grant to be received in 2017/18. \$100K Club Contribution
Mullum Mullum Highball Facility	703		452	-56	703	647	-56	-8%	0	\$650K SRV grant. \$300K received in advance. \$62K Melbourne Water grant received in advance. \$56K of SRV grant to be claimed in 2017/18.
Melbourne Water Corridors of Green	36		36	0	36	36	0	0%	0	Melbourne Water grant received in advance.
Doncaster Baseball Club upgrade of floodlights	0		25	49	49	49	0	0%	0	\$25K SRV grant. \$20K received in advance. \$24K club contribution
Donvale Reserve Management Plan (Pavilion Upgrade)	589		90	-499	100	90	-10	-10%	0	\$100 SRV grant. \$90K received in advance. Nil balance of SRV grant to be claimed in 2017/18. \$589K club contribution will not be received.
Colman Park Pavilion Upgrade (club option)	195			-195	195	0	-195	0%	0	Sporting club contributions and other funding partner grants to be claimed in 2017/18
Doncaster Tennis Club Refurbishment	0		22	22	22	22	0	0%	0	Club contribution
Templestowe Heights Stadium	0		77	53	77	24	45%	0	0	MRA managed funds
Water Initiatives	0		12	25	27	2	8%	-2	0	Melbourne Water income. \$12K received in advance
Neighbourhood Activity Centres (Jackson Plaza / Doncaster Reserve)	0		5	5	0	-5	100%	5	0	Dept of Justice (Crime prevention grant)
Yarra Street Pride of Place (Streetscape works)	0			18	0	18	100%	0	0	Resident contribution
Park Avenue Reserve - Social Room Extension	0			150	150	150	0	0%	0	Club contribution
AMS Highball Facilities	0			142	0	142	100%	0	0	MRA managed funds
Rieschieks Reserve Management Plan (Boom gate)	0		10	10	10	10	0	0%	0	State grant
Total	5,971	1,000	1,901	-515	6,248	5,460	788	12.6%	-4	

Open Space Development (Land Purchases)

A forecast budget of \$2,014,000 is currently stated for the development, upgrade and acquisition of public open space. The following is a summary of current open space projects:

	Adopted Budget \$'000	Forecast Budget \$'000	YTD Forecast \$'000	YTD Actual \$'000	YTD Var \$'000	YTD Var %	Comments
Open Space Development							
<ul style="list-style-type: none"> • Warrandyte Bakery (193 Yarra Street) • Westwood Reserve • Wetherby Road Reserve • Schramms Reserve • Anthony Avenue Reserve 	300	300	300	304	(4)	1.3%	Accommodated within budget and funded from the Resort & Recreation Reserve.
Doncaster Hill Strategy Land Purchases							
<ul style="list-style-type: none"> • 11 Hepburn Road 	0	1,714	1,714	1,714	0	0%	Land purchase funded from the Resort & Recreation Reserve. Additional refurbishment works required on property to be funded from Cash Reserves.
Forecast YTD Outcome	300	2,014	2,014	2,018	(4)	0.2%	

Year End Position 2016/17

The value of works completed (actual total expenditure) on capital projects at end of June is currently stated at **\$48.816 million** (non-capitalised) with the following variances and adjustments:

Summary of Variances	\$'000
Additional Grants and Income - Post MYR (Table B)	241
Grants and Income Removed From the Budget (Table C)	(731)
Approved Carry Forwards 2017/18 - Post MYR (Table D)	6,116
Proposed Carry Forwards 2017/18 - Post MYR, to be adjusted at the 2017/18 MYR (Table E)	805
Budget Adjustments (Post MYR) (Table F)	(858)
Approved Deferrals/Transfers (Table G)	1,322
Proposed Deferrals/Transfers (Table H)	1,194
Savings (end of June)	772

Additional Grants and Income (Post MYR)

The following is a list of additional grants and income that was not included in the current program, for works to be undertaken in 2016/17:

Table B - Additional Grants and Income	\$'000
• Sheahans Road Highball Facility (Taxi grant - Department of Transport)	57
• Templestowe Heights Stadium (Balance of MRA managed funds)	24
• Yarra Street Pride of Place (Resident contribution)	18
• AMS Highball Facilities (MRA Managed funds)	142
Total	241

Grants and Income Removed From the Budget (Post MYR)

The following is a list of grants and income that will not be received this financial year:

Table C - Grants & Income Removed From the Budget	\$'000
• Mullum Mullum Linear Park Stage 3 (Balance of SRV grant to be claimed in 2017/18)	(65)
• Mullum Mullum Highball Facility (Balance of SRV grant to be claimed in 2017/18)	(56)
• Plant Replacement (Reduction in income for the sale of plant and equipment items, which are dictated by market rates)	(600)
• Donvale Reserve Pavilion Upgrade (Balance of SRV grant to be claimed in 2017/18)	(10)
Total	(731)

Approved Carry Forwards (Post 2016/17 MYR)

The following is a list of approved post MYR carry forwards to 2017/18:

Table D - Approved Carry Forwards	\$'000	Comments
• Mullum Mullum Linear Park Stage 3 - Trail construction (Line 34)	790	Delays encountered due to access difficulties arising from backlog sewer works being undertaken by Yarra Valley Water.
• Colman Park Pavilion Upgrade (Line 46)	320	Extensive design development delays due to ongoing negotiations with the clubs over scope of works, funding arrangements and project value management.
• Sheahans Road Stadium (Line 57)	390	Delays in construction from the discovery of latent soil conditions.
• Traffic Control Devices Council Link - Arterial Roads (Line 17)	50	King Street & Church Road channelisation works - contractor availability delays
• Dorney Reserve Pavilion (Line 48)	105	Awaiting Management Plan to be endorsed.
• New Footpath Construction (PPN) - (Line 5)	290	Serpells Road. Protracted negotiations with stakeholders resulting in delayed project scoping and delivery.
• Energy Efficiencies (Line 6)	232	Material supplier delays.
• Road Management Strategy Upgrades - King Street (Line 15)	476	King Street Stage 1. Wet weather delays and slower than anticipated contractor progress.

• Road Management Strategy – Traffic and Road Use (Line 16)	330	Oban Rd - Road and culvert works scope increase and delays due to expanded service alteration requirements.
• Drainage Strategy – Bolin Bolin Wetlands (Line 26)	643	Delays encountered due to wet weather and project partner decision to expand project scope by increasing the size of the Golf Course storage. Project is scheduled for completion at the end of August 2017.
• Drainage Strategy – Melbourne Hill Road Drainage Scheme (Line 26)	99	Design project scope reduced in response to representations from Reference Panel. Funds required in 2017/2018 to progress easement acquisition and to finalise consultant studies.
• Drainage Strategy – Flood mapping (Line 26)	80	Flood mapping delayed due to ongoing resource demands associated with Planning Scheme Amendment C109.
• Drainage Strategy – Marcus Road (Line 26)	277	Delays arising from issues encountered resolving on the preferred technical solution.
• Drainage Strategy – 9 Montgomery Place (Line 26)	70	Project delayed as a result of issues with easement creation
• Customer Relationship Management (Line 98)	909	Project planning and consultation delays following a review of stakeholder requirements and unexpected levels of complexity.
• Network Switch & Telephony Upgrade (Line 99)	158	Delays with start due to other priority initiatives
• Online View, Payments and Lodgement (Line 100)	244	Project planning and scoping delays.
• Project Management Solution (Line 71)	181	Delays with scoping and tender requirements
• Citizen Contact Centre (Line 97)	112	Underspend on fitout to go towards additional process changes in new financial year.
• Technology One Upgrade (Line 74)	92	Delays due to change of scope to address additional items needed in the TechOne upgrade.
• MAGIQ Upgrade & Enhancements (Line 103)	30	Vendor unavailable for final phase testing in May and June, forcing move to July.
• Lawford Reserve Development (Line 52)	80	Wet weather delays and access difficulties.
• Advanced Design Fees – Capital Works (Line 4)	74	Consultation delays associated with finalisation of the designs for Jumping Creek Road Stages 1 and 2. Design of Heidelberg-Warrandyte Road footpath works (Oakland to Alexander) delayed, awaiting agreement from school on proposed land occupation.
• Miscellaneous Drainage Improvements (Line 25)	25	Program delivery delays as a result of issues with the supply of pipe liner materials.
• Street Furniture (Line 30)	25	Contractor delivery delays with the supply of banner poles.
• Traffic Management LATM Construction (Line 19)	13	Serpells Road - protracted negotiations and approval delays.
• AMS Playspaces Children Facilities (Line 78)	11	Consultation and programming delays to replace shade sails & poles at Warrandyte Child Care Centre
• Playground Equipment (Line 41)	10	Consultation and programming delays to replace shade sail at Templestowe Valley Preschool, and playground refurbishment at Templestowe Preschool.
Total	6,116	

Proposed Carry Forwards (Post 2016/17 MYR)

The following is a list of proposed post MYR carry forwards to 2017/18 MYR:

Table E - Proposed Carry Forwards	\$'000	Comments
<ul style="list-style-type: none"> Mullum Mullum Linear Park Stage 1 - Shade Sail Replacement (Line 35) 	128	Delays encountered obtaining VicRoads approval for the installation of entry signage. Shade sail replacement has also been delayed due to scope of works being expanded when it was discovered that the second shade sail on site also needed to be replaced resulting in a redesign of the new sails.
<ul style="list-style-type: none"> Mullum Mullum Linear Park Stage 3 - Trail construction (Line 34) 	84	Delays encountered obtaining approval from the Dep't of Environment, Land, Water and Planning for the net gain offset for the site.
<ul style="list-style-type: none"> Network Switch & Telephony Upgrade (Line 99) 	135	Further delays due to other priority initiatives and internal resourcing.
<ul style="list-style-type: none"> Project Management Solution (Line 71) 	40	Further delays with tender and procurement requirements.
<ul style="list-style-type: none"> Neighbourhood Activity Centres - Tunstall Square Stage 3 (Line 32) 	50	Material supplier delays and slower than anticipated contractor progress.
<ul style="list-style-type: none"> Donvale Reserve Management Plan - Pavilion Upgrade (Line 47) 	80	Delays associated with protracted negotiations in finalising scoping changes with the club.
<ul style="list-style-type: none"> Sheahans Road Stadium (Line 57) 	100	Further construction delays arising from the discovery of latent soil conditions.
<ul style="list-style-type: none"> Sheahans Reserve Development (Line 58) 	18	Material supplier delays.
<ul style="list-style-type: none"> Finns Reserve Management Plan - Path Upgrades (Line 49) 	20	Wet weather delays and access difficulties.
<ul style="list-style-type: none"> Vehicle Detection System (Line 102) 	140	Consultation delays with traders.
<ul style="list-style-type: none"> Lawford Reserve Development (Line 52) 	10	Further carry forward due to wet weather delays and access difficulties.
Total	805	

Budget Adjustments (Post 2016/17 MYR)

The following is a list of budget adjustments that have been made under the current program:

Table F - Budget Adjustments	\$'000
<ul style="list-style-type: none"> Hepburn Road Land Purchase (Transfer of funds from Cash Reserves to fund refurbishment works to enable the property to be at an acceptable standard for renting) 	80
<ul style="list-style-type: none"> Energy Efficiencies (Reduction in funds required from cash reserves to expand the upgrade of street lights with energy efficient LED lights following the assessment of tenders. Note: An additional \$968K was allocated at the MYR from cash reserves and this how now been reduced to \$480K). 	(488)
<ul style="list-style-type: none"> Civic Offices Duct Sealing Works (Following deferral of project, funds need to be transferred to the GoGO operating budget that was allocated towards these works) 	(65)
<ul style="list-style-type: none"> Waste Bin Replacement (Reduction in reserve funds required for the replacement of waste bins) 	(385)
Total	(858)

Approved Transfers

The following is a summary of approved transfer of capital funds, to enable additional progress and effective utilisation of funds is made under the Capital Works Program is summarised below:

Table G - Approved Transfers (MYR)	\$'000	Comments
<ul style="list-style-type: none"> Rieschiecks Reserve Management Plan Implementation (Boom gate) 	10	Transfer of \$10K from the Implementation of Concept Plans (Line 37).
<ul style="list-style-type: none"> Tikalara Park Development (Concept planning) 	125	Transfer of \$80K from Domenev Reserve Pavilion Upgrade (Line 48).
<ul style="list-style-type: none"> Koonung Creek Linear Park 	84	Transfer of \$20K from Mullum Mullum Creek Linear Park Stage 1 (Line 35) and \$64K from Bicycle Strategy Implementation (Line 22)
<ul style="list-style-type: none"> MC2 Art Gallery De-Humidifier 	70	Transfer of \$70K from AMS Buildings (Line 75).
<ul style="list-style-type: none"> Thompsons Road Retaining Wall 	157	Transfer of \$119K from Road Management Strategy Upgrades (Line 15) and \$38K from Colman Park Pavilion Upgrade (Line 46). Note: the transferred amount has been restored to Colman Park Pavilion in 2017/18 by adjustments to other project budgets and cash flows.
<ul style="list-style-type: none"> Civic Office Upgrades (IT/IT Transformation and Property Services fit outs) 	160	Transfer of \$160K from Colman Park Pavilion Upgrade (Line 46). Note: the transferred amount from Colman Park Pavilion has been restored in 2017/18 by adjustments to other project budgets and cash flows.
<ul style="list-style-type: none"> Doncaster Quarry 	20	Transfer of \$20K from Colman Park Pavilion Upgrade (Line 46). Note: the transferred amount has been restored to Colman Park Pavilion in 2017/18 by adjustments to other project budgets and cash flows.
<ul style="list-style-type: none"> Drainage Strategy Implementation (Gregory Court and 10 Prospect Road) 	177	Transfer of \$177K from Colman Park Pavilion Upgrade (Line 46). Note: the transferred amount has been restored to Colman Park Pavilion in 2017/18 by adjustments to other project budgets and cash flows.
<ul style="list-style-type: none"> Leachate Management (Stintons Reserve) 	80	Transfer of \$80K from Colman Park Pavilion Upgrade (Line 46). Note: the transferred amount has been restored to Colman Park Pavilion in 2017/18 by adjustments to other project budgets and cash flows.
<ul style="list-style-type: none"> Water Initiatives 	25	Transfer of \$25K from Colman Park Pavilion Upgrade (Line 46). Note: the transferred amount has been restored to Colman Park Pavilion in 2017/18 by adjustments to other project budgets and cash flows
<ul style="list-style-type: none"> Yarra Street Pride of Place (Toilet and streetscape works) 	94	Transfer of \$94K from Neighbourhood Activity Centres (Line 32)

• Sheahans Road Highball Facility	320	Transfer of \$300K from Colman Park Pavilion Upgrade (Line 46) and \$20K from AMS Buildings (Line 75). Note: the transferred amount from Colman Park Pavilion has been restored in 2017/18 by adjustments to other project budgets and cash flows
Total	1,322	

Proposed Transfers

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

Some of the more significant transfers include; an upgrade of the drainage outfall system at Tunstall Square that was not identified when the original project budget was determined, the Aquarena Centre to address a number of urgent defect works, Sheahans Road Highball Stadium to address a number of contract variations, and Network Switch & Telephony Upgrade to address a funding shortfall to complete the works.

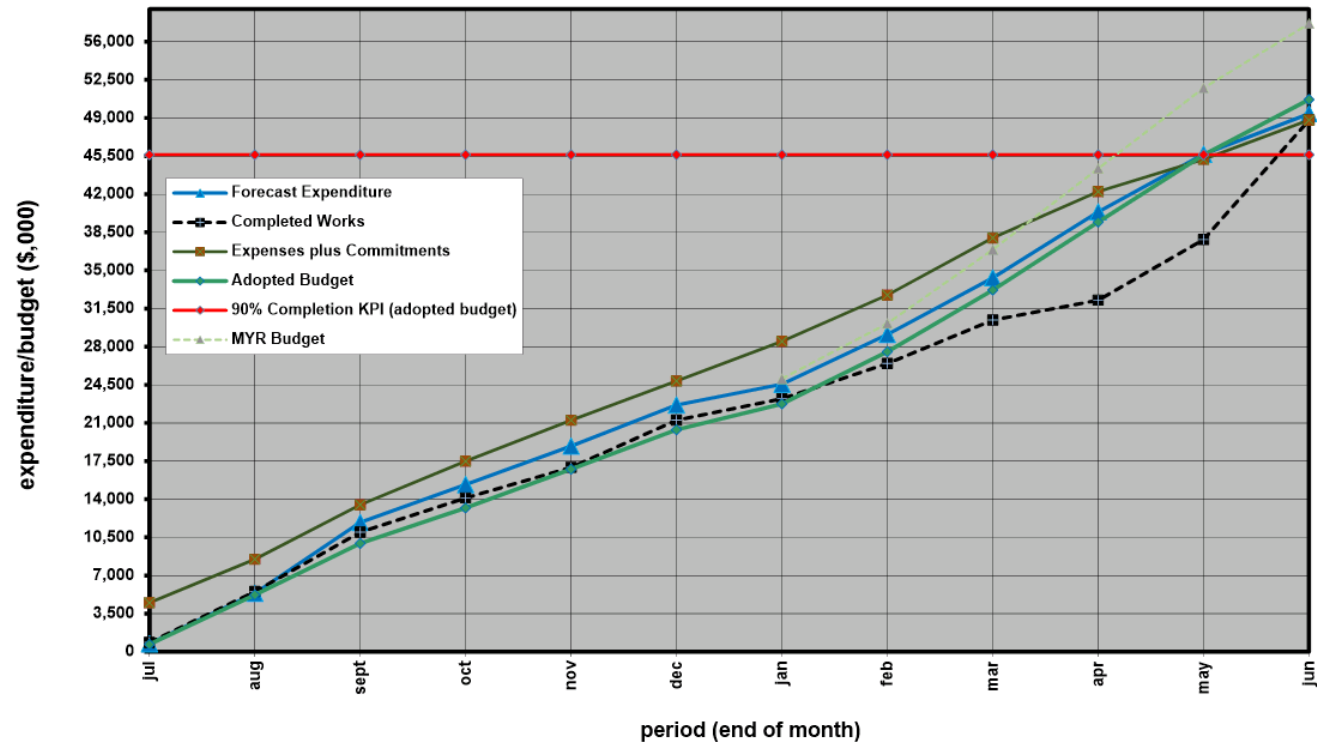
In order to advance the Mullum Mullum Highball Stadium and meet contractual obligations, it is proposed, that rather than carry forward unspent funds on a number of proposed carry forward projects, that the carry forward amount be transferred to the Highball Stadium project from a number of proposed carry forward projects, and that the transferred amount be restored to these projects in 2017/18, as outlined in the table below.

