



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

THURSDAY 13 APRIL 2023

AGENDA

**Meeting to be held in the Council Chambers,
Corner Hawthorn and Glen Eira Roads, Caulfield
at 7.30pm**

*"The role of a Council is to provide good governance
in its municipal district for the benefit and
wellbeing of the municipal community."*

- S8(1) Local Government Act 2020

Councillors:

The Mayor, Councillor Jim Magee
Councillor Tony Athanasopoulos
Councillor Anne-Marie Cade
Councillor Margaret Esakoff
Councillor Sam Parasol
Councillor Sue Pennicuik
Councillor Li Zhang
Councillor Simone Zmood
Councillor David Zyngier

Chief Executive Officer: Rebecca McKenzie

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1. ACKNOWLEDGEMENT

Glen Eira City Council Acknowledges the peoples of the Kulin Nation as Traditional Owners and Custodians, and pay our respect to their Elders past, present and emerging. We Acknowledge and uphold their continuing relationship to land and waterways. Council extends its respect to all Aboriginal and Torres Strait Islander peoples.

2. APOLOGIES

3. REMINDER TO DECLARE ANY CONFLICTS OF INTEREST IN ANY ITEMS ON THE AGENDA

Councillors are reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda, or which are considered at this meeting, in accordance with Section 130(2) of the *Local Government Act 2020* and Rule 60(3) of the Glen Eira City Council Governance Rules. Councillors are now invited to indicate any such conflict of interest.

Cr Pennicuik has declared a conflict of interest to:

- *Item 8.5 Inclusion of 4 Trees in the Classified Tree Register*
- *Item 11.1 Confidential Items – Citizen of the Year Awards 2023*

Cr Parasol has declared a conflict of interest to:

- *Item 8.2 Philanthropic Partnership Donation Offer – Bendigo Bank Caulfield Park*

PROCEDURAL MOTION

That Council:

1. where meetings are held in-person, can continue the meeting if the livestream of the meeting fails as stated in the governance rules;
2. considers the meeting to be adjourned for 10 minutes from the commencement of any technical problem where a Councillor is participating virtually; and
3. where a Councillor is participating virtually and the meeting cannot be resumed within 30 minutes from the commencement of the technical problem, the meeting is to be reconvened on Monday 17 April 2023 at 5.30pm.

4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING OR MEETINGS

Copies of Minutes previously circulated.

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 21 March 2023 be confirmed.

5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

6. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS

7. REPORTS FROM COMMITTEES AND RECORDS OF ASSEMBLY**7.1 Advisory Committees****7.1.1 ADVISORY COMMITTEE MINUTES**

Author: Karling Colomiere, Coordinator Councillor Business

Trim No: 23/111489

Attachments: 1. Community Grants Advisory Committee Minutes 7 March 2023 [↓](#)

RECOMMENDATION

That the minutes of the Advisory Committee meetings as shown below be received and noted and that the recommendations of these Committees be adopted.

1. Community Grants Advisory Committee Minutes 7 March 2023.



**GLEN EIRA
COMMUNITY GRANTS
ADVISORY COMMITTEE MEETING
MINUTES**

Location: Ogaki Room - Glen Eira Town Hall

The Community Grants Advisory Committee meeting commenced at 5.35pm on Tuesday 7 March 2023.

Present:

Councillors:	Cr Sam Parasol (Chair)	Glen Eira Councillor Committee Member
	Cr Sue Pennicuik	Glen Eira Councillor Committee Member
	Cr Li Zhang	Glen Eira Councillor Committee Member

Council Staff:	Mark Saunders	Director Community Wellbeing
	Sharon Sykes	Manager Community Development
	Ana Tsaganos	Coordinator Community Strengthening

1. Declaration of Conflicts of Interest

Ana Tsaganos declared a Conflict of Interest in relation to Item 4.4.1, a Facility Hire application from The Nest of Love Women's Greek Senior Citizens Club. She left the room at 5.46pm while the Committee considered the item and returned at 5.48pm once the item had been concluded.

2. Action Items Update from last committee Meeting

Title/Item	Action	Update	Responsible Officer	Active/Closed
Facility Hire Grant – Murrumbeena Cricket Club	The Committee recommends that Council funds a Facility Hire Grant of \$1,086 for Murrumbeena Cricket Club to hire the Murrumbeena Park Function Room to host its season launch event on 19 November 2022.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed
Facility Hire Grant – Murrumbeena Netball Club	The Committee recommends that Council funds a Facility Hire Grant of \$812 for Murrumbeena Netball Club to hire the Duncan Mackinnon Function Centre on 18 and 20 November 2022 to deliver its annual junior and senior presentation awards and to recognise its volunteers.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed

Title/Item	Action	Update	Responsible Officer	Active/ Closed
Facility Hire Grant – Melbourne Accueil Inc.	The Committee recommends that Council funds a Facility Hire Grant of \$148 for Melbourne Accueil Inc. to hire the McKinnon Reserve on 11 December 2022 to host a Christmas celebration event.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed
Facility Hire Grant – Jewish Bereaved Parents Inc.	The Committee recommends that Council funds a Facility Hire Grant of \$390.50 for Jewish Bereaved Parents Inc to host a member dinner party at DC Bricker Pavilion on 11 December 2022.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed
Facility Hire Grant – Chabad House of Caulfield	The Committee recommends that Council funds a Facility Hire Grant of \$7,500 to Chabad House of Caulfield to contribute towards the facility hire of Caulfield Park on 18 December 2022 to deliver the annual Chanukah in the Park celebration event.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed
Facility Hire Grant – Jewish Community Council of Victoria	The Committee recommends that Council funds a Facility Hire Grant of \$2,014 for the Jewish Community Council of Victoria to hire the Town Hall Auditorium on 17 April 2023 to host the Yom HaShoah Commemoration 2023.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed
Facility Hire Grant – Murrumbeena Cricket Club	The Committee recommends that Council funds a Facility Hire Grant of \$774.50 to Murrumbeena Cricket Club to hire the Murrumbeena Park Function Room to host its Pink Stumps High Tea event on 11 February 2023.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Facility Hire Grant.	Ana Tsaganos	Closed
Small Grants – Left Write Hook	The Committee recommends that Council funds a Small Grant of \$1,000 for Left Write Hook under the auspice of The University of Melbourne to deliver its 'train the trainer' program.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Small Grant application. Payment pending.	Ana Tsaganos	Active
Small Grants – Zionism Victoria	The Committee recommends that Council funds a Small Grant of \$1,000 for Zionism Victorian under the auspice of the Beth Weizmann Jewish Community Centre to support their community garden project.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Community group notified of successful Small Grant application. Payment pending.	Ana Tsaganos	Active
Senior Citizen Centre Allocation and Grants	The Committee recommends that Council approves the Senior Citizens Centre Grants for 33 Senior Citizens Groups as provided.	Approved by Council at Ordinary Council Meeting on 28 February 2023. Groups notified. Payments of grants pending.	Ana Tsaganos	Active

3. Summary of meeting minutes from previous meeting

The Community Grants Advisory Committee meeting on 31 January 2023 made recommendations to Council on seven Facility Hire Grant applications, two Small Grant applications and 33 Senior Citizen Centre Grants. These recommendations were adopted by Council at the Ordinary Council Meeting on 28 February 2023.

4. Items for Discussion:

4.1 Variation to Funding Agreement

4.1.1 Glen Eira Adult Learning Centre - Variation to Funding Agreement 2022-2025

Glen Eira Adult Learning Centre requested a variation for rental assistance to cover its rent from 1 January to 30 June 2023 as part of the Funding Agreement 2022-2025. The organisation has been in negotiations for new accommodation at the McKinnon Satellite Library site owned by the Local Crossing Removal Authority for several months. As these negotiations remain ongoing Glen Eira Adult Learning Centre has had its lease at the current premises extended for a further six months at an increased cost of \$12,000 plus GST from 1 January to 30 June 2023.

It is expected that within this next six-month timeframe the organisation will have completed its negotiations on future accommodation.

Recommendation: The Committee recommends that Council approves a variation to the Glen Eira Adult Learning Centre Funding Agreement 2022-2025 to include an additional funding grant of \$12,000 plus GST for rental costs from 1 January to 30 June 2023.

Moved: Cr Sam Parasol Seconded: Cr Sue Pennicuik
Motion Passed Unanimously

4.2 Variation 2022-2023 Community Grant

4.2.1 Zionism Victoria

Zionism Victoria received a Community Grant of \$10,000 to support the planning and staging of a large community-wide cultural event that celebrates Israel's Independence Day at Caulfield Racecourse. The Caulfield Racecourse is currently not available due to works taking place. The event organisers could not find another venue to cater for the size of the event in Glen Eira and have moved its location to Luna Park, O'Donnell Gardens, and the Palais Theatre. The event will take place in April 2023 and usually attracts approximately 7,000 people of which the majority are Glen Eira residents.

Recommendation: The Committee recommends that Council approves a variation to Zionism Victoria to host its Israeli Independence Day cultural celebration event at Luna Park, O'Donnell Gardens and Palais Theatre in April 2023.

Moved: Cr Li Zhang Seconded: Cr Sue Pennicuik
Motion Passed Unanimously

4.3 Youth Excellence Grants Program

At the Ordinary Council Meeting on 13 December 2022, Council adopted amendments and new guidelines regarding the former *Foundation for Youth Excellence Program*. The changes included all grant applications for this program being overseen by the Community Grants Advisory Committee.

The *Youth Excellence Grants Program* provides financial support to young people who achieve excellence in creative and performing arts, education, leadership, and sport.

Ella Sleeman

Ella Sleeman, a Glen Eira resident, applied for a Youth Excellence Grant on 7 February 2023 under the sports category for the international level funding (\$1,200) to support her attendance at the Cheerleading World Championships in Florida, United States on 22 April 2023.

Ella is a member of the Adelaide All Stars club and competes with the Celestial team based in Victoria. The Celestial team won the Australian All Star Cheerleading Foundation National Championship in November 2022. This led her team to receive a bid from the Foundation to represent Australia at the Cheerleading World Championships in Florida.

Ella plans to use the grant contribution for costs associated with uniform, apparel and accessing training facilities when in Florida.

This application aligns with the *Youth Excellence Grants Program Guidelines* sports category.

Recommendation: **The Committee recommends that Council funds Ella Sleeman a Youth Excellence Grant of \$1,200 to assist with her participation in the Cheerleading World Championships in Florida, United States.**

**Moved: Cr Sam Parasol Seconded: Cr Sue Pennicuik
Motion Passed Unanimously**

4.4 Facility Hire Grant Program applications

Ana Tsaganos declared a Conflict of Interest in relation to Item 4.4.1, a Facility Hire application from The Nest of Love Women's Greek Senior Citizens Club and left the room at 5.46pm.

4.4.1 The Nest of Love Women's Senior Citizens Club

The Nest of Love Women's Senior Citizens Club submitted a Facility Hire Grant application on 13 January 2023 to hire the McKinnon Hall on a weekly basis over 2023 at a cost of \$5,494.72. The facility will be used from 9am-1.30pm for 44 weeks from February to December 2023 to run seniors club activities including discussion groups, sharing a meal and providing health and wellbeing activities for older Greek speaking women.

This project aligns with the aims of the Facility Hire Grant program, to develop an accessible and inclusive community, encourage community initiatives that promote self-sufficiency, innovation and respond to community needs and help strengthen community capacity to plan and implement services.

Recommendation: **The Committee recommends that Council funds a Facility Hire Grant of \$5,494.72 to The Nest of Love Women's Senior Citizens Club to meet at McKinnon Hall on a weekly basis until 13 December 2023.**

**Moved: Cr Sam Parasol Seconded: Cr Li Zhang
Motion Passed Unanimously**

Ana Tsaganos returned to the room at 5.48 pm.

4.4.2 The Trustee for The NCJW (Victoria) Social Support Trust

The Trustee for The NCJW (Victoria) Social Support Trust submitted a Facility Hire Grant application on 16 February 2023 to hire the Caulfield Cup Room on 1 and 8 March 2023 at a cost of \$495 to host its Jam Project. The facility will be used to deliver a mentoring program to local young women.

This project aligns with the aims of the Facility Hire Grant program to encourage community initiatives that promote self-sufficiency, innovation and respond to community needs and to help strengthen community capacity to plan and implement services.

Recommendation: **The Committee recommends that Council funds a Facility Hire Grant of \$495 to The Trustee for The NCJW (Victoria) Social Support Trust to hire the Caulfield Cup Room to host its Jam Project on 1 and 8 March 2023.**

**Moved: Cr Sue Pennicuik Seconded: Cr Li Zhang
Motion Passed Unanimously**

4.4.3 Murrumbeena Cricket Club

Murrumbeena Cricket Club submitted a Facility Hire Grant application on 17 February 2023 to hire the upstairs Murrumbeena Park Function Room on 25 February 2023 at a cost of \$478. The facility was used to host a Bogan Bingo event which brought together approximately 60 community members to connect and have fun while raising funds for the club.

This project aligns with the aims of the Facility Hire Grant program, to help support celebration and participation in community life.

Recommendation: **The Committee recommends that Council fund a Facility Hire Grant of \$478 to Murrumbeena Cricket Club to hire the Murrumbeena Park Function Room to host its fundraising event on 25 February 2023.**

**Moved: Cr Sam Parasol Seconded: Cr Sue Pennicuik
Motion Passed Unanimously**

4.5 Small Grants Program applications

4.5.1 Walking Club of Victoria Inc.

The Walking Club of Victoria Inc. submitted a Small Grant application of \$500 under the auspice of Bushwalking Victoria Inc. for first aid training for its members. The total training cost is \$3,170 and will be provided by St John Ambulance to 18 members of the Club, of which six are Glen Eira residents.

The project aims to support safety and encourage more people to participate, improving their health and wellbeing. The first aid skills will also be useful to the wider community as many of the Club's members also volunteer in other roles across the community.

This project aligns with the Small Grants program aims of building capacity of a group and supporting the delivery of projects that support volunteering, social inclusion, safety, health, recreation and wellbeing.

Recommendation: **The Committee recommends that Council funds a Small Grant of \$500 for the Walking Club of Victoria Inc. under the auspice of Bushwalking Victoria Inc. to support its members receiving first aid training.**

**Moved: Cr Sam Parasol Seconded: Cr Li Zhang
Motion Passed Unanimously**

4.5.2 Review of Community Grants Policy

Officers prepared a self-assessment report to Council's Audit and Risk Committee on 2 September 2022 in response to the Victorian Auditor-General's review on *Fraud Control over Local Government Grants*. In response to this report the Committee requested that Council's Community Grants Policy review is brought forward from February 2024 to March 2023.

A review of the draft Community Grants Policy has taken place. Officers have followed the recommendations made by the Victorian Auditor-General and have considered the requirements to develop an overarching Community Grants Policy that details:

- when and why Council uses grants to achieve its strategy
- how Council will administer Community Grants Programs across their life cycle
- the risk-based approach Council uses to determine if it will evaluate each Grants Program
- Officer and Councillors roles in assessing and managing grants
- relevant Council policies and procedures, including processes for declaring conflicts of interest.

The draft Policy is required to be presented to the Governance and Risk Committee before being presented to Council for adoption. The next Governance and Risk Committee meeting is 25 May 2023. Following review and feedback from this Committee, the Policy will be presented to Council for feedback and approval.

Action: The draft Community Grants Policy will be sent to the Community Grant Advisory Committee for preliminary feedback and discussion at the next meeting of the Committee.

The draft Community Grants Policy will be presented to the Governance and Audit Committee for feedback on 25 May 2023 and will then be presented to Council for adoption.

5. Forward Meeting Schedule

Date	Items	Officer/Member
28 March	<ul style="list-style-type: none"> ▪ Small Grants program ▪ Facility Hire Grants program ▪ Variation/extension requests ▪ Youth Excellence Grants ▪ Draft Community Grants Policy 	Sharon Sykes
16 May	<ul style="list-style-type: none"> ▪ Small Grants program ▪ Facility Hire Grants program ▪ Variation/extension requests ▪ Youth Excellence Grants 	Sharon Sykes
21 June 2023	<ul style="list-style-type: none"> ▪ Annual Community Grants Program Assessment 	Sharon Sykes
11 July 2023	<ul style="list-style-type: none"> ▪ Small Grants program ▪ Facility Hire Grants program ▪ Variation/extension requests ▪ Youth Excellence Grants 	Sharon Sykes
8 August 2023	<ul style="list-style-type: none"> ▪ Small Grants program ▪ Facility Hire Grants program ▪ Variation/extension requests ▪ Youth Excellence Grants 	Sharon Sykes
12 September 2023	<ul style="list-style-type: none"> ▪ Small Grants program ▪ Facility Hire Grants program ▪ Variation/extension requests ▪ Youth Excellence Grants 	Sharon Sykes
10 October 2023	<ul style="list-style-type: none"> ▪ Small Grants program ▪ Facility Hire Grants program ▪ Variation/extension requests ▪ Youth Excellence Grants 	Sharon Sykes

Date	Items	Officer/Member
21 November 2023	<ul style="list-style-type: none">▪ Small Grants program▪ Facility Hire Grants program▪ Variation/extension requests▪ Youth Excellence Grants▪ Community Grants Guidelines 2024-2025	Sharon Sykes

6. Next Meeting: Tuesday 28 March 2023 at 5.30pm.

7. Meeting closed: 6.00pm.

7.2 Records of Assembly**7.2.1 RECORDS OF ASSEMBLIES OF COUNCILLORS**

Author: Karling Colomiere, Coordinator Councillor Business

Director: Kellie Vise, Director Customer and Community Experience

Trim No: 23/158309

Attachments: 1. 7 March 2023 Assembly [↓](#)
2. 14 March 2023 Assembly [↓](#)
3. 21 March 2023 Pre-meeting [↓](#)
4. 23 March 2023 Assembly [↓](#)

RECOMMENDATION

That the Records of Assemblies as shown below be received and noted.

1. 7 March 2023 Assembly;
2. 14 March 2023 Assembly;
3. 21 March 2023 Pre-meeting; and
4. 23 March 2023 Assembly.

Assembly of Councillors
Tuesday 7 February 2023

Assembly meeting commenced at 6.47pm

Present

Cr Jim Magee (Mayor)
Cr Tony Athanasopoulos
Cr Anne-Marie Cade
Cr Margaret Esakoff
Cr Sam Parasol
Cr Sue Pennicuik
Cr Li Zhang
Cr Simone Zmood
Cr David Zyngier

Council Officers

Rebecca McKenzie (CEO)
Sam Ludolf
Niall McDonagh
Mark Saunders
Ron Torres
Kellie Vise
Robert Parker
Karling Colomiere
Matt Slavin
Tom Haysom
Julia Hardiman
Sue Mongale
Katy Walsh

Matters considered

1. Apologies – Nil
2. Residential Parking Permit System Policy Review
3. Draft Elsternwick Structure Plan Summary of community feedback
4. General Business
 - Coordinator Councillor Business – Governance Matters
 - Director Corporate Services – Budget update
 - Cr Athanasopoulos – Caulfield Racecourse Market
 - Cr Esakoff – resident enquiries
 - Director Community Wellbeing – Library Information
 - CEO – Caulfield Racecourse Reserve Trust

5. Draft Ordinary Council Meeting agenda review

Cr Zyngier has left the meeting at 9.01pm

6. Councillor & CEO only time:
 - Proposed Councillor workshop

Meeting concluded at 10.04pm

Assembly of Councillors

Tuesday 14 February 2023

Assembly commenced at 6.46pm**Present**

Cr Jim Magee (Mayor)
Cr Tony Athanasopoulos
Cr Anne-Marie Cade
Cr Margaret Esakoff
Cr Sam Parasol
Cr Sue Pennicuik
Cr Li Zhang
Cr David Zyngier

Council Officers

Rebecca McKenzie (CEO)
Sam Ludolf
Niall McDonagh
Mark Saunders
Ron Torres
Kellie Vise
Robert Parker
Karling Colomiere
John Vastianos
Lisa Hill
Karen Oh
Tarryn Gillies

Matters considered**1. Apologies – Cr Simone Zmood**

6.49pm - Cr Tony Athanasopoulos arrived at the meeting

6.49pm - Cr Li Zhang arrived at the meeting

6.50pm – Cr David Zyngier joined the meeting via the online setup

2. 2023-2024 Planning and Budget Discussion

8.41pm - Cr Tony Athanasopoulos left the meeting room

8.43pm - Cr Tony Athanasopoulos returned to the meeting room

3. General Business

- Manager Customer Service & Councillor Business – Report feedback

4. Councillor and CEO Only Time:

- Meeting Debrief

Assembly concluded at 10.00pm

Pre-Meeting Minutes
Tuesday 21 March 2023

Pre-meeting commenced at 6.46pm

Councillors:

Cr Jim Magee (Mayor)
Cr Tony Athanasopoulos
Cr Li Zhang
Cr Sam Parasol
Cr Sue Pennicuik
Cr Simone Zmood
Cr Margaret Esakoff
Cr David Zyngier

Officers:

Rebecca McKenzie (CEO)
Mark Saunders
Ron Torres
Niall McDonagh
Sam Ludolf
Kellie Vise
Robert Parker
Karling Colomiere

Matters Considered

1. Apologies – Cr Anne-Marie Cade
2. Disclosure of Conflicts of Interest
3. Procedural motions
4. Written Public Questions to Council
5. Urgent Business

6.52 - Cr David Zyngier left the meeting room

6. General Business:

- i. CEO – security procedures

6.56 - Cr David Zyngier re-entered the room

- ii. Cr Margaret Esakoff – resident enquiry
- iii. Mayor – meeting procedures

Pre-meeting concluded at 7.04pm

Assembly of Councillors

Thursday 23 March 2023

Assembly commenced at 6.05pm**Present**

Cr Jim Magee (Mayor)
Cr Tony Athanasopoulos (online)
Cr Anne-Marie Cade
Cr Sam Parasol
Cr Sue Pennicuik

Apologies

Cr Margaret Esakoff
Cr David Zyngier
Cr Li Zhang
Cr Simone Zmood

Council Officers

Rebecca McKenzie (CEO)
Sam Ludolf
Mark Saunders
Ron Torres
Kellie Vise
John Vastianos

External Guest

Alicia McKay

Matters considered

- Strategic public leaders program (follow up workshop)

Assembly concluded at 8.55pm

8. OFFICER REPORTS (AS LISTED)**8.1 DRAFT ELSTERNWICK STRUCTURE PLAN 2022 - COMMUNITY ENGAGEMENT**

Author: Kate Jackson, Coordinator Community Engagement, Communications, Engagement and Advocacy

Director: Kellie Vise, Director Customer and Community Experience

Trim No: 23/169255

Attachments: 1. Draft Elsternwick Structure Plan Community Engagement report FINAL - OCM April 2023 [↓](#)

EXECUTIVE SUMMARY

In November 2022, Council resolved to release the draft *Elsternwick Structure Plan 2022* for community engagement for six weeks. During this time, the community had the opportunity to participate in community engagement activities both online and in person. Council received over 150 responses via an online survey, emails, and phone calls.

Feedback was mixed, with some respondents objecting to various aspects of the proposal, and others indicating strong support for the future vision. On balance, the majority of community members who provided feedback were concerned that the draft *Elsternwick Structure Plan 2022* will facilitate further large-scale development which could change the character of Elsternwick.

The main themes emerging from the community feedback were the importance of protecting Elsternwick's heritage, character and residential amenity; objections to tall built form, particularly along Glenhuntly Road, and its impacts such as visual bulk and overshadowing; strong calls for more greenspace and trees; frustration with traffic congestion and limited car parking; and support for pedestrian and cycling improvements.

This report summarises the engagement process and feedback received. Council will consider the feedback received from the community as part of its decision-making processes.

RECOMMENDATION

That Council notes the community feedback in the Community Engagement Report for the draft *Elsternwick Structure Plan 2022* (Attachment 1).

BACKGROUND

Council resolved to release the draft *Elsternwick Structure Plan 2022* for community engagement at the Ordinary Council Meeting held on 2 November 2022. The engagement was held over six weeks, from 3 November to 16 December 2022.

Council promoted engagement opportunities through Glen Eira News articles, e-newsletter and via a direct mailout to more than 5,300 households.

ISSUES AND DISCUSSION

A variety of tools were used to engage with the community, including four drop-in sessions at the Town Hall, one at the Elsternwick Library, a walking tour, one online session with Q&A,

and a survey on our Have Your Say website. People were also invited to provide feedback via email or phone and could arrange to meet with a planner online.

Council received 103 survey responses, 56 emails, ten phone calls and one petition. Thirteen people completed both the survey and sent an email. Thirty-four people attend the in-person drop-ins, two on the walking tour, and 17 who logged on to the online session. An online meeting was held with the Elsternwick Traders' Association where six representatives were present.

The Community Engagement Report (Attachment 1) describes the engagement activities in detail, quantifies the survey responses with direct quotes from respondents and summarises the main issues raised throughout all consultation forums.

In summary, the common themes that emerged from the engagement included:

- managing population growth
- sustainability and climate change implications
- heritage and character protection
- land use
- footpath overshadowing
- building heights on Glenhuntly Road
- mandatory heights
- enhancing amenity
- transport
- car parking
- public realm.

Specific feedback was also received in relation to the following locations:

- Horne Street and Ross Street
- Elsternwick Library site
- Selwyn Street
- Stanley Street.

CLIMATE EMERGENCY RESPONSE STRATEGY IMPLICATIONS

The *Community Engagement Report* will help inform the progression of the draft *Elsternwick Structure Plan 2022*, so it plays a role in Goal 1.2 of Our Climate Emergency Response Strategy to make climate change action a priority consideration in every strategy, plan and policy.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

As the *Community Engagement Report* is the summary of a process, there are no direct costs for implementation. The report will help inform the progression of the draft *Elsternwick Structure Plan 2022*, which, if endorsed, will be subject to its own financial implications.

POLICY AND LEGISLATIVE IMPLICATIONS

The *Community Engagement Report* will be considered in the progression of the draft *Elsternwick Structure Plan 2022*

COMMUNICATION AND ENGAGEMENT

A six-week period of community engagement was undertaken, which included a range of in person and online opportunities for the community to provide comments, feedback and ask questions. The process undertaken fulfills Council's obligations under its Community Engagement Policy and aligns with the goals of Council's Community Engagement Strategy.

Should Council resolve in the future to adopt the *Elsternwick Structure Plan 2022*, the community would have the opportunity to lodge a submission as part of the public exhibition of a subsequent Planning Scheme Amendment. Council will communicate this opportunity in accordance with its obligations under the Planning and Environment Act 1987.

LINK TO COUNCIL PLAN

Strategic Direction 1: Well informed, transparent decisions and highly valued services
We build trust through engaging with our community, delivering quality services and making evidence-based decisions

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

During November and December 2022, Council publicised the opportunity for the community to provide feedback on the draft *Elsternwick Structure Plan 2022*.

Feedback from participants was mixed, ranging from objecting to the proposals outlined in the draft *Structure Plan*, to strong support for the future vision.