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

Table H - Proposed Transfers	\$'000	Comments
• Neighbourhood Activity Centres (Tunstall Square Stage 3)	117	Transfer of \$85K from Drainage Strategy Implementation (Line 26) and \$32K from Local Activity Centres (Line 33).
• AMS Buildings (Aquarena)	85	Transfer of \$65K from Civic Offices Duct Sealing Works (Line 8)
• Doncaster Baseball Club	17	Transfer of \$17K from Miscellaneous General Leisure (Line 53)
• Sheahans Road Highball Stadium	60	Transfer of \$60K from Buildings AMS (Line 75)
• Network Switch (Line 99)	135	Transfer of \$85K from IT Strategy Initiatives (Line 65) and \$50K from Other Computer Infrastructure (Line 67)
• Mullum Mullum Highball Facility (Line 54)	780	Transfer of 180K from Donvale Reserve Pavilion (Line 47), \$85K from Plant Replacement (Line 81), \$140K from Neighbourhood Activity Centres (Line 32), \$195 from Road Management Strategy Upgrades (Line 15), and \$140K from Zerbes Reserve Management Plan (Line 61). Note: The transferred amounts are to be restored to these projects in 2017/18 from the Mullum Mullum Highball Stadium project.
Total	1,194	

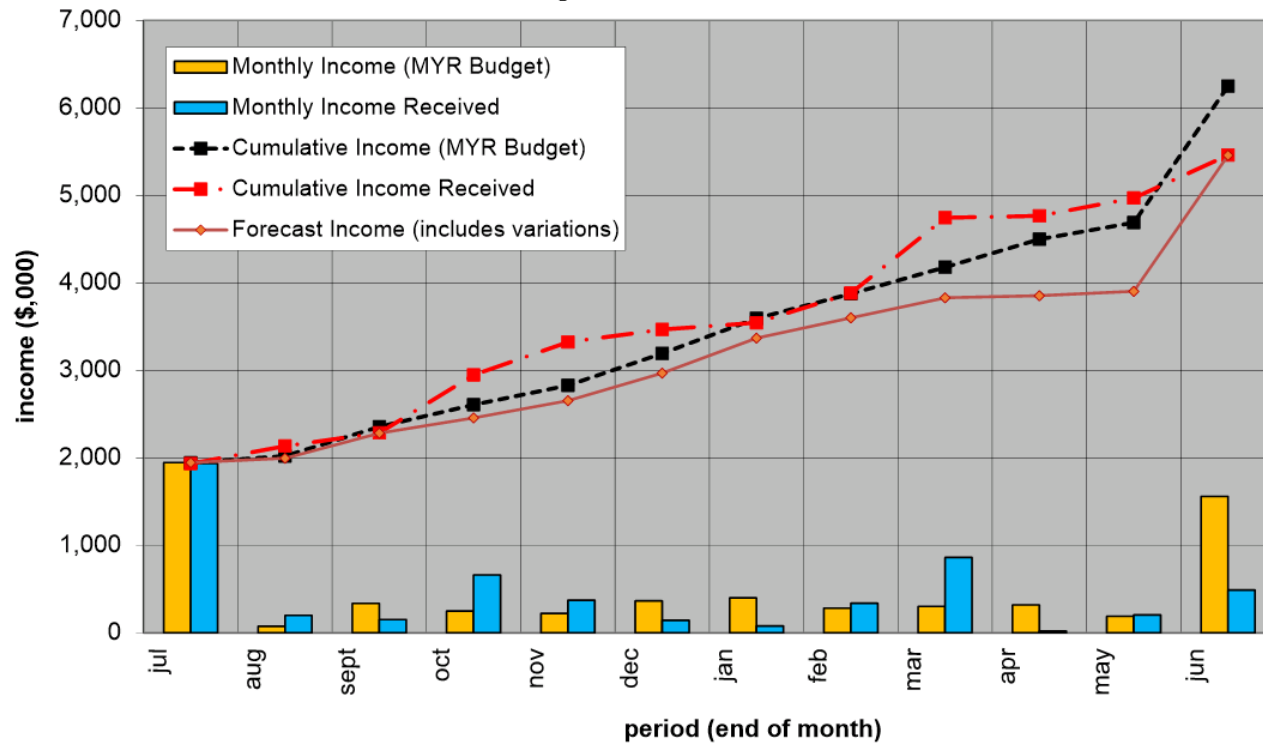
Capital Expenditure

Attachment A



Capital Works Income

Attachment B



CAPITAL WORKS PROGRAM 2016/2017

TRAFFIC LIGHT PROGRAM

ATTACHMENT C

Line No.	Bus Case No.	DESCRIPTION OF WORKS	PROJECT ADV.	PROJECT MANAGER	ADOPTED BUDGET 2016/17 \$'000	MYR BUDGET 2016/17 \$'000	CURRENT EOY FORECAST \$'000	YTD MYR BUDGET inc. variation \$'000	YTD ACTUAL inc. cash payments plus accruals \$'000	YTD VARIATION Budget vs Forecast \$'000	YTD INCOME \$'000	Initiate		Analyse				Generate & Implement New				Comments	
												Concept		Planning / Approvals		Design / Specify		Tender / Procure		Construct / Implement			
												Start	End	Start	End	Start	End	Start	End	Start	End		
General Infrastructure																							
1	304	Footpath Construction - Council Properties	F'cast	R Woodlock	C Sfetkidis	61	61	61	61	134	-73	AUG	AUG	AUG	MAR	OCT	JAN	JAN	APR	APR	JUN	Completed	
		Anderson Creek Road & Serpells Road				15																	
		Heidelberg Warrandyte Rd & Newmans Rd - Footpath to Bus Stop				35																	
		Heidelberg Warrandyte Rd/ Melbourne Hill Rd Intersection				11																	
2	12	Car Park Reserves Upgrades	F'cast	J Young	G Coster	25	25	25	25	21	4	-	-	-	-	-	-	-	-	SEP	JUN	Completed	
3	177	Minor Capital Works Program	F'cast	R Woodlock	C Sfetkidis	184	184	184	184	213	-29	JUL	SEP	SEP	NOV	NOV	FEB	FEB	APR	APR	JUN	Completed	
		Blackburn Road and Maggs Street - Kerb return				6																	
		Springvale Road - Pedestrian Refuge				40																	
		Mitcham Rd / Old Warrandyte Road				25																	
		Leslie St & Springvale Road - Left Turn Lane				20																	
		Old Warrandyte Rd - Widen Kerb Radial				8																	
		Manningham Road / York Street - Connecting Footpath & Pram Ramps				13																	
		High Street & Ayre St - Break in Median and Pram Ramps				20																	
		Rowan Street - Speed Hump				14																	
		46-48 Hunt Street - Batter Stabilisation				5																	
		Fees				33																	
4	180	Advanced Design Fees - Capital Works	F'cast	R Woodlock	C Sfetkidis	481	481	407	407	379	28											374 carry forward to 2017/18	
		Jumping Creek Road Stage 1 (D)				17										SEP	FEB					Design Only - continuing into 2017/18 carry forward declared	
		Jumping Creek Road Stage 2 (D)				60										AUG	APR					Design Only - continuing into 2017/18 carry forward declared	
		Jumping Creek Road Stage 3 (Concept)				50						NOV	MAY									Concept Only. Works commenced in February. Completed.	
		South Valley Road Drainage (Design)				9								FEB	JUN	APR	MAY					Project to be assessed in terms of residents contribution (SR&Charges). Works commenced in April and will be continuing into 2017/18. Carry forward declared.	
		Tram Road/ Merlin St Intersection Signals				18										JUL	MAR					Completed	
		Dudley Road PPH Stage 2				24						NOV	JAN	JAN	JUN							Completed	
		Blackburn Road Service Road (Maxia Rd to Everard) PPN				20						JAN	MAR	MAR	MAY	MAY	JUN					Negotiation delays with school. Completed.	
		Heidelberg Warrandyte Road - Oakland to Alexander Ave				10						DEC	FEB	FEB	JUN	APR	MAY					Project commenced in February. Continuing into 2017/18 carry forward declared.	
		Taroona Ave - Heidelberg Warrandyte Road to Everard				6										FEB	JUN					Completed	
		Temporary Staff				193																	
5	354	New Footpath Construction (PPN)	F'cast	R Woodlock	C Sfetkidis	848	848	558	558	478	80											3260 carry forward to 2017/18	
		Bowmore Ave PPN (Fees Only)				9														JUL	SEP	Completed	
		Tresize / Brackenbury / Anderson (Planting & Fees)				8																Completed in December	
		Templestowe Road - Between No 24 and 38				195																Completed	
		Parker Street - Union to Ruffey				125																Completed	
		Park Road - Pram Ramps (Fees Only)				6																	
		Serpells Road (Sarah Crescent to School Crossing) PPN				90										SEP	NOV	NOV	JAN	JAN	MAY	Consultation and planning approval delays. Design completed in May. Continuing 2017/18. Carry forward declared	
		Reynolds Road				125								JUL	OCT		OCT	DEC	DEC	MAR		Completed	
6	311	Energy Efficiencies		R Woodlock	S Nanco	1,920	2,941	2,221	2,221	2,193	28			JUL	SEP		SEP	DEC	DEC	MAY		Material supplier delays. Continuing into 2017/18. \$232K carry forward to 2017/18.	
7	400	Cleaner Yarra Litter Hotspots Program		D Bolzonello	L Lee	89	150	150	150	153	-3	82						JUL	SEP	SEP	JUN	Completed	
8	404	Draught Proofing Civic Offices (Duct Ceiling Works)		V Williamson	J Miller	150	150	0	0	0	0		SEP	OCT	OCT	DEC				JAN	FEB	Project cancelled following a review of office accommodation requirements	
9	424	Leeds Street Indented Parking Bays		R Woodlock	C Sfetkidis	331	331	331	331	115	216		SEP	MAY	DEC	NOV	NOV	NOV	JAN	JAN	MAY	Internal resource delays. Works completed June.	
10	367	Melbourne Water Corridors of Green		J Young	L Dragonetti	36	36	36	36	31	5	30								AUG	JUN	Completed	
11	5	Waste Management Service (Bin Replacement)		D Ljovic	D Ljovic	5,800	5,800	5,415	5,415	5,415	0									JUL	DEC	Completed. Savings of \$385K, to be returned to the Waste Bin Reserve	
Transport																							
12	310	Road System Improvements (Open Culvert Rehabilitation)		N Castauro	M Rahimi	61	61	61	61	68	-7	JUL	JUL	JUL	JUL	JUL	JUL	JUL	JUL	AUG	SEP	Practical Completion August	
13	53	Road Safety Improvements - Local Roads	F'cast	R Woodlock	C Sfetkidis	111	111	111	111	94	17												
		Whitlens Lane Turn Area (Fees Only)				3														JUL	JUN	Fees Only. Completed	
		Heidelberg Warrandyte Rd Near Templemore - Pedestrian Refuge (Fees Only)				3														JUL	JUN	Fees Only. Completed	
		Heidelberg Warrandyte Rd Near Hadley Court - Pedestrian Refuge (Fees Only)				5														JUL	JUN	Fees Only. Completed	
		Paynters Road Passing Bays				50							OCT	OCT	NOV	DEC	NOV	MAY	APR	JUN	APR	JUN	2 year project. Concept commenced in April. Continuing into 2017/18, to be funded from next years allocation

Traffic Light Program - June 17

1

13/07/2017

CAPITAL WORKS PROGRAM 2016/2017

TRAFFIC LIGHT PROGRAM

ATTACHMENT C

Line No.	Bus Case No.	DESCRIPTION OF WORKS	PROJECT ADV.	PROJECT MANAGER	ADOPTED BUDGET 2016/17 \$'000	MYR BUDGET 2016/17 \$'000	CURRENT EOY FORECAST \$'000	YTD MYR BUDGET inc. varials \$'000	YTD ACTUAL inc cash payments plus accruals \$'000	YTD VARIATION Budget vs Forecast \$'000	YTD INCOME \$'000	Initiate		Analyse				Generate & Implement New				Comments		
												Concept		Planning / Approvals		Design / Specify		Tender / Procure		Construct / Implement				
												Start	End	Start	End	Start	End	Start	End	Start	End			
		Jamieson Road / Bryson Road Intersection	50									NOV	NOV	NOV	DEC	JAN	JAN	JAN	FEB	FEB	APR	Concept commenced in April. Completed.		
14	56	Road Safety Improvements - Collector & Link Roads	F'cast	R Woodlock	C Sfetkdis	78	78	78	78	60	-12	78												
		Mullum Drive - Pavement	25									-	-	-	-	-	-	-	-	-	AUG	NOV	Completed February	
		Westfield Grovenor Intersection and Pedestrian Works	25									NOV	NOV	NOV	JAN	JAN	JAN	JAN	FEB	FEB	MAY	Concept commenced in March. Completed.		
		284 Serpells Road - Pedestrian Crossing at Speed Hump	28									NOV	DEC	DEC	JAN	JAN	FEB	FEB	MAR	MAR	APR	Concept commenced in March. Completed.		
15	57	Road Management Strategy Upgrades - Council Link	F'cast	R Woodlock	C Sfetkdis	2,098	1,578	907	907	929	-22	957												
		King Street	418									-	-	-	-	AUG	JUN	NOV	APR	APR	JUN	2 year project. \$478K carry forward to 2017/18		
		Heads Rd / Whitefriars Way - Roundabout	352									-	-	-	-	-	-	AUG	OCT	OCT	JAN	Project planning and internal resource issues. Continuing into 2017/18. \$95K of unspent funds transferred to Mullum Mullum Highball Stadium and transferred amount to be restored at the 2017/18 MYR.		
		Tindals Road Stage 2	37									-	-	-	-	-	-	-	-	JUL	SEP	Delays with SP Ausnet. Works completed June		
		Jumping Creek Road	100									-	-	-	-	SEP	JUN	OCT	JAN	JAN	APR	Delays due to land acquisition. Continuing into 2017/18. \$100K of unspent funds transferred to Mullum Mullum Highball Stadium and transferred amount to be restored at the 2017/18 MYR.		
16	51	Road Management Strategy - Traffic and Road Use	F'cast	R Woodlock	C Sfetkdis	364	364	34	34	13	21													
		Oban Rd - Road and Culvert works										AUG	SEP	SEP	NOV	NOV	FEB	DEC	FEB	FEB	JUN	SP Ausnet delays. Continuing into 2017/18. \$330K carry forward declared.		
17	56	Traffic Control Devices Council Link (Arterial)	F'cast	R Woodlock	C Sfetkdis	61	61	11	11	5	6	61												
		King Street & Church Road chanelisation works											OCT	OCT	OCT	FEB	FEB	MAR	MAR	APR	APR	JUN	Project to commence in April. Project planning and internal resource issues. Continuing into 2017/18. \$50K carry forward declared.	
18	53	Traffic Control Devices Local Roads	F'cast	R Woodlock	C Sfetkdis	37	37	37	37	39	-2	37												
		Enfield Ave											AUG	AUG	SEP	OCT	OCT	OCT	NOV	NOV	DEC	MAR	Works completed June	
		Tasker Street & Killarney Road											AUG	AUG	SEP	OCT	OCT	OCT	NOV	NOV	DEC	MAR	Works completed June	
19	53	Traffic Management LATM Construction	F'cast	R Woodlock	C Sfetkdis	122	122	109	109	129	-20	122												
		Serpells Road LATM											OCT	NOV	OCT	DEC	DEC	FEB	FEB	APR	MAY	JUN	Planning completed in January. Design completed April. Internal resourcing delays. Continuing into 2017/18. \$13K carry forward declared.	
20	313	Additional Street Lighting Council		R Woodlock	S Nanoo	49	49	49	49	51	-2													
													-	-	-	-	-	-	-	-	JUL	JUN	Completed	
21	314	Street Lighting Replacement Program (Low Energy Lighting)		R Woodlock	S Nanoo	33	33	33	33	25	8													
													-	-	-	-	-	-	-	-	JUL	JUN	Completed	
22	54	Bicycle Strategy Implementation	F'cast	R Woodlock	C Sfetkdis	485	401	401	401	452	-51	335												
		Park Road Shared Path (Paddy's Lane to Creek)	100										-	-	-	-	-	-	-	-	JUL	SEP	Completed October	
		Serpells Rd / Tuckers Rd	20										-	-	-	-	JUL	NOV	-	-	-	-		
		Church Road - Between Doncaster Rd & Ibis Street (Fees Only)	2										-	-	-	-	-	-	-	-	JUL	JUN	Fees Only. Completed	
		George St - Windamere to Blackburn Road (Fees Only)	4										-	-	-	-	-	-	-	-	JUL	JUN	Fees Only. Completed	
		Yarra River Crossing - Feasibility Study	75										-	-	-	-	-	-	-	AUG	OCT	OCT	JUN	2 year project. Works commenced in May. Continuing into 2017/18, to be funded from next years allocation
		Church Road - Ibis St to School Entrance	200										NOV	NOV	NOV	JAN	JAN	FEB	FEB	MAR	MAR	JUN	Completed	
		Church Road - Stage 3	0										-	-	-	-	-	-	-	-	-	-	Project deferred	
23	118	Bus Bay Construction	F'cast	R Woodlock	C Sfetkdis	49	49	49	49	50	-1	49												
		Anderson Creek Road at Onemda											SEP	OCT	SEP	MAR	NOV	NOV	NOV	MAR	MAR	JUN	Design completed in January. Completed.	
24	181	Bus Shelter Intaliation	F'cast	R Woodlock	C Sfetkdis	111	111	111	111	95	15													
		903 Doncaster Road											OCT	NOV	NOV	JAN	JAN	JAN	JAN	MAR	MAR	MAY	Works completed June	
		981 Doncaster Road											OCT	NOV	NOV	JAN	JAN	JAN	JAN	MAR	MAR	MAY	Works completed June	
		Anderson Creek Road at Onemda (refer Line 23)											SEP	OCT	SEP	MAR	NOV	NOV	NOV	MAR	MAR	JUN	Design completed in January. Completed.	
Drainage																								
25	52	Miscellaneous Drainage Improvements	F'cast	R Woodlock	C Sfetkdis	221	221	190	190	188	28													
		1A Pinnacle Crescent Bulleen	28																					
		15 Beauty Gully Road Warrandyte	11																					
		4 Masonic Ave Warrandyte	11																					
		306 Yarra Road Wonga Park	17																					
		11 Albert Street Templestowe	21																					
		71-73 Heads Road Donvale	21																					
		29-30 Baradine Terrace Donvale	17																					
		106-118 Church Road Doncaster	35																					
		Subdivision Works	22																					
		Fees	38																					
26	52	Drainage Strategy	F'cast	R Woodlock	C Sfetkdis	4,484	5,524	4,270	4,270	4,047	223													
																							\$1,169K carry forward to 2017/18	

CAPITAL WORKS PROGRAM 2016/2017

TRAFFIC LIGHT PROGRAM

ATTACHMENT C

Line No.	Bus Case No.	DESCRIPTION OF WORKS	PROJECT ADV.	PROJECT MANAGER	ADOPTED BUDGET 2016/17 \$'000	MYR BUDGET 2016/17 \$'000	CURRENT EOY FORECAST \$'000	YTD MYR BUDGET inc. varials \$'000	YTD ACTUAL inc cash payments plus accruals \$'000	YTD VARIATION Budget vs Forecast \$'000	YTD INCOME \$'000	Initiate		Analyse				Generate & Implement New				Comments		
												Concept		Planning / Approvals		Design / Specify		Tender / Procure		Construct / Implement				
												Start	End	Start	End	Start	End	Start	End	Start	End			
		Bolin Bolin Wetlands	1559								775	-	-	JUL	APR	-	-	JUL	SEP	SEP	JUN	Continuing into 2017/18. Carry forward declared.		
		King Street - Outfall Stage 1	930									-	-	-	-	-	-	JUL	SEP	SEP	JAN	Works completed June		
		Gregory Court - Drainage Improvements	1240									-	-	-	-	-	-	JUL	DEC			Works completed June		
		Melbourne Hill Road Drainage Scheme (C.P & D)	91									AUG	NOV	DEC	JUN	MAR	JUN	-	-	-	-	Design commenced in May, continuing into 2017/18. Carry forward declared.		
		10 Prospect Road - Drainage Improvements	312									-	-	-	-	-	-	SEP	OCT	OCT	FEB	Contractor delays. Works completed May.		
		Flood Mapping	40									-	-	OCT	DEC	-	-	DEC	FEB	FEB	JUN	Project to commence in March. Project continuing into 2017/18. Carry forward declared.		
		Marcus Road	38									AUG	OCT	OCT	MAR	NOV	DEC	-	-	-	-	Consultation and technical investigation delays. Design completed June.		
		9 Montgomery Place	0									JUL	JUL	JUL	JUL	JUL	AUG	AUG	AUG	AUG	MAY	Continuing into 2017/18. Carry forward declared.		
		Streetscape																						
27	324	Streetscape Improvement		V Williamson	P Goodison	365	365	365	365	364	1													
		Street tree planting & tree removals										-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Paving of traffic islands										-	-	-	-	-	-	-	-	FEB	JUN	Completed		
28	325	Streetscape Improvements - Tree Planting		V Williamson	P Goodison	71	71	71	71	70	1	-	-	-	-	-	-	-	-	AUG	JUN	Completed		
29	326	Subdivisions Street Tree Planting		V Williamson	P Goodison	49	49	49	49	48	1	-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Townscape Schemes																						
30	100	Street Furniture Throughout City	F'cast	V Williamson	M Banks	55	81	56	56	34	22	26	-	-	-	-	-	-	JUL	MAY	JUL	JUN	Continuing 2017/18. \$25K carry forward declared	
31	104	City Signage Project	F'cast	V Williamson	P Goodison	55	55	55	55	74	-19									JUL	MAY	SEP	JUN	Completed
		Neighbourhood Activity Centres																						
32	272A	Neighbourhood Activity Centres	F'cast	V Williamson	M Banks	849	760	687	687	658	29													
		Jackson Plaza / Doncaster Reserve	80		M Banks							0	-	-	-	-	-	-	JUL	JUL	AUG	OCT	Planting to be undertaken in Autumn. Completed May	
		Jackson Court - Stage 4	210		M Banks								-	-	-	-	-	-	-	JUL	SEP		Completed October.	
		Tunstall Square Stage 2 (Completion)	57		M Banks								-	-	-	-	-	-	-	JUL	SEP		Completed	
		Tunstall Square Stage 3 (Laneway)	342		M Banks								JUL	SEP	AUG	OCT	OCT	NOV	NOV	JAN	JAN	APR	Delays due to material supplier delays and slower than anticipated contractor progress. \$140K of unspent funds transferred to Mullum Mullum Highball Stadium and transferred amount to be restored at the 2017/18 MYR. Additional \$50K carry forward to 2017/18	
		Tunstall Square Stage 4 (Western Section)	0		M Banks								-	-	-	-	-	-	-	-	-	-	Project deferred to 2017/18	
		Macedon Square (Planning & feature survey only)	48		M Banks								-	-	-	-	-	-	-	-	-	-	Project deferred to 2017/18.	
		Local Activity Centres																						
33	272B	Local Activity Centres	F'cast	V Williamson	M Banks	101	101	69	69	71	-2													
		Doncaster Road Local Shops	50		M Banks								-	-	-	-	-	-	-	-	-	-	Landscaping undertaken in Autumn. Completed	
		Ayr Street South (signage)	19		M Banks								AUG	SEP	OCT	OCT	-	-	-	-	-	-	Scope of works reduced. Planning completed in May.	
		Linear Parks																						
34	284	Mullum Mullum Linear Park Stage 3	F'cast	V Williamson	P Goodison	1,683	1,683	744	744	774	-30	0												
		Footbridge & Trail Construction	803										-	-	-	-	-	-	-	-	-	-	Delays encountered due access difficulties due to backlog sewer works being undertaken by Yarra Valley Water. \$878K to be carried forward to 2017/18. \$65K SRV grant to be claimed in 2017/18.	
		Bushland Management	25										-	-	-	-	-	-	-	-	-	-	Continuing into 2017/18. Works dependent on completion of trail construction works.	
35	337	Mullum Mullum Creek Linear Park Stage 1(Currawong)	F'cast	V Williamson	P Goodison	123	163	35	35	36	-1													
		Path Upgrades	30		A Bunbury								-	-	-	-	-	-	-	SEP	OCT	OCT	APR	Works commenced in May. Completed June
		Shade Sail Replacement	45		A Bunbury								AUG	OCT	NOV	NOV	DEC	DEC	FEB	FEB	MAR	MAY	Tender was awarded in April. Delays encountered with supplier in the delivery of poles. \$118K to be carried forward to 2017/18	
		Other Management Plan Actions	67		A Bunbury								AUG	OCT	NOV	DEC	-	-	-	JAN	FEB	MAR	JUN	Works commenced in April. Completed.
		Bushland Management	15		P Goodison								-	-	-	-	-	-	-	-	-	-	Completed	
		Conference Centre	6		P Goodison								-	-	-	-	-	-	-	-	-	-	Completed	
		Open Space																						
36	279	Bushland Management Strategy		J Young	A Graydon	55	55	55	55	54	1												Completed	
37	333	Implementation of Concept Plans		V Williamson	P Goodison	37	27	27	27	34	-7									SEP	OCT	NOV	APR	Completed October
38	331	Miscellaneous Open Space Projects		V Williamson	P Goodison	22	22	22	22	23	-1												Completed	
39	409	Open Space Development Program (prev Land Purchases Open Space)	F'cast	V Williamson	P Goodison	300	1,934	2,014	2,014	2,018	-4													
		Westwood Reserve	40		A Bunbury								-	-	-	-	-	-	-	-	-	-	Completed	
		Wetherby Reserve	60		A Bunbury								JUL	AUG	AUG	OCT	OCT	DEC	JAN	FEB	MAR	JUN	Works commenced in April. Completed	
		Schramms Reserve	60		A Bunbury								-	-	-	-	-	-	-	-	-	-	Consultation and approval delays. Planting undertaken in Autumn. Completed.	
		Anthony / Noral Reserve	140		A Bunbury								-	-	-	-	-	-	-	-	-	-	Completed	

Traffic Light Program - June 17

3

11/07/2017

CAPITAL WORKS PROGRAM 2016/2017

TRAFFIC LIGHT PROGRAM

ATTACHMENT C

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												Concept		Planning / Approvals		Design / Specify		Tender / Procure		Construct / Implement			
												Start	End	Start	End	Start	End	Start	End	Start	End		
		11 Hepburn Road	1714	G Brewer								-	-	-	-	-	-	-	-	JUL	SEP	Completed	
		Community Services																					
40	109	Public Art Program		G Cleave	22	22	22	22	17	5		-	-	-	-	-	-	-	-	-	AUG	JUN	Completed
41	322	Replace Play Equipment CC Facilities		M Foard	37	37	27	27	32	-5		-	-	-	-	-	-	-	-	-	SEP	JUN	Continuing 2017/18. \$10K carry forward declared.
42	323	Miscellaneous - Community Facilities		M Foard	37	37	37	37	47	-10		-	-	-	-	-	-	-	-	-	SEP	JUN	Completed
43	240	Yarra St - Pride of Place	F'cast	V Williamson	P Goodison	550	644	662	662	723	-61												
		New Toilet Block at Bakery	168									-	-	-	-	-	-	-	-	-	JUL	OCT	Completed December
		Streetscape works - west of roundabout	390		M Banks							-	-	JUL	SEP	-	-	JUL	SEP	SEP	JAN	Planning permit delays with adjoining resident. Completed June	
		Museum Path & Landscape	63		P Goodison							-	-	-	-	-	-	SEP	OCT	NOV	JUN	Path works completed. Landscaping undertaken in Autumn. Completed	
		Taffy Jones Deck	23		P Goodison							-	-	-	-	-	-	-	-	JUL	AUG	Completed	
44	434	Tunstall Square Maternal & Child Health		M Foard	D Bozoneilo	100	100	100	100	124	-24	AUG	SEP	SEP	OCT	OCT	OCT	OCT	NOV	DEC	JAN	Tender completed in January. Completed June.	
		Parks & Recreation																					
45	433	Bulleen Park Protective Netting (Oval 4 & 5)		J Young	C Brown	35	35	35	35	24	11	-	-	JUL	AUG	AUG	AUG	AUG	SEP	OCT	NOV	Completed December	
46	375	Colman Park Pavilion Extension		J Young	Z Anver	1,188	388	68	68	69	-1	0	-	-	-	-	JUL	MAR	MAR	MAR	APR	JUN	Project will not be completed due to consultation and approval delays. \$800K carry forward identified. Rather than carry forward the unspent funds the carry forward amount has been transferred to other priority projects where shortfalls have been identified, to address contractual requirements and/or to meet asset and service needs, and that the transferred amount be restored to the Colman Park Pavilion project in 2017/18. Additional \$320K carry forward declared 2017/18.
47	429	Donvale Reserve Management Plan	F'cast	J Young		2,134	1,645	1,375	1,375	1,371	4											\$589K club contribution will not be received. \$10K of State grant to be claimed in 2017/18.	
		Pavilion Refurbishment	1,396		Z Anver							-	-	-	-	-	-	JUL	DEC	DEC	JUN	Continuing into 2017/18. \$180K of unspent funds transferred to Mullum Mullum Highball Stadium and transferred amount to be restored at the 2017/18 MYR. Additional \$80K carry forward to 2017/18.	
		Other Management Plan Actions	239		S Langton							-	-	OCT	NOV	NOV	JAN	JAN	FEB	MAR	JUN	Continuing into 2017/18. Works dependent on completion of pavilion.	
48	NBC	Domeney Reserve Pavilion Upgrade		V Williamson	P Goodison	250	125	20	20	14	6	90	JUL	MAY	-	-	-	-	-	-	-	Management Plan and BC to be finalised. Project not sufficiently advanced to enable the budget allocation to be spent this financial year. \$105K to be carried forward to 2017/18.	
49	407	Implementation of Finns Reserve Management Plan	F'cast	V Williamson		130	130	110	110	106	4												
		Footbridge	90		P Goodison							-	-	-	-	-	-	-	-	-	JUL	OCT	Completed
		River Access & Path Upgrades	20		J Boothby							AUG	SEP	OCT	NOV	DEC	JAN	-	-	MAR	MAY	Works commenced in February to be completed by June.	
50	198	Implementation of Horse Riding Strategy		V Williamson	P Goodison	50	130	130	130	180	-50												
		Gold Memorial Road - Retaining Walls										-	-	-	-	-	-	NOV	FEB	FEB	MAY	Works commenced in March. Completed	
51	341	Koonung Creek Linear Park Management Plan		V Williamson	S Langdon	105	189	189	189	178	11												
		Koonung Creek Trail - Church Road South to Koonung Linear Trail										-	-	-	-	-	-	AUG	SEP	SEP	DEC	Completed June	
52	423	Lawford Reserve Development Plan Implementation		V Williamson	P Goodison	375	375	285	285	265	20		SEP	OCT	OCT	NOV	NOV	DEC	DEC	FEB	FEB	JUN	Continuing into 2017/18. \$60K carry forward declared.
53	235	Miscellaneous General Leisure		J Young	B Gaiotto	123	123	106	106	92	14										JUL	JUN	Completed
54	439	Mullum Mullum Highball Facility	F'cast	V Williamson		7,004	7,004	7,728	7,728	7,796	-68	647											
		Infrastructure Plan - Stage 1 (Stadium)	6904									-	-	-	-	-	-	JUL	AUG	SEP	JUN	Works commenced in November. Scheduled works planned for 2016/17 completed. 2 year project.	
		Other Management Plan Actions	100									-	-	-	-	-	-	-	-	JUL	SEP	Completed	
55	426	Park Avenue Reserve Synthetic Soccer Pitch		J Young	Z Anver	1,223	1,223	1,223	1,223	1,289	-66	100	-	-	-	-	-	-	-	-	JUL	SEP	Completed February
56	36	Playspaces Development Program	F'cast	V Williamson		455	455	455	455	488	-33												
		Audit Works and Replacements	75		S Peters							-	-	-	-	-	-	-	-	-	JUL	JUN	Completed
		Schafter Reserve	100		S Peters							-	-	-	-	-	-	AUG	AUG	SEP	DEC	Completed April	
		Bimbadeen Reserve	100		S Peters							JUL	AUG	SEP	SEP	OCT	DEC	JAN	FEB	MAR	JUN	Works commenced in May. Completed June.	
		Victoria Street Upgrade (RLP)	100		S Peters							AUG	NOV	-	-	-	-	-	-	-	MAR	MAY	Project scoped delays. Completed June.
		Minor Park / Playspace Upgrades	80		S Peters							JUL	AUG	SEP	SEP	OCT	DEC	JAN	FEB	MAR	JUN	Completed	
57	430	Sheahans Road Highball Facility		J Young	C Brown	1,300	1,641	1,268	1,268	1,264	4	1,050	-	-	-	-	-	-	-	-	JUL	SEP	Delays due to structural steel redesign. Continuing into 2017/18. \$490K carry forward declared.
58	427	Sheahans Reserve Development		V Williamson	S Peters	100	100	82	82	82	0		JUL	SEP	OCT	OCT	NOV	DEC	JAN	FEB	MAR	JUN	Works commenced in May. Continuing into 2017/18. \$20K carry forward declared.
59	54	Sportsground Refurbishment/Drainage Program	F'cast	J Young		111	111	111	111	82	29												
		Wonga Park Reserve - Oval 2			G Coster							-	-	-	-	-	-	NOV	NOV	DEC	MAR	Works commenced in February. Completed	
		Bulleen Park - Ovals 2 & 3			G Coster							-	-	-	-	-	-	JUL	SEP	SEP	NOV	Wet weather and access delays. Works commenced in February. Completed March	
60	224	Tennis Club Strategy		J Young	M Ferris	117	172	172	172	159	13	66	-	-	-	-	-	-	-	-	OCT	DEC	Completed
61	166	Zerbes Reserve Management Plan	F'cast	V Williamson		338	338	158	158	156	2												
		Public Toilets	15		S Langton							-	-	-	-	-	-	-	-	-	JUL	JUN	Fees only. Completed

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												Concept		Planning / Approvals		Design / Specify		Tender / Procure		Construct / Implement				
												Start	End	Start	End	Start	End	Start	End	Start	End			
		Signage	20	S Langton								-	-	-	-	-	-	-	-	SEP	DEC	Completed		
		Path Upgrades / other MP actions	87	S Langton								-	-	-	-	AUG	NOV	DEC	JAN	FEB	JUN	Path works only. Project planning and internal resourcing delays. Works commenced in April. \$180K of unspent funds transferred to Mulum Mulum Highball Stadium and transferred amount to be restored at the 2017/18 MYR.		
		Undergrounding of aerial cables	30	S Langton								-	-	-	-	-	-	-	-	AUG	NOV	Completed December		
		Bushland Management	6	S Langton								-	-	-	-	-	-	-	-	AUG	JUN	Completed		
62	431	Zerbes Reserve Floodlighting	0	J Young	C Brown	150	150	150	150	167	-17	-	-	-	-	-	-	-	-	JUL	SEP	Completed December		
Municipal Offices																								
63	183	Civic Centre / Depot Minor Upgrades		L Harrison	D Bolzonello	61	221	221	221	238	-17	-	-	-	-	-	-	-	-	AUG	JUN	Scoping and procurement delays associated with IT/Transformation fit out. Completed		
64	170	Furniture & Equipment	F/coat	T Lawson		55	55	55	55	21	34	-	-	-	-	-	-	-	-	AUG	JUN	Completed		
		Function Centre	20	T Lawson								-	-	-	-	-	-	-	-	AUG	JUN	Completed		
		General Items	35	T Lawson								-	-	-	-	-	-	-	-	AUG	JUN	Completed		
IT Strategy Initiatives																								
65	130A	IT Strategy Initiatives - Other		D Belchambers	B Marks	199	199	114	114	105	9	JUL	SEP	OCT	OCT	NOV	DEC	JAN	JAN	FEB	JUN	Completed		
ESD Initiatives																								
66	130B	Computer Infrastructure Replacement - (Servers)		D Belchambers	L Nnan	55	55	55	55	69	-14	JAN	JAN	FEB	FEB	MAR	APR	-	-	JUN	JUN	Completed		
67	130C	Other Computer Infrastructure		D Belchambers	L Nnan	55	55	5	5	3	2	JUL	SEP	OCT	OCT	NOV	DEC	JAN	JAN	-	-	Completed		
68	273	GIS/ GPS Initiatives		D Belchambers	B Marks	25	25	25	25	3	22	JAN	JAN	FEB	FEB	MAR	APR	MAY	MAY	JUL	JUN	Completed		
69	420	Invoice Scanning Solution		F Park	J Kantaros	89	165	165	165	133	32	-	-	-	-	-	-	-	-	JUL	DEC	Defects outstanding. Completed February		
70	413	Mobile Computing Initiatives		D Belchambers	B Marks	15	15	15	15	10	5	JAN	JAN	FEB	MAY	-	-	-	-	JUL	JUN	Completed		
71	384	Purchase & Implement Project & Contract Management Solution		F Park	R Boddington	339	375	154	154	147	7	-	-	JUL	AUG	JUL	SEP	SEP	DEC	JAN	JUN	Tender advertised in February. Tender responses being assessed. Project will not be completed. Carry forward anticipated to be confirmed once final contractor payments have been finalised. \$181K carry forward to 2017/18.		
72	346	Replacement of Asset Management System		R Bramham	F Park	231	231	231	231	275	-44	-	-	-	-	-	-	-	-	JUL	DEC	Delays with integration requirements and system testing. Works to be completed in 2017/18.		
73	415	Tea Replacement		F Park	J Kantaros	140	140	140	140	128	12	-	-	-	-	-	-	-	-	JUL	JUL	Completed		
74	435	Technology One Upgrade		F Park	M Skilton	150	300	208	208	160	48	JUL	AUG	AUG	OCT	AUG	OCT	-	-	JAN	APR	Continuing into 2017/18. \$62K carry forward declared.		
ASSET MANAGEMENT STRATEGY (AMS)																								
75	1	AMS Buildings	F/coat	L Harrison																				
		Aquarena Centre	335	B Gaiotto	250	250	335	335	351	-16		-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Boronia Grove Pavilion	8	J Young	D Bolzonello	75	13	8	8	7	1	-	-	-	-	-	-	-	-	JAN	MAR	Delays due to defining scope with the club. Works to commence in March. Completed March		
		Bulleen Park Pavilion (Oval 1)	75	J Young	C Brown	75	75	75	75	62	13	-	-	-	-	JUL	JUL	AUG	OCT	OCT	DEC	Delays due to specialised plumbing works. Tender awarded in April. Works commenced in May. Completed June.		
		Doncaster Tennis Club Refurbishment	342	J Young	M Ferris	200	342	342	342	353	-11	22	-	-	-	-	-	-	-	JUL	SEP	Completed October		
		Donvale Preschool	115	M Foard	J Smith	100	115	115	115	104	11	-	-	-	-	-	-	-	-	JUL	SEP	Completed October		
		Highball Facilities	323	B Gaiotto	181	181	323	323	361	-38		-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Miscellaneous Building Refurbishment Works	280	D Bolzonello	280	280	280	280	338	-58		-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Municipal Offices (Cooling Towers)	330	D Bolzonello	400	330	330	330	295	35		-	-	-	-	-	-	-	-	AUG	SEP	Completed		
		Neighbourhood Safer Places (NSPs) / Emergency Man't Initiatives	75	H Napier	50	75	75	75	23	52		-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Safety Improvements	20	D Bolzonello	20	20	20	20	16	4		-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Scouts & Girl Guide Halls (Finns Reserve & Templestowe)	50	V Williamson	S Langdon	50	50	50	50	58	-8	-	-	-	-	-	-	-	-	SEP	OCT	NOV	Completed	
		Swanston Street Gym	190	B Gaiotto	200	220	190	190	226	-36		JUL	JUL	JUL	OCT	-	-	-	-	OCT	NOV	JAN	JUN	Tender in February. Works commenced in March. Completed June
		South Warrandyte Hall	165	D Bolzonello	200	175	165	165	124	41		AUG	SEP	SEP	OCT	OCT	DEC	JAN	FEB	MAR	MAY	Completed		
		Ted Ajani Changerooms	35	C Brown	0	50	35	35	34	1		JUL	AUG	AUG	SEP	SEP	OCT	OCT	NOV	JAN	MAR	Tender awarded in April. Works commenced in May. Completed June.		
		Templestowe Valley Preschool	58	M Foard	J Smith	73	58	58	58	59	0		AUG	OCT	OCT	OCT	OCT	NOV	NOV	DEC	DEC	JAN	Completed May.	
		Twin Hills Preschool	25	M Foard	J Smith	25	25	25	25	37	-12	-	-	-	-	-	-	-	-	JUL	SEP	Completed		
		Warrandyte Community Centre	10	D Bolzonello	10	10	10	10	16	-6		-	-	-	-	-	-	-	-	JUL	JUN	Completed		
		Warrandyte Child Care Centre	7	D Bolzonello	0	7	7	7	6	1		-	-	-	-	-	-	-	-	JUL	SEP	Completed October		
		Wetherby Road Men's Shed (asbestos removal & project manage)	25	M Foard	J Smith	25	25	25	25	21	4		OCT	NOV	NOV	DEC	DEC	JAN	FEB	MAR	MAR	APR	Delays in finalising lease agreement with SPAusne. Completed June	
		Wilson Road Pavilion	200	J Young	Z Anver	200	200	200	200	190	10		JUL	AUG	AUG	OCT	OCT	DEC	DEC	JAN	FEB	MAR	JUN	Completed
		Yarra Valley Preschool	65	J Smith	50	50	65	65	62	2		OCT	NOV	NOV	DEC	DEC	JAN	FEB	MAR	MAR	APR	Completed		
		Zerbes Reserve Pavilion	100	J Young	C Brown	115	115	100	100	95	5		JUL	SEP	SEP	OCT	OCT	OCT	JAN	MAR	MAR	JUN	Completed	
76	1	AMS Road, Reserve & Drains	F/coat	N Castauro																				
		Arterial Road Pavements	640	M Rahimi	640	640	640	640	460	150		JUL	SEP	SEP	OCT	SEP	OCT	OCT	NOV	NOV	MAR	Completed June		

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TRAFFIC LIGHT PROGRAM

ATTACHMENT C

Line No.	Bus Case No.	DESCRIPTION OF WORKS	PROJECT ADV.	PROJECT MANAGER	ADOPTED BUDGET 2016/17 \$'000	MYR BUDGET 2016/17 \$'000	CURRENT EGY FORECAST \$'000	YTD MYR BUDGET inc. varials \$'000	YTD ACTUAL inc cash payments plus accruals \$'000	YTD VARIATION Budget vs Forecast \$'000	YTD INCOME \$'000	Initiate		Analyse				Generate & Implement New				Comments
												Concept		Planning / Approvals		Design / Specify		Tender / Procure		Construct / Implement		
												Start	End	Start	End	Start	End	Start	End	Start	End	
98	447	Citizen Connect: Customer Relationship Management phs 1	F Park	P Robinson	0	1,152	243	243	230	13		JAN	FEB	FEB	JUN	-	-	-	-	-	-	continuing into 2017/18. \$900K carry forward declared.
99	450	Network Switch	F Park	A Nuthalapti	0	264	106	106	60	46		FEB	MAR	-	-	MAR	JUN	-	-	-	-	continuing into 2017/18. \$158K carry forward declared.
100	448	Online Payments	F Park	J Kantaros	0	198	0	0	51	-51		FEB	MAR	-	-	MAR	JUN	-	-	-	-	Consultation and approval delays. Continuing into 2017/18. \$198K carry forward declared. Combined with Line No 101.
101	448	Online Planning View: Approved plans	F Park	J Kantaros	0	134	88	88	0	88		FEB	MAR	-	-	MAR	JUN	-	-	-	-	Consultation and approval delays. Continuing into 2017/18. \$46K carry forward declared.
102	449	Vehicle Detection System	E Wilkins	G Thomas	0	140	0	0	0	0		-	-	-	-	FEB	MAR	-	-	MAR	JUN	Consultation delays with traders. Continuing into 2017/18.
103	442	MagIQ	F Park	R Boddington	0	156	126	126	108	20		DEC	DEC	DEC	JAN	JAN	FEB	-	-	MAR	JUN	Works commenced in April. Continuing into 2017/18. \$30K carry forward declared.
								Unbudgeted	91													
		REVISED TOTAL CAPITAL WORKS			50,694	57,667	49,398	48,398	48,816	582	5,300											

NBC No Business Case - New Project (BC to be provided)

PB Project Brief provided

Brown Project will not be completed in current financial, resulting in a carry-forward, or the project being cancelled or deferred.

Red Project has been delayed and stated timelines will not be met, but will finish in current financial year and will not require a carry forward.

Amber Project is experiencing some delays, but is not beyond reasonable control, and is expected to be completed within stated timelines.