On balance, the majority of respondents were concerned that the draft *Plan* will facilitate further large-scale development, which could change the character of Elsternwick. Council will consider the feedback received from the community engagement as part of its decision-making processes.

GLEN EIRA CITY COUNCIL

Draft Elsternwick Structure Plan 2022
Community Engagement Report

FEBRUARY 2023

Background

In 2018, Glen Eira City Council adopted a structure plan for Elsternwick. We are now revisiting that structure plan to incorporate recent strategic work and to reflect new Council directions such as the *Glen Eira Housing Strategy* and *Our Climate Emergency Response Strategy 2021-2025*, adopted in late-2022 and mid-2020 respectively. The first structure plan embedded extensive community consultation throughout the preparation process.

We revised the previous structure plan with the draft *Elsternwick Structure Plan 2022*, which builds on previous community consultation and aims to help achieve a vibrant and viable shopping strip that includes economic and land use needs, heritage protection, buildings and development, transport and parking, open space and place making opportunities.

This report summarises the methods used to engage with the Glen Eira community and the feedback we received from the engagement period that occurred in late 2022.

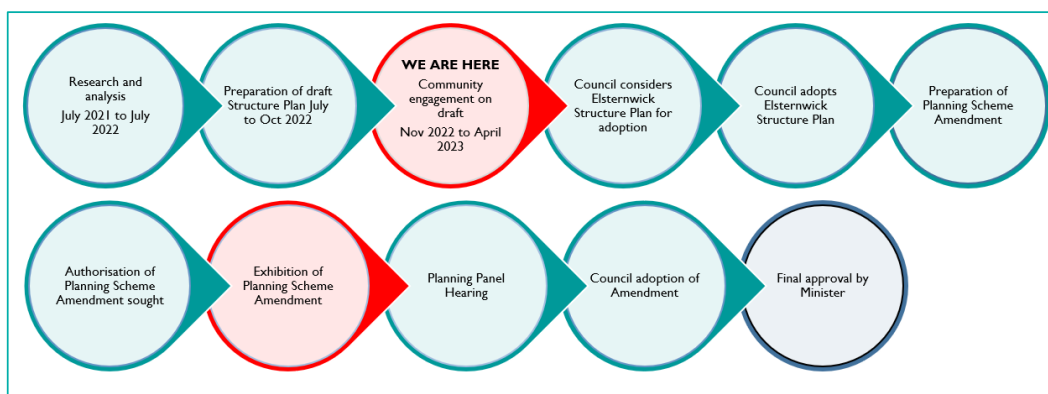


Figure 1: Structure Plan and Planning Scheme Amendment process. Red denotes public consultation phases.

Executive Summary

Community engagement for the draft *Elsternwick Structure Plan* occurred over a six-week period from 3 November to 16 December 2022. We promoted it through Glen Eira News articles, e-newsletter and a mailout to more than 5,300 households. We had a project engagement web page, social media posts and a postcard for businesses and events. We also sent updates as required to interested recipients via email.

To engage participants, we held five in-person drop-in sessions, one online session, a walking tour and a presentation for the Elsternwick Traders' Association. People could provide their feedback via the online survey, by email, by phone or at the events.

Online community survey

A total of **103** surveys were completed. Please note, these survey responses appear to have been submitted by 99 community members suggesting that four completed the survey twice. A split of **43% (43 participants)** a-piece indicated they were either a woman or man. About **50%** of survey participants were between the 50-69 age bracket (**49 participants**).

Despite promoting the engagement through Council's social media channels and in *Glen Eira News*, there were no survey participants under 30 years of age.

Nearly all (**92%, 91**) survey participants indicated they were a **local resident**, while about a third were a **person who shops/socialises or dines in the area (35%, 36)** or a **landowner within the precinct (31%, 31)**.

The following themes reflect each section of the survey:

Vision and objectives

There were several responses that were supportive of the vision and its objectives but queried whether measures specified in draft *Structure Plan* would help see these sentiments materialise.

Several participants indicated they would like to see the permitted amount of development scaled back by lowering allowed building heights. Many respondents indicated they cared about heritage and supported its protection and were concerned that increased built form would in fact reduce heritage values and the village feel of the centre.

Climate and sustainability

52% of responses (54 of 103) either disagreed or strongly disagreed that measures in the draft *Plan* would successfully address climate and sustainability objectives in the activity centre.

Conversely, **27%** of responses (28) either strongly agreed or agreed the draft *Plan* would successfully address climate and sustainability objectives with a further **20%** (21) stating they neither agreed nor disagreed.

Environmental considerations were generally very important to respondents, and this was equated with more green space, green buildings and trees. Also, many felt that language should be firmer to ensure environmental outcomes would be adhered to in future developer considerations.

Heritage and character

57% of responses (59 of 102) either disagreed or strongly disagreed that the draft *Plan* would successfully preserve heritage and character in the study area.

Meanwhile **27%** of responses (28) either strongly agreed or agreed the draft *Plan* would successfully preserve heritage and character in the study area, while a further **15%** (15) stated they neither agreed nor disagreed.

Many respondents supported protection of the centre's heritage and were often concerned that increased built form would deteriorate the centre's heritage value and village feel. Some participants considered the general lowering of permitted building heights to be the appropriate response.

Activity and Land Use

59% of responses (58 of 99) either disagreed or strongly disagreed that the draft plan would successfully provide the right land use mix in the activity centre.

22% of responses (22) either strongly agreed or agreed that the draft plan would successfully provide the right land use mix in the activity centre, with a further **19%** (19) stating they neither agreed nor disagreed.

Many thought growth in the local population would exacerbate existing problems, such as traffic and noise. While car parking was considered important to some for local businesses, there was some support in the repurposing of car parks for things such as open space with more provision for off-street parking of interest.

Buildings

70% of respondents (68 of 97) said they disagreed or strongly disagreed that measures in the draft *Plan* would balance growth and change with protection of heritage and public amenity.

25% of respondents (24) said they strongly agreed or agreed that the draft *Plan* would balance growth and change with protection of heritage and public amenity, with **5%** (5) indicating their neither agreed nor disagreed.

Many indicated they were unhappy with permitted building heights in the draft *Plan* and felt increased building heights would deteriorate heritage value and the village feel of the centre.

Public spaces

53% of respondents (52 of 99) either disagreed or strongly disagreed that measures in the draft *Plan* would successfully ensure our public spaces are protected and well-planned for future needs public spaces around Staniland Grove and Orrong Road.

24% of respondents (24) either strongly agreed or agreed that proposed measures would successfully ensure our public spaces are protected and well-planned for future needs, while **23%** (23) neither agreed nor disagreed.

Many were supportive of improving the provision of open green space. Some thought any removal of car parking should be considered carefully. i.e. for those who are less physically able.

Transport

33% of survey respondents (32 of 98) indicated they strongly agreed or agreed that the draft *Plan* would help to ensure the transport network would serve our community well in the activity centre, with a further **23%** (23) neither agreeing nor disagreeing.

Some participants mentioned the busy-ness of public transport a deterrent, as there are difficulties with ramp steepness or steps for those who are less physically able. While some said cycling and other modes of sustainable transport made sense and noted that doing so around Elsternwick was currently difficult due to safety concerns. Some wondered whether traffic and car parking problems could become worse with more people.

Emails

We received 56 email submissions from community members for the draft *Plan*. The feedback received covered much of the same themes that were reflected through the online survey. The main themes were:

- building height limits
- character and heritage protection
- car parking provision
- traffic congestion
- a desire for more green space and better environmental outcomes
- better amenity for residents today
- concerns about changes envisioned at specific locations.

Read more about the themes brought up in the full Engagement Report further below.

Drop-in information sessions

A total of 34 community members attended our five face-to-face drop-in information sessions and spoke with strategic planners about the draft *Plan*.

While questions asked were generally of a personal nature and how the draft *Plan* would impact their own properties, discussions included the following themes:

- concerns about provision of on-street parking in residential areas
- interest in development potential in specific areas
- clarification about heritage overlays in area
- the future of the Elsternwick Library site
- height limits and setbacks, generally and particular locations
- character and heritage protection
- preservation of trees and open green space
- environmental protection.

Attendees were encouraged to complete the online survey or send Council an email.

Phone calls

Council received **10 phone calls** from community members about the draft *Plan*. They spoke with a strategic planner generally seeking clarification on a number of aspects of the draft *Plan*.

The themes covered included:

- timelines
- proposed rezoning and height limits
- Elsternwick Library site
- traffic and congestion.

Online information session

The online information session was attended by 27 community members. All community member comments were noted, and Council provided a Question and Answer document afterwards responding to community questions.

The themes that were raised included:

- height limits and risk of overshadowing
- population growth and pressures
- character and heritage protection
- affordable housing
- traffic flow
- creation of open space around train station.

Engagement Report

The draft *Elsternwick Structure Plan* offers a shared vision for Elsternwick to be a safe, connected, accessible and liveable centre that embraces its historic character and strong cultural and village feel as it grows and changes. This is supported by strategies in sustainability, heritage, land use, buildings, public spaces and transport.

Community engagement for the draft *Elsternwick Structure Plan* occurred over a six-week period from 3 November to 16 December 2022. For the duration of the engagement period, our online survey was open to everyone, and we sought feedback on the proposed vision and objectives, along with a series of key ideas covered in the draft *Structure Plan*. While the online survey was our main method of gaining community insights and feedback, we also provided a phone number for community members to call our strategic planners to discuss the project and an email address to receive questions and feedback from community members.

An online Zoom information session was held during the engagement period where strategic planners presented on the draft *Plan*, and there were also face-to-face drop-in information sessions and a walking tour of the Elsternwick Major Activity Centre available to community members interested in talking through the proposals in the draft *Structure Plan* with officers as they walked through the precinct.

There were several ways the engagement was promoted, including a mailout that went to all properties within a 300-metre radius of the draft *Structure Plan* study area boundary and their owners. Postcards were also developed to promote the engagement and hand-delivered to local businesses in Elsternwick. Other communication included articles in *Glen Eira News*, the Glen Eira Council Community Engagement E-Newsletter, social media and various email blitzes with updates and reminders of upcoming engagement activities for interested community members.

Communication activities	Reach
Glen Eira News articles, including a page 3 standalone on the consultation (November and December editions)	All households in Glen Eira
Mailout to all properties within a 300m radius of the structure plan study area boundary	5300+ residents and landowners
Community Engagement E-Newsletter feature of draft <i>Elsternwick Structure Plan</i> (November and December editions)	4221 recipients 2368 opens 280 clicks
Have Your Say project engagement page live with survey available, and updates made as required	103 surveys completed 1700 page visits 1330 documents downloaded
Social Media posts via the Glen Eira Council platforms	Instagram 1600 reached, clicks NA Facebook 1200 reached, clicks 7

Hand-delivered postcards on the draft <i>Elsternwick Structure Plan</i> consultation to Elsternwick businesses	500 postcards
Emails to community members with updates and reminders of upcoming engagement activities	About 300 recipients
Glen Eira Council website homepage banner and ribbon	N/A

Engagement activities	Number who participated
Online community survey	103 surveys completed 1700 total visits 1330 document downloads
Emails	56 email submissions
Calls	10 calls to City Futures
Community drop-in sessions (face-to-face) x 5	34 attended
Walking tour through Elsternwick Major Activity Centre	6 booked, 2 attended
Online (Zoom) community information session	27 booked, 17 attended
Online information session with Elsternwick Traders' Association	6 attended

We are aware that a number of community-led meetings were held on the matter, however, this report provides feedback on Council-led engagement.

HAVE YOUR SAY ONLINE COMMUNITY SURVEY RESPONSES

We received **103** survey responses during the community engagement phase. Please note, these survey responses appear to have been submitted by 99 community members suggesting that four completed the survey twice.

VISION AND OBJECTIVES

We asked survey participants for their comments about the vision and objectives in the draft *Elsternwick Structure Plan 2022*.

Though the responses were varied, there were several responses (**25%**) that explicitly indicated they were generally supportive of them, but said that they did not know how the draft *Plan* measures would see these materialise.

Respondents offered various suggestions to the objectives with the scaling back of the permitted amount of development by lowering permitted building heights being a common suggestion (**33%**). A few respondents thought the vision could go even further.

Another common theme mentioned was character and heritage protection (**33%**) and the sentiment that they cared about heritage and supported its protection. They were generally concerned that increased built form would reduce heritage values and the centre's village feel.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 91)
Character and heritage protection	33% (30 of 91 mentions)
Building heights	33% (30)
Generally supportive of vision and objectives	25% (23)
Car parking	23% (21)
Environmental protection	22% (20)
Residential amenity	22% (20)
Sustainable transport	18% (16)
Traffic	16% (15)
Trees	13% (12)
Overshadowing	12% (11)
Other	10% (9)
Land use and activities	8% (7)
Building design	8% (7)
Overlooking	5% (5)
Population growth	4% (4)
Visual bulk	1% (1)

Key comments included:

"Sound vision and objectives. Could go further in same direction." (Man, 40-49, Elsternwick)

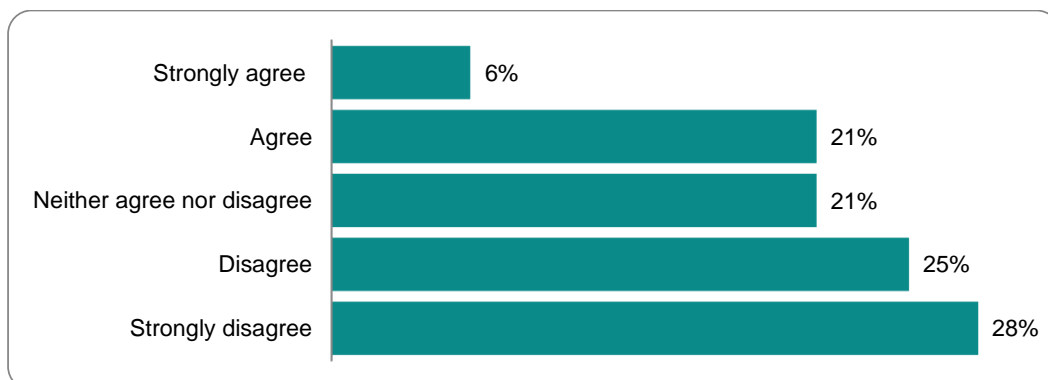
"The 'Objectives & Vision' are insulting to us as residents. Allowing up to 12 storey high housing developments goes against nearly all of the 'Objectives'" (Woman, 50-59, Elsternwick)

"I dispute the need for additional accommodation required for Elsternwick. If there is no more housing availability then people will move elsewhere and not here." (Man, 60-69, Elsternwick)

"As a cyclist I do not very safe along Glen Huntly Road. Coloured bicycle lanes would hopefully make car owners think twice before entering or exiting their vehicle and the same applies for pedestrians." (Man, 30-39, Caulfield North)

CLIMATE AND SUSTAINABILITY

We asked survey participants the extent to which they agreed that measures in the draft *Plan* would successfully address climate and sustainability objectives in the activity centre.



53% of responses (54 of 102) either disagreed or strongly disagreed that measures in the draft *Plan* would successfully address climate and sustainability objectives in the activity centre.

Conversely, **27%** of responses (27) either strongly agreed or agreed the draft plan would successfully address climate and sustainability objectives with a further **21%** (21) stating they neither agreed nor disagreed.

We followed the multi-choice question with an open response question asking participants if they had **anything else to add about the draft *Plan* and how it would address climate and sustainability objectives.**

Environmental considerations (**65%**) were mentioned frequently and respondents were generally considered very important for respondents and this was equated with more open/green space, green buildings and trees. Many do not see the draft *Plan* going far enough and queried the wording used, feeling that it needed to go further or be stronger, such as 'ensuring' environmental outcomes from developers rather than just 'encouraging' them. Others thought that climate change was outside Council's role.

Many mentioned open space and the public realm (**23%**) with some stating they liked the idea proposed for new open space in Staniland Grove, with fewer interested in open space at Stanley Street. The introduction of more trees was another sentiment regularly mentioned (**23%**).

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 66)
Environmental protection	65% (43 of 66 mentions)
Open space and public realm	23% (15)
Trees	23% (15)
Building design	15% (10)
Car parking	15% (10)
Traffic	14% (9)
Sustainable transport	11% (7)
Population growth	9% (6)
Building heights	9% (6)
Land uses and activities	8% (5)
Character and heritage protection	2% (1)

Key comments included:

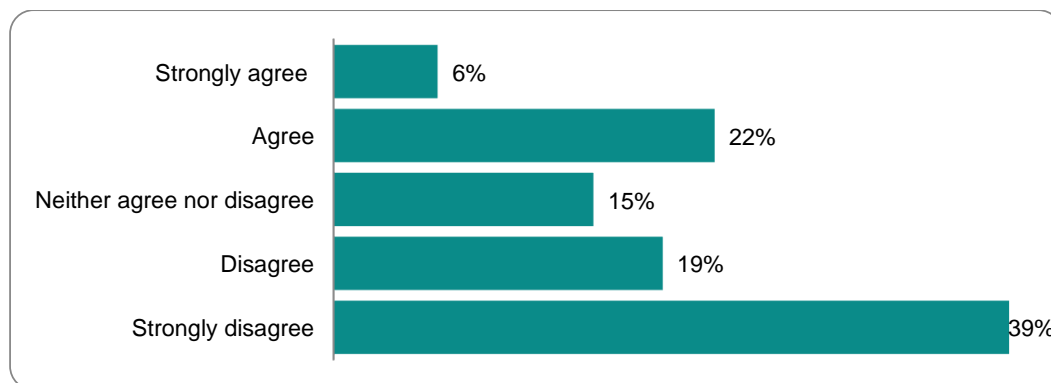
"More urban greening is necessary. Both within the housing developments and the community areas." (Woman, 40-49, Elsternwick)

"There is nothing in the draft structure plan that addresses the council's climate emergency concerns and we continue to have large concrete structures built with poor amenity, hard paving and no green space." (Man, 50-59, Elsternwick)

"Encourage sustainable building design in all new developments" - 'Encourage' does not enforce. Specific and stringent high standards must be required as part of each proposal, including how these will be enforced and monitored. Support urban greening in the private realm, including new residential developments. Once again, this means nothing without setting high requirements of greening, including dedicated green space in each building - courtyards, entrances, roof top, balconies, walls, streetscape, even open space within the building boundaries. Encourage green walls and green roofs in new development". Enforce would mean something. Encourage is meaningless. The strategies listed are meaningless without minimum requirements set at a high level and without a plan to implement and enforce." (Woman, 60-69, Elsternwick)

HERITAGE AND CHARACTER

We asked survey participants the extent to which they agreed measures in the draft plan would successfully preserve heritage and character in the study area.



58% of responses (59 of 102) either disagreed or strongly disagreed that that the draft plan would successfully preserve heritage and character in the study area.

Conversely, **28%** of responses (28) either strongly agreed or agreed the draft Plan would successfully preserve heritage and character in the study area, with a further **15%** (15) stating they neither agreed nor disagreed.

We followed the multi-choice question with an open response question asking participants if they had **anything else to add about the draft Plan and how it would preserve heritage and character in the study area.**

Most respondents (**78%**) mentioned character and heritage protection, with many supportive of protection of the centre's heritage. They were generally concerned that increased built form would deteriorate its heritage value and village feel.

Most mentioned building heights (**57%**) and that they would like to see permitted limits reduced particularly on Glenhuntly Road and in the urban renewal area. This was often tied to heritage and overshadowing, and sometimes to overlooking, visual bulk and wind tunnelling.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 69)
Character and heritage protection	78% (54 of 69 mentions)
Building heights	57% (39)
Car parking	6% (4)
Trees	3% (2)

Key comments included:

"Heritage should be given greater priority even if abutting large development sites." (Man, 30-39)

"The continual multi storey buildings under construction in and around Glenhuntly road are ruining the suburbs heritage character." (Woman, 30-39, Elsternwick)

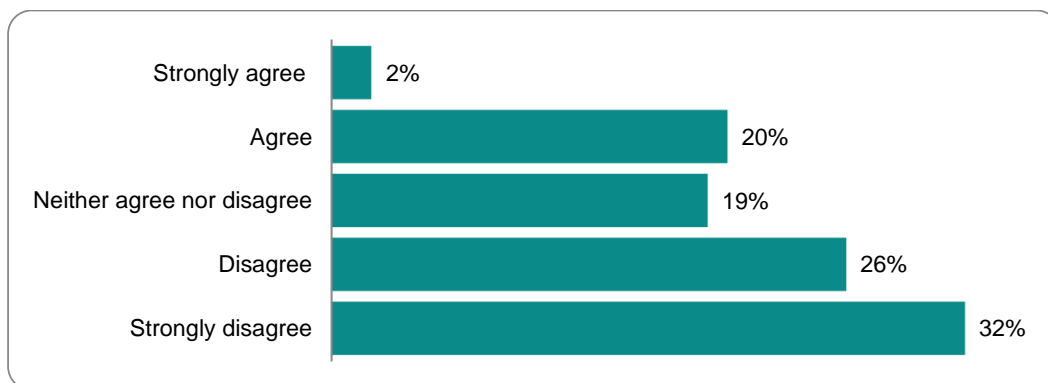
"Vision includes preservation of character and village feel. Height limits proposed for Glenhuntly Road are excessive and in no way aligned with this vision." (Man, 40-49, Elsternwick)

"Consideration of overshadowing is fair for main strips and plazas but is an exaggerated concern for maintaining the amenity of one or two back yards. A lot of anti-height folks are anti-development and will use overshadowing or visual bulk cynically because all they want is less competition for parking their car for free on the street even though they have a driveway and garage." (Man, 30-39, Caulfield North)

"Sounds good. Keep heights down and allow dual developments that don't disrupt heritage character." (Woman, 70-79, Elsternwick)

ACTIVITY AND LAND USE

We asked survey participants the extent to which they agreed measures in the draft plan would successfully provide the right land use mix in the activity centre.



58% of responses (58 of 99) either disagreed or strongly disagreed that the draft *Plan* would successfully provide the right land use mix in the activity centre.

22% of responses (22) either strongly agreed or agreed that the draft *Plan* would successfully provide the right land use mix in the activity centre, with a further **19%** (19) stating they neither agreed nor disagreed.

We followed the multi-choice question with an open response question asking participants if they had **anything else to add about the draft *Plan* and how it would provide the right land use mix in the activity centre.**

Many respondents mentioned population growth in the area (**44%**) and did so from the perspective that more growth would exacerbate problems - some questioned the assumption that Elsternwick has a role in accommodating Glen Eira's and Melbourne's growth.

Several respondents reiterated that they care about heritage and support its protection (**34%**) and said they were concerned that increased built form relating to building heights (**31%**) would deteriorate heritage value and the village feel of the centre.

Some respondents mentioned car parking in their responses (**21%**), either that it was already limited or that they were supportive of repurposing public car parks for other uses while others noted the importance of car parking for local businesses.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 61)
Housing/population	44% (27 of 61 mentions)
Character and heritage protection	34% (21)
Building heights	31% (19)
Car parking	21% (13)
Trees	11% (7)
Traffic	8% (5)

Key comments included:

"The Elsternwick activity centre is already densely populated. I'm not sure we need more growth or high rises. there are already noise and traffic problems." (Man, 40-49, Elsternwick)

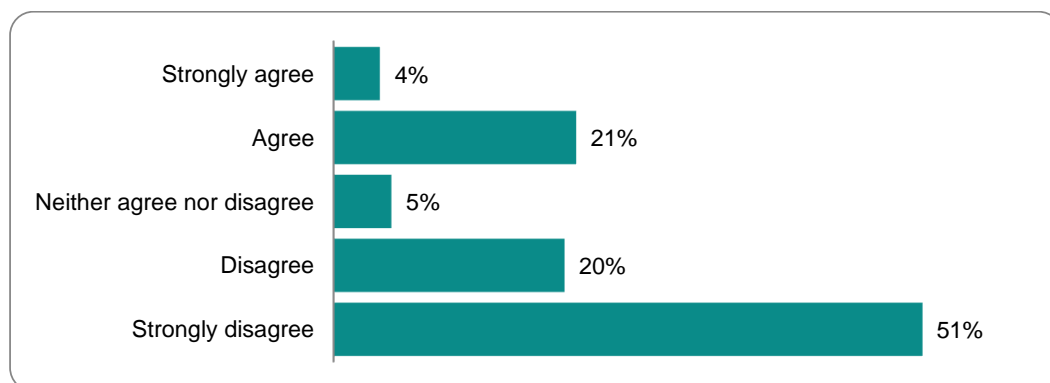
“Elsternwick was attractive for its intimate village flavour. With so much high-rise development taking place at present it is losing its attractiveness as an intimate friendly space. With the plans outlined this will be highly exacerbated!! It will no longer be our Elsternwick as we know it. It is also already increasing markedly the amount of traffic on the road, especially on Glenhuntly Road. Parking is also becoming more of an issue due to the amount of new residences.” (Woman, 70-79, Elsternwick)

“Council needs to look at more recreation parks and off-street parking.” (Man, 70-79, Brighton East)

“Elsternwick has already reached its expansion peak and is saturated with too many apartments and too many people for safe and clean environment. In order to maintain its character no further high rise of more than 2 storeys should be allowed. Concentration should be focused on improving current character and increasing parkland spaces and NO reduction in parking for apartments only some to include green spaces. This is more likely in line with climate change and cramping it full of apartments with loss of green space and parking.” (Woman, 60-69, Elsternwick)

BUILDINGS

We asked survey participants the extent to which they agreed measures in the draft *Plan* would balance growth and change with protection of heritage and public amenity.



70% of respondents (68 of 97) said they disagreed or strongly disagreed that measures in the draft plan would balance growth and change with protection of heritage and public amenity.

25% of respondents (24) said they strongly agreed or agreed that the draft plan would balance growth and change with protection of heritage and public amenity, with 5% (5) indicating their neither agreed nor disagreed.

We followed the multi-choice question with an open response question asking participants if they had **anything else to add about the balancing of growth and change with protection of heritage and public amenity.**

A number of respondents mentioned building heights (**40%**) and that they were unhappy with them, asserting they should be reduced, particularly on Glenhuntly Road and in the urban renewal area. As previously mentioned, this was sometimes tied to heritage and overshadowing.

Several respondents also indicated that the proposed increased built form would deteriorate heritage value and the village feel of the centre.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 63)
Building heights	40% (25 of 63)
Unhappy	37% (23)
Character and heritage protection	21% (13)
Over developed	17% (11)
Overshadowing	14% (9)
Car parking	6% (4)
Lack of open space	5% (3)

Key comments included:

"Don't up-zone any parts for increased residential growth. Elsternwick is fine as it is. If people want more housing build it on the outskirts of Melbourne!" (Man, 30-39, Elsternwick)

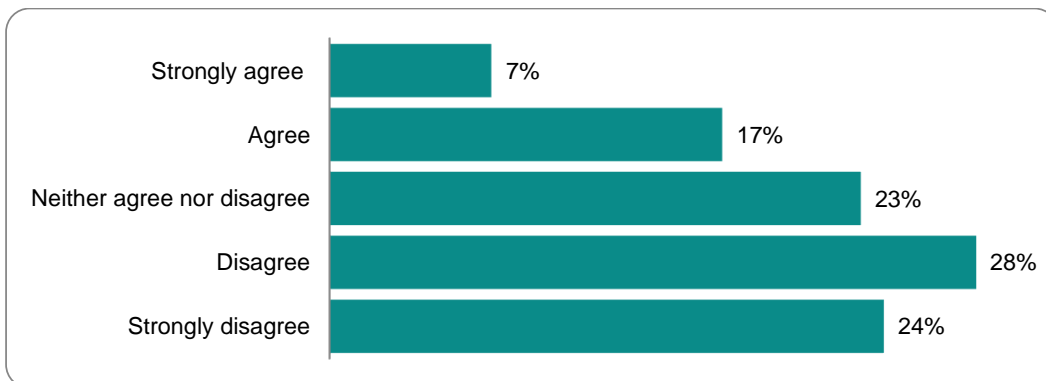
"I agree as long as we show more courage when it comes to dictating design over speed or developer profit." (Man, 50-59, Elsternwick)

"Public amenity will be affected by the extra number of people and cars in the vicinity." (Woman, 60-69, Elsternwick)

"Disagree with Council's vision that "Buildings along Glenhuntly Road in the main retail precinct can reach six storeys without overwhelming the heritage streetscape if setback adequately above the street wall. The proposed Woolworths development will provide too much visual bulk and leave the area in shade, similar to Coles making the streets very cold and no winter sun for cafes and restaurants. How does the proposed Woolworths development and these proposed 6 storey buildings protect the residents' existing residential amenity or private amenity?" (Woman, 50-59, Elsternwick)

PUBLIC SPACES

We asked participants the extent to which they agreed measures in the draft *Plan* would successfully ensure our public spaces are protected and well-planned for future needs.



53% of respondents (52 of 99) either disagreed or strongly disagreed that measures in the draft plan would successfully ensure our public spaces are protected and well-planned for future needs public spaces around Staniland Grove and Orrong Road.

24% of respondents (24) either strongly agreed or agreed that proposed measures would successfully ensure our public spaces are protected and well-planned for future needs, while **23%** (23) neither agreed nor disagreed.

PUBLIC SPACES AROUND STANILAND GROVE AND ORRONG ROAD

We asked survey participants if they had anything else to add about the draft *Plan's* proposal to explore options for public spaces around Staniland Grove and Orrong Road.

Several respondents (29%) mentioned car parking and that the removal of them had to be considered carefully - particularly for those who are less physically able - and many told us about the considerable traffic issues they experience on Glenhuntly Road and surrounding streets.

Others were supportive of measures provided to increase provision of open green space and some thought more could be done.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 70)
Car parking	29% (20 of 70 mentions)
Open space and public realm	21% (15)
Traffic	13% (9)
Land uses and activities	11% (8)
Population growth	4% (3)
Wind tunnelling	3% (2)
Sustainable transport	11% (8)
Building heights	7% (5)
Trees	4% (3)
Population growth	3% (2)
Character and heritage protection	1% (1)

Key comments included:

"If we look to reduce traffic on Glenhuntly Rd then reducing parking in side streets becomes an issue for retailers. I think that the overall plan for this area is a great idea." (Man, 50-59, Elsternwick)

"I think these are fine in principle but there are opportunities in Elsternwick for more public spaces, urban forests and green links which have not been investigated here, or in some cases, only just starting to be looked at despite Council being alerted to these several times over many years." (Man, 50-59, McKinnon)

"Carparking underground? More public open space and greenery is only to be encouraged. As long as these spaces are not surrounded by towers." (Woman, 50-59, Elsternwick)

"The development of shared zones impacts travel times, parking and safety. I would be happier if Council focussed on ensuring the existing pedestrian access (footpaths and crossings) are properly maintained so more could be spent on the increased availability of the open spaces in particular." (Man, 50-59, Elsternwick)

RE-PURPOSING OF SELECT ON-STREET PARKING FOR OUTDOOR DINING AND TREE PLANTING

We asked survey participants for their feedback on the potential re-purposing of select on-street parking for uses such as outdoor dining and tree planting.

Many respondents mentioned car parking (**60%**) in their responses. While many indicated the removal of car parking along Glenhuntly Road was a good thing, many also acknowledged there is a need for car parking for businesses and for those who are less mobile, however, many felt that car parking needed to be accommodated off-street.

Some respondents who were local residents said they had experienced overflow parking in their residential streets and had trouble parking near their homes.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 77)
Car parking	60% (46 of 77 mentions)
Trees	12% (9)
Traffic	10% (8)
Sustainable transport	9% (7)
Land uses and activities	9% (7)
Open space and public realm	6% (5)
Environment protection	3% (2)

Key comments included:

"The ambition is good, however, car parking in Elsternwick is bad at the best of times and will need to be considered given that as a MAC it is trying to attract business/customers outside the 20-

minute access range. Will Council need to consider underground parking?” (Prefer not to say, Elsternwick)

“Turning car parks into dining is always a winner. People think they will miss those few spots but the space can be used so much more productively.” (Man, 30-39, Caulfield North)

“This would be an improvement.” (Man, 40-49, Elsternwick)

“Recommend retaining streetscape scale on main road as is, retaining on-street parking. Footpath trading works, and tree planting on Glen Huntly is not the best place for trees. Focus on tree planting in side streets. The main street should stay to similar scale as current.” (Woman, 40-49)

“Outdoor dining is limited to weather. More parks and wider footpaths are required with tree are required.” (Prefer not to say, 50-59, Elsternwick)

RE-PURPOSING OF SELECT CAR PARKS FOR OPEN SPACE COMMUNITY ACTIVITIES OR AFFORDABLE HOUSING

We asked survey participants for their feedback on the potential re-purposing of select on-street parking for other uses such as open space community activities or affordable housing, in addition to ongoing public car parking.

Most participants mentioned car parking (**62%**) followed by about public space and the public realm (**34%**). A lot of participants thought that open space was a necessity, but they were split on whether car parking should be removed to make way for this, unless other off-street public car parking is made available or is moved underground to offset potential loss in the future.

Many cited existing car parking issues, including the spilling of cars parking in streets away from Glenhuntly Road. Participants were divided about whether affordable housing was necessary, and some were sceptical as to whether more dwellings would in fact be more affordable.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 77)
Car parking	62% (48 of 77)
Open space and the public realm	34% (26)
Other	23% (18)
Land use and activities	5% (4)
Trees	5% (4)
Building heights	3% (2)
Character and heritage protection	3% (2)
Traffic	1% (1)

Key comments included:

“Open space, yes, affordable housing, no. The Council should not sacrifice open space to development of any kind. The supposedly legislated affordable housing in large private developments is minimal, while public housing requires state government land. The loss of that

council asset would only benefit the few. Also, open space car parking is safer for all and offers the ability to add to the tree canopy.” (Prefer not to say)

*“The existing parking is fully used and should not be converted apart from extra tree planting.”
(Woman, 40-49, Elsternwick)*

“Prefer Council car parks to be retained - improve tree planting throughout car parks - they have not been maintained well for decades.” (Woman, 40-49)

ANYTHING TO ADD

We provided another open-ended question for anything further participants wanted to add about public spaces.

A list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 35)
Building heights	20% (7 of 35 mentions)
Traffic	17% (6)
Car parking	14% (5)
Trees	11% (4)
Character and heritage protection	11% (4)

Key comments included:

“Keep building heights to a maximum of 6 stories along the main streets and double the mandatory parking required for underground parking (may eventually be used for additional underground living space when the weather gets rougher like in Coober Pedy or Canada!)” (Woman, 70-79, Elsternwick)

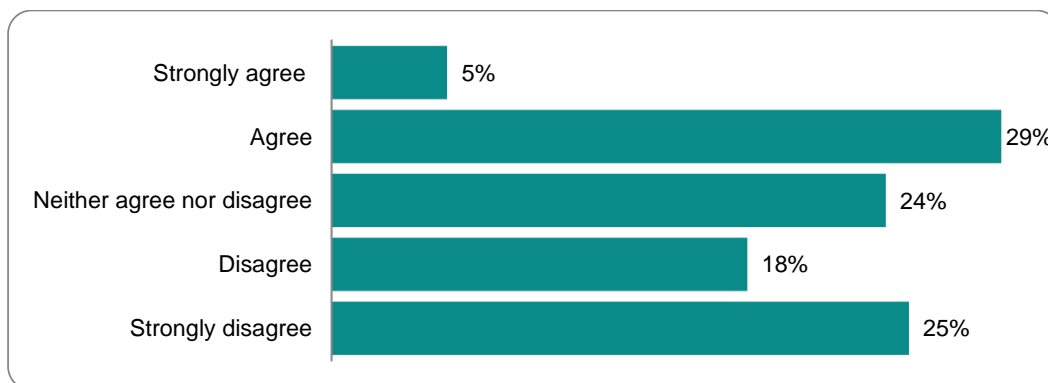
“Go lightly with structure plan, lower heights, do less. The scale and amenity of Elsternwick is great and is slowly being eroded by poor built form that overshadows the street. Strengthen green and solar on roof tops. keep council car parks, and most important lower building heights and increase setbacks. Enforce solar studies and wind studies on all proposals to ensure minimum impact to community around. Green side streets and roof tops, not main street.” (Woman, 40-49)

“Please make sure that available car spaces grows to accommodate growth in the population. And include electric charging stations. The reality is that cars will still exist.” (Woman, Prefer not to say, Elsternwick)

“Some streets can be made one-way so that the other half can be made into parkland.” (Man, 70-79, Brighton East)

TRANSPORT

We asked survey participants the extent to which participants agreed measures in the draft *Plan* would ensure the transport network will serve our community well in the activity centre.



43% of survey respondents (42 of 98) indicated they disagreed or strongly disagreed that the draft *Plan* would help the transport network serve our community well in the activity centre.

34% of survey respondents (32) indicated they strongly agreed or agreed that the draft *Plan* would help to ensure the transport network would serve our community well in the activity centre, with a further **24%** (23) neither agreeing nor disagreeing.

We followed the multi-choice question with an open response question asking participants if they had **anything else to add about how the draft *Plan* could ensure the transport network would serve our community well in the activity centre.**

Many respondents mentioned sustainable transport (**56%**) in their responses. Several participants said the busy-ness of public transport is currently a deterrent for people using it as well as the steep ramp at Elsternwick train station and steps onto the trams on the route.

Some participants said while cycling and other modes of sustainable transport made sense, the dangers of doing so around Elsternwick were difficult due to safety concerns. Many are supportive of improvements to walking and cycling networks and safety.

A number of participants mentioned a number of aspects relating to traffic (**36%**) or car parking (**27%**). Some queried whether new residents in new dwellings would in fact not drive cars without having off-street carparking, and whether no provision for the potential loss of car parking or increase in population would exacerbate existing issues regarding traffic and safety of Glenhuntly Road.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 55)
Sustainable transport	56% (31 of 55)
Traffic	36% (20)
Car parking	27% (15)
Population growth	18% (10)
Residential amenity	7% (4)
Open space and the public realm	4% (2)

Key comments included:

"In principle I see that both the traffic mix and public amenity would be improved. I am all for improving this aspect of our lives." (Prefer to not to say, 70-79, Elsternwick)

"Prioritising cycling paths excellent idea. It is a mistake to think, in the near term, that people won't use cars and need parking. While re-purposing carparks for open space use is entirely appealing, other parking options must be incorporated. The wider planning issues to accommodate the increased population in the area requires the PTV to adapt to the changes accordingly. Effective planning is useless without it." (Woman, 50-59, Elsternwick)

"Disagree with the Council's view that limiting the provision of car parking in new residential development at select locations will assist in lowering the number of cars and car trips in the centre per capita over time. No resident parking should be approved for new developments that also seek reduced parking conditions. People might use public transport to commute to work but still require a car, e.g. I require a car to get to Council offices as there is no public transport. While it is true that our area is near existing transport, this transport is already at capacity, additional population increase will impact our already over-crowded train, tram and bus facilities." (Woman, 50-59, Elsternwick)

ANYTHING ELSE TO ADD

We invited survey participants to tell us anything else they wanted to about the draft *Elsternwick Structure Plan*.

A comprehensive list of themes mentioned for this question are below:

Key themes of participant feedback	Number of mentions by respondents (Total 60)
Building heights	28% (17 of 60)
Unhappy	25% (15)
Over developed/population growth	18% (11)
Environment/open space	10% (6)
Character and heritage protection	8% (5)
Improve existing amenities	3% (2)
Trees	3% (2)
Traffic	2% (1)
Accessibility for all	2% (1)

Key comments included:

"There is a tension between population growth and associated demand for housing and the environment. At this particular time of history, the sustainability of the design and the protection and enhancement of the environment has to be central to any proposed structure plan." (Woman, 60-69, Elsternwick)

"Maintaining heritage facades is very important but a lot of development opposition is cynical and heritage and tree loss is used as a weapon. The measures in the draft seem reasonable. Tall towers at the car dealerships seemed like the perfect spot to increase housing stock so I am surprised we have ruled this out. Even with lower heights there is lots of room for dense housing along the

Nepean. Keep up the pressure on bike and ped safety. Our lives are at stake.” (Man, 30-39, Caulfield North)

“Looks good in concept, it remains to be seen how closely it will be followed when deep-pocketed developer pressure comes to bear. We have no need of a second major grocery store on Glen Huntly Rd, just blocks away from Coles, for example.” (Man, 50-59, Elsternwick)

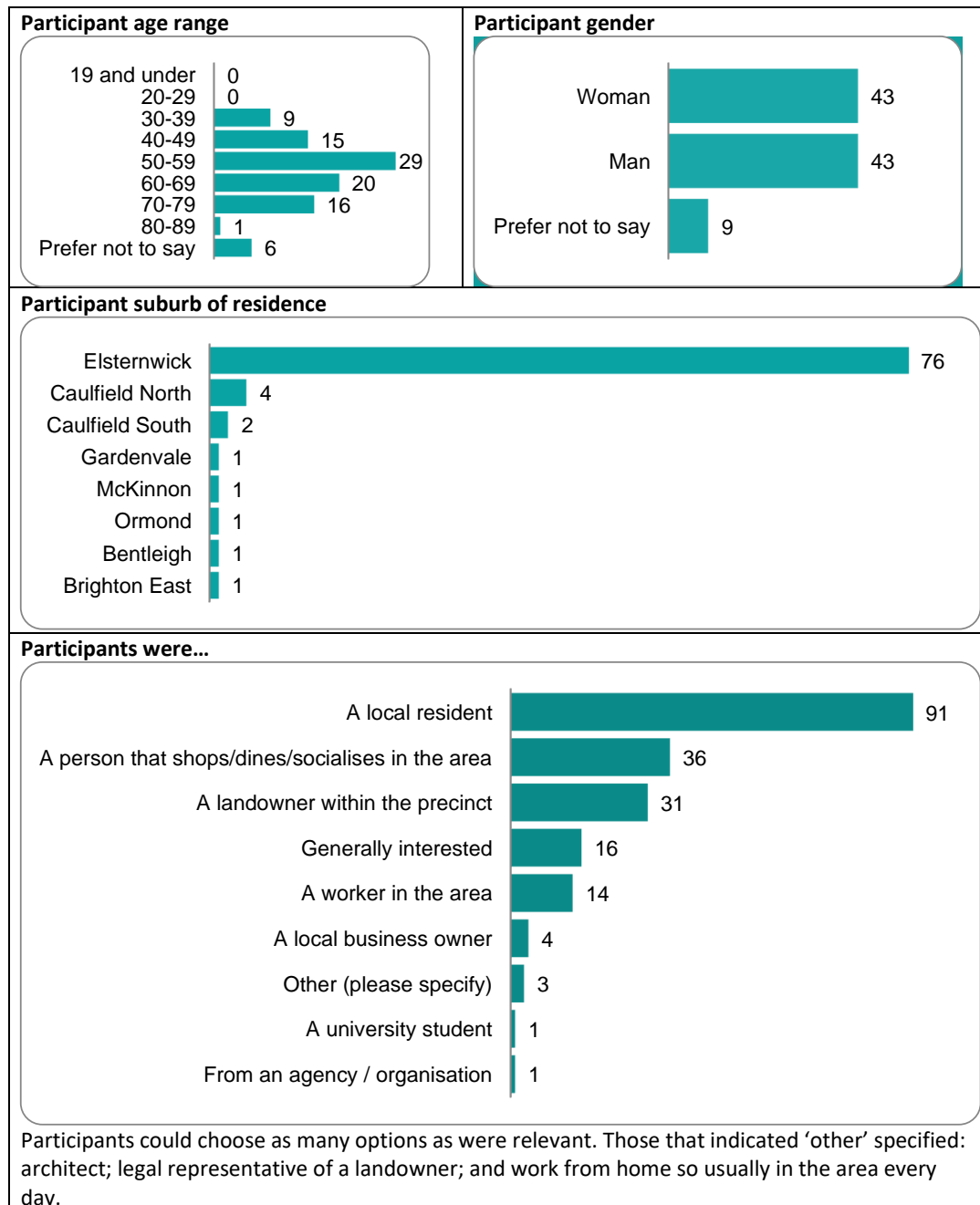
“Outdoor dining - strong agree. It is an incredibly viable and sensible option for all businesses to pursue in our new era of living with Covid, and potential future communicable disease pandemics. It is a decision that protects the businesses revenue stream and provides the consumer with choice.” (Prefer not to say, 30-39, Gardenvale)

“The proposed height limits along Glenhuntly Rd and Hotham Street west of the railway line are not competent with the overall objectives of the Elsternwick Plan.” (Man, 50-59, Elsternwick)

“More trees, more open space, more pedestrian crossings and more cycle lanes please.” (Man, 30-39, Elsternwick)

WHO PARTICIPATED IN OUR COMMUNITY SURVEY?

Please note that not all participants provided a response to the demographic questions.



EMAILS RECEIVED

Over the community engagement period we received **56 emails** from community members with their feedback and ideas about the draft *Plan*.

The feedback we received via email was similarly themed to the submissions received from the online survey with several emailers also completing the survey.

Most of the community members who emailed us were unsupportive of the building height limits proposed in the draft *Plan* and provided feedback about their concerns of the effects of taller built form on heritage, village character, residential amenity, sunlight, wind tunnelling and overlooking of private space. Other concerns that people raised were visual bulk, a lack of car parking and increased traffic congestion. Many would like to see more greens space, more stringent overshadowing requirements and better environmental outcomes for residents today as well as future residents.

Some emails suggested that the draft *Plan* should contain more detailed targets and measures. Others did not agree with the 50:50 mode share target or the assumption that Elsternwick is growing, suggesting that it is already a very busy centre. Some drew comparisons to activity in other suburbs and questioned the power of Council to deliver what the community is seeking considering State Government requirements or the influence of developers.

Many email submissions concerned specific properties or locations in the centre such as Ross Street, Maysbury Avenue and May Street. Most of these emails expressed opposition to the allowable building heights proposed in these places and subsequent issues that new development could bring, in particular, visual bulk and overshadowing. Many stressed the importance of good quality amenity for current residents at these locations. Some pointed to past VCAT decisions in support of their arguments.

A few emails were supportive of what was envisioned in the *Structure Plan* around their property or were seeking even greater flexibility in building height. (Please note that demographic details for emails are not available, as there is no requirement for email submitters to include this information.)

Key comments included:

“As residents of Elsternwick for thirty years we greatly appreciate the amenities and convenience of the area, and do not object to increasing the number of residents who can enjoy the same. However we begin to wonder what powers Council has to determine the future of our suburb. Have real planning powers been handed to government bodies and developers?”

“There is no proactive requirement in the Structure Plan for greening up areas directly earmarked for multi storey developments. What about a requirement of an avenues of trees to be planted along the fronts and backs of such constructions? Keeping only the facades of heritage buildings and constructing high rises behind the facades is a mockery of retaining heritage character. Heritage buildings must be properly protected. The focus of the future of Elsternwick should be: more open space; recovering tree canopy loss; combating effects of climate change; sustainability; reducing traffic congestion for healthy living.”

"I would firstly like to say thank you for lowering the heights to two stories in the area of Stanley Street and Orrong Road, it was like a breath of fresh air."

*"There are many positive elements in the plan and the Vision and Objectives are particularly commendable. **12 stories on Horne St is totally inappropriate!** It needs to be revisited so the Structure Plan can get the balance right and live up to its vision and objectives!"*

*"We **support the proposal to increase height limits on Ross Street**. Our position that increasing density on Ross Street from 4-6 levels is predicated on the need to consider Horne & Ross Street development potential collectively. We request that Council undertake detailed Urban Design and Built Form analysis."*

DROP IN INFORMATION SESSIONS

There were **five drop-in sessions** held during the engagement session. Four of these occurred at Glen Eira Town Hall and one of these occurred at Elsternwick Library once works had been completed.

A total of **34 community members attended** these face-to-face sessions and spoke with strategic planners about the draft *Elsternwick Structure Plan*. Questions asked were generally of a personal nature and how the draft Plan would impact their property.

Themes covered in discussions at these sessions included:

- concerns about provision of on-street parking
- interest in development potential in specific areas
- clarification about heritage overlays in area
- the future of the Elsternwick Library site
- height limits and setbacks, generally and in particular locations
- character and heritage protection
- preservation of trees and open green space
- environmental protection.

PHONE CALLS

Council received **10 phone calls** from community members about the draft *Plan*. They spoke with a strategic planner generally seeking clarification on a number of aspects of the draft *Plan*.

The themes covered included:

- timelines
- proposed rezoning and height limits
- Elsternwick Library site
- traffic and congestion.

ONLINE INFORMATION SESSION

The online information session was booked by 27 community members, but only **17 attended**. This session involved a presentation by Council about the draft *Plan* followed by a discussion.

All community member comments were noted and Council provided a Question and Answer document afterwards responding to community questions.

A recording of the session was made available on the online engagement page for community members who were unable to attend but wanted to watch at a later time.

The themes that were raised included:

- height limits and risk of overshadowing
- population growth and pressures
- character and heritage protection
- affordable housing
- traffic flow
- creation of open space around train station.

Please view Appendix 1 below for the [Question and Answer document](#).

**APPENDIX I: Draft Elsternwick Structure Plan online information session:
Q and A**

24 November 2022 6:30-7:30 pm

What justification is there to allow development up to 5 storeys above the Scout Hall?

The Scout Hall at 2 Miller St is currently zoned Residential Growth Zone (RGZ) with a 4-storey height limit. Redevelopment above is already allowed. The draft *Structure Plan* recommends rezoning this site to a Commercial 1 Zone (C1Z) and increasing the height allowance to 5 storeys. The heritage overlay does not prevent new development above this building, but it requires that any new development apply for a permit. The application would be reviewed by Council's heritage consultant to ensure the heritage value of the building is retained if development were to occur. The height limit is drawn from the urban design analysis, regardless of ownership, and would be applied if development were proposed.

What justification is there for 8-12 storeys?

Elsternwick is growing and there is demand for new dwellings and employment space into the future. State planning policy directs growth to activity centres. The draft *Structure Plan* aims to balance growth with protecting heritage and other characteristics valued by the community. While there are areas proposed to allow 8- 12 storeys to accommodate some of this growth, taller built form is restricted to a small part of Elsternwick, close to the train station and Nepean Highway. At the same time, the draft *Structure Plan* is proposing a considerable amount of downzoning from 4 storeys to 2, to protect residential heritage. Most of Elsternwick is proposed to remain low-scale.

The draft *Structure Plan* and subsequent Planning Scheme amendment aim to secure permanent height restrictions in a major activity centre (MAC). Council must demonstrate to an independent Planning Panel and to State Government why anything higher than 12 storeys should not be allowed in Elsternwick MAC.

Where is the infrastructure to support additional development?

Improvements to the transport network and new open space to accommodate a growing population are proposed in the draft *Structure Plan*, consistent with other Council strategies like the *Open Space Strategy*. Future community infrastructure needs will be assessed and improved as required. This is an ongoing process with or without a structure plan in place.

Has Amendment C239 progressed?

This is an amendment proposing heritage protection for additional properties in Elsternwick. Council sought authorisation to exhibit the amendment from the Minister for Planning in April 2022. This request has been rejected and additional heritage will not be considered in Elsternwick until a structure plan has been adopted.

What impacts would adjacent development have on St Clement's church?

St Clements Church (205 Glenhuntly Rd) is proposed to be rezoned from residential to commercial along with the surrounding properties. It is protected by an individual heritage

overlay and is proposed to remain unchanged, despite rezoning. However, development can occur adjacent to the church provided the church is treated as a sensitive interface with appropriate setbacks. Development applications adjacent to the site would be reviewed by Council's heritage consultant.

What precedent is there for Council developing affordable housing?

Council's adopted [Social and Affordable Housing Strategy](#) lists 'provide' as one of the four themes to address unmet needs for social and affordable housing, including identifying opportunities to provide affordable housing on Council land. Council already does provide a limited amount of affordable housing which is rented to financially disadvantaged older residents.

Past documentation (for example, referral responses to the development proposal at 10-16 Selwyn St in 2019) indicated housing targets could be achieved with less intensive development. Why is it more intensive now?

The draft *Structure Plan* does not have a housing target. It aims to ensure there are good outcomes for sustainability, heritage and amenity as development occurs, and to ensure the centre performs its role as a MAC by providing the right land use mix for future employment and housing diversity needs. The *Structure Plan* guides growth and development to the right locations.

Are proposed height limits mandatory or discretionary?

Building heights proposed for heritage properties in the Main Retail precinct along Glenhuntly Road are mandatory. Building heights proposed for other commercial and mixed use land is discretionary. Building heights on residential land are mandatory.

Which streets will take the delivery trucks for the new supermarket?

Site-specific impacts and responses are analysed in detail as part of the development application process, such as was done for the future supermarket site at 10-16 Selwyn Street. Broader transport analysis for the whole MAC is embedded into the draft *Structure Plan*.

How much of this *Structure Plan* depends on which government we have?

The draft *Structure Plan* aligns not with a party but with State planning policy as outlined in [Plan Melbourne 2017-2050](#). If that should change, structure planning would also change. Funding of projects is largely Council's responsibility and worked into annual budgets, so changes at other levels of government will not affect that. However, components such as public transport are the responsibility of State Government. Council's role there is to advocate for the changes proposed in the draft. Council will also seek funding support from other levels of government for local projects wherever possible.

How can Council protect heritage shops from overdevelopment and disrepair?

Redevelopment of a building in a heritage precinct requires a planning permit, so all proposals for change in these areas are assessed against relevant heritage controls and policies. Maintenance and repairs of private property are the responsibility of landowners.

What protection will there be to avoid blocking of winter sun from the southern footpath of Glenhuntly Road?

The draft *Structure Plan* identifies Elsternwick Plaza and Hopetoun Gardens as key public spaces to protect with a winter shadow control, as well as potential new open spaces at the former ABC site on Gordon Street and at the Elsternwick Library. The southern footpath of Glenhuntly Road was not identified as a key public space that must be protected from winter shadowing because it is already in the shadow of existing buildings in winter, including 2-storey heritage buildings. An equinox shadow control is proposed for the southern footpath of Glenhuntly Road for heritage properties in the Main Retail precinct.