Green Project is on track and meeting specified timelines.

12 COMMUNITY PROGRAMS

12.1 Headspace Outreach Program in Manningham

File Number: IN17/401

Responsible Director: Business & Events Coordinator

Attachments: 1 DRAFT MoU - Outreach Youth Mental Health Services [↓](#)


EXECUTIVE SUMMARY

There are limited services available in Manningham that directly assist young people with mental health needs.

An outreach service of 'headspace', (the national mental health initiative) is coming to Manningham. 'headspace' under the auspice of Access Health and Community will work in conjunction with Council's appointed Youth Services provider YMCA Manningham to assist young people and their families with a range of mental health issues.

Funds from the 2017 Mayoral Ball will be directed towards establishment of the service to deliver targeted programs to youth in need. This will fund the first 12 months of the service.

Council as facilitator has assisted in getting the parties to this point. A Memorandum of Understanding has been drafted to outline the roles and responsibilities of all parties.

COUNCIL RESOLUTION

MOVED: CR PAULA PICCININI
SECONDED: CR MIKE ZAFIROPOULOS

That Council:

- A. Notes that an outreach service of 'headspace' is coming to Manningham**
- B. Supports the outreach service through various channels as outlined in the Memorandum of Understanding in collaboration with YMCA Manningham and Access Health and Community**

CARRIED

2. BACKGROUND

2.1 A need to support youth mental health in Manningham has been identified by young people, schools, service providers, youth leadership groups and local service clubs.

2.2 Access Health and Community have been invited to bring an outreach 'headspace' program to Manningham and to work in conjunction with Council's provider of youth services, YMCA Manningham, to support local youth.

- 2.3 Access Health and Community is the contracted lead agency for 'headspace' Hawthorn which services the Inner East of Melbourne.
- 2.4 The Mayoral Ball will be used as the vehicle to promote the service and all proceeds raised will be used to support the introduction of the new youth mental health outreach service for Manningham's young people. It is anticipated that the funds raised will support the initial 12 months of the service. Access Health and Community have advised that once demand is established, other Commonwealth funding through Medicare can be sourced to support the service into the future.
- 2.5 Initial funds will be raised through:
 - Donations directly to Access Health and Community via a dedicated Manningham outreach service webpage
 - Fundraising by Kiwanis (raffle proceeds) as well as schools and service clubs
 - Percentage of ticket sales and corporate sponsorship (less event costs) of the Mayoral Ball.

3. DISCUSSION / ISSUE

- 3.1 Currently young people requiring clinical mental health services have to travel out of the city to receive these services.
- 3.2 'headspace' is a well-known service that attracts young people who might otherwise not seek services or assistance.
- 3.3 YMCA Manningham is Council's youth services provider. The YMCA offers limited and generalist mental health services in Manningham as part of their service model, with a majority of high need young people being referred to additional services.
- 3.4 This project relies on the collaboration of YMCA Manningham Youth Services, Access Health and Community (as 'headspace' Hawthorn) and Council. The YMCA and 'headspace' have commenced positive discussions about how the services can work together to improve local outcomes.
- 3.5 A Memorandum of Understanding has been drafted which outlines the intent and obligations of each partner. It is intended to be finalised and signed within the next few weeks.

4. COUNCIL PLAN / STRATEGY

- 4.1 Both Council's *Healthy City Strategy* and *Access, Equity and Diversity Strategy* support the provision of youth mental health and associated services in Manningham.
- 4.2 The recently adopted *Healthy City Strategy* has four focus areas:
 - **Inclusive and Harmonious** aiming to create "A community that is inclusive and welcoming of all people". There are two priority areas: "An inclusive and diverse community" and "Generation friendly".

- **Healthy and Well** supporting “A community where everyone aspires to optimal health and wellbeing”. There are three priority areas: “Healthy mind”, “Healthy lifestyles” and “Quality service system”.
- **Safe and Resilient** aspiring towards “A resilient community where people feel safe”. There are two priority areas: “A safe community” and “A resilient community”.
- **Connected and Vibrant** encouraging “A connected community where all people feel valued, involved and have a sense of belonging”. There are three priority areas: “Creative community”, “Sense of place” and “Involved community”.

4.3 The *Access, Equity and Diversity Strategy* covers a range of areas that can affect young people. The aim of the *Strategy* is to “provide an integrated framework to support Council in addressing and incorporating access, equity and diversity goals in a coordinated manner.”

5. IMPACTS AND IMPLICATIONS

- 5.1 The type of mental health services that will be delivered by ‘headspace’ can be varied according to expressed local demand. For example, ‘headspace’ can provide one on one clinical consultations for a young person, or could structure group sessions around a particular topic. Alternatively, ‘headspace’ can work in schools to support the work they already do or operate with a combination of all the above services. In order to select the most appropriate service model, ‘headspace’ will consult with young people, parents and schools to assess the greatest needs.
- 5.2 Once the type of service model is determined through consultation, ‘headspace’ will begin services. The YMCA already operate out of MC2 and Access Health and Community has a consulting room also in MC2. Depending on demand, the use of existing rooms and additional MC2 meeting rooms may be sufficient to meet the demand during the establishment phase. Ongoing service needs will be assessed as the trial service develops.

6. IMPLEMENTATION

6.1 Finance / Resource Implications

The Mayoral Ball is a budgeted item in the normal operations of Council. Additional funding has been secured through sponsorship opportunities.

There are no Council funds allocated for operational support of ‘headspace’.

The ‘headspace’ service will be funded for the first 12 months through the proceeds of the fundraising as outlined. The level of fundraising will influence the number of contact hours that can be provided by ‘headspace’ in the first 12 months. Ongoing services will be demand-based and funded through Access Health and Community’s normal operating budget which is partially supported through Medicare.

6.2 Communication and Engagement

The community has demonstrated wide ranging support for the commencement of '*headspace*' outreach services in Manningham. The communication plan has been prepared with that in mind and uses an array of mediums and platforms to reach as large an audience as possible.

6.3 Timelines

The '*headspace*' service is intended to commence by March 2018, after consultation and identification of services required.

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.

D17/31163

Manningham City Council
699 Doncaster Road, Doncaster Victoria 3108 PO Box 1, Doncaster Victoria 3108
t 03 9840 9333 f 03 9848 3110 e manningham@manningham.vic.gov.au



**Memorandum of Understanding
Between
Manningham City Council
Access Health and Community (Headspace)
and
YMCA Manningham**

For the allocation of funds to deliver an outreach youth mental health service in Manningham

Introduction

A need to support youth mental health in Manningham has been identified by schools, service providers, youth leadership groups and local service clubs.

Access Health and Community have been invited to bring an outreach *headspace* program to Manningham and to work in conjunction with Council's provider of youth services, YMCA Manningham, for delivery of an outreach clinical service to support local youth.

Access Health and Community is the contracted lead agency for *headspace* Hawthorn which services the Inner East of Melbourne.

The Mayoral Ball will be used as the vehicle to raise funds for the start-up of the service. All proceeds raised will be used to support the introduction of the new youth mental health outreach service for Manningham's young people.

Funds will be raised through:

- Donations directly to Access Health and Community
- Fundraising by Kiwanis (raffle proceeds) as well as schools and service clubs
- Corporate sponsorship (less costs)
- Percentage of ticket sales for the Mayoral Ball.

Accordingly, this MoU outlines the intent of providing these funds for the provision of youth mental health services via an outreach service of *headspace* Hawthorn and sets the foundations for future service provision arrangements.

Interpreter service  9840 9355

ABN 61 498 471 081
www.manningham.vic.gov.au

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Partner Obligations

The parties acknowledge and support the MoU and further acknowledge and agree that they will work in a co-operative manner with the common intention of achieving the outreach program in accordance with the principles described in this MoU.

Manningham City Council will:

- Promote and deliver the Mayoral Ball.
- Promote the outreach program to the wider community, including the opportunity to provide financial contribution.
- Direct all fundraising efforts from the Mayoral Ball (\$20 from each ticket purchased) and other funds raised to the *headspace* program for Manningham.
- Facilitate suitable accommodation for the outreach service noting the links with YMCA and current service provision in MC2
- Work collaboratively with YMCA Manningham and Access Health and Community to support the effective operations of the program.

Access Health and Community will:

- Provide *headspace* outreach program for 12 months (to commence no later than March 2018) which will provide specialist mental health services for young people in Manningham.
- Develop a service model for the outreach program through consultation with the youth of Manningham via the YMCA Leadership Group and other means.
- Support the work of the YMCA Manningham Youth Services and liaise with them to create effective referral pathways for young people.
- Support the marketing campaign around the Mayoral Ball and outreach program.
- Accept donations for the outreach service and establish a dedicated Manningham online donations page.

- Work collaboratively with YMCA Manningham and Manningham City Council to support the effective operations of the program.
- Provide agreed information and evaluation data to Council and the YMCA regarding the program's operations, how the funding has been used and future directions.

YMCA will:

- Engage the Youth Leadership Group to assist in determining the needs for youth mental health service provision.
- Create effective referral pathways for young people to enable them to gain access to the *headspace* services as required.

Commercial In Confidence

- Work collaboratively with Access Health and Community and Manningham City Council to support the effective operations of the program.
- Support the marketing campaign around the Mayoral Ball and outreach program.

Terms of the MOU

This Agreement is effective from the date of signature by all parties and remains so until the completion of 12 months of operations of the *headspace* Manningham youth mental health outreach service. At the completion of this term, the parties reserve the right to review the terms and agreements of the continued partnership.

Each signatory enters into this agreement in good faith.

Each signatory is authorised to sign on behalf of their respective organisation.

Mayoral Ball Public and Media Relations

All parties agree to promote the Manningham City Council Mayoral Ball. The Mayoral Ball will be recognised as the prime way of raising funds for the *headspace* outreach service as well as raising community awareness of the need for effective youth mental health services in Manningham. Manningham City Council will provide all marketing collateral for the promotion of the Mayoral Ball.

Each party agrees to provide its best efforts to promote the Mayoral Ball and its cause to its key audiences through all methods available including print media, social media, website and other digital forms, speeches, public appearances, liaison with potential donors and sponsors, use of databases and mailing lists and other forms where possible.

The following communication objectives will be promoted:

- Increased awareness and education regarding youth mental health challenges in Australia, particularly in Manningham.
- An understanding that we can all contribute to make a difference in Manningham.
- A high level of engagement between community and Council about youth mental health.
- Increased ticket sales of the Mayoral Ball.
- Increased giving of our community to this initial program.

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Openness between the Parties

The parties acknowledge that they have a mutual interest in the successful planning, development and delivery of a *headspace* outreach program in Manningham. Nevertheless it is recognised that the views and objectives of the parties may not always coincide. The parties will work openly and constructively to resolve any differences which emerge.

Dispute Resolution

The parties agree to resolve disputes quickly to minimise any delay to the work of both parties. Resolution of all disputes will be in a fair and equitable manner. Should disputes arise that are not able to be resolved through initial discussion, Council reserves the right to mediate and appoint an external facilitator to seek resolution.

Timeline

The roles and responsibilities under the Memorandum of Understanding will commence on signing of this documents.

Termination of the MoU

The MoU is a nonbinding agreement that both parties have entered into in good faith. Either party may terminate the MoU at any time in negotiation with the other party.

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Representatives of the Parties

The parties have each nominated representatives who are responsible for any consultation and monitoring required under this MoU and to whom all notices and communications are to be sent.

These representatives are:

Manningham City Council

Ms Lee Robson
Manager Business, Culture and Venues
Manningham City Council
699 Doncaster Road
Doncaster
03) 9840 9179

Access Health & Community

Dr Harry Majewski
Chief Executive Officer
Access Health & Community
283 Church Street
Richmond
03) 9429 1811

YMCA

Ms Michele Rowse
CEO
YMCA Manningham
MC2, 689 Doncaster Rd
Doncaster
03) 9848 0088

Commercial In Confidence

This agreement is signed by authorised representatives

Cr Michelle Kleinert
Mayor
Manningham City Council

Date

Dr Harry Majewski
CEO
Access Health and Community

Date

Ms Michele Rowse
CEO
Manningham YMCA

Date


DRAFT

13 SHARED SERVICES

There were no Shared Services reports.

14 CHIEF EXECUTIVE OFFICER

14.1 2017 Local Government Community Satisfaction Survey Results

File Number: IN17/415
 Responsible Director: Chief Executive Officer
 Attachments: 1 2017 Local Government Community Satisfaction Summary Report [↓](#) 

EXECUTIVE SUMMARY

This report presents the key findings achieved by Manningham City Council from the state-wide Local Government Community Satisfaction Survey 2017.

Manningham City Council has received an overall performance index score of 67 which is a two point improvement compared to 2016 results, with this higher rating (compared to Metro and State) considered statistically significant.

Council's performance improved in five of the seven core key community satisfaction index score results, with two areas of decline being customer service by one point (rated as not statistically significant) and community consultation by four points (rated statistically significant) compared to 2016 results.

Summary of Core Measures 2017 – Index score results

Performance Measures	MCC 2012	MCC 2013	MCC 2014	MCC 2015	MCC 2016	MCC 2017	Metro 2017	State-wide 2017
Overall performance	67	65	66	68	65	67	64	59
Community consultation	59	57	60	58	58	54	57	55
Advocacy	58	56	61	58	54	56	56	54
Making community decisions	n/a	n/a	59	60	57	58	58	54
Sealed local roads	n/a	n/a	64	68	64	66	66	53
Customer service	76	76	76	74	72	71	71	69
Overall Council Direction	53	55	53	57	50	51	54	53
Additional Questions								
Waste Management	-	-	-	-	79	77	75	71
Elderly Support Services	-	-	-	-	68	70	67	68
Environmental Sustainability	-	-	-	-	64	67	64	64

Rates versus Services	<u><i>Fifty four percent of residents indicated that they would prefer cuts in Council services in order to keep Council rates at the same level as they are now. Twenty nine percent said they would like to see improvement to local services. Seventeen percent were undecided.</i></u>
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In addition to the core performance measures, additional questions were included in the 2016 and 2017 survey.

COUNCIL RESOLUTION

MOVED: CR MIKE ZAFIROPOULOS
SECONDED: CR ANNA CHEN

That Council note the findings of the Local Government Community Satisfaction Survey 2017.

CARRIED

2. BACKGROUND

The Local Government Community Satisfaction Survey 2017 was coordinated and auspiced by Local Government Victoria (LGV) and undertaken by JWS Research, an independent market research company. This is the twentieth year that the Local Government Community Satisfaction Survey has been conducted.

The main objectives of the survey are to assess the performance of Manningham City Council across a range of measures and to seek insight into ways to provide improved or more effective service delivery. The survey also provides Council with a means to fulfil a number of statutory reporting requirements and acts as a feedback mechanism to Local Government Victoria.

Refer Appendix A for Survey Methodology and Performance Measures.

3. DISCUSSION / ISSUE

Manningham City Council significantly outperformed the state average in a number of service areas such as Waste Management, Environmental sustainability, Making community decisions and sealed local roads.

Customer service is Council's highest rated core measure and second highest rated service area overall.

Council's top three performing service areas for 2017 are waste management, elderly support services and environmental sustainability.

There are three key service areas which have shown a high disparity between perceptions of importance and performance (by more than ten points) and to which Council should pay particular attention. These areas are consultation and engagement (-20), community decision making (-19) and sealed local roads (-14).

Residents have cited the top three key areas for improvement that Council should focus on are sealed road maintenance (13%), Development inappropriate (12%) and Communication (11%). It should be noted that 13% of respondents said Council should do nothing in terms of further improvements.

There has been a noticeable decline in overall performance ratings amongst residents East of Mullum Mullum Creek in the past year and should be monitored by Council moving forward.

Similarly residents aged 18 to 34 while viewing Council favourably across many of the core measures, have rated Council's customer service significantly lower than average (nine points lower) which has shown no improvement from 2016 where they also returned the lowest rating for this core measure than all demographic and geographic sub groups.

4. COUNCIL PLAN / STRATEGY

Council will undertake a number of actions in line with the Council Plan goals and themes to progress the indicators in the research findings.

High level results from the research are reported each year through the Know your Council website. These are:

- Consultation and Engagement
- Community satisfaction in Council decisions
- Sealed local roads

5. FINANCIAL RESOURCE IMPLICATIONS

In 2017 the cost to participate in the Local Government survey was \$12,900 based on the inclusion of core and non-core questions. The ongoing cost will vary according to the scope of the questions included each year.

6. COMMUNICATIONS/ENGAGEMENT

The 2017 results highlight the need for Council to continue to strengthen its communications and engagement practices moving forward. By implementing engagement activities such as a Listening Post program, and use of the Manningham Community Panel, Council can continue to:

- Build trust and community confidence
- Enhance the reputation of Council as open, accountable and willing to listen
- Ensure that Council services and supports are reflective of community needs and priorities. The research will also enable Council to identify and track problem areas.

The Citizen Connect project will also ensure that residents are at the centre of a customer service model that meets their needs and provides a positive customer service experience. A separate research piece is being undertaken to understand drivers of customer satisfaction, channel preferences and functionality.

There are a number of key projects that are likely to adversely impact community perception towards Council and engagement will play an important role in mitigating/minimising this (e.g. Jumping Creek Road, Amendment C109, NDIS, Domeney Reserve) Council will continue to embed best practice community engagement, aligning its engagement activities to the Victorian Auditor General's Office Public participation guidelines.

The research has highlighted that residents aged 18 to 34 have viewed Council more favourable across many of the core measures than residents overall. Council will continue to utilise social media and digital platforms as a means of effectively engaging with this cohort.

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.

APPENDIX A:**Survey Methodology**

A total of 400 interviews were conducted by telephone with Manningham residents. The maximum margin of error on a sample of approximately 400 interviews is +/- 4.9% at the 95% confidence level for results around 50%. That is, if 50 per cent of the sample chose an answer we can be 95 per cent sure the true percentage of the population will be between 45.1 per cent and 54.9 per cent.

Survey fieldwork was conducted in the period of 1 February to 30 March 2017.

The survey sample matched to Manningham City Council was purchased from an accredited supplier of publicly available phone records, including up to 10 per cent mobile phone numbers to cater for the diversity of residents in the municipality, particularly younger people.

Council Groups

Sixty-eight of Victoria's seventy-nine Councils participated in this survey. Results for Manningham City Council for the 2017 Community Satisfaction Survey have been compared against other Councils in the Metro group and on a state-wide basis. Council groupings changed in 2015. Previously Manningham City Council was self-classified as an Outer Metropolitan Council according to the former classification list. LGV has changed classifications and Manningham City Council is now classified as a Metro Council according to the following new classification list:

- Metropolitan
- Interface
- Regional Centres
- Large Rural
- Small Rural

The Councils participating in the Metro group are:

Banyule City Council	Manningham City Council
Bayside City Council	Maroondah City Council
Boroondara City Council	Melbourne City Council
Brimbank City Council	Monash City Council
Glen Eira City Council	Moonee Valley City Council
Greater Dandenong	Moreland City Council
Frankston City Council	City of Port Phillip
Kingston City Council	Stonnington City Council
Knox City Council	Whitehorse Council

Performance Measures

The LGV Survey is made up of core and non-core questions. The selection of non-core questions is up to each individual Council which constrains broad benchmarking beyond the core questions set. The core questions addressed include:

- Overall performance last 12 months (Overall performance)
- Lobbying on behalf of community (Advocacy)
- Community consultation and engagement (Consultation)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)
- Decisions made in the interest of the community (making community decisions)
- The condition of sealed roads in your area (sealed local roads).

Respondents rated Council performance on a five-point scale - from "Very good" to "Very poor", with "Can't say" also a possible response category. To facilitate ease of reporting and comparison of results over and against the state-wide result and the Council group, an 'Index Score' has been calculated for all measures. The Index Score is, in simple terms, an average of the percentage rating given. The 'Index Score' is calculated and represented as a score out of 100 (on a 0 to 100 scale). The higher the Index Score – the better the performance.



CONTENTS



- [Background and objectives](#)
- [Survey methodology and sampling](#)
- [Further information](#)
- [Key findings & recommendations](#)
- [Summary of findings](#)
- [Detailed findings](#)
 - [Key core measure: Overall performance](#)
 - [Key core measure: Customer service](#)
 - [Key core measure: Council direction indicators](#)
 - [Individual service areas](#)
 - [Detailed demographics](#)
- [Appendix A: Detailed survey tabulations](#)
- [Appendix B: Further project information](#)

BACKGROUND AND OBJECTIVES



Welcome to the report of results and recommendations for the 2017 State-wide Local Government Community Satisfaction Survey for Manningham City Council.

Each year Local Government Victoria (LGV) coordinates and auspices this State-wide Local Government Community Satisfaction Survey throughout Victorian local government areas. This coordinated approach allows for far more cost effective surveying than would be possible if councils commissioned surveys individually.

Participation in the State-wide Local Government Community Satisfaction Survey is optional. Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.

The main objectives of the survey are to assess the performance of Manningham City Council across a range of measures and to seek insight into ways to provide improved or more effective service delivery. The survey also provides councils with a means to fulfil some of their statutory reporting requirements as well as acting as a feedback mechanism to LGV.

SURVEY METHODOLOGY AND SAMPLING



This survey was conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Manningham City Council.