Reference to other documents such as the Urban Design Guidelines, peer reviews of previous work and Planning Panel reports.

The draft *Structure Plan* is based on current independent urban design advice with input from economics, transport and heritage expertise. Broad State planning policy, Planning Practice Notes, recent planning panel reports and VCAT decisions, as well as previous Council work were all taken into consideration and helped to inform the analysis that underpins the draft *Structure Plan*.

How does this *Structure Plan* allow for ideal open space provision (example provided of 2ha per 1000 people)?

Glen Eira's [Open Space Strategy Refresh 2020](#) outlines Council's intentions for future public open space throughout Glen Eira. For Elsternwick, Council will seek a contribution of new public open space as part of the redevelopment of the former ABC site on Gordon Street. Council may purchase land for additional open space in suitable locations of Elsternwick where possible. Council may consider future uses of some at-grade car parking for public open space, subject to feasibility and further decisions of Council.

Why do other suburbs have greater height restrictions?

All activity centres are different and must be treated in context of the municipality and its network of activity centres. There are some centres with lower height restrictions but there are others throughout metro Melbourne with more generous provisions that allow taller built form. The draft *Structure Plan* strikes a balance between managing growth and change in the MAC while also protecting valued heritage and amenity.

Can the proposed *Structure Plan* include overshadowing diagrams on open space?

An overshadowing diagram is provided on page 41 of the draft *Structure Plan*. Additional imagery in the final *Plan* will be considered.

Has Council considered covering the rail line to create new open space or parking?

This idea was proposed in the previous *Structure Plan*. However, the cost is too great for Council to commit, so it has not been included in the 2022 draft.

Why is there so much discretion?

The draft *Structure Plan* must work within the Victorian planning system, which is generally discretionary, especially for commercial areas. Discretionary provisions are flexible and take the context of the centre and development site into consideration which can accommodate more innovative design than a prescriptive planning system.

Have you considered congestion around new development at Orrong Rd?

The transport analysis looked at the MAC as a whole rather than at specific development sites, which are handled through the development application process. The draft *Structure Plan* makes recommendations for Orrong Road that recognise it as both a high-traffic route and a bicycle route, including safer intersection design for cyclists and pedestrians.

What wind tunnelling analysis has been done?

The urban design analysis addressed wind tunnelling in a very limited way. Wind impacts can be mitigated through building design features such as façade treatments and street tree planting for pedestrian comfort. The cumulative impact of development on wind tunnelling is also assessed through development applications.

Can we be provided with the heritage report?

The heritage advice that Council received was provided to help guide internal decisions and advice, but it was not prepared for public distribution.

Use of the term ‘village’

An urban village provides a range of community facilities. Over time this has been replaced by the term activity centre. The idea of a ‘village feel’ refers to a form of development of narrow shopfronts with no ground-level setbacks that have residences above and high pedestrian activity. This differs from, for example, more contemporary built form commonly found in cities such as large, single-storey shops with at-grade car park frontages and no residential development above, which tend to be more car-oriented.

Note that some trees do not perform well from winter shadowing

Council will choose from a tree palette of appropriate species and recommend species best suited to local conditions.

Why should we think this plan will achieve anything given that the Elsternwick South plan was abandoned?

Council has reset its strategic planning program beginning with the [Housing Strategy](#), which was adopted by Council on 2 November 2022. Council has also recently adopted structure plans for Carnegie, Caulfield and Glen Huntly, as well as Built Form Frameworks for three neighbourhood activity centres. Several planning scheme amendments are underway to begin implementing these plans and frameworks. Elsternwick is on the same trajectory.

Council needs to demand new trams.

Advocacy for increased tram service and improved stops is included in the draft *Plan*.

What is Council proposing for the library site?

The draft *Structure Plan* proposes ongoing provision of library services and carparking plus a new public use such as public open space. (Note that the height limit indicated is provided as part of the urban design assessment only. It is Council-owned land so any proposal for this site is subject to more detailed consultation, feasibility assessment and Council decisions.) This aligns with a proposal for a community hub prepared in 2019. However,

implementation of the hub would not occur for several years due to other Council budget priorities.

Clarify whether mandatory height limits are possible.

Yes, mandatory building height controls are possible where they can be justified. Council intends to seek mandatory height limits on the heritage strip in the Main Retail Precinct because there is a strong strategic basis. The Minister for Planning makes the final decision.

All comments are noted.

8.2 PHILANTHROPIC PARTNERSHIP DONATION OFFER - BENDIGO BANK CAULFIELD PARK

Author: Sharon Sykes, Manager Community Development

Director: Mark Saunders, Director Community Wellbeing

Trim No: 23/161540

Attachments: 1. Bendigo Bank Community Bank Caulfield Park Donation Offer [↓](#)

EXECUTIVE SUMMARY

In accordance with Council's Philanthropic Partnerships Policy, The Community Bank Caulfield Park, a branch of the Bendigo Bank, initiated discussion with Council officers and subsequently submitted a proposal to contribute to the installation of automated external defibrillators outside its premises at 193 Balaclava Road, Caulfield North and in Staniland Grove, near the corner of Glen Huntly Road, Elsternwick.

The proposal (Attachment 1) was submitted to Council on 20 February 2023 and outlines the details of the offer by the Community Bank Caulfield Park to donate \$5,000 to support Council's initiative to install automated external defibrillators in Caulfield North and Elsternwick.

The donation proposal from the Community Bank Caulfield Park meets the objectives of Council's Philanthropic Partnerships Policy.

This report recommends that Council accept the donation offer.

RECOMMENDATION

That Council:

1. accepts the donation offer of \$5,000 from the Community Bank Caulfield Park
2. writes to the Community Bank Caulfield Park advising of Council's decision
3. authorises the Director Community Wellbeing to finalise the Partnership Agreement with the Community Bank Caulfield Park
4. publishes the conditions of the Partnership Agreement on Council's website within 30 days of execution of the written agreement.

BACKGROUND

At the Ordinary Council Meeting on 22 February 2022, Council adopted the Philanthropic Partnership Policy.

The Policy sets out the parameters which need to be applied in relation to the receipt of financial contributions and provides a structured framework to guide the context and establishment of decisions regarding incoming philanthropic donation offers.

The objective of the draft Policy was to ensure that, in considering and accepting donations and philanthropic partnerships:

- Council has appropriate probity checks in place to prevent corruption and conflicts of interest
- Council is consistent and transparent in its dealing with donors and potential donors
- donations add value to Council services, events and facilities

- philanthropic partnerships and donations align with Council's vision and key objectives
- partnership opportunities for investment in Council services, events and facilities are coordinated
- risks in philanthropic partnerships are effectively managed and Council's reputation is protected.

On 20 February 2023, the Community Bank Caulfield Park, a branch of the Bendigo Bank, wrote to Council seeking consideration of a proposed sponsorship agreement that included a contribution \$5,000 towards the installation of two automated external defibrillators in Caulfield North and Elsternwick.

Installation of automated external defibrillators

Council completed the installation of six automated external defibrillators in late 2022 at a cost of approximately \$40,000. The defibrillators are located in Caulfield North, Elsternwick, Carnegie, Glen Huntly, Bentleigh and Bentleigh East in shopping precinct areas and are available to the public 24 hours per day, seven days per week. The defibrillators are registered with Ambulance Victoria.

Council has a Community Funding Agreement with Hatzolah to manage the operation and maintenance of the defibrillators.

ISSUES AND DISCUSSION

As outlined in the proposal, the donation by the Community Bank Caulfield Park has the following expectations:

- The logo of the Community Bank Caulfield Park will be displayed on the defibrillator cabinets at 193 Balaclava Road, Caulfield North and in Staniland Grove, near the corner of Glen Huntly Road, Elsternwick.
- The donation by the Community Bank Caulfield Park will be acknowledged in Glen Eira News.
- The donation by the Community Bank Caulfield Park will be acknowledged through Council's social media.
- The donation by the Community Bank Caulfield Park will be acknowledged on Council's website.
- An annual article through Glen Eira News, social media and Council's website will highlight the importance of automated external defibrillators being available and will reference the support of the Community Bank Caulfield Park.

Council has made a commitment to promote and raise awareness of the six automated external defibrillators in Glen Eira and the expectations outlined above can be accommodated within the communications activities that are currently being planned and implemented.

CLIMATE EMERGENCY RESPONSE STRATEGY IMPLICATIONS

The adoption of the Philanthropic Partnership Policy aligns with the adopted Our Climate Emergency Response Strategy. Specifically, it will enhance opportunities for Council to work with our community in relation to the following principles:

Principle 1 – We work together with our community

Principle 2 – We plan for community resilience

Principle 3 – We encourage an inclusive and healthy community

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The purpose of the Policy is to establish partnerships to enhance the financial resources and asset outcomes of Council. The Policy provides guidance and criteria to manage any financial, resource, risk and asset management implications imposed by any proposal.

The estimated cost to install the six automated external defibrillators, including the cabinets, defibrillator devices, installation and provision of CCTV for each site was approximately \$40,000. A donation of \$5,000 for two of the defibrillators covers the main costs of purchase of the device and cabinet and is considered reasonable as a community donation.

POLICY AND LEGISLATIVE IMPLICATIONS

The Philanthropic Partnership Policy sets out the framework for Council when it considers accepting the offer of the donation from the Community Bank Caulfield Park.

COMMUNICATION AND ENGAGEMENT

Under the adopted Policy, all accepted philanthropic donations and the conditions of the Partnership Agreement will be published on Council's website within 30 days of the execution of the written agreement.

If the donation is accepted by Council, there will be publicity opportunities, including the Community Bank Caulfield Park logo on the defibrillator cabinets, Glen Eira News articles, social media messages and information on Council's website.

LINK TO COUNCIL PLAN

Strategic Direction 5: A healthy, inclusive and resilient community

We support our residents to be healthy, strong and resilient and will embrace and celebrate our diverse community

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

The Philanthropic Partnership Policy adopted by Council provides a framework to guide the decisions and assessment of proposed donations that will add value to Council services, events and facilities.

It is believed that the sponsorship offer of \$5,000 from the Community Bank Caulfield Park meets the objectives of the Policy.

Caulfield Park Community Financial Services Limited

Mark Saunders
Glen Eira City Council
Corner Glen Eira and Hawthorn Roads,
Caulfield VIC 3162

20 February 2023

Dear Mark Saunders,

RE: Glen Eira City Council Defibrillator Project

Caulfield Park Community Financial Services Limited T/AS Community Bank Caulfield Park is looking to support the Glen Eira City Council Defibrillator Project by contributing \$5,000.

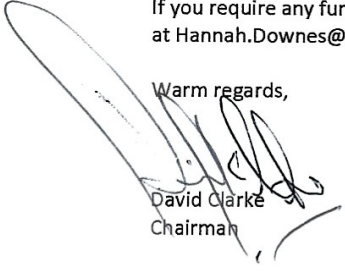
In return for the sponsorship, we expect the following:

- CBCP logo (to be provided) is to be displayed on the defib cabinet out the front of our branch and also on the defib cabinet in Elsternwick.
- Acknowledgement in Glen Eira news about our contribution
- Acknowledgement on Glen Eira social media about our contribution
- Acknowledgement on Glen Eira website about our contribution
- An annual article / note in the above mediums highlighting the importance of these units being available in the community with reference to our support.

We seek to expedite this process and would ask that you confirm as soon as possible when the above can be facilitated. Once we have an agreement documented and signed, we will organize the agreed payment into a nominated bank account.

If you require any further details, please contact our Local Engagement Officer Hannah Downes on 0411 920 069 or at Hannah.Downes@bendigoadelaide.com.au

Warm regards,


David Clarke
Chairman

193 Balaclava Road Caulfield North VIC 3161
p 9525 9899 e caulfieldparkmailbox@bendigoadelaide.com.au

bendigobank.com.au



ABN 42 106 387 504 Franchisee of Bendigo and Adelaide Bank Limited ABN 11 068 049 176. AFSL/Australian Credit Licence 237879

8.3 VCAT WATCH

Author: Lulu Zhang, Principal Urban Planner

Trim No: 23/165343

Attachments: 1. VCAT Watch - Attachment - 13 April 2023 [↓](#)

EXECUTIVE SUMMARY

To report to Council regarding applications currently before, and any recent decisions of the Victorian Civil and Administrative Tribunal (VCAT).

RECOMMENDATION

That Council notes the update on Victorian Civil and Administrative Tribunal matters.

BACKGROUND

The VCAT process is an integral part of the planning permit process and provides an opportunity for an independent review of planning decisions. VCAT is required to take into consideration any relevant planning policy when reviewing a decision.

ISSUES AND DISCUSSION

This report includes an attachment that provides an overview of all applications currently before VCAT. The attachment table is broken down into 'New Appeals lodged with VCAT' and 'Current matters before VCAT' (including upcoming hearings or where Council is waiting for a decision after the hearing has taken place) and 'Recent decisions of VCAT'.

Since the previous report four new appeal have been lodged and four new decision has been received. The decision is discussed below.

Application determined by the Tribunal

Address	82 Downshire Road, Elsternwick
Proposal	Construction of an outbuilding (carport) associated with an existing dwelling on land within the Neighbourhood Character Overlay
Council decision	Notice of refusal
VCAT decision	Refusal

Council's grounds of refusal were related to the location, layout and built form of the proposed carport, which would have an unreasonable impact on the existing or preferred character of the area.

In the VCAT Oral Decision on 21 February 2023 and the VCAT Order issued on the same day, the Tribunal considered the proposal an unacceptable outcome having regard to the established streetscape, the existing and preferred neighbourhood character contemplated by relevant planning policies. Council's original decision of refusal therefore was affirmed.

Address	10 Hopetoun Street, Elsternwick
Proposal	Construction of two dwellings
Council decision	Notice of decision to grant a permit
VCAT decision	Permit

Council issued a Notice of Decision to Grant a Permit on 21 March 2022 subject to conditions. Two sets of objectors commenced separate VCAT proceedings pursuant to section 82 of the *Planning and Environment Act 1987* seeking a review of Council's decision.

A compulsory conference was conducted on 29 September 2022, through which an in-principal agreement was reached with the first appellant (subject to the substitution of amended plans) however no settlement was reached with the second appellant.

In accordance with Tribunal Practice Note PNPE9 (Amendment of Plans and Applications), the applicant sought leave to substitute an amended proposal on 24 October 2022. On the basis of the amended proposal, the first appellant no longer opposed the development. The VCAT proceeding therefore confined the issues to offset amenity impacts submitted by the appellant at 8 Hopetoun Street Elsternwick.

In light of the VCAT Order dated 22 February 2023, the Tribunal considered that the proposal would have an acceptable outcome and directed Council to issue a permit. As such, Council's original decision was affirmed.

Address	32-46 Huntley Road, Bentleigh
Proposal	<u>Original plans</u> Construction of 39 double storey dwellings, 39 lot staged subdivision, removal of drainage and sewerage easement on Lots 68, 69 and 70 on LP13229, creation of easement of way and demolition and buildings and works in a Heritage Overlay <u>VCAT amended plans</u> Construction of 35 double storey dwellings and demolition and buildings and works in a Heritage Overlay
Council decision	Notice of refusal
VCAT decision	Refusal

Original plans

At the Ordinary Council Meeting dated 9 August 2022, Council resolved to refuse the application on grounds that the height, scale and form of the development would result in an unacceptable outcome to the Huntley Road and Yawla Street streetscapes and the existing and preferred neighbourhood character by way of excessive visual bulk and inadequate street setbacks; and cause unreasonable offsite amenity impacts in terms of mass and bulk and overshadowing to adjoining land.

Below are images of the original plans:

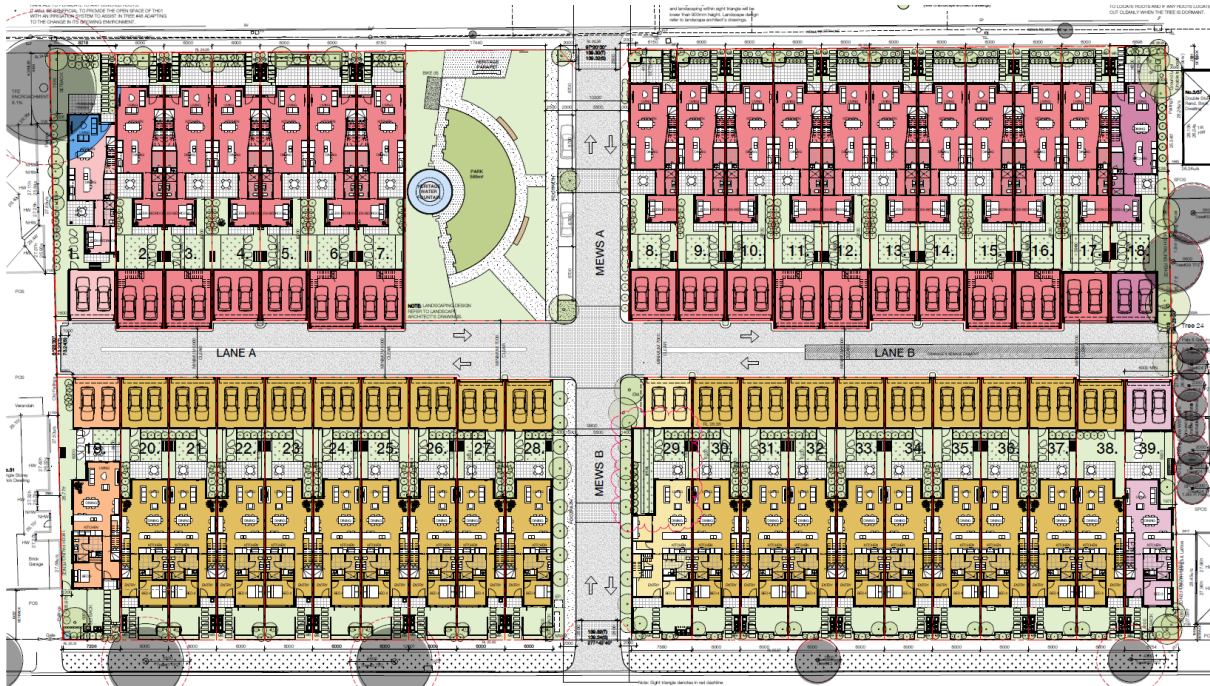
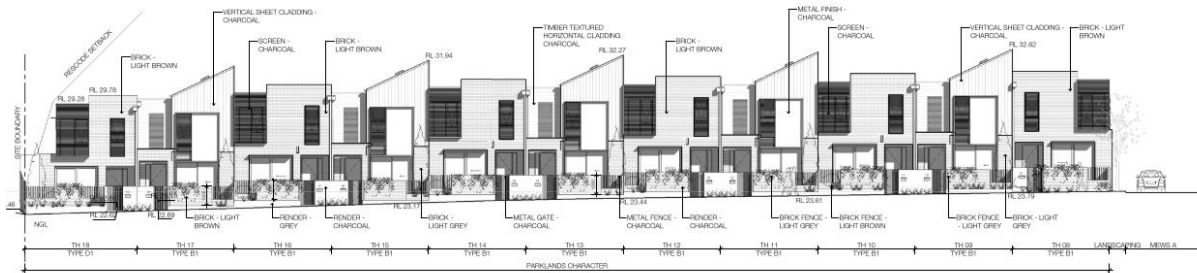


Figure 1: Ground floor plan, original plans



North Elevation (Townhouse 8-18) Huntley Street

Figure 2: Huntley Road streetscape, original plans



South Elevation (Townhouse 29-39) Yawla St

Figure 3: Yawla Street streetscape, original plans

VCAT decision plans

In accordance with Tribunal Practice Note PNPE9 (Amendment of Plans and Applications), the applicant sought leave to substitute an amended proposal on 7 December 2022. The main changes to the plans included the number of dwellings reduced from 39 to 35, introduction of eight side by side townhouses with increased street setbacks and direct access from Huntley Road and Yawla Street, a reduction in the overall building heights and modifications to design details. It is also noted that the amended application withdrew the permissions regarding

subdivision of the land and removal and creation of easements (which were sought for a permit in the original proposal).

At the Ordinary Council Meeting dated 13 December 2022, Council resolved to refuse the development on the amended grounds relating to the impact on neighbourhood character, the proposed front setbacks to Huntley Road, and the impact on the pattern of development and lot sizes in the neighbourhood.

Below are images of the VCAT decision plans:

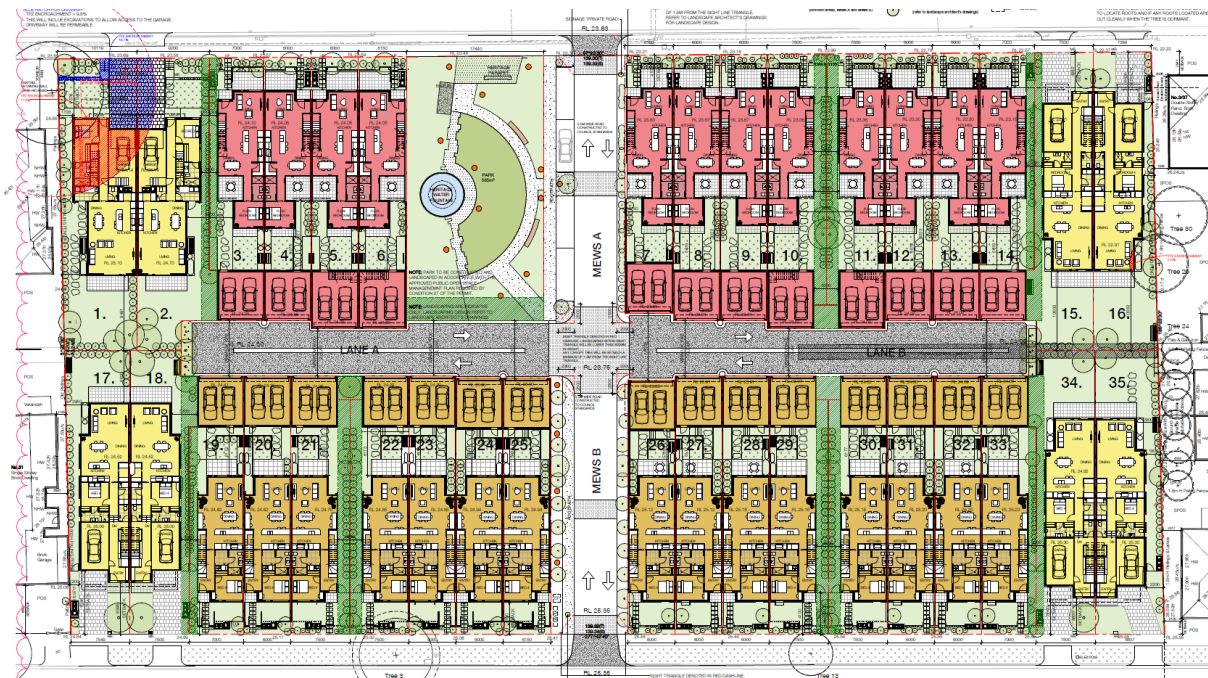
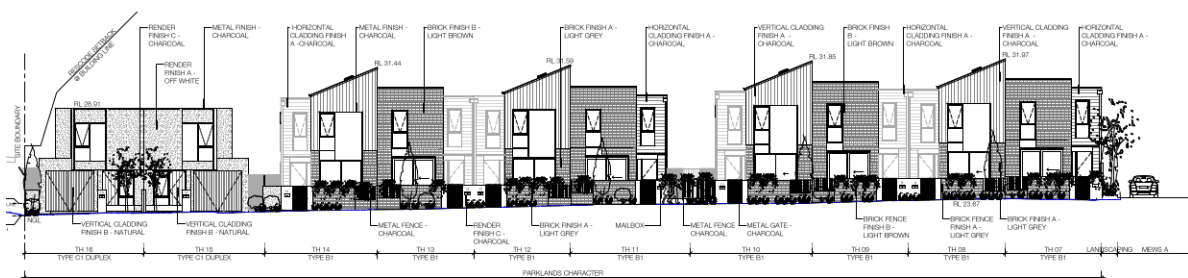
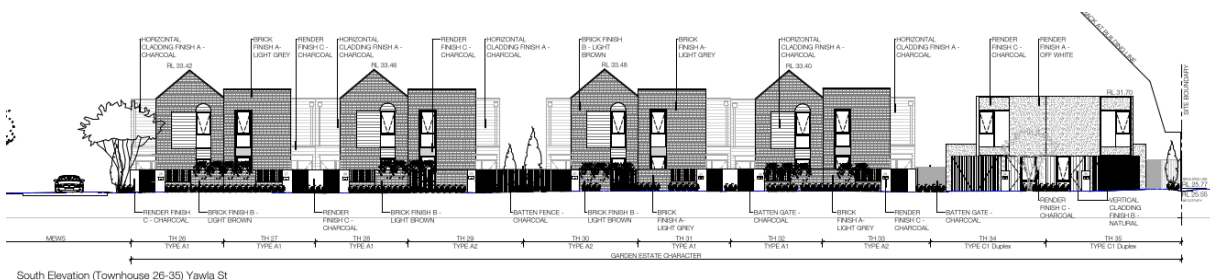


Figure 4: Ground floor plan, VCAT decision plans



North Elevation (Townhouse 8-16) Huntley Street

Figure 5: Huntley Road streetscape, VCAT decision plans



South Elevation (Townhouse 26-35) Yawla St

Figure 6: Yawla Street streetscape, VCAT decision plans

VCAT findings

The matter was the subject of a three day hearing dated 31 January, 1 and 3 February 2023. Council engaged a planning consultant for the hearing.

In determining the matter, the Tribunal made the following findings:

- The proposal exhibited positive attributes that would outweigh any minor heritage concern. As such, it would achieve various outcomes sought by the Heritage Overlay.
- The proposal would not result in any unreasonable off-site amenity impacts having regard to overlooking, overshadowing and visual bulk.
- The proposal would achieve an appropriate level of internal amenity having regard to the sizes of the areas of secluded private open space, the sizes of individual rooms, their ability to receive solar and daylight access, the convenient car parking facilities and provision of landscaping throughout the development.
- The proposal would not result in any unreasonable car parking or traffic impacts on the surrounding network.
- The proposal however failed to present an appropriate response to the guidance provided by the Planning Scheme and Amendment C220; and was not considered an acceptable outcome to the surrounding neighbourhood character in the manner how it presented to the public realm in both Huntley Road and Yawla Street. Of particular note is that the Tribunal considered that the front setbacks would create a stark contrast; and directed that a future revised proposal should adopt front setbacks that were characteristic to the existing front setbacks in the surrounding context with greater variety; and reconsider the prominence of the first floor to each streetscape.

In light of the above, the VCAT Order was issued on 23 February 2023 and affirmed Council's decision of refusal on grounds relating to adverse impacts on surrounding neighbourhood character.