Survey sample matched to the demographic profile of Manningham City Council as determined by the most recent ABS population estimates was purchased from an accredited supplier of publicly available phone records, including up to 10% mobile phone numbers to cater to the diversity of residents within Manningham City Council, particularly younger people.

A total of n=400 completed interviews were achieved in Manningham City Council. Survey fieldwork was conducted in the period of 1st February – 30th March, 2017.

The 2017 results are compared with previous years, as detailed below:

- 2016, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2015, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2014, n=401 completed interviews, conducted in the period of 31st January – 11th March.
- 2013, n=400 completed interviews, conducted in the period of 1st February – 24th March.
- 2012, n=400 completed interviews, conducted in the period of 18th May – 30th June.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post-survey weighting was then conducted to ensure accurate representation of the age and gender profile of the Manningham City Council area.

Any variation of +/-1% between individual results and net scores in this report or the detailed survey tabulations is due to rounding. In reporting, '—' denotes not mentioned and '0%' denotes mentioned by less than 1% of respondents. 'Net' scores refer to two or more response categories being combined into one category for simplicity of reporting.

SURVEY METHODOLOGY AND SAMPLING



Within tables and index score charts throughout this report, statistically significant differences at the 95% confidence level are represented by upward directing blue and downward directing red arrows. Significance when noted indicates a significantly higher or lower result for the analysis group in comparison to the 'Total' result for the council for that survey question for that year. Therefore in the example below:

- The state-wide result is significantly higher than the overall result for the council.
- The result among 50-64 year olds is significantly lower than for the overall result for the council.

Further, results shown in blue and red indicate significantly higher or lower results than in 2016. Therefore in the example below:

- The result among 35-49 year olds in the council is significantly higher than the result achieved among this group in 2016.
- The result among 18-34 year olds in the council is significantly lower than the result achieved among this group in 2016.

Overall Performance – Index Scores (example extract only)



Note: Details on the calculations used to determine statistically significant differences may be found in Appendix B.

FURTHER INFORMATION



Further information about the report and explanations about the State-wide Local Government Community Satisfaction Survey can be found in [Appendix B](#), including:

- [Background and objectives](#)
- [Margins of error](#)
- [Analysis and reporting](#)
- [Glossary of terms](#)

Contacts

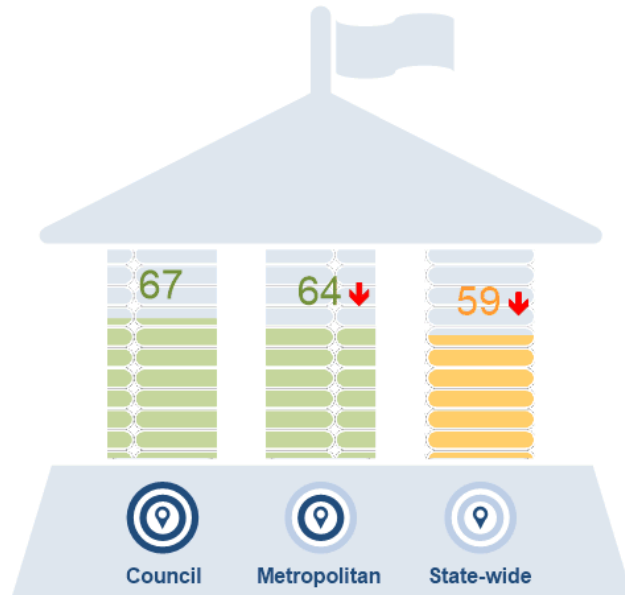
For further queries about the conduct and reporting of the 2017 State-wide Local Government Community Satisfaction Survey, please contact JWS Research on (03) 8685 8555.



KEY FINDINGS & RECOMMENDATIONS



MANNINGHAM CITY COUNCIL



OVERALL COUNCIL PERFORMANCE

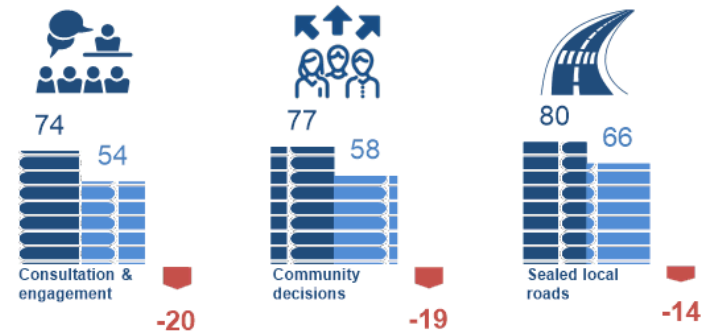
Results shown are index scores out of 100.



TOP 3 PERFORMING AREAS



TOP 3 AREAS FOR IMPROVEMENT



Importance Performance Net differential

J00533 Community Satisfaction Survey 2017 - Manningham City Council

OVERALL PERFORMANCE



The **overall performance index score of 67** for Manningham City Council represents a two point **improvement** on the 2016 result. Council's overall performance rating is now just one point away from returning to the peak index score of 68 seen in 2015.

- Manningham City Council's overall performance is rated statistically ***significantly higher*** (at the 95% confidence interval) **than the average rating for councils State-wide and in the Metropolitan group** (index scores of 59 and 64 respectively).
- **Residents aged 18 to 34 years** (index score of 72) **are *significantly more favourable*** in their view of Council's overall performance than residents overall.
- There has been a noticeable decline in overall performance ratings among residents East of Mullum Mullum Creek in the past year (down nine points to an index score of 61). Whilst this decline is not considered significant, Council should monitor this moving forward. This contrasts with the residents who are West of Mullum Mullum Creek, among who overall performance ratings have improved slightly (up three points to an index score of 68).

Almost three in five (58%) rate Council's overall performance as 'very good' or 'good' compared to only 5% who rate it as 'very poor' or 'poor'. A further 34% sit mid-scale providing an 'average' rating.

- The level of 'poor' ratings have dropped four percentage points in the past year (3% in 2017 compared to 7% in 2016). This is a positive sign for Council.

OVERVIEW OF CORE PERFORMANCE MEASURES



Review of the core performance measures (as shown on page 20) shows that Manningham City Council's **performance exhibited a slight increase** on most measures compared to Council's own results in 2016.

- The exception is **consultation and engagement**, where Manningham City Council's performance index has *declined significantly* when compared with the 2016 results (index score of 54, down four points).
- Council's ratings on consultation and engagement as well as **overall council direction** are *significantly lower* than the Metropolitan group average.
- Positively, Manningham City Council's performance on **making community decisions** and **sealed local roads** is also *significantly higher* than the State-wide averages.

There is one **notable difference across geographic cohorts** within Manningham City Council. Residents who live in the East of Mullum Mullum Creek area (index score of 55) rate the condition of **sealed local roads** significantly lower than residents overall (and 13 points lower than residents living in the West of Mullum Mullum Creek area).

In the area of **customer service** (index score of 71), Manningham City Council is *similar* to the State-wide council and Metropolitan group averages (index scores of 69 and 71 respectively). This is also Manningham City Council's highest rated core measure and second highest rated service area overall.

CUSTOMER CONTACT AND SERVICE



Three in five (60%) Manningham City Council residents have had recent contact with Council.

- Residents who live East of Mullum Mullum Creek are *significantly more likely* than residents overall to have contacted Council (80%), while residents aged 18 to 34 years (43%) are *significantly less likely*.

Manningham City Council's customer service index of 71 is a positive result for Council. It is important to note, however, that ratings in this service area have exhibited a gradual declining trend since 2014. Prior to this, ratings were steady at an index score of 76 for three years in a row (2012 to 2014). After experiencing a one point decline in the past year, customer service ratings are at their lowest level to date.

- Almost a third (32%) rate Council's customer service as 'very good', with a further 36% rating customer service as 'good'.

Perceptions of customer service are relatively consistent across all demographic groups, however, there are some differences worth noting.

- A *significant decline* in customer services ratings is evident among residents living East of Mullum Mullum Creek, dropping 14 points to an index score of 70. This result is markedly different from 2016, when residents in this area returned the highest customer service rating.
- Residents aged 18 to 34 years rate performance on this measure *significantly lower* than average (nine points lower with an index score of 62). As was the case in 2016, this cohort returned the lowest rating in this area out of all demographic and geographic sub-groups.
- Council should focus on improving relations with the above two groups.

AREAS WHERE COUNCIL IS PERFORMING WELL



Waste management is the area where Manningham City Council **performs most strongly** (index score of 77).

- Almost two in five (37%) rate Council's performance in the area of waste management as 'very good' and a further 42% rate it as 'good'.
- Waste management is also considered the most important Council responsibility of those service areas tested (importance index score of 80), along with sealed local roads.
- While this is a positive result, it is important to note that ratings in this area have been steadily declining since a peak index score of 82 in 2015. Council should take care to ensure that further declines do not occur.

With a performance index score of 70, **elderly support services** also rate highly.

- Over two-fifths of residents (44%) rate Council's performance in the area of elderly support services as 'very good' or 'good'.

Apart from overall performance, **environmental sustainability** (index score of 67) is the only area in which Manningham City Council outperforms both the State-wide council and Metropolitan group averages (both with index scores of 64).

- This is Council's highest rating on this service area to date.
- Performance ratings among 18 to 34 year olds, men, and residents West of Mullum Mullum Creek have *significantly increased* in the past 12 months.

AREAS IN NEED OF ATTENTION



The most significant decline in 2017 was a four point drop on the measure of **consultation and engagement** (index score of 54). Ratings for this measure are now at their lowest point to date and is the only area in which Council rates *significantly lower* than the Metropolitan group average (index score of 57).

- Much of this decline can be attributed to *significantly lower* ratings on this issue from women (index score of 59, down 5 points) and residents who live East of Mullum Mullum Creek (index score of 48, down 17 points) in the past year.
- Consultation and engagement also stands out as being Council's lowest rated service area.
- Feedback from residents on what they consider Council most needs to do to improve its performance in the next 12 months supports this finding, with **communication** mentioned by 11% of residents and **consultation** by 8% of residents.

RATES VERSUS SERVICES



When it comes to the trade-off between a rise in rates and cuts to services, a majority of Manningham City Council residents (54%) indicate they would prefer **cuts in Council services to keep Council rates at the same level as they are now over rates rises to improve local services** (29%).

- Those 'definitely' preferring service cuts (33%) far outweigh those who 'definitely' prefer rate rises (9%).
- The preference for service cuts over rate increases is relatively consistent across all demographic and geographic sub-groups.

FOCUS AREAS FOR COMING 12 MONTHS



For the coming 12 months, Manningham City Council should pay particular attention to the service areas where stated importance exceeds rated performance by more than 10 points. Key priorities include:

- **Consultation and engagement** (margin of 20 points)
- **Community decisions** (margin of 19 points)
- **Sealed local roads** (margin of 14 points).

Consideration should also be given to residents who live East of Mullum Mullum Creek, who appear to be most driving negative opinion in 2017 (and who contacted Council *significantly* more than other Council residents in the past year).

On the positive side, Council should **maintain its relatively strong performance in the area of waste management, elderly support services and environmental sustainability** and aim to shore up service areas that are currently rated higher than others but that have declined since last year, such as **customer service**.

- It is also important not to ignore, and to learn from, what is working amongst other groups, especially residents aged 18 to 34 years, and use these lessons to build performance experience and perceptions in other areas.

FURTHER AREAS OF EXPLORATION




An approach we recommend is to further mine the survey data to better understand the profile of these over and under-performing demographic groups. This can be achieved via additional consultation and data interrogation, self-mining the SPSS data provided, or via the dashboard portal available to the council.

Please note that the category descriptions for the coded open ended responses are generic summaries only. We recommend further analysis of the detailed cross tabulations and the actual verbatim responses, with a view to understanding the responses of the key gender and age groups, especially any target groups identified as requiring attention.

A personal briefing by senior JWS Research representatives is also available to assist in providing both explanation and interpretation of the results. Please contact JWS Research on 03 8685 8555.

14.2 Advisory Committee Policy

File Number: IN17/416
Responsible Director: Executive Manager People and Governance
Attachments: 1 Draft Advisory Committee Policy [↓](#) 

EXECUTIVE SUMMARY

This presents to Council a draft Advisory Committee Policy for consideration. At a recent Strategic Briefing Session it was identified that there would be merit in providing a framework for the consistent operation of Council's advisory committees. Refer to Attachment 1 for the proposed policy framework for the establishment, ongoing management and review of advisory committees.

COUNCIL RESOLUTION

MOVED: CR ANNA CHEN
SECONDED: CR PAULA PICCININI

That Council adopt the draft Advisory Committee Policy shown at Attachment 1.

CARRIED

2. BACKGROUND

- 2.1 Council maintains a comprehensive suite of policies which guide its broad operations and responsibilities.
- 2.2 It has been identified that there would be merit in providing a consistent framework for the establishment, ongoing operation and review of Council's advisory committees.

3. DISCUSSION / ISSUE

- 3.1 The Local Government Act 1989 (the Act) defines an advisory committee as and committee established by the Council, other than a special committee, that provides advice to –
 - (a) *the Council; or*
 - (b) *a special committee; or*
 - (c) *a member of Council staff who has been delegated a power, duty or function of the Council under section 98 of the Act.'*
- 3.2 The main function of an advisory committee is to enable stakeholder engagement that provides input and guidance to support quality decision making and in turn, the achievements of Council's goals and objectives under the Council Plan.
- 3.3 Advisory committees facilitate access to independent and often specialist advice from external stakeholders as well as collaboration with the community on a range of matters.

- 3.4 The draft Advisory Committee Policy proposes a framework for a consistent approach in managing advisory committees starting with the development of standardised terms of reference. It also sets minimum standards on a range of matters to ensure a sound governance framework is in place to support the establishment and ongoing operation of Council's advisory committees.
- 3.5 The framework addresses the following matters:
- the process for establishing a terms of reference;
 - membership, period of membership and method of appointment including the process for seeking expressions of interest and appointing community representatives;
 - election of chairperson;
 - delegated authority and decision making;
 - meeting procedures and the process for preparation and distribution of committee papers;
 - access and disclosure of confidential information;
 - strengthening the conduct and interest provisions for all committee members to ensure transparency and accountability when managing conflicts of interest and expected standards of behaviour;
 - guidance on who should respond to media enquiries; and
 - provision of a four year sunset clause that requires Council to review the currency and effectiveness of the advisory committee prior to endorsing a further term.
- 3.6 The draft policy is designed to strengthen governance, transparency and accountability of Council's advisory committees and its members.
- 3.7 It is proposed that any new or refreshed advisory committees will be established in accordance with these guidelines, and that existing advisory committees be reviewed in line with the policy principles within 2 years.
- 3.8 Where existing Terms of Reference are silent on the matters outlined in the Advisory Committee Policy, the policy provisions prevail.
- 3.9 The policy has been developed following a review of current Terms of Reference for Council's advisory committees, benchmarking with other local government authorities and a literature review of contemporary committee management practices.
- 3.10 Councillors were briefed on the policy principles at the Strategic Briefing Session held on 18 July 2017.

3.11 Adoption of the draft Advisory Committee Policy will provide a clear and consistent framework for the establishment, operation and ongoing review of Council's advisory committees.

3.12 The policy will further assist Council and officers in monitoring the performance and operational expectations of committees whilst minimising risks associated with committees operating outside the scope of their agreed terms of reference.

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.



DRAFT ADVISORY COMMITTEE POLICY

POLICY NO:	POL/518
VERSION:	Version 1
SHORT DESCRIPTION:	This policy applies to the formation, ongoing management and review of Council endorsed advisory committees.
RELEVANT TO:	Councillors, committee members and members of Council staff.
RESPONSIBLE OFFICER:	Executive Manager People and Governance
RESPONSIBLE OFFICE:	Strategic Governance
APPROVED BY:	Council
DATE PUBLISHED:	
NEXT SCHEDULED REVIEW DATE:	July 2019
RELATED DOCUMENTS:	<ul style="list-style-type: none"> Charter of Human Rights and Responsibilities Act 2006 Conflict of Interest Form Conflict of Interest Guidelines – Department of Planning & Community Development Councillor Appointments to Committees Councillor Code of Conduct Employee Code of Conduct Equal Opportunity Act 2010 Local Government Act 1989 Manningham City Council Media Policy Privacy and Data Protection Act 2014 Record of Assembly of Councillors Form Terms of Reference Template



1. PURPOSE

This policy has been developed to provide a consistent approach to the establishment, ongoing management and review of Council endorsed advisory committees on which there is Councillor representation.

2. ADVISORY COMMITTEE FRAMEWORK

Advisory committees are an important tool for engaging the community in Council decision making. Participation by interested parties and affected stakeholders assists Council in making decisions that incorporate the interests and concerns of the community.

The Terms of Reference for an advisory committee provides a framework within which it operates. The following sections prescribe the foundations for the establishment and ongoing operation of advisory committees at Council.

2.1 Terms of Reference

- 2.1.1 Terms of Reference (ToR) for advisory committees must be presented to Council for consideration and endorsement at the inception of the committee.
- 2.1.2 The ToR must include a clear statement of purpose and clearly defined objectives which should be supported by measurable outcomes.
- 2.1.3 The ToR of an advisory committee is to be reviewed by Council at least once in any Council term.
- 2.1.4 Any proposed changes to the ToR resulting from any review must be presented to Council for formal endorsement.
- 2.1.5 Copies of the current ToR for any advisory committee are to be made available on the intranet and Council's website.

2.2 Membership, Period of Membership and Method of Appointment

- 2.2.1 The most appropriate mix of membership will be determined by Council.
- 2.2.2 The advisory committee may comprise –
 - **Councillor(s)** – appointed annually by Council
 - The Mayor is, by virtue of the Office, ex officio a member of any committees which may be established by Council from time to time. It is important that whilst the Mayor may not chair these meetings, appropriate recognition should be given to the presence of the Mayor if in attendance.
 - Councillors not formally appointed as committee members may attend committee meetings to observe proceedings.



- **Community representative(s)** – appointed by Council through an expression of interest and selection process.
 - Council will seek expressions of interest by public notice in the local media and on Council's website or by letter to relevant local or peak agencies or community organisations.
 - Every effort should be made to ensure a representative cross section of people from the municipality are elected to serve on the committee.
 - Appointments to advisory committees will be based on the membership criteria outlined in its ToR.
 - Membership criteria should consider:
 - the appropriate mix of competencies required to fulfil roles on the committee;
 - diversity in terms of gender, age and culture;
 - linking continuing tenure to performance and contribution; and
 - Officers will undertake an initial assessment of the applicants to determine whether they comply with the membership criteria and provide a long list of candidates to the Chairperson. The recruitment process should consider the implementation of staggered membership appointments to ensure a membership that preserves the balance between old and new.
 - A Councillor committee supported by an officer and comprising the Mayor, committee Chairperson and one other Councillor will rank the applicants and make a recommendation regarding the preferred applicants which will be noted in the officer's report.
 - Council is not bound by the recommendation of the Councillor committee in appointing community representatives.
 - Community representatives are to be appointed for a period of three (3) years and for a maximum of three terms (9 years).
 - Community representative(s) appointed on behalf of an agency/organisation may be replaced or substituted at any time at the agency/organisations discretion by notifying the chairperson and responsible Council officer in writing. Due consideration should be given to ensuring the appointee has the appropriate mix of competencies to undertake the role and refreshing membership on a regular basis.



- Casual vacancies that occur due to a community representative resigning or membership lapsing may be filled by co-opting suitable candidates identified from the most recent selection process for the remainder of the previous incumbent's term.
- Officers, in consultation with the Councillor committee, will make a recommendation to the Chief Executive Officer to appoint a suitable candidate to the advisory committee for the remainder of the previous incumbent's term.
- Where there are no suitable candidates identified, a formal expression of interest and selection process is required. The outcome of a formal expression of interest process will be presented to Council for determination in accordance with the procedures outlined above.
- Where a vacancy occurs within 6 months of the current membership expiring and providing that a quorum is maintained, there is no requirement to fill the vacancy for the remainder of the term.

2.2.3 A member of an advisory committee may resign at any time.

2.2.4 Notice of resignation is to be provided in writing to the Chairperson and the officer responsible for managing the advisory committee.

2.2.5 If a committee member fails to attend 3 consecutive meetings without prior notice, membership is deemed to have lapsed.

2.3 Chairperson

2.3.1 The position of Chairperson shall be reviewed annually when Council appoints Councillors to advisory committees.

2.3.2 In the event that the Chairperson is absent, the meeting will be chaired by the Chairperson's nominee or representative of Council.

2.4 Delegated Authority and Decision making

2.4.1 Advisory committees act in an advisory capacity only and have no delegated authority to make decisions on behalf of Council.

2.4.2 Advisory committees provide advice to Council and staff to assist them in their decision making.

2.4.3 In accordance with section 76E of the Local Government Act 1989, a Councillor must not improperly direct or influence a member of Council staff in the exercise of any power or in the performance of any duty or function.



2.5 Meeting Procedures

- 2.5.1 Meetings are to be held at a time and place determined by the advisory committee.
- 2.5.2 Advisory committees meetings are closed to the community outside endorsed members and delegates. Guests or subject matter experts may be invited to attend meetings as required.
- 2.5.3 Meetings will:
- commence on time and conclude by the stated completion time;
 - be scheduled and confirmed in advance with all relevant papers distributed to each member;
 - encourage fair and respectful discussion;
 - focus on the relevant issues at hand; and
 - provide advice to Council, as far as practicable, on a consensus basis.

2.6 Committee Papers

- 2.6.1 Agendas and minutes must be prepared for each meeting of an advisory committee.
- 2.6.2 The agenda must be provided to members of the committee not less than 7 days before the time fixed for the holding of the meeting.
- 2.6.3 The Chairperson must arrange for minutes of each meeting of the committee to be kept.
- 2.6.4 The minutes of a meeting of an Advisory Committee must:
- contain details of the proceedings and outcomes for action;
 - be clearly expressed;
 - be self-explanatory; and
 - incorporate any relevant reports or a summary of the relevant information considered in forming any recommendations.
- 2.6.5 Minutes of the committee meeting will be circulated to members within two weeks of the meeting.
- 2.6.6 Agendas and minutes are to be made available on the Councillor Hub.
- 2.6.7 The Council may determine through the ToR whether minutes are to be made available to the public. As a general rule, advisory committees are encouraged to provide this information to the public, with the exception of reports and attachments that are confidential in nature.
- 2.6.8 Where it is determined that minutes will be made available to the public, a copy should be placed on Council's website following endorsement by the advisory committee.
- 2.6.9 Administrative support and advice will be provided by the directorate whose functions are most aligned to the committee's objectives.



2.7 Confidential Information

- 2.7.1 Committee members must not disclose information that they know, or should reasonably have known is confidential information.
- 2.7.2 Committee members have an obligation to not disclose any materials or information that is not publicly available unless approved by the Chairperson or a representative of Council.
- 2.7.3 Committee members should be mindful of their obligations under the Privacy and Data Protection Act 2014 regarding the use and disclosure of information.

2.8 Code of Conduct

- 2.8.1 Advisory committee Terms of Reference will include a Code of Conduct for community representatives.
- 2.8.2 As a minimum, to ensure advisory committees are conducted in a respectful and efficient manner, committee members must:
- act with integrity;
 - impartially exercise his or her responsibilities in the interests of the local community;
 - not improperly seek to confer an advantage or disadvantage on any person, including themselves;
 - treat all persons with respect and have due regard to the opinions, beliefs, rights and responsibilities of Councillors, committee members and Council officers;
 - commit to providing a safe, inclusive and productive environment free from discrimination, harassment and bullying by not engaging in behavior that is intimidating or that may constitute discrimination, harassment or bullying;
 - take reasonable care of his or her own health and safety and that of others; and
 - commit to regular attendance at meetings.
- 2.8.3 Community representatives appointed to advisory committees are expected to abide by this Code of Conduct.
- 2.8.4 Any breach of this Code of Conduct by a community representative may result in termination of membership.
- 2.8.5 Councillors are bound by the Councillor Code of Conduct.
- 2.8.6 Council officers are bound by the Employee Code of Conduct.



2.9 Conflicts of Interest

- 2.9.1 Meetings of an Advisory Committee may form an Assembly of Councillors. When this occurs, Councillors and officers are required to comply with the conflict of interest provisions as set down in the Local Government Act 1989.
- 2.9.2 Where a Councillor or officer declares a conflict of interest in relation to a matter in which the committee is concerned, they must disclose the interest to the committee before the matter is considered or discussed at the meeting.
- 2.9.3 Disclosure must include the nature of the interest and be recorded in the minutes of the meeting. The Councillor or officer must leave the room while the matter is being considered and may return only after consideration of the matter and all votes on the matter.
- 2.9.4 Where a community member has a Conflict of Interest (as defined in the Local Government Act) in relation to a matter in which the committee is concerned, or is likely to be considered or discussed, the community member must disclose the matter to the group before the matter is considered or discussed.
- 2.9.5 Disclosure must include the nature of the relevant interest or conflict of interest and be recorded in the minutes of the meeting. It will be at the discretion of the Chairperson if the community member remains or leaves the room whilst the matter is discussed, and this must also be recorded in the minutes of the meeting. A community member who has declared a conflict of interest on a matter must abstain from voting on the matter if they remain in the meeting.

2.10 Assembly of Councillors

- 2.10.1 Where a meeting is identified as an Assembly of Councillors, staff must complete a Record of Assembly of Councillors form.
- 2.10.2 Where a Conflict of Interest is identified by a Councillor or staff member at an Assembly of Councillors, the relevant Conflict of Interest form must be completed.
- 2.10.3 Forms must be forwarded to the Senior Governance Advisor within 5 working days of the meeting. This information will be included on the Agenda for the next available Council Meeting and published in the minutes.

2.11 Media

- 2.11.1 Contact with the media by committee members will be conducted in accordance with the Manningham City Council Media Policy.
- 2.11.2 Committee members should defer any media enquiries to the Chairperson in the first instance and should take care not to respond as a representative of the committee.





2.12 Sunset Clause

- 2.12.1 Advisory committees have a sunset clause of four years.
- 2.12.2 Council may, by exception, establish an advisory committee for a period of less than four years.
- 2.12.3 If an advisory committee has a relevant function at the end of the standard four year term, a report must be presented to Council prior to that period ending that includes a review of the committee’s Terms of Reference and seeking endorsement from Council to continue to act in an advisory capacity for a further period.

3. DEFINITIONS

Advisory Committee	<p>The Local Government Act 1989 defines an advisory committee as:</p> <p>Any committee established by the Council, other than a special committee, that provides advice to –</p> <ul style="list-style-type: none"> (a) the Council; or (b) a special committee; or (c) a member of Council staff who has been delegated a power, duty or function of the Council under section 98. <p>The main function of an Advisory Committee is to enable stakeholder engagement that provides input and guidance to support quality decision making and in turn, the achievements of Council’s goals and objectives under the Council Plan. Advisory Committees facilitate access to independent advice from external stakeholders and collaboration with the community on a range of matters. Advisory committees generally have a lifespan beyond one year and are aligned with a Council plan or strategy.</p> <p>Committees established under the Local Government Act 1989, such as the Audit Committee, will operate generally in accordance with the Act and any Ministerial guidelines.</p>
Assembly of Councillors	<p>The Local Government Act 1989 defines an Assembly of Councillors 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 Council staff which considers matters that are intended or likely to be –</p> <ul style="list-style-type: none"> (a) the subject of a decision of the Council; or (b) subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee – <p>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.</p>

14.3 Review Risk Management Strategy and Risk Management Policy 2017

File Number: IN17/414
Responsible Director: Executive Manager People and Governance
Attachments: 1 Risk Management Strategy 25 July 2017 [↓](#) 
2 Risk Management Policy 2017 [↓](#) 

EXECUTIVE SUMMARY

The Risk Management Strategy and Risk Management Policy are key elements of MCC's Risk Framework with management oversight by the Risk Management Committee and independent monitoring by the Audit Committee. Both documents have recently been reviewed. The Risk Management Strategy and Policy were endorsed by the Audit Committee on 19 May 2017.

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR MIKE ZAFIROPOULOS

That Council adopt the Risk Management Strategy and Risk Management Policy as attached.

CARRIED

2. BACKGROUND

Manningham City Council's (MCC) Risk Management Framework has been in place since 2014-15 and has been a valuable guide to officers as they work to identify Strategic and Operational risks to better manage the effect of uncertainty on deliverable objectives. The primary reference for the framework is the Risk Management Standard ISO AS/NZS 31000:2009. This standard provides principles and general guidelines which have then been fashioned to meet the particular needs of MCC.

3. DISCUSSION / ISSUE

An important principle of the risk management standard is the continual review of its processes and systems to ensure the creation and protection of value for the organisation. The Risk Management Committee has reviewed the Strategy and Policy to ensure both documents align with current and future needs, risk tolerance levels and enterprise wide maturity levels.

A significant enhancement to the Risk Management Strategy is the addition of the Three Lines of Defence Assurance model. This provides three distinct levels (lines) of system control and effective risk management practices. Management control is the first defence, followed by risk and compliance monitoring as the second. The third level of defence is independent audit.

In regard to the Risk Management Policy, the significant change involves adjustment to the financial sustainability indicators of the Risk Consequence Rating Table. This tool is applied when undertaking Strategic and Operational risk assessments, particularly for the purposes of the risk register.

The financial sustainability threshold limits for a negligible impact remain unaltered. However, the subsequent levels of Minor, Moderate, Major and Catastrophic consequences had their corresponding financial tolerances reduced by half. A Catastrophic financial impact is defined as above \$10 million per annum loss of revenue or increase in expense. These adjustments represent a current and future loss tolerance guideline. The Audit Committee were prompt to endorse these changes, noting their alignment with a rate capping environment.

Other changes to the policy parallel written process with the new Riskware Enterprise Risk Register system and a reduction of excessive text.

4. COUNCIL PLAN / STRATEGY

The risk management framework is an important part of MCC's business assurance infrastructure with substantial oversight by the Audit Committee. The Framework supports the Council Plan 2017-2021 objective of A Well Governed Council.

5. DECLARATIONS OF CONFLICT OF INTEREST

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

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Risk Management Strategy

1. RISK AND STRATEGY

Manningham City Council (MCC) aspires to be an outward looking, outcomes focused organisation that demonstrates a long term view of sustainability. A Council that listens to the community and delivers to its needs in a cost effective and timely manner by empowering staff to be innovative, motivated and accountable.

We understand that in the pursuit of our strategic goals, we must manage uncertainty, threats and risks. To be effective with our service delivery, we need to operate in a risk intelligent manner. This will require an organisational culture that delivers our strategy in a risk effective way.

MCC acknowledges embedding risk and building a risk culture is a journey. The initial risk focus is on ensuring all decisions are made within the broad risk appetite of the Council. Aspirationally, it wishes to invest in a framework that not only manages uncertainty, but enables opportunities to be safely optimised through a strong performance culture. .

This Risk Management Strategy outlines the risk management principles, the benefits, the risk management elements and the key success factors that will drive MCC's risk intelligence.

2. RISK MANAGEMENT PRINCIPLES

MCC recognises that there are inherent risks associated with many of our activities. Council's policy is to apply a structured and consistent approach to managing risk in order to achieve our strategic objectives. As such, MCC will ensure that risk management is an integral part of the governance, planning and management of the Council at a strategic and operational level.

The Council is committed to the following principles:

- Managing the Council operations in accordance with agreed risk parameters
- Creating a culture that supports and embeds risk management into every activity, be it service delivery, project management or internal services
- Developing an effective intelligent risk management framework that provides the tools to manage risk in compliance with the international risk standard AS/NZS ISO 31000: 2009
- The strategic planning process will include the assessment of risk , i.e. identifying those things that could impact the successful implementation of the strategic objectives
- Evolving the processes for assessment, treatment, monitoring, reviewing and reporting of risks
- Educating employees on how to use the risk management framework and their role
- Continually improving the risk management process.



3. BENEFITS OF RISK MANAGEMENT

MCC sees the following benefits from having a strong, well embedded risk management framework:

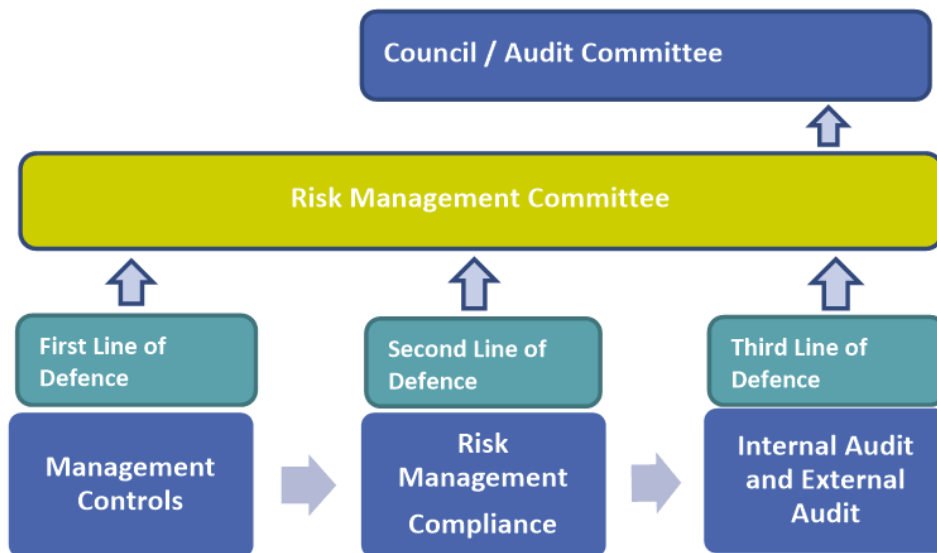
- assist MCC to achieve its strategic objectives and statutory responsibilities through the identification and effective control of risks
- ensure a consistent and effective approach to risk management by providing structured methods for the exploration of threats, opportunities and resource allocations
- encourage proactive management to identify and treat risk throughout the organisation
- demonstrate increased application of risk management principles into strategic planning, corporate governance, resource allocation, decision making and operational service delivery
- establish the right balance between the cost of control and the risks the Council is willing to accept (risk appetite)
- foster and encourage a risk aware culture where risk management is seen as a positive attribute of decision making rather than a corrective measure
- promote stakeholder confidence and trust through increased process transparency

4. KEY RISK MANAGEMENT ELEMENTS

MCC is focused on evolving the elements of its risk intelligent framework and continually improving its performance. The key elements of the framework include:

• **Assurance – Three Lines of Defence**

The three lines of defence assurance model represents Council's governance oversight for the risk management framework.



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- **Risk Policy** – It will provide a common set of definitions and guidelines for how people throughout the organisation should identify, evaluate and communicate risk. It will define:
 - Risk governance
 - Risk infrastructure and management
 - Risk ownership – interaction between service units, EMT and the CEO
 - Risk appetite
 - Risk identification and assessment
 - Risk action plans
 - Risk monitoring – regular reporting and assessment of controls.
- **Risk Appetite Statement** - provides guidelines for the level of risk that the Council considers acceptable. The risk appetite serves as the fundamental standard by which all risks and decisions are judged as acceptable or unacceptable. It will define likelihood and consequence criteria to be used to evaluate the significance of risk.
- **Risk Register** – a tool used to record risks, including their rating and treatments, and to monitor and report on risks. This includes both strategic and operational risks.

Risk Management Committee – The Risk Management Committee comprises of the CEO, Executive Management Team and the Strategic Risk and Assurance Advisor and overviews all aspects of the risk management framework.

- **Audit Committee** – a formal oversight committee consisting of Councillors and independent members, that provides independent oversight of risk management.

5. KEY SUCCESS FACTORS

1 – Top down accountability

MCC's risk management strategy will be driven by the CEO, in conjunction with the Risk Management Committee. The "Tone at the Top" is critical and will be achieved through the integration of risk into strategic planning, decision making and applying appropriate resources to demonstrate the importance of risk management.

2 - Promoting a Culture of Risk Management

MCC will develop a culture of risk management within the organisation through the inclusion of staff in the process but also through the regular provision of training, guidance and communication on risk management.

Whilst the CEO has responsibility for the overarching risk management framework, the implementation of risk management is the responsibility of all MCC employees. MCC is therefore committed to the involvement of staff in the process of risk identification, assessment, control and monitoring.



3 – Integration within existing management processes

Risk management will be established and integrated within existing management processes, including Council planning, service unit planning and project management. The process needs to be simple and relevant for day-to-day operations to ensure Management leverages it for all decisions.

4 – Adequate risk resources

The success of embedding the risk framework is highly dependent on the quality and quantity of resources allocated to the process. This includes staffing, systems and training. Resources will need to be available to monitor, update treatments and report on risk, as well as to train staff on how to manage risks.

5 – Risk Reporting

Risk reporting is essential if effective on-going risk monitoring is to occur. Reporting should cater for all stakeholders, from service unit management at an operational level, to the Audit Committee at a high strategic level.

6 – Continual review of framework

On an annual basis, the risk process will be reviewed by MCC's Risk Management and Audit Committees. Success will be measured by a developing risk maturity. The Risk Management Cultural Maturity Model will be used to undertake six monthly performance management assessments by which cultural maturity will be measured across governance, knowledge and ownership and systems.

The four stages of the Risk Management Cultural Maturity Model.

1. Launch
2. Implement
3. Consolidate
4. Risk Intelligent

6. CONCLUSION

MCC is committed to continuously strengthening its risk management framework in order to better manage its business risk. For the organisation to operate in a risk intelligent manner, it will integrate risk management into all facets of its operations. It will continually review and evaluate its risk capability to ensure it is able to efficiently deliver services within the Council's risk appetite, with a determination to build a performance based culture.

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RISK MANAGEMENT POLICY

POLICY NO:	RM01
VERSION:	Version 3 (TRIM D17/48904)
SHORT DESCRIPTION:	To support the Risk Management Strategy, detail the Risk Management Framework and to guide in the identification and management of the organisations strategic and operational risks.
RELEVANT TO:	All employees
RESPONSIBLE OFFICER:	Executive Manager People and Governance
RESPONSIBLE OFFICE:	Risk and Assurance
APPROVED BY:	Risk Management Committee 26 April 2017 Endorsed by Audit Committee on 19 May 2017 Council adopted 25 July 2017
DATE PUBLISHED:	19 June 2015
NEXT SCHEDULED REVIEW DATE:	March 2019
RELATED DOCUMENTS:	Risk Management Strategy Incident and Near Miss Procedure

1. POLICY PURPOSE

The purpose of this policy is to outline Manningham City Council's (MCC) enterprise-wide risk management framework, including key elements such as:

- roles and responsibilities for managing risk
- risk management process – the guide for assessing and rating the level of risk in terms of likelihood and consequence, measuring the effectiveness of controls, and determining whether a level of risk is tolerable or requires further reduction
- monitoring, reviewing and reporting on risk arrangements
- training and education
- risk management tools, including key risk definitions

MCC is committed to implementing a risk framework that conforms with the AS/NZS ISO 31000: 2009 - Risk Management – Principles and Guidelines. The core benefits of this policy are to:

- assist MCC to achieve its strategic objectives and statutory responsibilities through the identification and effective control of risks
- ensure a consistent and effective approach to risk management by providing structured methods for the exploration of threats, opportunities and resource allocations

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- encourage proactive management to identify and treat risk throughout the organisation
- demonstrate increased application of risk management principles into strategic planning, corporate governance, project management, resource allocation, decision making and operational service delivery
- establish the right balance between the cost of control and the risks the Council is willing to accept (risk appetite)
- foster and encourage a risk aware culture where risk management is seen as a positive attribute of decision making rather than a corrective measure
- promote stakeholder confidence and trust through increased process transparency

Council acknowledges its responsibility to effectively manage risks in all areas of its business activities. Council will ensure that, as far as reasonably practicable, the organisation's operations do not place people, property, or the environment at unacceptable levels of risk or harm.

2. RISK MANAGEMENT FRAMEWORK

Risk management is the combination of organisational systems, processes and culture that facilitate the identification and management of risk in order to protect the organisation and assist in the successful pursuit of its strategies and performance objectives.

It is the policy of Council that all directorates implement the risk management framework. The framework has been developed in line with better practice and good corporate governance and provides an effective process for the identification, analysis and management of risks. This will support sustainability and safeguard Council's assets, infrastructure, people, finances and reputation.

The key elements of the Risk Management Framework are:

- Risk Management Strategy
- Risk Management Policy
- Risk Assessment Tools
- Risk Register - Riskware
- Risk Management Incident and Near Miss Procedure
- Risk Management Cultural Measurement Tool
- Risk Management Committee
- Audit Committee



3. RISK MANAGEMENT AND PLANNING

The Council recognises risk management as an integral part of good management practice and decision making. Accordingly, the Council applies the risk management process as part of its strategic planning to facilitate more effective problem solving, decision making and service delivery.

Risk management processes are to be applied in all Council's activities to ensure that risks associated with Council's strategic and operational objectives are identified and effectively integrated into Council's annual planning process.

It is envisaged that:

- At a strategic level, critical services and functions that support the Council Plan, and statutory responsibilities of local government, will be used as a basis for determining strategic risks, together with other external factors.
- At an operational level, the Service Unit Business Plans will assist to determine relevant operational risks. This will be further informed by other Strategic Plans not addressed in the Service Unit Plans

The risk management assessment framework is as follows:



- Established by the Council and EMT, reviewed and refined
- Considered as part of risk assessment process
- Identified through the risk management process



4. COMMITMENT TO A RISK MANAGEMENT CULTURE

MCC recognises the importance of organisational culture as an intrinsic platform for the effective embedding of the risk management framework through engagement, ownership and application of processes.

The Risk Management Culture Maturity Model has been created to monitor the cultural development of enterprise wide risk management through measurement of performance indicators. The Risk Management Committee will review and plot the measurement on a six monthly cycle and report these findings to the Audit Committee.

Three categories of cultural measurement performance indicators

No	Cultural Categories	Definition
1	Governance	The structural method and activities by which the risk management principles are administered and communicated
2	Knowledge and Ownership	Awareness and understanding, skill application and accountability
3	Systems	Mechanisms and processes to facilitate the assessment, register, reporting and monitoring of risk management

5. ROLES AND RESPONSIBILITIES

The development of a suitable structure to ensure the appropriate oversight and accountability in risk management is critical. MCC has authorised the following levels of responsibility:

Role	Responsibility
Council	<ul style="list-style-type: none"> Approve the Risk Management Strategy and Risk Management Policy Nominate members to participate on the Audit Committee Receive Audit Committee minutes and a six monthly report from the Audit Committee Chair Six monthly receive the Strategic Risks Register (Local Government Regulations 2014 Service Performance Indicators)
Audit Committee	<ul style="list-style-type: none"> Monitor the risk framework, systems and processes adopted by Management to ensure strategies appropriately identify, address and manage key risks throughout the organisation Review Council's risk exposure and recommend to Council any preventative actions.