Address	75 Deakin Street, Bentleigh East
Proposal	Extension of time to an existing permit that allowed construction of two double storey dwellings
Council decision	Notice of refusal
VCAT decision	Refusal

This was an application for review under Section 81(1) of the *Planning and Environment Act 1987*, seeking a review of Council's decision to refuse the extension of time to complete the development approved under planning permit GE/PP-27777/2015 that was issued on 31 July 2015 and allowed two double storey dwellings.

Council's grounds of refusal were outlined as follows:

- The permit had been extended twice prior. The reasons provided for this third extension request were not adequate.
- The permitted development was partly constructed but had remained unattended in the last three years causing adverse impact to the surrounds.
- The applicant provided little assurance as to whether construction would resume in the near future if it were to occur.
- The extended timeframes for commencement and completion were sufficient.

In light of the VCAT Order dated 10 March 2023, the Tribunal acknowledged that there had been little progress towards the completion of the development since 2018; and by applying the principles established in case law, agreed with Council's submissions on the merits of the request. Council's original decision of refusal therefore was affirmed.

CLIMATE EMERGENCY RESPONSE STRATEGY IMPLICATIONS

There are no climate emergency response strategy implications associated with this report.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications associated with this report.

POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy or legislative implications associated with this report.

LINK TO COUNCIL PLAN

Strategic Direction 3: A liveable and well planned City
Our planning aims to balance population growth with enhancing the unique character and heritage of our City

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

CONCLUSION

The report provides an update of the applications before VCAT.

APPLICATIONS BEFORE AND RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

Address	VCAT Reference	Description of proposal	Type of appeal	Zone	Council decision	Decision delegate	Hearing date
44 Deakin Street Bentleigh East	P16/2023	Construction of two double storey dwellings on a lot	s77 (Refusal)	NRZ	Refusal	Officer	7/06/2023
36 Cadby Avenue Ormond	P169/2023	Construction of seven double storey dwellings on a lot and a 1.8m high front fence	s77 (Refusal)	GRZ	Refusal	Officer	4/07/2023
13 Ellindale Avenue McKinnon	P160/2023	Construction of two double storey dwellings on a lot	s82 (NOD)	NRZ	NOD	Officer	20/10/2023
13 Loch Avenue St Kilda East	P25/2023	Construction of one single storey dwelling to the rear of the existing dwelling	s79 (Failure)	NRZ	Refusal	Council	24-25/10/2023

MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (*INCLUDING APPEALS AWAITING A DECISION)

Address	VCAT Reference	Description of proposal	Type of appeal	Zone	Council decision	Decision delegate	Hearing date
724 Centre Road Bentleigh East	P857/2022	Use of the land and buildings and works associated with a function centre and a reduction in car parking requirement	s77 (Refusal)	C1Z	Refusal	Officer	*
15-17 Ricourt Avenue Murrumbeena	P1099/2022	2 lot subdivision (plan under Section 32 of the <i>Subdivision Act 1988</i>)	s80 (Conditions)	NRZ	Permit	Officer	*
122-130 Hawthorn Road Caulfield North	P1572/2022	Construction of an eight storey building above basement car parking comprising of retail and dwellings, use of the land for dwellings, alteration of access to a Transport Zone and reduction of car parking	s77 (Refusal)	C1Z	Refusal	Officer	2/05/2023 (4 days)
234 Kooyong Road Caulfield	P1594/2022	Permit allows: Use and development of the land for a medical centre, reduction in car parking requirements and internally illuminated business identification signage in accordance with the endorsed plans. Proposed amendments: Internal changes to the layout of the approved building, changes to external materials, increase to the operating hours allowed by Condition 16, increase to the number of practitioners allowed by Condition 17 and increase the number of staff allowed by Condition 18.	s80 (Conditions)	NRZ	Amended permit	Officer	2/06/2023
2A Tucker Road Bentleigh	P1415/2022	Use and development of a child care centre and reduction of car parking requirements	s82 (NOD)	NRZ	NOD	Officer	27/06/2023
2/13 Grafton Street Elsternwick	P92/2023	Construction of an extension to an existing dwelling on a lot of less than 300sqm and a front fence exceeding 1.5m in height	s77 (Refusal)	NRZ	Refusal	Council	14/07/2023
44 Deakin Street Bentleigh East	P16/2023	Construction of two double storey dwellings on a lot	s77 (Refusal)	NRZ	Refusal	Officer	7/06/2023
36 Cadby Avenue Ormond	P169/2023	Construction of seven double storey dwellings on a lot and a 1.8m high front fence	s77 (Refusal)	GRZ	Refusal	Officer	4/07/2023
13 Ellindale Avenue McKinnon	P160/2023	Construction of two double storey dwellings on a lot	s82 (NOD)	NRZ	NOD	Officer	20/10/2023
13 Loch Avenue St Kilda East	P25/2023	Construction of one single storey dwelling to the rear of the existing dwelling	s79 (Failure)	NRZ	Refusal	Council	24-25/10/2023

RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL									
Address	VCAT Reference	Description of proposal	Type of appeal	Zone	Council decision	Decision delegate	Appeal outcome	Date of VCAT decision	VCAT effect on Council decision
82 Downshire Road Elsternwick	P1410/2022	Construction of an outbuilding (carport) associated with an existing dwelling on land within the Neighbourhood Character Overlay	s77 (Refusal)	NRZ	Refusal	Officer	Refusal	21 February 2023	Council decision upheld
10 Hopetoun Street Elsternwick	P390/2022 & P1111/2022	Construction of two dwellings on a lot	s82 (NOD)	NRZ	NOD	Officer	Permit	22 February 2023	Council decision upheld
32-46 Huntley Road Bentleigh	P1074/2022	Construction of 39 double storey dwellings, 39 lot staged subdivision, removal of drainage and sewerage easement on Lots 68, 69 and 70 on LP13229, creation of easement of way and party wall easements and demolition and buildings and works in a Heritage Overlay	s77 (Refusal)	NRZ	Refusal	Council	Refusal	23 February 2023	Council decision upheld
75 Deakin Street Bentleigh East	P1625/2022	Extension of time to an existing permit that allows: The construction of two (2) double storey attached dwellings	s81 (Extension of time)	NRZ	Refusal	Officer	Refusal	10 March 2023	Council decision upheld

8.4 FINANCIAL MANAGEMENT REPORT (28 FEBRUARY 2023)

Author: Alon Milstein, Financial Accountant

Trim No: 23/156674

Attachments: 1. February 2023 Financial Mgt Report [↓](#)

EXECUTIVE SUMMARY

Like all other Councils and businesses across Victoria, Council is operating in increasingly constrained financial circumstances. Council's financial position has been materially impacted both in terms of revenue and increasing costs such as construction, utilities, borrowing and labour shortages. The impact of increased regulation and cost shifting from other levels of Government is a contributing factor. The economic environment and ambitious program of works result in increasing risk to Council's financial sustainability.

While 'business as usual' is slowly returning to Council operations, the financial impact of the last few years will continue to flow through to future years.

The purpose of this report is to provide Council with the Financial Management Report for the period ending 28 February 2023. The report is designed to identify and explain major variances at an organisational level and is provided in Attachment 1.

There is a variance of the revenue and expenditure to budget that transfers costs of \$14.2M, for capital, into the next financial year and increases costs of borrowing. There is a positive variance in revenue for Glen Eira Leisure and Open Space.

Council is continuing to be a prudent financial manager in order to acquit its responsibilities to Community.

RECOMMENDATION

That Council notes the Financial Management Report for the period ending 28 February 2023.

BACKGROUND

The report includes a comparison of year-to-date actual income and expenditure with budgeted year-to-date and forecast to June 2023 and other information for the current financial year.

This report also provides a review of the Capital Works Program, Cash Flow, Rate Debtors and Victorian Auditor-General's Office Financial Sustainability Indicators.

ISSUES AND DISCUSSION

(a) Key Highlights - Current Financial Position

The forecast result expected for the financial year is a surplus of \$5.61m compared with the budget of \$1.81m. Key highlights for the period ending 28 February 2023 include:

Key Highlights	January 2023 \$ 000's	February 2023 \$ 000's	Movement \$ 000's	Comments
Forecast Surplus / (Deficit)	4,653	5,611	958	Increase due to higher than forecast income relating to Glen Eira Leisure services (GEL) of \$1.91m and a decrease of \$822k relating to employee costs as a result of timing of staff recruitment and employee leave provisions. Offsetting these is an increase in contractor costs of \$1.53m. Refer to the Financial Management Report for details.
Forecast Cash Holdings	49,249	52,552	3,303	Forecast cash holdings have increased compared to the previous month due to increased inflows and estimated capital works carry forwards of \$14.25m. This has been offset by a reduction in estimated borrowings of \$10m.
Forecast Liquidity	97.92%	109.17%	11.25%	Forecast liquidity has increased due to increased inflows and estimated capital works carry forwards of \$14.25m.
Forecast Capital Works	69,716	55,464	(14,252)	Movement due to estimated carry forwards of \$14.25m. Refer to the Financial Management Report for details.

(b) Open Space

Council collects a Public Open Space contribution in many circumstances when land is subdivided within the municipality. Since 2021-22, Council has spent and committed \$23m of funds for open space acquisitions. The balance of the Open Space Reserve as at 28 February 2023 is as follows:

Description	2022-23 Current Month	2022-23 Year to Date
Opening Balance as at 1 July 2022		\$19,607,108
Open Space Contributions Received	\$376,201	\$4,670,470
Open Space Capital Expenditure*	\$0	-\$1,771,421
Closing Balance Open Space Reserve		\$22,506,157
Committed Open Space Purchases		-\$10,470,000
Available Open Space Reserve Funds		\$12,036,157

*Includes: 10 Ames Avenue, Carnegie.

Please note that the open space reserve is not held in a separate cash reserve.

CLIMATE EMERGENCY RESPONSE STRATEGY IMPLICATIONS

The Financial Management Report takes into consideration Council's initiatives and strategies that respond to the climate emergency, work towards emissions reduction targets and increase awareness of sustainability issues.

In this context, Council continues to prioritise initiatives that contribute to our overall goal of net zero corporate emissions by 2025 and net zero community emissions by 2030. This includes investment in open space, tree canopy and other greening initiatives, circular economy, energy efficiency, and environmentally sustainable design.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The key financial objectives for Council are:

- **Rates** – maintain rate increases in line with the constraints set by the State Government's Rate Cap.
- **Liquidity** – establishing a budget that sets Council's liquidity level at no less than 85 per cent.
- **Fees** – set fee increases that are manageable and sustainable, in line with the consumer price index and reasonable benchmarking.
- **Waste Charges** – to be set on a cost recovery basis.
- **Risk Management** – mitigate major risks through targeted investment in critical areas, including a focus on maintenance and renewal within the Capital Works Program.
- **Service Level** – maintain essential services at not less than current levels.
- **Retain capacity to invest in long term sustainability** – support initiatives that build long-term financial sustainability and organisational capability.
- **Retain our efficiency position** – keep day-to-day costs manageable and rates below our peers.
- **Community Engagement** – ensure that priorities reflect feedback from, and engagement with, the community.

POLICY AND LEGISLATIVE IMPLICATIONS

- *Glen Eira Council Long-Term Financial Plan 2022–23 to 2031–32*
- *Glen Eira Council Revenue and Rating Plan 2022-23 to 2025-26*
- *Glen Eira Council Plan 2021-25*
- *Glen Eira Council Integrated Planning and Reporting Framework*
- *Local Government Act 2020*
 - Division 2 — Budget Process
 - Part 4 — Planning and Financial Management — Section 97
- Local Government (Planning and Reporting) Regulations 2020
 - Part 3 — Budget

COMMUNICATION AND ENGAGEMENT

Council officers, in preparing the Financial Management Report, consider other plans and strategies regarding services and initiatives which commit financial and non-financial resources for the current financial year.

LINK TO COUNCIL PLAN

Strategic Direction 1: Well informed, transparent decisions and highly valued services. We build trust through engaging with our community, delivering quality services and making evidence-based decisions.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

Council continues to carefully manage its finances in order to deliver the outcomes for Community. Council is proactively identifying and mitigating the risks arising from the

dynamic and unpredictable economic environment and the implications for Council's financial sustainability.

ATTACHMENT 1:

Financial Management Report for the period ending 28 February 2023

1. Contents

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Capital Works Program9

Performance Graphs..... 13

Financial Strategy 17

Local Government Performance Reporting Framework (LGPRF)20

ORDINARY COUNCIL MEETING

13 APRIL 2023

Executive Summary***for the period ending 28 February 2023*****a) Current Month Budget Result**

At the end of February, the year-to-date performance against budget from ordinary activities showed higher than anticipated income of \$5.13m and a favourable variance in operating expenditure of \$4.5m.

b) Current Month Forecast Result

The forecast result expected for the financial year is a surplus of \$5.61m. This compares favourably against the original adopted 2022-23 Budget surplus of \$1.81m.

The current monthly forecast movement shows an increase in operating revenue of \$1.82m, due to an increase in Glen Eira Leisure fees. Increase in operating expenditure of \$809k mainly due to waste and tree pruning costs.

In preparation for the 2023-24 Draft Budget, Council Officers have undertaken a comprehensive review of all business areas for adjustments to the February 2023 forecast. This has resulted in some material timing adjustments to a number of accounts reflected in the updated February forecast.

c) Open Space

Council collects a Public Open Space contribution in many circumstances when land is subdivided within the municipality. The requirement for this is in the Glen Eira Planning Scheme at clause 53.01. As part of applicable subdivisions, a landowner is required to make a contribution of 5.7% of the site value, which Council uses to either purchase land to create new open spaces such as public parks, playgrounds and reserves, or to make improvements within our existing open space areas. Our open space planning is informed by the City of Glen Eira Open Space Strategy Refresh 2020. Council has commenced a process to increase the Public Open Space contribution rate to 8.3% of the site value. It is anticipated that an increased contribution rate will be implemented by early 2023.

Since 2021-22, Council has spent and committed \$23m of funds for open space acquisitions.

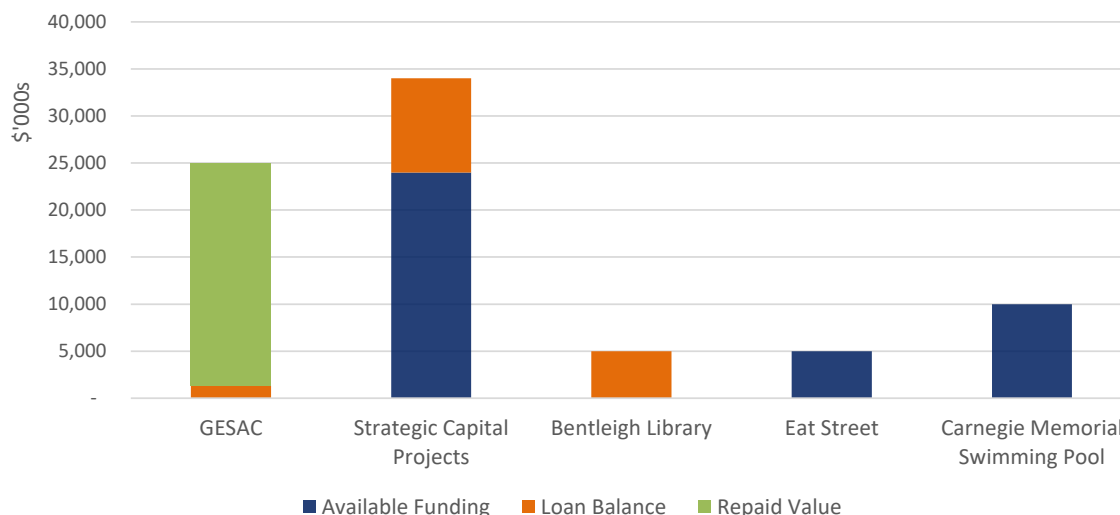
The balance of the Open Space Reserve as at 28 February 2023 is as follows:

Description	2022-23 Current Month	2022-23 Year to Date
Opening Balance as at 1 July 2022		\$19,607,108
Open Space Contributions Received	\$376,201	\$4,670,470
Open Space Capital Expenditure*	\$0	-\$1,771,421
Closing Balance Open Space Reserve		\$22,506,157
Committed Open Space Purchases		-\$10,470,000
Available Open Space Reserve Funds		\$12,036,157

*Includes: 10 Ames Avenue, Carnegie

ORDINARY COUNCIL MEETING

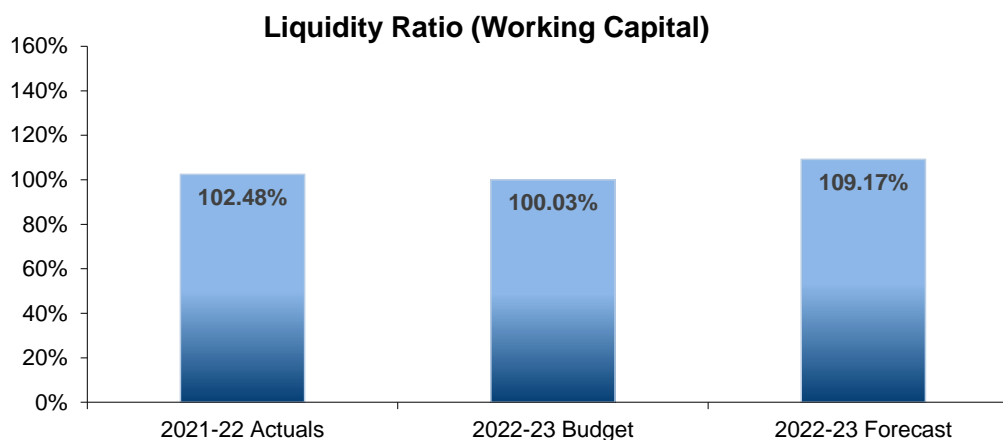
13 APRIL 2023

d) Loan borrowings

Council has entered into a loan facilities relationship with Treasury Corporation Victoria (TCV) to borrow funds for its strategic capital program, from which a \$10m variable loan was drawn down in August 2022. Council has also been able to secure low interest loan agreements with TCV and interest rate discounts from State Government for three capital projects – Eat Street Community Space Project, Bentleigh Library redevelopment and Carnegie Memorial Swimming Pool. Council has drawn down \$5m of TCV loans relating to the Community Infrastructure Program through the construction of the Bentleigh Library and Youth Hub redevelopment project.

Council's loan which was used to fund the build of our Glen Eira Swimming and Aquatic Centre (GESAC) facility in 2012 is due for full repayment in 2022-23.

The Long-Term Financial Plan adopted in June 2022 provided for proceeds of borrowings of \$34m. The increased capital works carry forwards of \$14m has resulted in the need to change the timing of level of borrowings required to \$24m for 2022-23. Given the interest rate changes, the variance will pose greater costs of borrowing for Council.

e) Liquidity

ORDINARY COUNCIL MEETING

13 APRIL 2023

Working capital is the excess of current assets above current liabilities. This calculation recognises that although Council has current assets, some of those assets are already committed to the future settlement of liabilities in the following 12 months and are therefore not available for discretionary spending.

Council will continue to have a large investment in capital works projects. However, capital spend for the remainder of the year may be impacted by the pandemic.

Council is required to hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and *Fire Services Property Levy*.

Refer to page 19 for a summary of Financial Sustainability risk indicators.

f) Superannuation – Defined Benefits Scheme***Vested Benefits Index (VBI)***

Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

The VBI is the key index that the super fund regulator, APRA, considers when assessing the financial position of the Defined Benefit Plan. In simple terms this measures whether there would be enough assets to meet the liabilities of the Defined Benefit Plan if it became necessary to pay all members their total entitlements on a particular day.

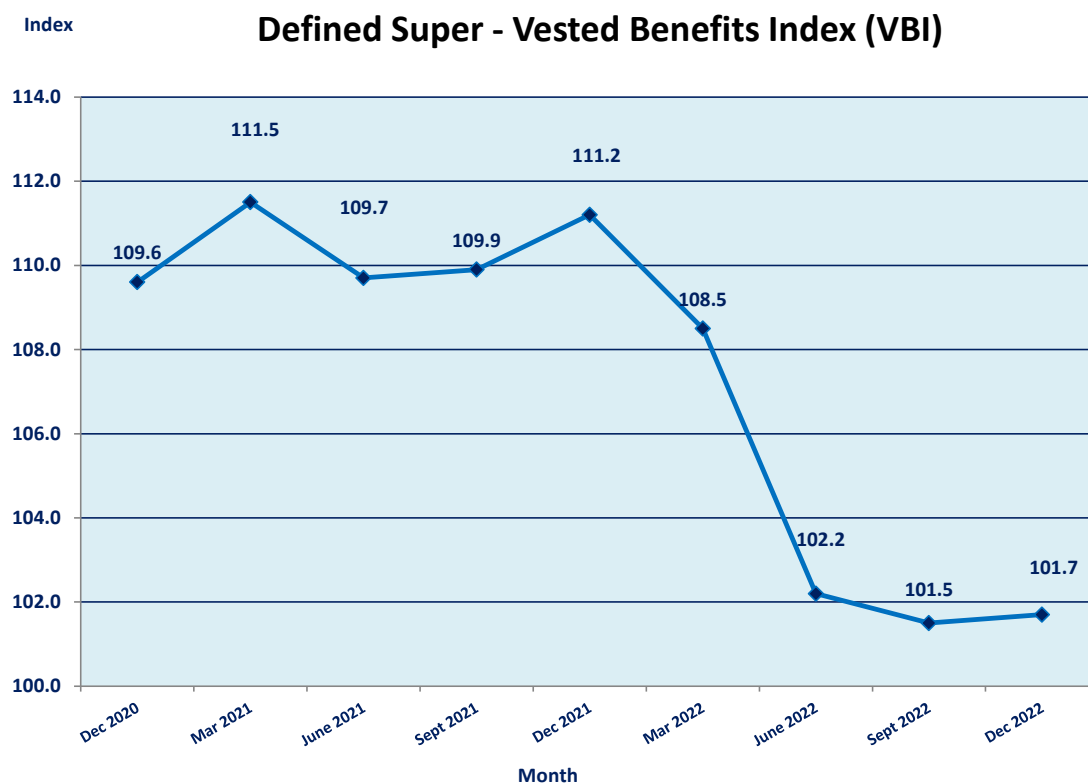
Under the superannuation prudential standards, VBI's must generally be kept above a fund's nominated shortfall threshold, currently 97%. The higher the index the less chance of a future call.

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more. In the event the VBI falls below the nominated shortfall threshold (i.e., 97%), an interim investigation is required to be carried out by the Fund Actuary, unless the next scheduled investigation is due within six months.

Below is the estimated VBI updated to 31 December 2022.

ORDINARY COUNCIL MEETING

13 APRIL 2023



ORDINARY COUNCIL MEETING

13 APRIL 2023

Income Statement

This Statement outlines our income sources for the reporting period under headings such as general rates and garbage charges, and the day-to-day expenses incurred to run Council. These expenses do not include capital expenditure, but they do include depreciation and amortisation of assets. Expenses include labour costs, materials and supplies, and utility and insurance costs.

The bottom line is the result for the reporting period. This figure equals total income minus total expenses, which indicates whether we've operated at a surplus or a deficit (a figure inside brackets is a deficit).

Positive variance movements relate to an increase in revenue and a decrease in expenditure. Negative figures (in brackets), relate to a decrease in revenue or an increase in expenditure.

Forecast adjustments for February 2023**a) User Fees**

User fees relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include use of leisure, community facilities and the provision of human services such as family day care and home care services.

The increase of \$1.62m is mainly due to higher than forecast income relating to Glen Eira Leisure services (GEL) of \$1.91m.

b) Employee Costs – decrease of \$822k.

This includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and Worksafe. The decrease is mainly due to the timing of staff recruitment and employee leave provisions.

c) Contractor Costs – increase of \$1.53m.

The increase is mainly due to higher than anticipated forecast expenditure for waste and sustainability charges \$1.14m, comprehensive pruning costs \$282k, general contractor costs of \$138k and consultancy costs of \$126k.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Income Statement

for the period ending 28 February 2023

	2022-23 Year to Date Actual	2022-23 Year to Date Budget	2022-23 Year to Date Variance	2022-23 Year to Date Variance	2022-23 Last Month Forecast	2022-23 Current Month Forecast	2022-23 Current Month Forecast Movement \$ 000's	2022-23 Annual Budget	2022-23 Budget Forecast Variance	2022-23 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's		\$ 000's	\$ 000's	(%)
Income from Ordinary Activities										
General Rates	104,608	104,610	(2)	(0.0%)	104,810	104,810	(0)	104,861	(52)	(0.0%)
Supplementary Rates	660	650	10	0.0%	1,007	807	(200)	1,000	(193)	(19.3%)
Waste & Recycling Charges	23,959	23,932	27	0.1%	23,858	23,868	10	23,851	17	0.1%
Grants (Operating & Capital)	14,608	12,413	2,195	17.7%	22,484	22,614	131	20,581	2,033	9.9%
Interest Received	1,014	293	720	245.6%	893	1,341	448	440	901	204.8%
User Fees	14,771	14,141	630	4.5%	22,276	23,892	1,615	22,000	1,892	8.6%
Statutory Fees & Fines	5,979	6,223	(244)	(3.9%)	9,189	9,066	(123)	9,141	(75)	(0.8%)
Contributions (Monetary)	4,670	2,933	1,737	59.2%	4,873	4,918	45	3,500	1,418	40.5%
Other Income	915	863	52	6.0%	2,050	1,942	(108)	1,907	35	1.8%
Total Income from Ordinary Activities	171,185	166,059	5,125	3.09%	191,439	193,258	1,818	187,282	5,976	3.2%
Expenses from Ordinary Activities										
Employee Costs	55,054	56,419	1,365	2.4%	85,500	84,678	822	85,991	1,313	1.5%
Materials & Consumables	3,220	3,227	7	0.2%	4,977	5,100	(123)	4,734	(366)	(7.7%)
Contractor Payments	26,284	28,780	2,496	8.7%	43,099	44,627	(1,528)	43,744	(883)	(2.0%)
Maintenance	4,182	4,750	569	12.0%	7,511	7,337	174	7,368	31	0.4%
Utility Services	2,950	3,432	482	14.1%	4,966	4,905	60	5,084	178	3.5%
Insurances	1,487	1,537	50	3.3%	1,584	1,582	3	1,606	24	1.5%
Other Expenses	5,222	4,552	(670)	(14.7%)	7,240	7,502	(263)	6,865	(638)	(9.3%)
Grants & Subsidies	941	1,225	284	23.2%	1,437	1,326	111	1,473	147	10.0%
Borrowing Costs	203	116	(87)	(74.9%)	339	404	(65)	218	(186)	(85.2%)
Total Expenses from Ordinary Activities	99,542	104,039	4,497	4.3%	156,653	157,462	(809)	157,083	(379)	(0.2%)
Surplus/(deficit) before non operational activities	71,643	62,020	9,622	15.5%	34,787	35,796	1,010	30,199	5,597	18.5%
Non-operational Activities										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	131	310	(179)	(57.8%)	381	343	(38)	465	(122)	(26.3%)
Written Down Value of Assets Sold/Disposed	2,642	475	(2,167)	0.0%	3,737	3,857	(120)	1,674	(2,183)	(130.4%)
Depreciation & Amortisation	17,461	18,123	662	3.7%	26,778	26,671	107	27,184	513	1.9%
Surplus/(deficit) for the period	51,671	43,732	7,938	18.2%	4,653	5,611	958	1,806	3,805	210.7%

ORDINARY COUNCIL MEETING

13 APRIL 2023

Balance Sheet**for the period ending 28 February 2023**

This Statement is a snapshot of our financial position. It outlines what we own (assets) and what we owe (liabilities). Our net worth (net assets or equity) equals total assets minus total liabilities — the larger the net equity, the stronger the financial position.

	Actuals 2021-22	Annual Budget 2022-23	Annual Forecast 2022-23	Year to Date Actual 2022-23	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
Assets					
Current Assets					
Cash and Cash Equivalents	45,581	57,133	52,552	61,258	50,002
Trade and Other Receivables	22,722	9,225	17,554	62,820	82,014
Other Assets	3,121	1,970	3,121	1,015	899
Total Current Assets	71,424	68,328	73,227	125,093	132,915
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	2,765,920	2,559,711	2,790,450	2,768,031	2,769,041
Right-of-use-assets	2,406	1,386	1,386	2,406	2,406
Intangible Assets	2,512	2,922	2,512	1,766	1,856
Investments in Joint Operations	136	146	136	137	137
Other Financial Assets	5	5	5	5	5
Total Non-Current Assets	2,770,979	2,564,171	2,794,489	2,772,344	2,773,445
TOTAL ASSETS	2,842,403	2,632,499	2,867,716	2,897,438	2,906,360
Liabilities					
Current Liabilities					
Trade and Other Payables	18,122	18,949	18,420	14,942	13,825
Trust Funds and Deposits	25,692	30,195	25,692	29,316	29,251
Unearned Income	5,185	-	5,185	-	-
Provisions	15,773	16,658	15,773	14,735	14,676
Interest-Bearing Liabilities	3,811	2,012	1,512	1,300	1,628
Lease Liabilities	1,109	492	492	1,108	1,108
Total Current Liabilities	69,692	68,305	67,074	61,402	60,488
Non-Current Liabilities					
Provisions	974	1,398	974	963	963
Interest-Bearing Liabilities	3,331	34,802	26,302	15,000	15,000
Lease Liabilities	1,598	947	947	1,598	1,598
Other Liabilities - Joint Operations	3,755	4,176	3,755	3,755	3,755
Total Non-Current Liabilities	9,658	41,323	31,978	21,316	21,316
Total Liabilities	79,350	109,628	99,052	82,717	81,804
Net Assets	2,763,053	2,522,870	2,768,664	2,814,720	2,824,556
Equity					
Accumulated Surplus	986,938	989,226	992,549	1,035,708	1,045,919
Asset Revaluation Reserve	1,756,508	1,516,753	1,756,508	1,756,506	1,756,506
Public Open Space Reserve	19,607	16,891	19,607	22,506	22,130
Total Equity	2,763,053	2,522,870	2,768,664	2,814,720	2,824,556

ORDINARY COUNCIL MEETING

13 APRIL 2023

Capital Works Program***for the period ending 28 February 2023***

This represents our portfolio of capital projects that have been adopted and formally approved by Council in June as part of the 2022-23 budget process. These projects involve the planning and construction of new assets, renewal, upgrade and expansions for existing infrastructure, plant and equipment and property assets. Included in the program are strategic projects, transformation and technology projects, roadworks, footpaths and drainage, upgrades of open space and recreational areas and community facilities.

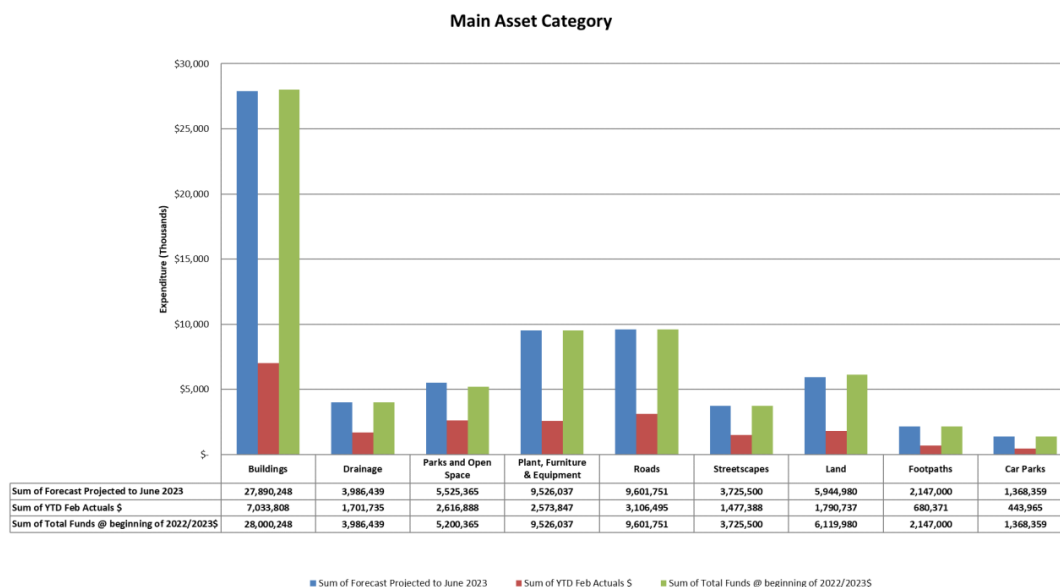
Positive variance movements relate to savings in capital expenditure. Negative figures (in brackets) relate to an increase to the current year's budget allocation.

As at the end of February 2023, total capital works expenditure forecast for 2022-23 is expected to be \$55.46m after approximately \$14m transfer of expenditure into 2023-24 financial year. This represents a 20% variation to the adopted 2022-23 budget.

There were no forecast adjustments for February.

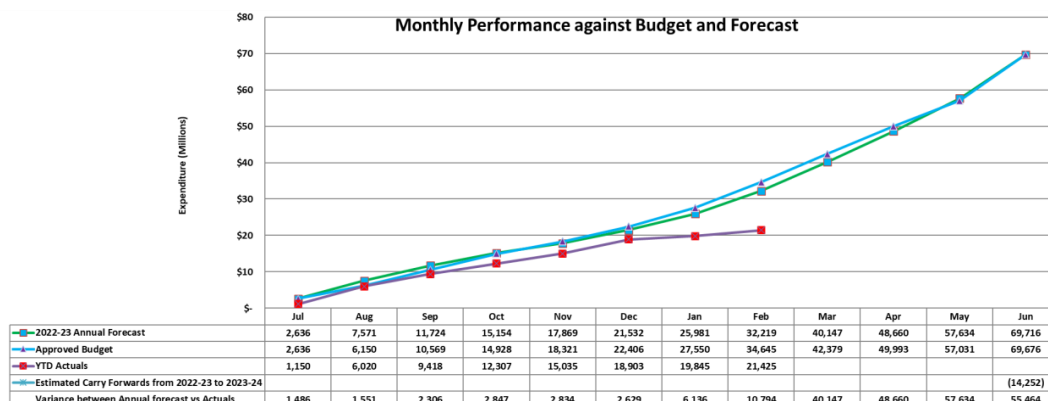
Capital Works Performance Graphs

The below graphs reflect the 2022-23 budget allocations for the main asset category and performance against budget and forecast.



ORDINARY COUNCIL MEETING

13 APRIL 2023



Council's capital expenditure is behind forecast by \$10.79m as at February 2023 mainly due to: Carnegie Memorial Swimming Pool \$5.46m, Transformation and Technology programs \$840k, Eat Street \$675k, Footpath programs \$600K, Murrumbidgee Community Hub \$525k (Project completed with anticipated savings, remaining invoices are yet to be received), Selwyn Street Cultural Precinct \$470k, Carpark Renewal Program \$396k and Lord Reserve Pavilion Development \$309k.

At this stage it is anticipated that approximately \$14.25m will be carried forward into the 2023-24 as listed below:

- Carnegie Memorial Swimming Pool Redevelopment - \$6.0m
- Fleet and Plant Replacement - \$300k
- Pedestrian Safety - \$430k
- Telephony and Call Centre Replacement - \$200k
- Cyber Security Uplift - \$100k
- Road Reconstruction Program - \$3.5m
- Drainage Renewal and Flood Mitigation Program - \$2.9m
- Selwyn Street - \$450k
- IT Hardware Renewal Project - \$372k.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Capital Works Program Expenditure for period ending 28 February 2023									
Description	2022-23 Carry Forwards from 2021-22	2022-23 Grant Funding	2022-23 Adopted Capital Budget	2022-23 Budget Plus Carry Forwards	2022-23 Year To Date Actual Expenditure	2022-23 Year To Date Forecast	2022-23 Year To Date Variance	2022-23 Forecast Projected to June 2023	2022-23 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
STRATEGIC PROJECTS									
Cycling Action Plan Implementation	-	-	250,000	250,000	10,174	25,000	14,826	250,000	-
Elsterwick South – Local Area Traffic Management	10,000	-	500,000	510,000	4,300	110,000	105,700	510,000	-
Activity Centre Streetscape works	-	-	50,000	50,000	20,729	20,000	(729)	50,000	-
Eat Street [Bentleigh Structure Plan]	3,074,000	-	-	3,074,000	1,399,187	2,074,000	674,813	3,074,000	-
Multideck Car Park - Bentleigh	263,557	-	-	263,557	7,386	263,557	256,171	263,557	-
Multideck Car Park - Elsterwick	302,802	-	-	302,802	5,886	302,802	296,916	302,802	-
Selwyn Street Cultural Precinct [Elsterwick Structure Plan]	300,000	-	200,000	500,000	-	470,000	470,000	500,000	-
Safe Cycling Corridor (Integrated Transport Strategy)	29,000	-	-	29,000	20,613	29,000	8,387	29,000	-
TOTAL STRATEGIC PROJECTS	3,979,359	-	1,000,000	4,979,359	1,468,275	3,294,359	1,826,084	4,979,359	-
TRANSFORMATION & TECHNOLOGY									
Customer Strategy, Data Management, Transformation Program, Intranet Horizons 2-4, Website Continuous Improvement Program	-	-	1,265,000	1,265,000	276,633	790,168	513,535	1,265,000	-
Telephone and Call Centre Replacement, Cyber Security Uplift, Replacement Finance System, Recruitment System, Digital Glen Eira: High-definition 3D data and Integration Platform Project	6,000	-	1,250,000	1,256,000	211,428	286,245	74,817	1,256,000	-
Aged Care Technology Solution	362,000	-	-	362,000	110,413	362,000	251,587	362,000	-
TOTAL TRANSFORMATION & TECHNOLOGY	368,000	-	2,515,000	2,883,000	598,475	1,438,413	839,938	2,883,000	-
RECREATION AND OPENSACE									
Caulfield Park Multi Sports Facility Construction	415,000	-	-	415,000	391,705	415,000	23,295	415,000	-
Packer Park Velodrome	-	-	-	-	10,165	-	(10,165)	-	-
Playground Upgrades - Boyd Park, Packer, Centenary Park and Princess Parks	350,000	250,000	260,000	860,000	738,283	625,100	(113,184)	860,000	-
Caulfield Park Master Plan Implementation - Landscape Detailed Design-New Deck near lake, Living garden & shelter, design of main entrances	534,000	-	-	534,000	656,725	656,500	(225)	684,000	150,000
Open Space Strategy Implementation - Caulfield Park Hawthorn Road Entrance Enhancements	-	-	100,000	100,000	35,950	36,060	110	100,000	-
Implementation of Masterplan - Lord Reserve and Koomang Park Masterplan	170,000	-	275,000	445,000	135,586	445,000	309,414	445,000	-
Murrumbena Park Multipurpose Facility Construction	-	100,000	500,000	600,000	19,850	20,000	150	600,000	-
Open Space Land Acquisitions	-	-	6,119,980	6,119,980	1,790,737	1,790,737	0	5,944,980	(175,000)
Open Space Strategy Implementation - Site Preparation	-	-	82,020	82,020	6,255	-	(6,255)	82,020	-
Open Space Strategy Implementation - Porter Road New Open Space	-	-	180,000	180,000	103,454	103,000	(454)	180,000	-
Open Space Strategy Implementation - Mackie Road Reserve Masterplan	-	-	70,000	70,000	48,850	48,905	55	70,000	-
Spring Road Reserve Upgrade (Stage One)	30,000	-	-	30,000	28,786	30,000	1,214	30,000	-
Hopetoun Gardens Masterplan Implementation-Replacing the band stand with the new shelter and associated landscape works	7,100	-	-	7,100	7,071	7,100	29	7,100	-
New open space - Aileen Avenue	3,300	-	-	3,300	5,192	3,300	(1,892)	3,300	-
Murrumbena Park Implementation of Masterplan-Implementation of Erindale Street entrance	17,000	-	-	17,000	21,169	17,000	(4,169)	17,000	-
Minor Recreation Projects	-	-	385,000	385,000	174,059	143,623	(30,436)	385,000	-
Outer Circle Railway Management Plan Implementation	140,000	-	-	140,000	53,891	52,500	(1,391)	140,000	-
Bailey Reserve Landscape Enhancement Works - Fitness Equipment and Pathways	-	-	-	-	6,250	-	(6,250)	175,000	175,000
New Sportsground Lighting - Caulfield Park Oval 2	135,000	-	-	135,000	8,294	8,300	6	135,000	-
Upgrade Sportsground Lighting - Murrumbena Park	-	-	-	-	16,825	-	(16,825)	-	-
Open Space Strategy Implementation - Boyd Park Public Toilet Construction	-	-	270,000	270,000	39,559	40,000	441	270,000	-
Sports Pavilion Bin Enclosure Program	-	-	72,828	72,828	-	-	-	27,828	(45,000)
TOTAL RECREATION AND OPENSACE	1,801,400	350,000	8,314,828	10,466,228	4,298,656	4,442,125	143,469	10,571,228	105,000
COMMUNITY FACILITIES									
Relocation of Glen Eira Adult Learning Centre (GEALC)	-	-	350,000	350,000	-	140,000	140,000	350,000	-
Future Spaces - Town Hall Refurbishment	750,000	-	1,100,000	1,850,000	621,475	750,000	128,525	1,850,000	-
Murrumbena Family Centre Upgrade	-	-	45,000	45,000	41,027	45,000	-	45,000	-
Caulfield Park Grey Brick Pavilion Redevelopment	-	-	160,000	160,000	14,430	17,630	3,200	160,000	-
Murrumbena Community Hub	2,818,496	-	-	2,818,496	2,293,462	2,818,496	525,034	2,818,496	-
Lord Reserve Pavilion	1,000,000	-	-	1,000,000	841,386	1,000,000	158,614	1,000,000	-
Bentleigh Library Improvement and Integration [Bentleigh Structure Plan]	1,746,245	-	-	1,746,245	1,498,789	1,746,245	247,456	1,746,245	-
Carnegie Memorial Swimming Pool	17,590,000	-	-	17,590,000	467,090	5,930,000	5,462,910	17,590,000	-
Community Engagement Pop-up Trailer	-	-	50,000	50,000	-	-	-	50,000	-
TOTAL COMMUNITY FACILITIES	23,904,741	-	1,705,000	25,609,741	5,777,658	12,447,371	6,665,740	25,609,741	-

ORDINARY COUNCIL MEETING

13 APRIL 2023

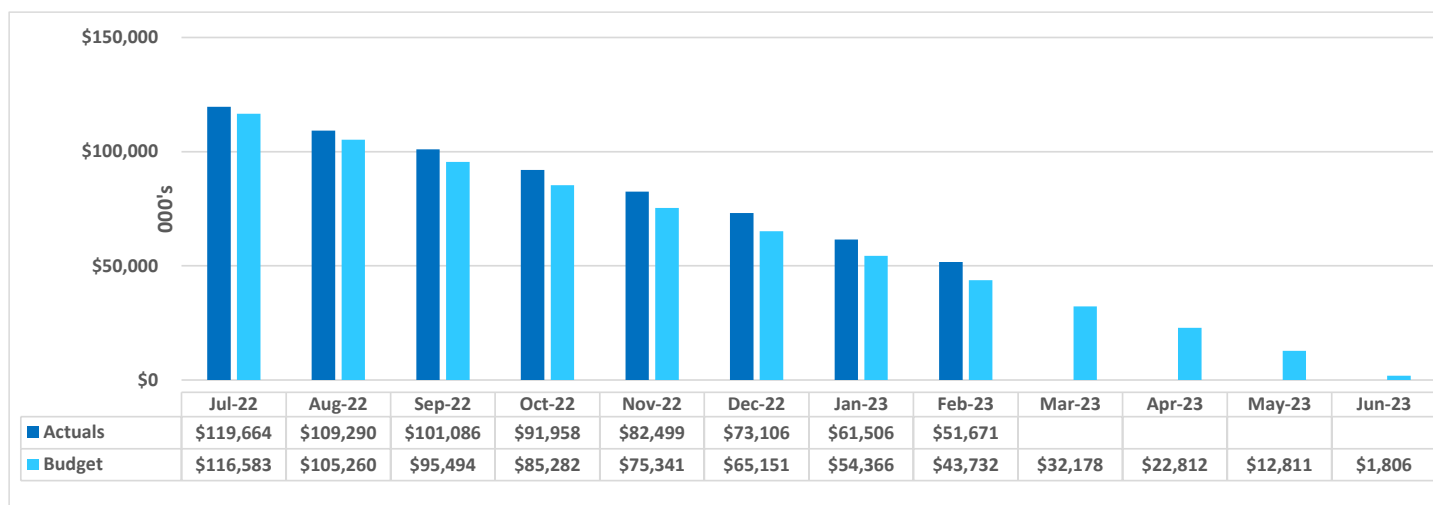
Capital Works Program Expenditure <i>for period ending 28 February 2023 (continued)</i>									
Description	2022-23 Carry Forwards from 2021-22	2022-23 Grant Funding	2022-23 Adopted Capital Budget	2022-23 Budget Plus Carry Forwards	2021-22 Year To Date Actual Expenditure	2021-22 Year To Date Forecast	2022-23 Year To Date Variance	2022-23 Forecast Projected to June 2023	2022-23 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
SUSTAINABILITY									
Fleet EV Charging Stations - Town Hall Main Carpark	-	-	400,000	400,000	137,485	151,234	13,748	400,000	-
Sustainability Initiatives - Energy Efficiency Projects	-	-	90,000	90,000	77,954	85,750	7,795	90,000	-
Sustainability Initiatives - Solar	-	-	425,000	425,000	-	-	-	425,000	-
Urban Forest Strategy Implementation	-	-	350,000	350,000	66,327	87,500	21,173	350,000	-
Caulfield Park Integrated Water Management Design and Planning	-	-	30,000	30,000	-	-	-	30,000	-
Bike Parking Implementation	-	-	40,000	40,000	-	-	-	40,000	-
TOTAL SUSTAINABILITY	-	-	1,335,000	1,335,000	281,767	324,483	42,717	1,335,000	-
COMMUNITY SAFETY									
Traffic & Transport	13,402	-	835,000	848,402	325,215	238,402	(86,813)	848,402	-
TOTAL COMMUNITY SAFETY	13,402	-	835,000	848,402	325,215	238,402	(86,813)	848,402	-
RENEWALS									
Furniture and Equipment	28,500	-	50,000	78,500	15,658	25,000	9,342	78,500	-
Information Services - Infrastructure and Hardware Renewals	210,000	-	964,000	1,174,000	190,673	292,500	101,827	1,174,000	-
Fleet and Plant	1,000,000	-	1,527,110	2,527,110	329,737	360,000	30,263	2,527,110	-
Mechanical & External Component Renewal	-	-	521,100	521,100	101,358	110,418	9,060	475,464	(45,636)
Roof Renewal	-	-	325,407	325,407	248,613	273,475	24,861	325,407	-
Improve footpaths in the 'Great Walk Streets'	-	-	100,000	100,000	5,653	40,000	34,347	100,000	-
Poath Road Murrumbidgee Streetscape Project	72,500	-	72,500	72,500	36,419	30,000	(6,419)	72,500	-
Purchase of library collections	100,000	68,107	860,214	1,028,321	717,104	697,527	(19,577)	1,028,321	-
Footpath Program - Renewal, Upgrade and Grinding program	-	-	1,887,000	1,887,000	658,168	1,257,992	599,824	1,887,000	-
Kerb and Channel Replacement Program	-	-	227,000	227,000	79,589	151,336	71,747	227,000	-
Road Reconstruction Program	1,474,549	1,271,082	2,598,918	5,344,549	1,684,081	2,085,137	401,056	5,344,549	-
Drainage Renewal and Flood Mitigation Program	545,439	-	3,441,000	3,986,439	1,701,735	1,079,089	(622,646)	3,986,439	-
Local Road Resurfacing Program	-	-	1,560,000	1,560,000	959,987	1,114,285	154,298	1,560,000	-
Local Area Traffic Management Renewal Program	12,000	-	270,000	282,000	11,680	86,000	74,320	282,000	-
Car Park Renewal Program	282,000	-	450,000	732,000	373,841	732,000	358,159	732,000	-
Minor Sportsfields Renewals	-	-	30,000	30,000	-	30,000	30,000	30,000	-
Park Furniture and Signage Renewal	14,000	-	150,000	164,000	38,914	38,700	(214)	164,000	-
Glen Eira Leisure Renewals	-	-	787,182	787,182	530,121	462,500	(67,621)	787,182	-
Parks Services program	76,000	-	920,556	996,556	471,442	530,334	58,892	891,556	(105,000)
Fixtures and Fittings renewal	-	-	580,000	580,000	195,645	214,109	18,464	580,000	-
Residential Aged Care Services - Furniture and Equipment	47,000	-	168,924	215,924	4,599	131,000	126,401	215,924	-
ILU Refurbishments	-	-	150,000	150,000	168,237	180,992	12,755	195,636	45,636
Right-Of-Ways	8,800	-	701,000	709,800	91,560	28,800	(62,760)	709,800	-
Perimeter / Sportsground Fencing Renewal	-	-	8,000	8,000	-	-	-	8,000	-
Replacement of Shade Sails	-	-	16,561	16,561	-	16,561	16,561	16,561	-
Senior Citizen Centres entrance door upgrades	-	-	50,000	50,000	60,375	66,412	6,037	90,000	40,000
TOTAL RENEWALS	3,870,788	1,339,189	18,343,972	23,553,949	8,675,188	10,034,168	1,358,979	23,488,949	(65,000)
TOTAL CAPITAL WORKS EXPENDITURE (Exc. Carry Forward Projects)	33,937,690	1,689,189	34,048,800	69,675,679	21,425,234	32,219,321	10,790,114	69,715,679	40,000
Estimated Carry Forwards from 2022-23 to 2023-24								(14,252,000)	
TOTAL CAPITAL WORKS EXPENDITURE	33,937,690	1,689,189	34,048,800	69,675,679	21,425,234	32,219,321	10,790,114	55,463,679	40,000

ORDINARY COUNCIL MEETING

13 APRIL 2023

Performance Graphs

Financial Performance
for the period ending 28 February 2023

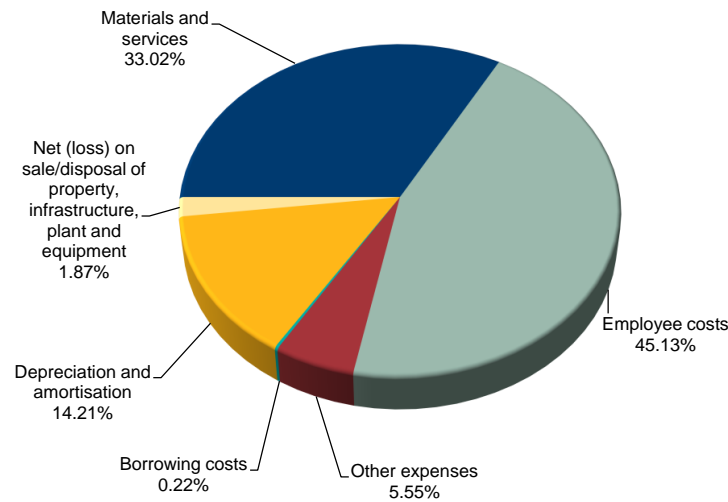


The February 2023 year to date financial performance was \$7.94m higher than the year-to-date budget mainly due to:

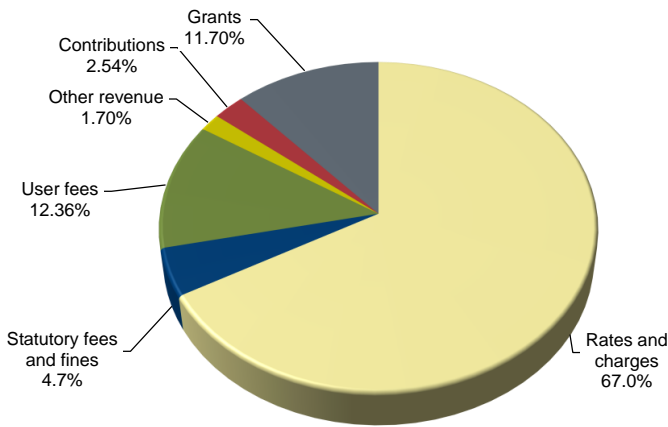
- Better than anticipated income received for Grants \$2.2m, Contributions (Monetary) \$1.74m, Interest Received \$720k, User Fees \$630k and Other Income \$52k. These are slightly offset by a decrease in Statutory Fees and Fines \$244k.
- Favourable variances in expenditure items including Contractor Payments \$2.5m, Employee Costs, \$1.37m, Maintenance \$569k, Utilities \$482k and Grants and Subsidies \$284k. These are slightly offset by an increase in Written Down Value of Assets Sold/Disposed \$2.17m, Other Expenses \$670k and Borrowing Costs \$87k.