	<ul style="list-style-type: none"> • In conjunction with the Risk Management Committee oversee risk activities related to risks residually rated as high or very high • Approve and monitor the internal auditor's annual plan to ensure adequate coverage of risk.
Chief Executive Officer	<ul style="list-style-type: none"> • Responsible for Risk Management Framework within MCC • Chair the Risk Management Committee • Lead and promote a strong risk management culture • Ensure overall accountability, authority and resources for managing risks
Executive Manager People & Governance	<ul style="list-style-type: none"> • Ensure the establishment, implementation and maintenance of the Risk Management Framework. • Provide reporting to the Audit Committee and Council • Responsible for ensuring that strategic risks are regularly reviewed and the overall adequacy and effectiveness of any risk control/treatment • Ensure risks with a high or very high current risk rating are considered in the development of the internal audit plan.
Risk Management Committee	<ul style="list-style-type: none"> • Oversee the development, implementation and review of the entity wide risk management framework • Allocate responsibility for specific risks to members of the Risk Management Committee Facilitate the identification, updating and monitoring of Council's strategic and operational risks and confirm the appropriateness of risk treatments with a twice yearly formal review • Regularly monitor the strategic and operational Risk Registers and approve risk management plans and priorities • Quarterly receive the Directorate Risk Registers • Develop and implement Risk Treatment Plans for all strategic risks assessed as high and very high • Review Risk Management Reports including Incident and Near Miss reports • Report meeting minutes to the Audit Committee
Directors & Managers	<ul style="list-style-type: none"> • Promote and champion a strong risk management culture in directorate and service unit planning and operational decision making, ensuring that risks are identified in a timely manner and managed effectively. • Report all high and very high risks to the Risk Management Committee for determination • Undertake annual risk assessments to identify new or emerging operational risks • Prioritise resources to high and very high rated risks and implement controls or risk treatments as appropriate • Quarterly review, update and endorsement of their Operational Risk Registers risks including monitoring and review of all risk controls and risk treatments

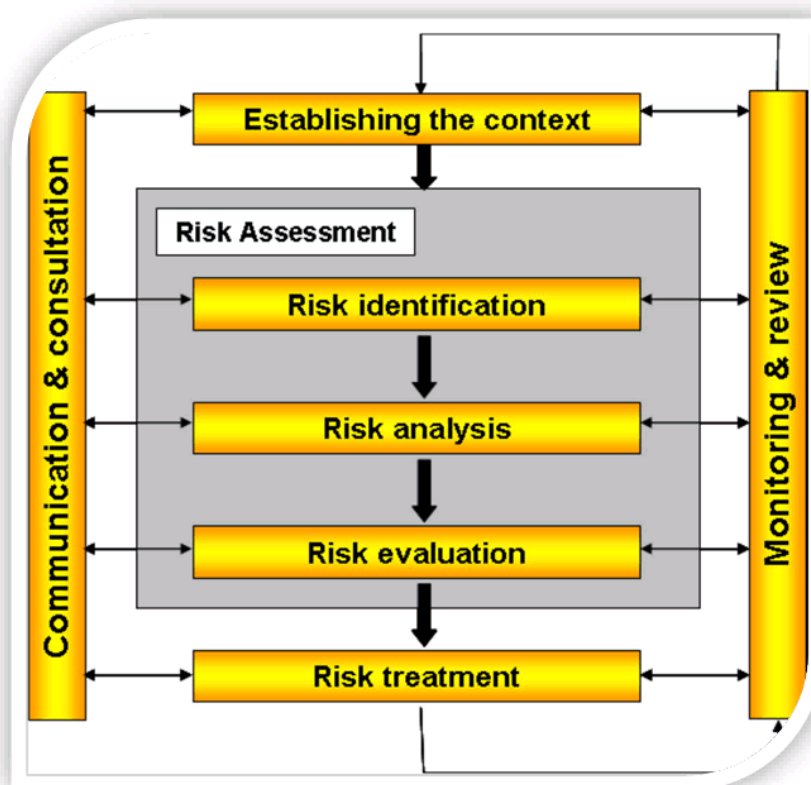


<p>Risk Management & Assurance team</p>	<ul style="list-style-type: none"> • Oversee the development, facilitation and implementation of the risk management framework • Develop and provide risk training and awareness across the organisation • Provide reports on the Strategic and Operational Risks • Monitor/review Risk Registers and ensure they are updated at least quarterly. • Check controls in relation to new or existing risks and provide guidance on whether they are effective • Provide advice and assistance to all Council staff in relation to the Risk Management Framework and its application • Monitor and report to MCC's high risk exposures and emerging trends
<p>Internal Audit</p>	<ul style="list-style-type: none"> • Ensure the internal audit plan takes into consideration identified high and very high rated strategic and operational risks and associated response activities, including internal controls • Report to the CEO and the Audit Committee



6. RISK MANAGEMENT PROCESS

The process of risk management involves risk identification, risk analysis, evaluation of risk treatment options and implementation of the appropriate treatment options. Throughout this process there should be communication and consultation with key stakeholders as well as regular review and monitoring to ensure the process is functioning effectively to control risks to acceptable levels. The risk management process methodology follows the AS/NZS ISO 31000:2009 risk management approach as per the diagram below:



The key output of the risk management process is the risk assessment. The risk assessment process considers both strategic organisational wide risks and directorate/service unit operational risks.

Strategic risks are significant enough to prevent Council from achieving its strategic objectives outlined in the Council Plan and Strategic Resource Plan and/or its statutory responsibilities.

Operational risks usually occur from failure to meet service standards, typically injuries to employees or other person/s and/or damage to Council assets. These risks are usually specific to the tasks of each directorate/service unit.



The flowchart below describes MCC's risk assessment process.



Step 1: Identify Strategic and Operational Risks

The Risk Standard defines risk identification as the process of finding, recognising and describing risks. It is about identifying sources of risk, areas of impact, events and their causes and potential consequences

Risk identification needs to be undertaken on a periodic basis, and should take into account changes in Council’s services and operating environment. The identification process should leverage and be part of the Council’s planning process, i.e. identify those activities, events and consequences that may impact the achievement of the implementation of:

- Council Plan objectives/deliverables – strategic risks
- Business plans objectives/deliverables – operational risks

Council is to maintain a register of risks and schedule regular reviews of the risk register. The register will include both Strategic Risks and Directorate Operational Risks.

Refer to the Riskware Enterprise Risk Management system.



Step 2: Evaluate Controls

To assess the current and target risk, it is important to understand the control environment. As such, all controls should be documented

A control can include any process, policy, device, practice, or other action which modify risks. Controls may not always exert the intended or assumed modifying effect. As such they need to be evaluated for their effectiveness

The following Controls Rating Table is to be used to make an assessment of the controls' effectiveness

Note:

- If a control is not assessed as Highly Effective, you need to take this into consideration when rating the Likelihood and Consequence
- If there are a number of controls, rate the most important controls to get the overall rating

Controls Rating Table

Rating	Description
Ineffective	<ul style="list-style-type: none"> • Not targeted at addressing the risk • No documented procedure/s or Safe Work Method Statement/s • Some training but no documented assessment or records • No consistency - different methods/approaches used • Staff awareness varies • No reporting of issues with process • Good luck rather than good management
Moderately Effective	<ul style="list-style-type: none"> • Targeted at the risk, but incomplete, no verification • Documented procedure/s or Safe Work Method Statement in place • Staff trained but no documented assessment or records retained • General consistency with methods used • Staff aware of controls and generally follow them • Reporting of issues with process • Staff aware of where to obtain information on process and controls
Highly Effective	<ul style="list-style-type: none"> • Focused on risk and verification of controls around risk • Documented procedure/s or Safe Work Method Statement/s in place • All staff trained and competency assessed and records retained • Staff retrained if changes made, or after a long period of time and records retained • Consistent method used • Staff have a high level of awareness of the process and controls • Staff can outline reporting process if issues arise • Process audited periodically and passes



Step 3: Analyse Risks

Risk is characterised by reference to potential events and consequences. The level of risk is expressed in terms of a combination of the consequences of an event and the associated likelihood of occurrence.

The assessment of a risk is based on:

- Effectiveness of current controls (Step 2)
- Risk likelihood (the chance of something happening) and
- Risk consequence (the outcome of an event)

The following tables can be used to estimate risk likelihood and risk consequence, to determine an overall risk rating.

Risk Likelihood Rating Table

The following table provides broad descriptions used to support the likelihood (probability) ratings. Although these descriptions relate specifically to "adverse events" having an unfavourable impact on Council service delivery, they can equally be applied to uncertainties with potentially positive outcomes such as those which surround continuous improvement initiatives.

Likelihood		Description	Negative Event Frequency
5	Almost Certain	The uncertain event is expected to occur in most circumstances	Once a month
4	Likely	The uncertain event will probably occur in most circumstances	Several times a year
3	Possible	The uncertain event should occur at some time	Once a year
2	Unlikely	The uncertain event could occur at some time	Once every three years
1	Rare	The uncertain event may occur only in exceptional circumstances	Once every 10+ years



Risk Consequence Rating Table

Consequences can be described in a number of ways, usually by risk category, with each consequence rated in terms of its severity from negligible to catastrophic. These guidelines address “negative” consequences only although they apply equally to uncertainties with potentially positive outcomes including initiatives designed to improve efficiency and/or effectiveness.

With regards to **Categories of Risk**, these are not individual risks but a source of risk. They may not be mutually exclusive. MCC has identified the following 9 broad categories.

Financial Sustainability	This is the risk of changes in the Council's financial condition and circumstances, such as negative impacts on the balance sheet assets and liabilities, its funding, income, investments and spending levels.
Service Delivery	This is the risk arising from the nature of the Council's business and operations, for example, the risk of a failure to deliver statutory or other services to residents, failure to provide the required quality in services, or failure to provide appropriate services in the event of an emergency.
Asset / Infrastructure	This relates to the risk/s arising from the potential deterioration, damage or destruction of Council assets and road infrastructure. This includes both financial costs of repair and/or replacement and the impact that loss of access to the asset has on service delivery.
Corporate Information / Systems	This is the risk arising from the loss of critical data, loss of access to critical systems and unauthorised access to critical data.
Legal and Compliance	This is the risk of successful legal action being taken against the Council, or of the Council breaching the law in its activities and operations, and is also the risk of losses, possibly fines, and other sanctions arising from non-compliance with laws and regulations.
Environmental	This is the risk arising from Council actions or inactions leading to detrimental impacts on the natural environment.
Reputation	This is the risk of a significantly adverse or damaging perception of the Council by the general public and Manningham's residents. This usually is an outcome from other risks, rather than a risk in itself, i.e. conduct of a Councillor, employee, volunteer or poor governance.
People	This is the risk arising from staff and others being exposed to hazards and risks within Council operations and the potential for injury and illness. It also considers situations when staff are unavailable to deliver critical services.
Procurement	This risk relates to purchasing, vendor selection, adherence to tendering and procurement policy, third party service delivery, contract management and project delivery. It results in a service delivery failure as a result of a procurement failure.



Risk Consequence Rating Table

Risk events often have more than one consequence type (service delivery, asset/infrastructure and financial sustainability). If this is the case, the risk should be rated at the highest credible level of consequence. Although this table addresses negative outcomes, the converse applies for positive outcomes.

Risk Rating	Financial Sustainability	Service Delivery	Asset / Infrastructure	Corporate Information /Systems	Legal and Compliance	Environmental	Reputation	People	Procurement
Catastrophic (5)	>\$10M pa loss of revenue or increase in expense.	A number of critical services are undeliverable for at least 3 months. A number of major roads are unusable for at least 3 months.	A number of critical assets/roads are impaired which cease critical service delivery (internally and externally) for over 3 months.	Not able to access critical service delivery systems for over 3 months.	Regulatory or contract breaches causing very serious litigation, including major class action. Significant fines/ prosecution for MCC & individuals.	Irreversible damage. Extensive detrimental long term impacts on the environment and community.	Lengthy constant negative national media coverage resulting in: <ul style="list-style-type: none"> • Loss of public trust • Minister sacks Council • CEO and EMT depart. 	One or more fatalities. Over 40% of staff unavailable.	Failure to deliver a number of critical services or critical asset for over 3 months. And/or loss >\$10M
Major (4)	<\$10M > \$5M pa loss of revenue or increase in expense	A number of critical services are undeliverable for between 1 to 3 months. Number of major roads not usable for 1 to 3 months. 1 critical service not deliverable for over 3 months.	A number of critical assets/roads are impaired which ceases or interrupts critical service delivery (internally and externally) for over 1 to 3 months.	Not able to access critical service delivery systems for 1 to 3 months.	Major regulatory or contract breaches and litigation. Liability fine and implications for Directors/Managers.	Long-term and widespread environmental damage taking greater than 5 years to recover and requiring significant restorative work.	Lengthy constant negative state media coverage resulting in: <ul style="list-style-type: none"> • Councillor removed • CEO or EMT depart • A number of senior managers depart 	One or more serious injury/ disabilities. 20-40% of staff unavailable	Failure to deliver critical service or critical asset for 1 to 3 months Inappropriate procurement costing <\$10M >\$5M.



Risk Rating	Financial Sustainability	Service Delivery	Asset / Infrastructure	Corporate Information /Systems	Legal and Compliance	Environmental	Reputation	People	Procurement
Moderate (3)	<\$5M > \$500K pa loss of revenue or increase in expense	A critical service is undeliverable or a critical road is unusable for at least 4 weeks. A multiple of non-critical services are not deliverable lasting longer than 1 month.	Impairment to one or more critical assets/roads which interrupts critical service delivery (internally and externally) for 1 to 4 weeks	Limited access to critical service delivery systems for 1 to 4 weeks.	Regulatory or contract breaches causing investigation/ report to authority and moderate fines and prosecution.	Significant environmental damage taking several years to recover and requiring moderate restoration work.	Ongoing local media coverage over several days, resulting in: <ul style="list-style-type: none"> A senior director is sacked Service Unit Managers depart	Injury requiring hospitalisation to one or more persons.	Failure to properly manage contracts or inappropriate procurement costing <\$5M >\$500K Serious non-compliance with Policies
Minor (2)	<\$500K >\$100K pa loss of revenue or increase in expense	A disruption to any service or road lasting less than 7 days	Damage to a critical asset/road which interrupts critical service delivery (internally and externally) for less than 7 days.	Limited access to critical service delivery systems for up to 7 days.	Minor regulatory or contract breaches causing minor fines and likely prosecution.	Minor environmental damage such as remote temporary pollution.	Local media coverage resulting in: <ul style="list-style-type: none"> A number of complaints to Council Staff member sacked. 	Significant medical treatment, lost time injury. 3-10% of staff unavailable.	Inappropriate procurement and contract management costing <\$500K >\$100K. Breach of policies.
Negligible (1)	<\$100K pa loss of revenue or increase in expense	A disruption to any services or road that causes an inconvenience.	Damage to a critical asset/road which causes an inconvenience to service delivery (internally and externally)	Critical service delivery systems interrupted for less than 1 day.	Negligible regulatory breaches that are detected early and rectified. Insignificant legal issues & non-compliance.	Brief, non-hazardous, transient pollution or damage.	A negative individual article in a local newspaper/TV program causing limited public inquiries.	First Aid or Minor medical treatment <3% of staff unavailable	Inappropriate procurement and contract management costing <\$100K



Step 4: Risk Assessment

The rating for a particular risk is undertaken at two stages of the risk assessment process. The Current rating is applied upon evaluation of the effectiveness of the existing controls. See table below.

Risk Assessment Table

Likelihood	Consequence				
	1 Negligible	2 Minor	3 Moderate	4 Major	5 Catastrophic
5 - Almost Certain	Medium	Medium	High	Very High	Very High
4 - Likely	Low	Medium	High	High	Very High
3 - Possible	Low	Medium	Medium	High	Very High
2 - Unlikely	Low	Low	Medium	Medium	High
1 - Rare	Low	Low	Medium	Medium	High

Step 5: Treat Risk

Once the Current risk rating has been determined, the Risk Owner must assess what treatment, if any, will be applied to those residual risks.

Treating those risks can be achieved by:

- Reducing the Consequence
- Reducing the Likelihood
- Reducing the Consequence and the Likelihood
- Risk Acceptance – the cost or liability of managing the risk is accepted
- Risk Avoidance – elimination or exit from the activity that gave rise to the risk
- Risk Retention – risk is consciously retained. i.e. statutory function
- Risk Sharing – i.e. partnership with another council
- Transfer the risk – i.e. purchase of insurance, formal contract agreement

For those risks MCC chooses to accept, treatment plans are developed to document what further action is planned to strengthen the controls around the risks and minimise the residual risk rating. Each treatment plan must be assessed to determine if the cost of implementing the plan outweighs the derived benefit. However there will be situations where due to legal, regulatory or social reasons the cost will not be a factor in the treatment plan.



Treatment plans include:

- What action is to be taken considering required resources
- Who will be responsible for implementing the plan
- The due date for completion
- Alignment of the treatment plan with the risk source
- A corrective or preventative control
- Effectiveness of the plan
- Approval of the plan by the delegated Director/Manager
- Reporting and monitoring

The following Treatment Plan Appetite Table provides details what is required regarding residual risk ratings.

Treatment Plan Appetite Table

Very High	Needs Active Management	A risk treatment plan must be established and implemented urgently.
High	Needs Regular Monitoring	A treatment must be prepared, primarily focused on strengthening controls, paying close attention to the ongoing maintenance of excellent/good controls.
Medium	Needs Periodic Monitoring	A treatment process should be adopted, primarily focused on monitoring risks in conjunction with a review of existing control procedures.
Low	No Major Concerns	Significant management effort need not be directed towards the risk in this section of the risk matrix.

Documentation of treatment plans should be included in the Risk Registers.

Step 6: Monitor Risks

In accordance with the Risk Standard, on-going monitoring, review and reporting are required. This continual process ensures an effective and up-to-date framework. Monitoring the framework involves inspections, reports, self-assessments or audits to assess whether objectives of the framework components are being achieved. Reviewing the framework involves assessing whether various components of the framework still match MCC’s risk profile. This assessment may involve the review of the risk strategy, risk management assessment methodologies and processes.

The Risk Registers (or risk reporting system) should be able to produce reports to help the CEO monitor the strategic risks and the Directors monitor their Directorate operational risks, and up-date their risk treatment plans. Review and monitor dates for the risks detailed below need to be adhered to. Risk review is dependent on the level of risk.



Level of Risk	Review/Report Timing	Approval by
Very High	Monthly	Strategic Risks – CEO/Risk Management Committee and Audit Committee (every meeting)* Operational Risks – CEO/Risk Management Committee and Audit Committee (every meeting)*
High	Quarterly	Strategic Risks – CEO/Risk Management Committee Operational Risks – CEO/Director/ Risk Management Committee
Medium	Quarterly	Strategic Risks – CEO/ Risk Management & Safety Co-ordinator Operational Risks – Director/Manager
Low	Yearly	Strategic Risks – Risk Management & Safety Co-ordinator Operational Risks - Manager

7. MONITORING AND REPORTING

There is a structured approach to risk reporting. The Risk Management and Assurance team are responsible for preparation and production of the reporting cycle. For details on incident reporting, refer to the Incident and Near Miss Procedure.

Reporting To	Scope of Report	Frequency
Directors/Managers	Directorate Operational risks (Riskware) Access to Strategic risks (intranet)	Ongoing Ongoing
Risk Management Committee (CEO & Directors)	All Medium, High or Very High risks or incidents or major risk changes Risk trends	Quarterly
Audit Committee	Strategic Risks Any significant changes to Very High Strategic risks or incidents	Six monthly
Council	Strategic Risks (LGPRF)	Six monthly
External Auditors / Internal Auditors	Strategic and Operational Risks	Upon request



8. TRAINING AND EDUCATION

Risk Management training and awareness is recognised as an important requirement for all staff. Training is designed to increase the knowledge and awareness of staff and management in a number of risk management topics including general risk management, liability, fraud awareness, environment, events and systems breakdown. In addition to new employee induction, a training program for Directors, Managers and Coordinators will be run on a biennial cycle. Supplementary to formal training, the Strategic Risk and Assurance Advisor acts as a specialist advisor to staff. This includes help with identifying and assessing risk exposures and the steps in developing, implementing and monitoring of sustainable control measures.

9. REGULAR REVIEW OF THE RISK MANAGEMENT FRAMEWORK

The Risk Management Framework will be reviewed annually to ensure it continues to reflect Council's risk appetite, risk processes and maturity.

The next scheduled review is March 2019.

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10. KEY DEFINITIONS

The risk management 'glossary' is based on the AS/NZS ISO 31000: 2009

Term	Definition
Control	An existing process, policy, device or practice that acts to minimise negative risk or enhance positive opportunities
Critical Service or Asset	A critical service is a major resource intensive service required to be delivered in a set timeframe and set quality. Failure to deliver significantly impacts Council. A critical asset is an asset that is required to deliver the critical service.
Enterprise Risk Management Framework	The components for designing, implementing, monitoring, reviewing and continually improving risk management that will be consistently applied entity wide across MCC, at both a strategic and operational level
Frequency	A measure of the number of occurrences
Hazard	A source of potential harm or a situation with a potential to cause loss
Consequence	Outcome or impact of the risk occurrence
Likelihood	A general description of probability or frequency
Loss	Any negative consequence or adverse effect, financial or other
Monitor	To check, supervise, or record the progress of an activity or system on a regular basis to identify change
Operational Risk	Risks that may impact the achievement of the directorate/Service Unit plan objectives
Residual Risk	The remaining level of risk after risk treatment measures have been taken
Risk	Effect of uncertainty on objectives
Risk Analysis	Process to comprehend the nature of Risk and to determine the level of risk.
Risk Appetite	The amount of risk an organisation is prepared to accept in order to achieve its objectives
Risk Category	Source or risk used to assess consequence
Risk evaluation	Process of comparing the results of risk analysis with risk criteria to determine whether the Risk and/or its magnitude is acceptable or tolerable.
Risk Identification	A process of finding, recognising and describing risks.
Risk Intelligence	Enterprise-wide risk system that provides a strategic view of risk into all aspects of business management
Risk Management Process	The systematic application of management policies, procedures and practices to the tasks of communicating, establishing the context, identifying, analysing, evaluating, treating, monitoring and reviewing risk.
Risk Reduction	Actions taken to lessen the likelihood, negative consequence, or both, associated with a risk.
Risk Retention	Acceptance of the potential for loss, or benefit of gain from a particular risk.
Risk transfer	Shifting the responsibility or burden for loss to another party through legislation, contract, insurance or other mean. Risk transfer can also refer to shifting a physical risk or part thereof elsewhere.
Risk treatment	Process of selection and implementation of measures to modify risk. Once implemented they become controls.
Strategic Risk	Entity wide risks that may impact the achievement of the Council Plan's objectives.

14.4 Strategic Risk Register Report to Council - six month period ending 30 June 2017

File Number: IN17/413
Responsible Director: Executive Manager People and Governance
Attachments: 1 Attach Council 25 July 2017 Strategic Risks Report as at 30 June 2017 [↓](#) 

EXECUTIVE SUMMARY

This report provides Council with summary details of Manningham City Council's (MCC) Strategic Risk Register for the six month period ending 30 June 2017, demonstrating compliance with the Local Government Performance and Reporting Framework.

Capture of the Strategic Risks and their current and target risk ratings, is a dynamic process and is relative to a point in time. There are presently 12 Strategic Risks.

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR DOT HAYNES

That Council: note the Strategic Risk Register as at 30 June 2017.

CARRIED

2. BACKGROUND

- 2.1 The Strategic Risk Register comprises 12 Strategic risks with a target risk profile of one high risk and 11 medium risks. Directors and Service Unit Managers undertake quarterly reviews of existing key operational and emerging risks.
- 2.2 The risk management policy defines Strategic risks as, 'significant enough to potentially impact the Council's service delivery and implementation of the Council Plan and its statutory responsibilities'.
- 2.3 The 12 Strategic risks are ultimately owned by the CEO who delegates responsibility for each risk to the corresponding Director for respective treatment and monitoring. The risks are regularly reviewed by both the Risk Management and Audit Committees.

3. DISCUSSION / ISSUE

- 3.1 Most of the Strategic risks have accompanying treatment plans that are working to strengthen the existing controls and mitigate the likelihood or consequence of the risk occurring. These treatment plans reflect high level major strategies or audit activity. In addition to these, more detailed operational controls and treatment actions feature in the corresponding Operational Risk Register.

- 3.2 The three year Internal Audit Plan is a key treatment tool that is used for the targeted monitoring and analysis of MCC's Strategic risks. The process of audit is deemed a highly effective treatment as the third line of defence in MCC's risk management assurance framework. Each internal audit report includes the corresponding strategic risk and references an assessment of the key process risk, pre and post implementation of the internal audit recommendations.
- 3.3 The Risk Management Committee are pivotal in monitoring the diverse risks across MCC with regular reporting on the strategic risks. Some of these include quarterly reporting OHS incidents, public safety issues via claims reporting, procurement performance reporting, business continuity planning and monitoring outstanding internal audit recommendations.
- 3.4 There has been no recent material change in the strategic risk profile, however the proposed changes to the Risk Management policy framework and specifically, the consequence classification criteria, may result in fluctuation to some of the ratings in the future.

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.

**Strategic Risk Register Summary LGPRF as at 30 June 2017
(ordered from highest to lowest risk rating)**

Risk No	Risk Description	Likelihood	Consequence	Current Risk Rating	Likelihood	Consequence	Target Risk Rating	Existing Control	Treatment Plan
7	Failure to adequately protect the health and safety of employees, contractors, volunteers or members of the public as a result of Council services	Likely	Major	High	Likely	Moderate	High	<p>Internal Audit Occupational Health and Safety Employees and Contractors 2016 measuring conformance with AS 4801.</p> <p>Insurance, inspections, comprehensive contract conditions and demonstration of compliance and monitoring of work practices.</p> <p>Ongoing review of OHS Management Framework. All Refreshed policies and procedures researched and referenced to applicable legislative and regulatory codes Approved through OHS Committees.</p> <p>Professionally qualified advisory staff. Compulsory training for Health and Safety Representatives. Communication initiatives including staff and contractor training, intranet resources, E-learning, tool box talks and OHS notice boards.</p> <p>Quarterly OHS Incident and Injury Hazard Reporting & Analysis to Risk Management Committee (Executive) and OHS Committees.</p>	Implementation of year one Action Plan OHS Strategy 2017/18
9	Inadequate contract management practices	Possible	Major	High	Unlikely	Major	Medium	<p>Capital Works framework, delegations, authorisation processes and Cap works committee.</p> <p>Annual Internal Audit Program includes major contract audit cycle.</p> <p>Skilled staff, knowledge and expertise, detailed specifications and conflict of interest declarations. Contractor management training 2016</p> <p>Stringent Tender process, including comprehensive specifications for contracts (penalties, insurance, retentions), credit rating, bank guarantee and referee checking.</p> <p>Project Steering Committees</p> <p>Contractor Inspections and audits - Strategic Projects, Engineering Operations, Electrical Line Clearance, Parks and Works minor contracts.</p> <p>Performance monitoring & Reporting</p>	<p>Corporate Project Management System software project.</p> <p>Waste Management Contract Internal Audit 2018</p>

Risk No	Risk Description	Likelihood	Consequence	Current Risk Rating	Likelihood	Consequence	Target Risk Rating	Existing Control	Treatment Plan
12	A major business interruption incident	Rare	Catastrophic	High	Rare	Major	Medium	Business Continuity Management Policy Framework including: Policy, Crisis Management Response & Recovery Plans, Directorate Sub Plans and Crisis Management Team Testing of the Crisis Management Plan and monitoring by the Risk Management Committee and independent Audit Committee IT Disaster Recovery Plan and annual testing exercise	Crisis Management Plan external training and testing exercise. Training session held with Crisis Management Team 29 June 2017. Test exercise scheduled 12 July 2017. Review Business Continuity Management policy
1	Failure of IT Systems (Infrastructure, I.T. & Services) impacting critical services	Unlikely	Moderate	Medium	Unlikely	Moderate	Medium	Offsite backup and data storage/BCP Firewalls, physical and IT access security Policy, Procedures, Specialists, Supplier agreements, training and integration with Crisis Management Plan PC & Technology refresh project and server upgrade 2016 Annual and long term budget to maintain and improve system capability IT DRP Plan	Ongoing annual Disaster Recovery Exercise to test technical capability in the event of a disaster Annual review of Disaster Recovery Plan after DR Exercise
2	Non compliance with statutory and regulatory requirements	Possible	Moderate	Medium	Unlikely	Moderate	Medium	Staff knowledge, delegations, policies, procedures, internal and external audit, external monitoring, risk management framework & incident reporting Regular policy review and training, internal audit program, refer operational risks. Culture of compliance and employee Code of handbook training during induction. Legislative alerts, delegations, training	Internal audit plan 2017/18, Regular Audit Committee, LGPRF reporting





Risk No	Risk Description	Likelihood	Consequence	Current Risk Rating	Likelihood	Consequence	Target Risk Rating	Existing Control	Treatment Plan
3	Inadequate financial planning & management significantly impacting the delivery of critical services	Rare	Major	Medium	Rare	Major	Medium	Financial management system, policies & procedures, comprehensive Budget process & adoption by Council. Highly experienced qualified staff 10 Year long term financial strategy and review incorporating Rate Capping formula. Annual external audit by VAGO including financial risk analysis rating. Audit Committee oversight of VAGO's Closing Report and annual Financial Report of accounts prior to adoption by Council Monthly reporting to Executive Management Team and Quarterly to Council and Audit Committee. Investment Policy and access to expert independent advice. Controls and Monitoring Access to short & long term funding Management monitoring, Strong sector communication with LG Superannuation company, enquiry by Audit Committee and development of contingency as required. Daily IT backup, IT DRP plan	Risk Retention
4	Inadequate stakeholder management or engagement impacting brand reputation	Possible	Moderate	Medium	Unlikely	Moderate	Medium	Corporate brand management by Community Relations and Marketing, Manningham website and multiple social media platforms Consultation framework including policy, training, consultative culture, systems, monitor & review Communication plans for key policies Community engagement strategy and resourcing. Utilisation of demographic data in research and development Development and adoptions of Council Plan 2017-2021 including 1000 voices community consultation 2016 Democratic election of Councillors 2016 – representation and support of community interests.	Development and launch of Citizen Connect to transform the delivery of customer service and information to the needs of the customer. Phase 1 includes:- Contact center and Customer Relationship Management System

Risk No	Risk Description	Likelihood	Consequence	Current Risk Rating	Likelihood	Consequence	Target Risk Rating	Existing Control	Treatment Plan
5	Fraud or corruption incident	Unlikely	Moderate	Medium	Rare	Moderate	Medium	Staff code of Conduct awareness and training IBAC CEO presentation to Executive and Service Unit Managers July 2016. Ongoing circulation of IBAC, VAGO and Ombudsman communications. Councillor Code of Conduct 2017 Fraud and Corruption Policy, Control Plan, Risk Assessments, Protected Disclosure Procedures and annual reporting to audit committee, Delegation register and statements Annual External Audit (VAGO) Internal Audit program by independent contractor and reported to Audit Committee Implementation of reviewed Procurement Policy and Procedures including software system enhancements to align with process change 2016 Recruitment processes	Review Fraud and Corruption Control Plan
6	Inappropriate access, use or significant loss of data/corporate records	Unlikely	Major	Medium	Rare	Major	Medium	Firewall, data backups/offsite data centre, security access controls Server upgrade 2016 Refresh of key policies 2016: -Acceptable use of IT -Information privacy & security -IT hardware and software -Email use Policy & notebook staff training 2016 Staff Privacy Act awareness sessions Privacy Act compliance review TRIM upgrade and refresh	IT System Security Internal Audit 2017 Records Management Transformation Project - TRIM Phase 2 Refresh, consolidate and communicate IT policies.

Risk No	Risk Description	Likelihood	Consequence	Current Risk Rating	Likelihood	Consequence	Target Risk Rating	Existing Control	Treatment Plan
8	Change in government policy and/or funding resulting in significant impact on the delivery of critical services	Unlikely	Major	Medium	Unlikely	Major	Medium	<p>Commonwealth Government, State Government and MAV communication to Council and Councillors at key transaction stages</p> <p>Lobbying and advocacy for improved outcomes for LG sector, including advocacy through MAV</p> <p>Long term financial modelling (10 Year Financial Strategy) incorporating Rate Capping formula impact.</p> <p>Monitoring and reporting process. Comprehensive Budget process</p> <p>2017/18 Budget including Strategic Resource Plan (2017/20) adopted by Council 27 Jun 2017</p>	Risk Retention
10	Adverse environmental impact on Council and/or community assets	Possible	Minor	Medium	Possible	Minor	Medium	<p>Updated flood mapping data (five catchments), flood management plan, Drainage Strategy (2004-2014) and ongoing drainage maintenance program</p> <p>Municipal Emergency Management Plan (externally audited) including strong focus on community and Council staff education.</p> <p>Associated sub plans. ie. Flood Emergency Plan</p> <p>Electrical Line Clearance Management Plan 2017-2020</p> <p>Insurance Program</p> <p>Capital Investment, building condition audits, maintenance programs and asset inspection cycles.</p> <p>Climate 2020 Action Plan - Strategic Plan</p> <p>Various community education and awareness initiatives, to foster and equip a climate aware community</p> <p>Heatwave Operational Plan</p>	<p>Manningham Planning Scheme proposed Amendment C109 submissions to Council amended to September 2017.</p> <p>Annual Municipal Emergency Management Plan exercise</p>

Risk No	Risk Description	Likelihood	Consequence	Current Risk Rating	Likelihood	Consequence	Target Risk Rating	Existing Control	Treatment Plan
11	Inappropriate procurement practices	Possible	Moderate	Medium	Unlikely	Moderate	Medium	Monthly Procurement Performance Report 2017 Procurement Policy review by Audit Committee and adoption by Council 24-02-17 Upgrade and integration of software functionality to align with additional Procurement system controls Procurement Practices Review implementation program 2016-17 Tendering Procedures, delegation, Conflict of Interest declaration prior to tender, independent and centralised administration by Procurement Officers and provision for appointment of probity officer Annual Procurement/Contract management training. Staff Code of Conduct training Promotion of integrity culture Fraud and Corruption Policy Protected Disclosure Procedures	Procurement Internal Audit 2017

14.5 Record of Assembly of Councillors

File Number:	IN17/200
Responsible Director:	Executive Manager People and Governance
Attachments:	1 Strategic Briefing Session - 6 July 2017 ↓ 
	2 Strategic Briefing Session - 11 July 2017 ↓ 
	3 Senior Citizens Reference Group - 12 July 2017 ↓ 
	4 Strategic Briefing Session - 18 July 2017 ↓ 

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 ANDREW CONLON
SECONDED: CR PAULA PICCININI

That Council note the Records of Assemblies for the following meetings and that the records be incorporated into the minutes of this Council Meeting:

- **Strategic Briefing Session – 6 July 2017**
- **Strategic Briefing Session – 11 July 2017**
- **Senior Citizens Reference Group – 12 July 2017**
- **Strategic Briefing Session – 18 July 2017**

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' or '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 the Assembly for the item in which he or she has an interest.

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.
- Strategic Briefing Session – 6 July 2017
 - Senior Citizens Reference Group Committee – 12 July 2017
 - Strategic Briefing Session – 11 July 2017
 - Strategic Briefing Session – 18 July 2017

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

Strategic Briefing Session

Meeting Date: 6 July 2017
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.00pm

1. Councillors Present:

Councillor Michelle Kleinert (Mayor) – Heide Ward
Councillor Sophy Galbally – Mullum Mullum Ward
Councillor Geoff Gough – Heide Ward
Councillor Paul McLeish – Mullum Mullum Ward
Councillor Paula Piccinini – Heide Ward

Apologies from Councillors:

Councillor Andrew Conlon, Councillor Dot Haynes, Councillor Anna Chen, Councillor Mike Zafirooulos (Deputy Mayor)

Executive Officers Present:

Warwick Winn, Chief Executive Officer
Jill Colson, Executive Manager People & Governance

Other Officers in Attendance:

Andrew McMaster, Corporate Counsel

2. Disclosure of Conflicts of Interest

Councillors Zafirooulos, Chen and Haynes declared a conflict of interest in the matter discussed and did not attend the meeting.

3. Items Considered

3.1 A confidential legal matter was discussed.

The meeting ended at 7.15pm

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 11 July 2017
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.00pm

1. Councillors Present:

Councillor Michelle Kleinert (Mayor) – Heide Ward
Councillor Mike Zafiroopoulos (Deputy Mayor) – Koonung Ward
Councillor Anna Chen – Koonung Ward
Councillor Andrew Conlon – Mullum Mullum Ward
Councillor Sophy Galbally – Mullum Mullum Ward
Councillor Geoff Gough – Heide Ward
Councillor Dot Haynes – Koonung Ward
Councillor Paul McLeish – Mullum Mullum Ward
Councillor Paula Piccinini – Heide Ward

Apologies from Councillors:

Nil

Executive Officers Present:

Warwick Winn, Chief Executive Officer
Teresa Dominik, Director Planning & Environment
Leigh Harrison, Director Assets and Engineering
Philip Lee, Director Shared Services
Jill Colson, Executive Manager People & Governance

Other Officers in Attendance:

Juanita Haisman

2. Disclosure of Conflicts of Interest

Nil

3. Items Considered

- 3.1 Communication and Media Report
- 3.2 Forward Agenda
- 3.3 North East Link Authority Presentation
- 3.4 A confidential matter was discussed.
- 3.5 Melbourne Hill Road Catchment Drainage Improvements
- 3.6 2017 Local Government Satisfaction Survey Results
- 3.7 Related Party Transactions Disclosure Requirements

The meeting ended at 9.51pm

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group

Meeting Date: Wednesday 12 July 2017

Venue: Heide Room, Civic Office, 699 Doncaster Rd, Doncaster

Starting Time:

1. Councillors Present:

Councillor Dot Haynes – Koonung Ward

Officers Present:

Tina Beltramin, Aged and Disability Support Services

2. Disclosure of Conflicts of Interest

There were no items of conflict of interest declared.

3. Items Considered

3.1 Macedon Square Master Plan update.

3.2 Promoting seniors groups and activities in Manningham Matters.

3.3 Club updates.

3.4 New publication from the Office of the Public advocate. *Your voice – Trust your choice – Tips for seniors making enduring powers of attorney.*

4. Guest speakers

Community Development Coordinator – Outer East / Matter of Trust Project Coordinator

Manager Partnerships & Community Development – Inner East - Outer East Eastern Community Legal Centre. Matter of Trust - Elder Abuse Awareness program is aimed at preventing and raising awareness of financial elder abuse in culturally and linguistically diverse communities.

Finishing time

The meeting ended at 11.00am

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 18 July 2017
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.34pm

1. Councillors Present:

Councillor Michelle Kleinert (Mayor) – Heide Ward
Councillor Mike Zafiroopoulos (Deputy Mayor) – Koonung Ward
Councillor Anna Chen – Koonung Ward
Councillor Andrew Conlon – Mullum Mullum Ward
Councillor Sophy Galbally – Mullum Mullum Ward
Councillor Dot Haynes – Koonung Ward
Councillor Paula Piccinini – Heide Ward

Apologies from Councillors:

Councillor Geoff Gough, Councillor Paul McLeish

Executive Officers Present:

Warwick Winn, Chief Executive Officer
Teresa Dominik, Director Planning & Environment
Leigh Harrison, Director Assets and Engineering
Jill Colson, Executive Manager People & Governance

Other Officers in Attendance:

Carrie Bruce, Senior Governance Advisor
Vivien Williamson, Manager Economic and Environmental Planning
Natasha Swan, Manager Health & Local Laws
Julia Jenvey, Senior Recreation Planner
Paul Goodison, Coordinator Landscape & Leisure
Sarah Griffiths, Manager Statutory Planning
Jeff Young, Manager Parks and Recreation

2. Disclosure of Conflicts of Interest

No disclosures of conflict of interest were made.

3. Items Considered

- 3.1 Communications & Media Report
- 3.2 Forward Agenda
- 3.3 Yarra River Protection Bill
- 3.4 Draft Domeney Reserve Management Plan
- 3.5 Tree Controls and Bushfire Protection in Manningham
- 3.6 Draft Advisory Committee Policy
- 3.7 NELF and NE Link Project
- 3.8 BTYC Gymnastics Indoor Stadium Pricing Review
- 3.9 2016-2017 Capital Works Program – End of June Status Report
- 3.10 Amendment C120 to the Manningham Planning Scheme
- 3.11 Amendment C113 – Consideration of Panel Report
- 3.12 Risk Management Strategy and Policy 2017
- 3.13 Strategic Risk Register
- 3.14 Draft Domestic Animal Management Plan
- 3.15 Mayoral Ball Update

The meeting ended at 9.30pm

14.6 Documents for Sealing

File Number: IN17/194
Responsible Director: Executive Manager People and Governance
Attachments: Nil

EXECUTIVE SUMMARY

The following documents are submitted for signing and sealing by Council.

COUNCIL RESOLUTION

MOVED: CR SOPHY GALBALLY
SECONDED: CR PAULA PICCININI

That the following documents be signed and sealed:

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and B J Black
11 Stafford Court, Doncaster East**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and A M Asham, R Asham and M E N Samuel
313 Thompsons Road, Templestowe Lower**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and X Makris, A Makris and A Pangalos
6 Soderlund Drive, Doncaster**

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.

15 URGENT BUSINESS

There were no items of Urgent Business.

16 WRITTEN QUESTIONS FROM THE PUBLIC

There were no written questions from the Public.

17 COUNCILLORS' QUESTION TIME

There were no questions from Councillors

18 CONFIDENTIAL REPORTS

There were no confidential reports.

The meeting concluded at 8.03pm

Chairperson
CONFIRMED THIS 29 August 2017