Financial Performance
for the period ending 28 February 2023

2022-23 Forecast categories of expenditure



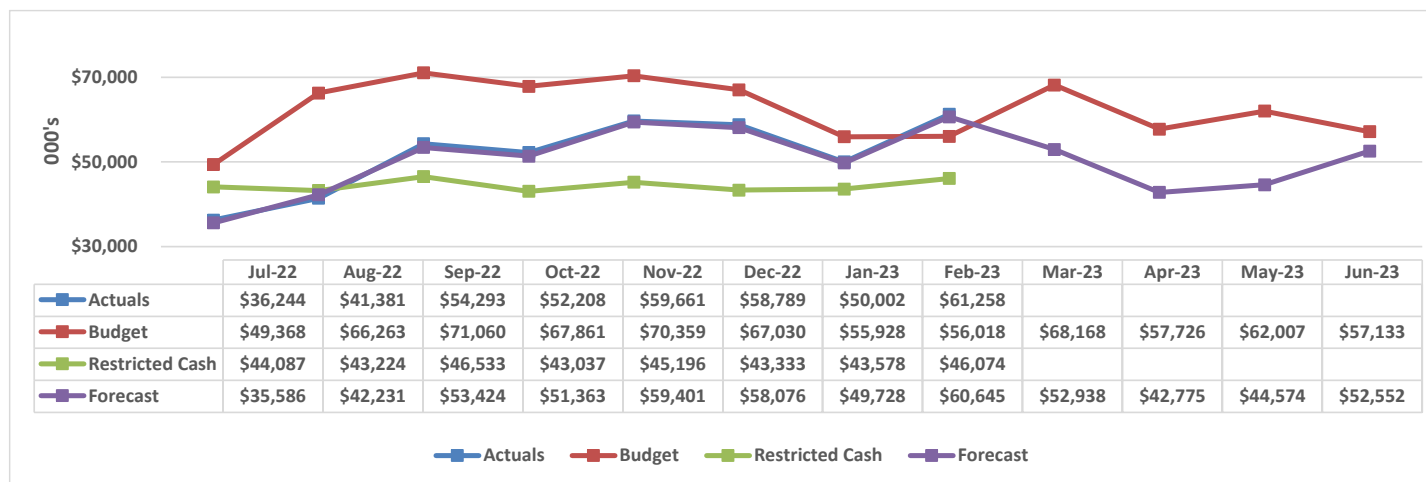
2022-23 Forecast sources of income



ORDINARY COUNCIL MEETING

13 APRIL 2023

Cash and Investments
for the period ending 28 February 2023



- Cash Balance – Council's year to date cash balance of \$61.26m is above budget for the current month. Council's forecast position to June 2023 of \$52.55m has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.
- Restricted Cash – Council has cash assets that are subject to restrictions. Restricted funds as at 28 February 2023 in total is \$46.07m, this includes: residential aged care deposits of \$14.06m, trust funds and deposits of \$6.92m (including asset protection permits), open space reserve of \$22.51m and fire services property levy of \$2.59m. Noting that the open space (\$22.5m) is not held in cash reserve.
- Return on Investments – Council has achieved an average return on investments of 3.25% for the month of February 2023.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Rates Income and Debtors
for the period ending 28 February 2023

Rate Income – is an important source of revenue, accounting for approximately 56 per cent of the total revenue received by Council annually.

Rate Capping – The Victorian Government's *Fair Go Rates System* (FGRS) limits the maximum increase in Councils' average rates. The amount is calculated by dividing total revenue from general rates by the total number of rateable properties in the municipality.

Each year the Minister for Local Government sets the average rate cap increase for Councils.

The cap for 2022-23 was set at forecast CPI of 1.75% (1.5% for 2021-22).

Rate Payments – Rates are paid in four instalments during the year: February, May, September and November. Council's cash flow is impacted by the timing of rate payments. The following table reflects the rate debtors balance as at 28 February 2023.

Rate Debtors	2022-2023 Year to date
	\$'000
Arrears Brought Forward	15,602
Credits Brought Forward	(1,121)
2022-23 Rates & Garbage Generated	128,335
2022-23 Fire Services Property Levy	15,472
Total Rates & Charges	158,288
Payments/Adjustments:	
Glen Eira Pension Rebate	(110)
State Government Rebate	(1,654)
Fire Services Property Levy Rebate	(327)
Receipts	(100,515)
Interest	487
Supplementary Valuations	612
Adjustments	(13)
Total Payments/Adjustments	(101,520)
Rates & Charges Balance at Month End	56,768

ORDINARY COUNCIL MEETING

13 APRIL 2023

Financial Strategy

Each year, the Auditor-General of Victoria performs an audit of the Local Government sector and produces a report to Parliament of the results of those audits. As part of this process, the Auditor-General assesses the financial sustainability of Councils. In 2021-22 the Auditor-General assessed the financial sustainability risk at an individual Council level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 18 provides indicators for Glen Eira City Council.

Financial sustainability risk indicator

Indicator	Formula	Description
Net result margin (%)	Net result/Total revenue	<p>A positive result indicates a surplus, and the larger the percentage, the stronger the result.</p> <p>A negative result indicates a deficit. Operating deficits cannot be sustained in the long term.</p> <p>The net result and total revenue are obtained from the comprehensive operating statement.</p>
Adjusted underlying result (%)	Adjusted underlying surplus (or deficit)/ Adjusted underlying revenue	<p>This measures an entity's ability to generate surplus in the ordinary course of business—excluding non-recurrent capital grants, non-monetary asset contributions, and other contributions to fund capital expenditure from net result.</p> <p>A surplus or increasing surplus suggests an improvement in the operating position.</p>
Liquidity (ratio)	Current assets/ Current liabilities	<p>This measures the ability to pay existing liabilities in the next 12 months.</p> <p>A ratio of one or more means that there are more cash and liquid assets than short-term liabilities.</p>
Internal financing (%)	Net operating cashflow/Net capital expenditure	<p>This measures the ability of an entity to finance capital works from generated cashflow.</p> <p>The higher the percentage, the greater the ability for the entity to finance capital works from their own funds.</p> <p>Net operating cashflows and net capital expenditure are obtained from the cashflow statement.</p> <p>Note: The internal financing ratio cannot be less than zero. Where a calculation has produced a negative result, this has been rounded up to 0 per cent.</p>
Indebtedness (%)	Non-current liabilities/Own-sourced revenue	<p>This assesses an entity's ability to pay the principal and interest on borrowings, as and when they fall due, from the funds it generates.</p> <p>The lower the ratio, the less revenue the entity is required to use to repay its total debt.</p> <p>Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.</p>
Capital replacement (ratio)	Cash outflows for the addition of new infrastructure, property, plant and equipment/ Depreciation	<p>Comparison of the rate of spending on new infrastructure, property, plant and equipment with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciating rate.</p> <p>This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations and borrowing is not an option. Cash outflows for infrastructure are taken from the cashflow statement. Depreciation is taken from the comprehensive operating statement.</p>
Renewal gap (ratio)	Renewal and upgrade expenditure/Depreciation	<p>This compares the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation.</p> <p>Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate.</p>

ORDINARY COUNCIL MEETING

13 APRIL 2023

Financial Strategy (continued)**Financial sustainability risk assessment criteria**

The financial sustainability risk of each local council is assessed using the criteria outlined below:

Risk	Net result	Adjusted underlying result	Liquidity	Internal financing	Indebtedness	Capital replacement	Renewal gap
High	Less than negative 10% Insufficient revenue is being generated to fund operations and asset renewal.	Less than 0% Insufficient surplus being generated to fund operations	Less than 0.75 Immediate sustainability issues with insufficient current assets to cover liabilities.	Less than 75% Limited cash generated from operations to fund new assets and asset renewal.	More than 60% Potentially long-term concern over ability to repay debt levels from own-source revenue.	Less than 1.0 Spending on capital works has not kept pace with consumption of assets.	Less than 0.5 Spending on existing assets has not kept pace with consumption of these assets.
Medium	Negative 10%–0% A risk of long-term run down to cash reserves and inability to fund asset renewals.	0%–5% Surplus being generated to fund operations	0.75–1.0 Need for caution with cashflow, as issues could arise with meeting obligations as they fall due.	75–100% May not be generating sufficient cash from operations to fund new assets.	40–60% Some concern over the ability to repay debt from own-source revenue.	1.0–1.5 May indicate spending on asset renewal is insufficient.	0.5–1.0 May indicate insufficient spending on renewal of existing assets.
Low	More than 0% Generating surpluses consistently.	More than 5% Generating strong surpluses to fund operations	More than 1.0 No immediate issues with repaying short-term liabilities as they fall due.	More than 100% Generating enough cash from operations to fund new assets.	40% or less No concern over the ability to repay debt from own-source revenue.	More than 1.5 Low risk of insufficient spending on asset renewal.	More than 1.0 Low risk of insufficient spending on asset base.

Source: VAGO.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Financial Strategy (continued)

Monthly Report Relative to Financial Strategy

Financial Sustainability Risk Indicators	Objective	Audited 2021-2022 Actuals	Audited Risk 2021-2022	2022-2023 Annual Budget as at 30 June 2023	2022-2023 Annual Forecast as at 30 June 2023	2022-2023 Risk based on Annual Forecast as at 30 June 2023	Comment
(1) Net Result	To generate surpluses consistently greater than 0%.	7.55%	Low	0.96%	2.90%	Low	Council is generating surpluses.
(2) Underlying Result (%)	Ability to generate surplus in the ordinary course of business, excluding non-recurrent capital grants and non-monetary asset contributions to fund capital expenditure from net result. Low risk indicator to be more than 5%.	3%	Medium	-0.60%	0.48%	Medium	Council anticipates a low underlying result during 2022-23 due to our reduced ability to generate fee income during the COVID-19 pandemic.
(3) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. Low risk - indicator is to be greater than 1.0.	1.02	Low	1.00	1.09	Low	Council's forecast to 30 June 2023 indicates a Liquidity Ratio above 1.0.
(4) Internal Financing	Generating enough cash from operations to fund new assets. Low risk indicator is to be greater than 100%.	67%	High	48%	65%	High	Council is restricted in generating cash to fund new assets due to the impact of COVID-19.
(5) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	6.38%	Low	25.32%	19.30%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(6) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. Low risk indicator is to be more than 1.5.	2.11	Low	2.52	2.08	Low	Council operates at a low level of risk with respect to capital replacement.
(7) Renewal Gap	To ensure there is sufficient spending on Council's asset base. Low risk indicator is to be greater than 1.0.	1.12	Low	1.41	1.41	Low	Council spends sufficient funds on its asset base.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Local Government Performance Reporting Framework (LGPRF)***Background***

Councils are required to prepare an annual report for each financial year consisting of three parts:

- 1) Report of operations: information about the operations of the Council;
- 2) Performance statement: audited results achieved against the prescribed performance indicators and measures; and
- 3) Financial statements: audited financial statements prepared in accordance with the Accounting Standards.

The LGPRF – mid-year Review of Auditable Indicators

The auditable indicators in the Performance Statement have been reviewed by Council Officers and performance results as at 31 December 2022 are shown below:

ORDINARY COUNCIL MEETING

13 APRIL 2023

PERFORMANCE STATEMENT			
Sustainable Capacity Indicators			
Indicator/ measure	2021-22 mid-year YTD Results:	2022- 23 mid-year YTD Results:	Material Variations and comments
Population <i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$565.56	\$593.97	
<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$3,593.71	\$4,166.75	The movement is mainly due to infrastructure revaluation in 2022 and big increase of working capital projects, eg: Murrumbidgee Community Hub \$6.5m, Benteigh Library and Youth Hub \$4m and Benteigh Eat Street \$2.9m.
<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	340.25	324.05	
Own-source revenue <i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$855.79	\$973.66	Our fee income activities are gradually back to pre-COVID level. The movement reflects increased fee income.
Recurrent grants <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$77.80	\$65.08	Mid-year figure may fluctuate mainly due to the timing of the grants received. Victoria Grants Commission funding was paid in advance at a higher rate than last year.
Disadvantage <i>Relative Socio-Economic Disadvantage</i> [Index of Relative Socio-Economic Disadvantage by decile]	10.00	10.00	
Workforce turnover <i>Resignations and terminations compared to average staff</i> [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year]	18.60%	10.20%	Less voluntary resignations and dismissals than previous year. We have seen a reduction in voluntary resignations since COVID-19.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Sustainable Capacity Indicators			
Indicator/ measure	2021-22 mid-year Results:	2022- 23 mid-year Results:	Material Variations and comments
Aquatic Facilities Utilisation <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	0.67	5.72	Extreme change/increase in aquatic facility attendance is due to a 'normal' year of trading with no forced closures due to pandemic lockdowns and memberships at a record high.
Animal Management Health and safety <i>Animal management prosecutions</i> [Number of successful animal management prosecutions / Total number of animal management prosecutions] x100	100%	100%	
Food Safety Health and safety <i>Critical and major non-compliance outcome notifications</i> [Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100	100%	100%	
Governance Satisfaction <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with the performance of council in making decisions in the interest of the community]	59	62	
Libraries Participation <i>Active library borrowers</i> [The sum of the number of active library borrowers in the last three financial years / The sum of the population in the last three financial years] x100	9.03%	8.47%	

ORDINARY COUNCIL MEETING

13 APRIL 2023

Sustainable Capacity Indicators			
Indicator/ measure	2021-22 mid-year Results:	2022- 23 mid-year Results:	Material Variations and comments
Maternal and Child Health (MCH) Participation <i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	64.55%	63.94%	
Participation <i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	68.89%	79.31%	The increase was due to further education and input of data by staff. Families who identify as Aboriginal and Torres Strait Islander were also offered a more flexible and tailored service to meet their individual needs.
Roads Satisfaction <i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	70	69	
Statutory Planning Decision making <i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	73.68%	40.00%	Whilst the percentage of Council decisions not set aside by VCAT has decreased, it is important to note that there were only five VCAT decisions for this period. It is noted that one of the decisions that was set aside was an application where Council changed its position following substitution of amended plans. The low number of decisions represents a positive outcome for Council, as it demonstrates Council is resolving disputes with the parties before applications are proceeding to a hearing.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Sustainable Capacity Indicators			
Indicator/ measure	2021-22 mid-year Results:	2022- 23 mid-year Results:	Material Variations and comments
Waste Collection Waste diversion <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	62.48%	62.22%	
Efficiency Expenditure level <i>Expenses per property assessment</i> [Total expenses / Number of property assessments]	\$1,281.07	\$1,268.23	
Revenue level <i>Average rate per property assessment</i> [Total rate revenue / Number of property assessments]	\$1,460.66	\$1,490.96	
Liquidity Working capital <i>Current assets compared to current liabilities</i> [Current assets / Current liabilities] x100	207.64%	225.71%	
Unrestricted cash <i>Unrestricted cash compared to current liabilities</i> [Unrestricted cash / Current liabilities] x100	49.24%	45.04%	
Obligations Loans and borrowings <i>Loans and borrowings compared to rates</i> [Interest bearing loans and borrowings / Rate revenue] x100	4.58%	13.14%	New loans have been drawn in 2022-23. Further loan borrowings are scheduled across 2022-2023 and 2023-2024 which is in line with our LTFP.
<i>Loans and borrowings repayments compared to rates</i> [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.29%	1.51%	This is in line with the movement of borrowings as per the adopted budget.

ORDINARY COUNCIL MEETING

13 APRIL 2023

Sustainable Capacity Indicators			
Indicator/ measure	2021-22 mid-year Results:	2022- 23 mid-year Results:	Material Variations and comments
Indebtedness <i>Non-current liabilities compared to own source revenue</i> [Non-current liabilities / Own source revenue] x100	7.69%	14.56%	This is due to increased borrowings as per adopted budget.
Asset renewal <i>Asset renewal and upgrade compared to depreciation</i> [Asset renewal and asset upgrade expenditure / Asset depreciation] x100	81.27%	102.13%	This indicator is dependent on the Capital Program for each year and the timing of capital works expenditure and not comparable year on year.
Operating position Adjusted underlying result <i>Adjusted underlying surplus (or deficit)</i> [Adjusted underlying surplus (or deficit)/ Adjusted underlying revenue] x100	40.33%	44.26%	
Stability Rates concentration <i>Rates compared to adjusted underlying revenue</i> [Rate revenue / Adjusted underlying revenue] x100	83.34%	80.44%	
Rates effort <i>Rates compared to property values</i> [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.17%	0.15%	Rateable CIV increased more than property rates in dollar value.

8.5 INCLUSION OF 4 TREES IN THE CLASSIFIED TREE REGISTER

Author: Christian Renaud, Arborist (Vegetation Assessment Officer)

Director: Niall McDonagh, Director Sustainability, Assets and Leisure

Trim No: 23/160642

Attachments:

1. Council Tree Report for CTR Inclusion Southern Mahogany - 6 Tennyson Ave, Caulfield North 123CTR2021 [↓](#)
2. Council Tree Report for CTR Inclusion Lemon Scented Gum - 25 Beech St, Caulfield South 137CTR2021 [↓](#)
3. Council Tree Report for CTR Inclusion Spotted Gum - 509 Glen Huntly Rd, Elsternwick 296CTR2021 [↓](#)
4. Council Tree Report for CTR Inclusion Sydney Blue Gum - 509 Glen Huntly Rd, Elsternwick 296CTR2021 [↓](#)
5. Tree report 5a Linlithgow Avenue, Caulfield North Vic 3161 RA-R [↓](#)
6. Co-ordinator final assessment report 6 Tennyson Ave Caulfield North 123CTR2021 [↓](#)
7. 23-02-06_JRJ_GlenEiraTennysonCaulfieldNorth_TRA [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's endorsement for the inclusion of 4 trees in the Classified Tree Register.

The details of each tree and the assessment completed is provided in the 4 separate tree assessment reports attached.

RECOMMENDATION

That Council:

1. includes the following trees in the Classified Tree Register:
 - a) Southern Mahogany (*Eucalyptus botryoides*) located at 6 Tennyson Ave, Caulfield North – 123/CTR/2021;
 - b) Lemon Scented Gum (*Corymbia citriodora*) located at 25 Beech St, Caulfield South – 137/CTR/2021;
 - c) Spotted Gum (*Corymbia maculata*) located at 509 Glen Huntly Rd, Elsternwick – 296/CTR/2021;
 - d) Sydney Blue Gum (*Eucalyptus saligna*) located 509 Glen Huntly Rd, Elsternwick – 296/CTR/2021;
2. notifies each person who nominated a tree detailed in this report;
3. notifies all relevant landholders of the trees detailed in this report; and
4. authorises a notice to be published in the Victorian Government Gazette of the decision to include the trees outlined in this report in the Classified Tree Register.

BACKGROUND

There are now a total of 189 trees included in the Classified Tree Register across the municipality.

The Classified Tree Local Law and Classified Tree Policy were written to ensure all relevant landholders around a nominated tree have multiple opportunities to make submissions and present their opinions regarding the tree.

ISSUES AND DISCUSSION

The inspection and assessment process has been completed for another 4 individual trees, all located on private property. They include 2 trees located on the grounds of an apartment complex and 2 trees located at single residences. All 4 trees are native species.

The assessments of these 4 eligible trees were all undertaken in accordance with Council's Classified Tree Local Law and Classified Tree Policy, with all the trees listed in part 1 of the recommendation.

Each assessment is conducted to determine if the relevant tree satisfies one or more of the Categories of Significance contained within the Policy, with consideration also given to the relevance of the negative criteria applicable to each tree. The assessment of each tree therefore considered the following:

- value; uniqueness; rarity; age; size; aesthetic value; growth habit; history; Aboriginal culture; and habitat.

Each tree recommended for inclusion in the Register satisfied 2 or more of the Categories of Significance to be deemed eligible.

Following the preliminary assessment of each tree undertaken by a Council Arborist, notification of each assessment was provided to all the relevant landholders, giving them the opportunity to make a submission regarding the assessment.

One submission supporting, and one submission objecting to the eligibility of the tree at 25 Beech St, Caulfield South were received. Multiple submissions supporting and one submission objecting to the eligibility of the 2 trees located at 509 Glen Huntly Rd, Elsternwick were received. Detailed reports were prepared for both sites responding to all the relevant points in the submissions received within the context of the positive and negative assessment criteria contained within the Classified Tree Policy. These trees were deemed to still be eligible for inclusion to the Register and notification was provided to all relevant landholders along with a copy of the report. No requests for review were received for these 3 trees and notification was provided to each relevant landholder that the eligible trees will be presented to Council for endorsement and inclusion in the Register.

The preliminary assessment of the tree at 6 Tennyson Ave, Caulfield North was undertaken with the assistance of independent Consultant Arborists who undertook an aerial inspection of the trees canopy to assist Council's Arborist in their assessment. Following notification of the tree's eligibility, two submissions supporting and two submissions objecting to the eligibility of the tree were received, with an independent Arborists Report included with the objecting submissions. A detailed report on this tree was prepared by Council's Arborist addressing all relevant submissions, including the objecting independent Arborists Report, and determined that the tree was still eligible for inclusion in the Register. Notification was then provided to all relevant landholders along with a copy of the Council Arborists report which provided all the landholders the opportunity to request a review of the assessment. A request for review of the Council Arborists assessment was received.

Subsequently an assessment of the tree was undertaken by the Co-ordinator Urban Forest, which included another inspection of the tree. After proceeding through all the specified stages of the assessment process, including consideration of all available information on the tree as well as all new submissions, the Co-ordinator Urban Forest determined that the tree was eligible for inclusion in the Register. Notification was subsequently provided to all relevant landholders of the tree's eligibility which provided all the landholders the opportunity to request a review of the Co-ordinators assessment. A request for review was received.

The final stage of the assessment process was conducted by the Acting Manager Parks Services with the assistance of an independent Consulting Arborist. The Consulting Arborist conducted another inspection of the tree and provided a report. After considering this report and all previous information regarding the tree, the Acting Manager Parks Services has determined that the tree is eligible for inclusion in the Register. Notification was provided to all relevant landholders advising that the tree will be presented to Council for endorsement and inclusion in the Register and advising that the Council Meeting will be open to the public.

The objecting Arborists Report submitted for 6 Tennyson Ave, Caulfield North, the Co-ordinators Report addressing all submissions including the objecting report, and the Consultant Arborist Report provided to the Acting Manager Parks Services have all been attached to this report.

CLIMATE EMERGENCY RESPONSE STRATEGY IMPLICATIONS

The protection of significant trees across the municipality aligns with Glen Eira City Council's adopted '*Our Climate Emergency Response Strategy 2021-25*'. Specifically, regarding Principle 4 and Action 3.2, which both seek to maximise and diversify our green and natural spaces.

The Classified Tree Register fits in with Council's *Urban Forest Strategy* in recognising the need for urgent action in combating Climate Change. By retaining mature trees within the urban environment, the canopy coverage offered by these trees helps to mitigate the negative environmental impacts of city living.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The cost of including the 4 trees in the Classified Tree Register, conducting inspections and engaging any additional resources will be accommodated within the existing operating budget of Parks Services.

COMMUNICATION AND ENGAGEMENT

The assessment of the trees nominated for inclusion in the Classified Tree Register was managed and conducted in accordance with Council's Classified Tree Policy and Classified Tree Local Law.

All relevant landholders were advised of the outcome of the Council Arborist's preliminary assessment between 09 February 2022 and 08 August 2022.

Relevant landholders were informed that inclusion of a tree in the Classified Tree Register may result in future management, financial and development constraints because of the tree being in the Classified Tree Register.

All relevant landholders and nominators will be notified of the decision regarding each tree.

LINK TO COUNCIL PLAN

Strategic Direction 4: A green and sustainable community. Our actions and priorities aim to protect our community from the worst impacts of climate change.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

Established mature trees and the canopy coverage they provide are vital in ensuring the urban environment is a healthy and attractive place to live and work by mitigating the Urban Heat Island effect, reducing air pollution and water run-off.

Councils' commitment to increasing canopy coverage across the municipality up 22% by 2040 can only be achieved by ensuring there is some protection of large trees on private lands.

Glen Eira Classified Tree Register

TREE REPORT



Tree number: 123/CTR/2021

Date of Assessment: 10/12/2021

Assessing Officer: Christian Renaud

Tree Owner: Private Tree

Address: 6 Tennyson Ave, Caulfield North

Location: Private Open Space

Record type: Single Specimen Tree

Number of trees: 01

Botanical name: *Eucalyptus botryoides*

Common name: Southern Mahogany

Structural Root Zone (SRZ): 4.2m

Approximate age: 80+ years

Diameter at breast height: 158cm

Tree Protection Zone (TPZ): 15m

Tree height: 29m

Tree canopy width: 18m

Easting: 326553.0

Northing: 5805708.1

Glen Eira Asset ID: N/A



Statement of significance:

This tree fulfils the criteria of:

- Particularly old specimen
- Outstanding size (Girth height spread)
- Aesthetic value
- Outstanding example of the species
- Outstanding habitat and biodiversity value

This mature Southern Mahogany is a particularly old example of the species to be found within a developed urban environment with an estimated age of over 80 years. The tree is also of outstanding size for its height and trunk girth. It is the tallest tree for the surrounding area and can be seen from the Town Hall and from a far away as the vicinity of Caulfield Racecourse.

This is a well-formed and healthy tree given its age making it an outstanding example of the species within the entire municipality, and due to its size, it is very striking within the landscape and provides substantial visual appeal and amenity to the wider community. As a particularly large, indigenous flowering tree, it is invaluable as a food resource for native wildlife.



Glen Eira Classified Tree Register

TREE REPORT



Tree number: 137/CTR/2021

Date of Assessment: 01/03/2022

Assessing Officer: Christian Renaud

Tree Owner: Private Tree

Address: 25 Beech St, Caulfield South

Location: Private Open Space

Record type: Single Specimen Tree

Number of trees: 01

Botanical name: *Corymbia citriodora*

Common name: Lemon Scented Gum

Structural Root Zone (SRZ): 3m

Approximate age: 40 years

Diameter at breast height: 71cm

Tree Protection Zone (TPZ): 8.5m

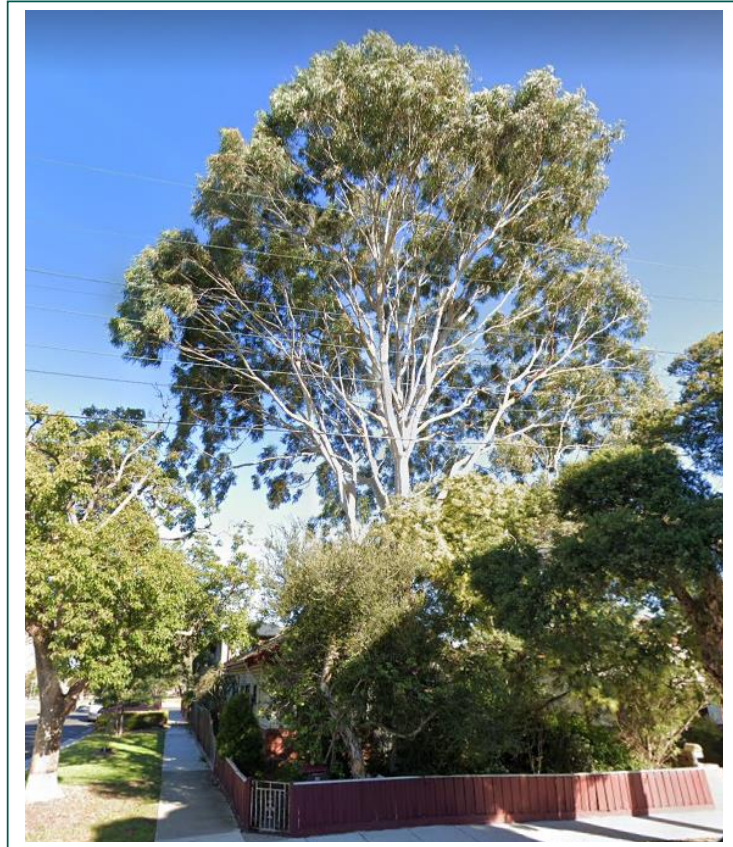
Tree height: 19m

Tree canopy width: 16m

Easting: 326147.0

Northing: 5804282.1

Glen Eira Asset ID: N/A



Statement of significance:

This tree fulfils the criteria of:

- Aesthetic value
- Outstanding example of the species

This mature Lemon Scented Gum is a healthy and well-formed example of the species. Prominently located in the front yard of a corner property, it is striking within the landscape with a high degree of visual presence from the public realm. It makes a major contribution to the local landscape, contributing to the neighbourhood character and providing amenity to the community.

Given its size and condition, this is an outstanding example of the species for the local area.

Glen Eira Classified Tree Register

TREE REPORT



Tree number: 296/CTR/2021

Date of Assessment: 20/06/2022

Assessing Officer: Christian Renaud

Tree Owner: Private Tree

Address: 509 Glen Huntly Rd, Elsternwick

Location: Private Open Space

Record type: Single Specimen Tree

Number of trees: 01 of 02

Botanical name: *Corymbia maculata*

Common name: Spotted Gum

Structural Root Zone (SRZ): 3.3m

Approximate age: 45 years

Diameter at breast height: 86cm

Tree Protection Zone (TPZ): 10.3m

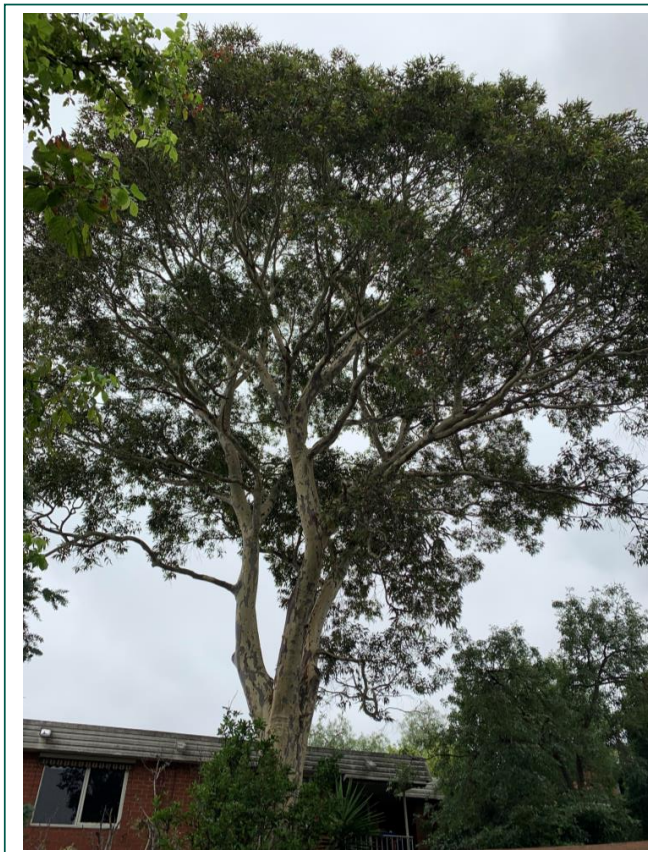
Tree height: 22m

Tree canopy width: 18m

Easting: 324935.3

Northing: 5805128.7

Glen Eira Asset ID: N/A



Statement of significance:

This tree fulfils the criteria of:

- Outstanding size (Girth height spread)
- Aesthetic value
- Outstanding example of the species

This Spotted Gum is 1 of 2 large mature native trees located within the grounds of an apartment complex. It is of outstanding size for both height and canopy spread, particularly within the context of its location within a busy, developed urban setting.

The tree provides substantial canopy coverage for the area and is striking within the landscape, providing substantial amenity to the community, and contributing to the neighbourhood character. It is an outstanding example of the species at the local level as a large, healthy, and well-formed native tree.

Glen Eira Classified Tree Register

TREE REPORT



Tree number: 296/CTR/2021

Date of Assessment: 20/06/2022

Assessing Officer: Christian Renaud

Tree Owner: Private Tree

Address: 509 Glen Huntly Rd, Elsternwick

Location: Private Open Space

Record type: Single Specimen Tree

Number of trees: 02 of 02

Botanical name: *Eucalyptus saligna*

Common name: Sydney Blue Gum

Structural Root Zone (SRZ): 3.2m

Approximate age: 45 years

Diameter at breast height: 82cm

Tree Protection Zone (TPZ): 9.8m

Tree height: 24m

Tree canopy width: 21m

Easting: 324952.5

Northing: 5805073.8

Glen Eira Asset ID: N/A



Statement of significance:

This tree fulfils the criteria of:

- Outstanding size (Girth height spread)
- Aesthetic value
- Outstanding example of the species

This Sydney Blue Gum is the larger of 2 large mature native trees located within the grounds of an apartment complex. It is of outstanding size for both height and canopy spread, reaching up over surrounding buildings within a developed urban setting.

The tree has a high degree of visual presence from the public realm. It is striking within its setting and makes a major contribution to the local landscape, providing substantial canopy coverage and amenity to the community, and contributing to the neighbourhood character.

It is an outstanding example of the species at the local level as a large, healthy, and well-formed native tree.



The right people for tree and plant healthcare

Arboricultural Risk Assessment

REPORT COMMISSIONED BY:

[REDACTED]

DATE OF ASSESSMENT:

Tuesday, July 05, 2021

SUBJECT SITE:

5a Linlithgow Avenue,
Caulfield North Vic 3161

DATE OF REPORT:

Thursday, July 28, 2022

REPORT PREPARED BY:

John Holliday
Consulting Arborist
Dip. Arboriculture (AQF5)

VERSION 1

The Green Connection Arboricultural Consultancy Services

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1 Summary

This report is concerned with a single tree located within the western adjoining property with an established history of limb failure onto multiple sites. It is proposed that the tree be placed on the Glen Eira classified tree register despite objection from the client and tree owner.

The tree represents a tolerable risk of hazard under QTRA but an unacceptable consequence of hazard and is recommended to not be placed on the classified tree register but reduced or removed as appropriate.

2 Assignment

2.1 Author / Consulting Arborist

Name

John Holliday

Phone

John: 0418 28 99 88

Jenny: 0403 84 04 75

Company

The Green Connection

Email

admin@thegreenconnection.com.au

2.2 Client

Name

[REDACTED]

Intended Audience

- The property/tree owner(s)
- Council Planning Department

Site Address

5a Linlithgow Avenue,
Caulfield North Vic 3161

2.3 Brief

The purpose of this report is to assess a single tree located within the western adjoining site in relation to the following instructions:

- To provide an objective assessment of the tree in its current state.
- To provide an objective assessment of the retention value of the tree.
- To determine the tree's risk rating using QTRA methodology.
- To provide recommendations to reduce the tree's risk rating to an acceptable level.

3 Data collection

3.1 Site Visit

- John Holliday, of The Green Connection, visited the site for an Arboricultural assessment on Tuesday the 5th of July 2022 at 8:00am.

3.2 Method of data collection

- The subject tree was assessed using stage one of Visual Tree Assessment method (Mattheck & Breloar, 1999)
- The subject tree was assessed from ground level
- Field notes were documented and stored on a hard drive.
- A circumference tape measure was used to determine the trunk dimensions of the subject tree.
- A Bosch forestry clinometer was used to determine the height of the tree.
- A linear tape measure and aerial images were used to determine the canopy spread of the tree
- A digital camera was used at ground level to gather photographic evidence.
- A Thor nylon percussion hammer was used to determine the approximate level of sound wood compared to decayed wood within the tree's trunk.
- A Von Pein PCS Penetrometer was used to determine soil density and resistance.

3.2.1 Documents viewed

- Glen Eira City Council Planning Scheme.
- Glen Eira City Council letter advising Nomination under the Classified Tree Local Law (123/CTR/2021 09/06/2022)
- Australian Standard AS4373 – 2007 Pruning of Amenity Trees.
- Australian Standard AS4970 – 2009 Protection of Trees in a Development Site.

4 Site description

- The subject site is located in a Neighbourhood Residential Zone – Schedule 1 (NRZ1) within the Glen Eira City Council.
- A two storied residential dwelling is within the subject site.
- The terrain of the site presented as predominantly flat.
- The subject tree is located within the rear garden of the western adjoining property (6 Tennyson Ave).
- No additional vegetation was assessed upon request.



Site as viewed from south east



Site as viewed from north east



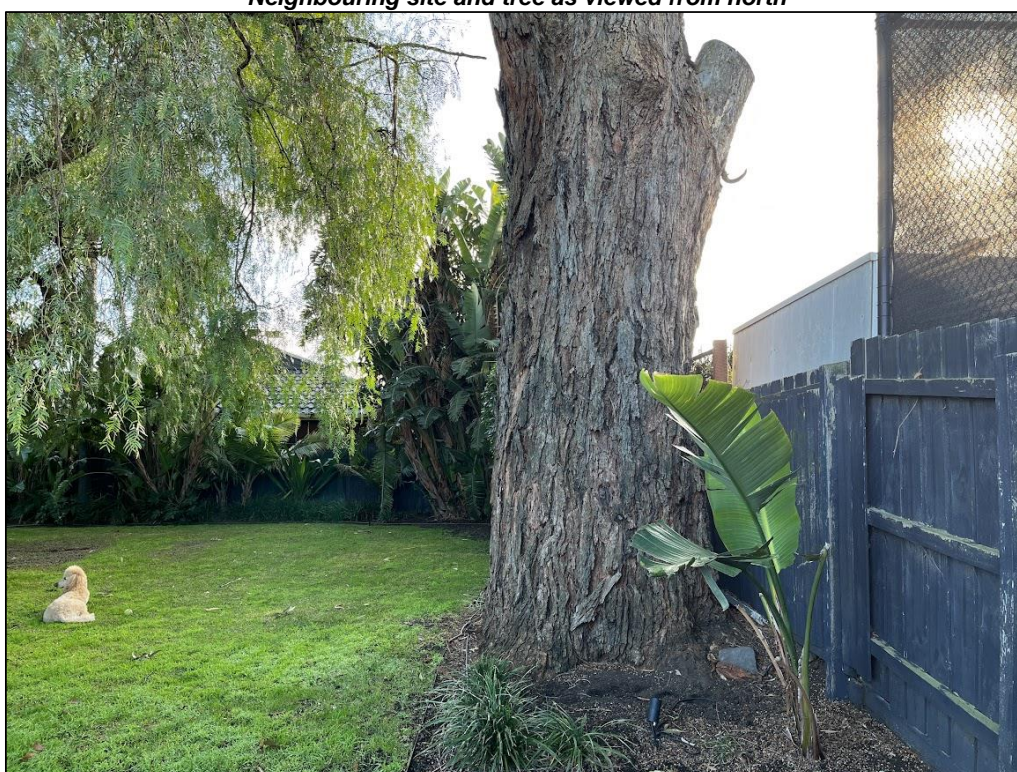
Pool, tennis court and subject tree as viewed from northeast



Rear (west) boundary as viewed from north



Neighbouring site and tree as viewed from north



Neighbouring site and tree as viewed from south

4.1 Permit requirements

The site is not subject to any local law or overlay in relation to tree protection.

4.1.1 Trees that require a permit

A permit is NOT required to remove, destroy or lop the subject tree.

5 Tree Data

Botanical name	<i>Eucalyptus botryoides</i>
Common name	Bangalay (Southern Mahogany)
Origin	Native (NSW, VIC)
Age	Mature
DBH	1.57 m
DAB	1.75 m
Height	32 m
Canopy spread N - S	22 m
Canopy spread E - W	22 m
Health	Fair/Good
Structure	Fair
ULE	20 + years
Amenity value	High
Retention suitability	Neighbouring Tree
TPZ radius	15 m
SRZ radius	7.6 m
Risk rating	Tolerable
Permit (4.1.1)	No

Comments

- Large portion of canopy (9m north x 9m east) is above subject site.
- Twigs, fruit and leaves found in NE corner of tennis court 35m from tree.
- Swimming pools and poolside areas on 3 properties 5 Linlithgow Ave, 3 Linlithgow Ave and 6 Tennyson Ave are directly under canopy

5.1 Photographic evidence



Subject tree

5.2 Observations

5.2.1 Health

The tree is considered to be of fair/good health for the following reasons:

- The canopy is at typical density for species.
- Moderate dieback was evident throughout the canopy.
- No evidence of pest infestation.
- Historical wounds have developed callus at a typical rate.

5.2.2 Structure

The tree is considered to be of fair structure for the following reasons:

- The soil within the root zone to the north of stem tested 1-2MPa to a depth of 20cm and >2MPa below depth of 20cm. Root zone to southwest was not tested as it lay within a neighbouring site. Root zone to southeast is almost entirely lost to swimming pool and hard landscaping.
- The dwelling is so close (3.15m) that it is within the SRZ of the tree.
- The main stem is codominant at 3m above NGL. Union is included and mildly buttressed.
- The canopy is moderately asymmetrical due in part to historical removal of a scaffold limb to southwest.
- Dead limbs in the 5-10cm diameter range were evident throughout the canopy.

5.3 Risk assessment

The level of risk associated with this tree was calculated using the Quantified Tree Risk Assessment (QTRA) calculator.

According to the QTRA calculator, the tree presented with a tolerable risk rating.

Target range	2
Size range	Property
Reduce Mass to	100%
Probability of failure range	3
Risk rating	1/50 000 Tolerable

5.4 Risk thresholds

Thresholds	Description	Action
1/1,000	Unacceptable Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	<ul style="list-style-type: none"> Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value Review the risk
1/10 000	Tolerable (where imposed on others) Risks are tolerable if ALARP	<ul style="list-style-type: none"> Assess costs and benefits of risk control Control the risk only where a significant benefit might be achieved at reasonable cost Review the risk
1/1 000 000	Broadly Acceptable Risk is already ALARP	<ul style="list-style-type: none"> No action currently required Review the risk

5.5 Target range

Target Range	Property (repair or replacement cost)	Human (not in vehicles)	Vehicle Traffic (number per day)	Ranges of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 – >£200 000	Occupation: Constant – 2.5 hours/day Pedestrians & cyclists: 720/hour – 73/hour	26 000 – 2 700 @ 110kph (68mph) 32 000 – 3 300 @ 80kph (50mph) 47 000 – 4 800 @ 50kph (32mph)	1/1 – >1/10
2	£200 000 – >£20 000	Occupation: 2.4 hours/day – 15 min/day Pedestrians & cyclists: 72/hour – 8/hour	2 600 – 270 @ 110kph (68mph) 3 200 – 330 @ 80kph (50mph) 4 700 – 480 @ 50kph (32mph)	1/10 – >1/100
3	£20 000 – >£2 000	Occupation: 14 min/day – 2 min/day Pedestrians & cyclists: 7/hour – 2/hour	260 – 27 @ 110kph (68mph) 320 – 33 @ 80kph (50mph) 470 – 48 @ 50kph (32mph)	1/100 – >1/1 000
4	£2 000 – >£200	Occupation: 1 min/day – 2 min/week Pedestrians & cyclists: 1/hour – 3/day	26 – 4 @ 110kph (68mph) 32 – 4 @ 80kph (50mph) 47 – 6 @ 50kph (32mph)	1/1 000 – >1/10 000
5	£200 – >£20	Occupation: 1 min/week – 1 min/month Pedestrians & cyclists: 2/day – 2/week	3 – 1 @ 110kph (68mph) 3 – 1 @ 80kph (50mph) 5 – 1 @ 50kph (32mph)	1/10 000 – >1/100 000
6	£20 – £2	Occupation: <1 min/month – 0.5 min/year Pedestrians & cyclists: 1/week – 6/year	None	1/100 000 – 1/1 000 000

5.6 Probability of failure range

Probability of Failure Range	Probability
1	1/1 - >1/10
2	1/10 - >1/100
3	1/100 - >1/1 000
4	1/1 000 - >1/10 000
5	1/10 000 – >1/100 000
6	1/100 000 – >1/1 000 000
7	1/1 000 000 – 1/10 000 000
The probability that the tree or branch will fail within the coming year.	

5.7 Size range

Size Range	Size of tree or branch	Range of Probability
1	> 450mm (>18") dia.	1/1 - >1/2
2	260mm (10½") dia. - 450mm (18") dia.	1/2 - >1/8.6
3	110mm (4½") dia. - 250mm (10") dia.	1/8.6 - >1/82
4	25mm (1") dia. - 100mm (4") dia.	1/82 - 1/2 500
* Range 1 is based on a diameter of 600mm.		

6 Discussion

Many large Eucalypts have the ability to optimise their canopies by shedding branches. This process is sometimes referred to as SLF (Sudden Limb Failure). SLF is, as its name would suggest, an unpredictable event. Some of the common denominators in Eucalypts which experience this phenomenon are:

- Trees planted outside their natural range.
- Trees with significant hard landscaping within root zones.
- Trees which experience significant soil compaction.

The consequences of SLF vary greatly and are most influenced by:

- Size of limb lost.
- Potential targets (people) in fall zone.
- Cumulative time targets are under the canopy.

The subject tree is of a species known for SLF and even possessing the adaptive mutation to regrow entire trees from fallen limbs. (McDougall, 1998)

The subject tree is native to Victoria but is not endemic to the Greater Melbourne region (Euclid, 2022). It is taller than most surrounding trees and is exposed to wind from all directions. The foliage is acting as a sail placing a substantial load upon vulnerable unions resulting in previous limb failures directly onto the subject site pool area and the pool areas of adjoining properties.

More than 35% of the root zone has been lost to dwelling, pools and hard landscaping (see site photograph section 9 of this document). The resulting loss of root volume creates water stress which is reflected in the canopy as dieback and branch loss.

Large, mature specimen trees in suburbia often enter a cycle of decline where larger and larger limbs fail or are removed resulting in greater sections of the canopy being exposed to stress which in turn fail or are removed to reduce risk. The subject tree is of a size, health and structure where this inevitable senescence should be anticipated in the future.

The property owner has expressed feelings of grave concern for the safety of himself and his family after recent near misses with limbs failing in summer whilst using the pool. These failures have been documented and copies provided to Glen Eira Council. The type and time of these failures is typical of SLF and should be expected to continue and increase in frequency with changes in tree condition and local environment. The author is unable to provide certainty that the tree is safe and presents no risk or that the risk is ALARP (as low as is reasonably practical).

7 Conclusion

The subject tree meets most of the criteria for potential SLF in that it is:

- Planted outside its natural range.
- Has significant hard landscaping (dwelling and development) within root zones.

The subject tree meets all the criteria for extreme consequences of SLF including:

- Size of limb lost.
- Potential targets (people) in fall zone.
- Cumulative time targets are under the canopy.

The frequency of tree related deaths has risen sharply in Victoria over the last three (3) years leading to understandable concern amongst homeowners as to the risk of hazard associated with trees previously considered safe. The author is unaware of any system of risk assessment which has properly and thoroughly considered these changes in fatal accidents and how that might be applied to better anticipate future events.

In December 2019, a motor vehicle passenger was struck and killed by a falling limb from a *Corymbia maculata* in Kings Way, South Melbourne. The fallen limb was only marginally larger than the recent failure into the subject site pool area and the victim was protected by the body of a modern motor car. Unfortunately, even this was not enough to preserve her life. This example serves to underline the potentially extreme consequences of even minor limb failures in the *Eucalyptus* or *Corymbia* genera.



Fallen E.maculata limb which crushed and killed a passenger in a passing car

8 Recommendations

Due the size of the potential failure, the proximity and value of potential targets and the likely consequences of hazard it is recommended that this tree be removed.

In the event removal is prohibited by the responsible authority then risk management strategies such as pruning of high-risk limbs to AS4373-2007 and cabling of major scaffold limbs is recommended.

9 Site map



10 Limitation of Liability

The Green Connection and their employees are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.

Trees are living organisms that fail in ways the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been made from ground level and limited to accessible components without dissection excavation or probing. There is no guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of this report, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Such issues cannot be taken into account unless complete and accurate information is given prior to or at the time of site inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

11 References

- Australian Standards. (2007). Australian Standard AS4373-2007 Pruning of Amenity Trees. SAI Global.
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12 Definition of terms

12.1 Tree health

- Good
- Fair
- Poor
- Very poor
- Dead

Good: The tree is demonstrating good or exceptional growth for the species. The tree should exhibit a full canopy of foliage and have only minor pest or disease problems. Foliage colour size and density should be typical of a healthy specimen of that species.

Fair: The tree is in reasonable condition and growing well for the species. The tree should exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.

Poor: The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.

Very

poor: The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.

Dead: The tree is no longer alive.

12.2 Structure

- Good
- Fair
- Poor
- Very poor
- Failed

The definition of structure is the likelihood of the tree to fail under normal condition. A tree with good structure is highly unlikely to suffer any significant failure, while a tree with poor to very poor structure is likely or very likely to fail.

Good: The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.

Fair: The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.

Poor: The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.

Very

poor: The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.

Failed: A significant section of the tree or the whole tree has failed.

12.3 Useful Life Expectancy (ULE)

- Unsafe or 0 years
- Less than 5 years
- 5 to 10 years
- 10 to 20 years
- 20 +

Useful life expectancy is approximately how long a tree can be retained safely and usefully in the landscape providing site conditions remain unchanged and the recommended works are completed.

It is based on the principals of safety and usefulness in the landscape and should not reflect personal opinions on species suitability.

Unsafe or 0 years: The tree is considered dangerous in the location and/or no longer provides any amenity value.

Less Than 5 years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years.

The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.

5 to 10 Years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years.

Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.

10 to 20 Years: The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.

20 + Years: The tree under normal circumstances and without extra stress should be safe and of value of more than years. During this period, regular inspections and maintenance will be required.

12.4 Tree Retention Value

- High
- Moderate
- Low
- Other Person's Tree
- Council Owned Tree

High: The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous. Consider the retention of the tree and designing the development to accommodate the tree.

Moderate: The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle. The tree may be retained if it does not hamper the design intent.

Low: The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle. The tree may be removed if necessary.

Other Person's Tree: The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

Council Owned Tree: The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

12.5 Age

- Young
- Semi Mature
- Mature
- Senescent

Young: Juvenile or recently planted approximately 1-7 years.

Semi Mature: Tree actively growing.

Mature: Tree has reached expected size in situation.

Senescent: Tree is over mature and has started to decline.

12.6 Amenity Value

Very Low: Tree makes little or no amenity value to the site or surrounding areas. In some cases, the tree might be detrimental to the area's amenity value (e.g. unsightly, risk of weed spread)

Low: Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future.

Moderate: The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area.

High: The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape.

The amenity value rating considered the impact that the tree has on any neighbouring sites as being equally important to that supplied to the subject site. However, trees that contribute to the general area (e.g. streetscape) are given a greater weight.

12.7 Terms within tree data table

- DBH
- DAB
- CA1
- TPZ
- SRZ

DBH: Diameter at breast height (1.4m from ground level)

DAB: Diameter at base of tree

CA1: Circumference of trunk at 1m from ground level

TPZ: Tree Protection Zone

SRZ: Structural Root Zone



Classified Tree Assessment Report

Date:	16/12/2022
Site Address:	6 Tennyson Ave, Caulfield North
Responsible Officer:	Jarrold Knight
Job Titles:	Co-Ordinator Urban Forest

Tree Species:	<i>Eucalyptus botryoides</i>
Tree Health:	Good
Tree Structure:	Fair-Good
Tree Height:	29m estimated.
Tree Canopy:	18m estimated.
Tree D.B.H.:	158cm (175cm DAB)
Tree T.P.Z.:	15m
Tree S.R.Z.:	4.2m

Tree Assessments

An initial ground based Visual Tree Assessment was conducted by a Council Officer on 10/12/2021 with an aerial inspection of the tree undertaken on 27/01/2022 by two AQF level 5 Consultant Arborists from Arborco P/L in the presence of a Council Officer.

A further ground based Visual Tree Assessment inspection was conducted on 26/10/2022. The inspection notes from the initial assessment and aerial inspection were found to be accurate.

Inspection Notes

The main structure of the tree including the unions, stems and limbs were found to be generally solid and sound. There is a large stub from a previously removed low limb on the east side of the tree next to the main union. The stub has begun to decay, but there is good callus formation and live wood growth around this stub. Penetration of the stub with a probe and sounding of the live wood did not indicate that any decay had spread into the trunk of the tree.

The second main union between the 2 stems on the north side of the tree has a slightly acute appearance, but there is no sign of included bark in the union. The lowest limb on the north side of the tree, growing over the subject site has the only significant structural issue observed within the tree with a semi-occluded canker wound on the upper surface of the limb. There is good wound wood formation around this wound. There is also a small-medium size rubbing bring growing from a tertiary union in the upper portion of the canopy, however this has not yet led to any wounding or decay to form.

The upper and outer canopy of the tree contains some moderate deadwood, with several dead stubs observed from past deadwood failures. Some of this deadwood has landed within neighbouring properties. There is established epicormic growth and some over-extension of branch ends, with evidence of a couple of small live branch failures present. Some acute unions and rubbing branches are present within the epicormic growth.



Eucalyptus botryoides – 6 Tennyson Ave, Caulfield North





Ground based inspection photos of *Eucalyptus botryoides*





Aerial inspection photos of *Eucalyptus botryoides* main structure





Aerial inspection photos of *Eucalyptus botryoides* outer canopy



Map 1: Tree Location with TPZ indicated

Applicable Classified Tree Selection Criteria (Appendix 1 of the Classified Tree Policy)

All criteria in Appendix 1 and the respective descriptions were considered in determining whether the trees are eligible for inclusion in the Classified Tree Register (**Register**). The applicable Categories of Significance from previous the assessment of the Tree are deemed to still apply.

The following criteria were considered as relevant:

4. Particularly old specimen
5. Outstanding size (girth height spread)
6. Aesthetic value
10. An outstanding example of the species
11. Outstanding habitat and biodiversity value

The following criteria were considered as not relevant:

1. Horticultural or genetic value
2. Unique location or context
3. Rare or localised distribution
7. Curious growth habit
8. Historical significance
9. Connection to Aboriginal culture

The tree is assessed as meeting the relevant criteria as follows:

4 Particularly old specimen

This tree is considered to be a particularly old specimen for the species within a developed urban environment with an estimated age of 80+ years.

5 Outstanding size (girth height spread)

This tree is of an outstanding size for height and trunk girth. It is the tallest tree within the local vicinity and highly visible from the surrounding streets.

6 Aesthetic value

This tree is a particularly healthy and well-formed example of the species given its size and age. It is striking within the landscape and provides significant amenity to the wider community.

10 An outstanding example of the species

Given its size and health, this is an outstanding example of the species within the Glen Eira municipality. It is uncommon for this species of tree to reach this size and be in good condition within the urban environment.

11 Outstanding habitat and biodiversity value

This tree is of outstanding value to native wildlife. As a large, tall, flowering native tree it is supporting a range of animal and insect life which has been documented by nearby residents.

Consideration of Negative Assessment Criteria (Appendix 2 of the Classified Tree Policy)

All the following negative criteria and the respective guidelines were considered as part of the assessment in determining whether the tree is eligible for inclusion in the Register. All relevant submissions and objections raised by affected landholders along with the comments and findings contained within the submitted Arboricultural Risk Assessment report prepared by John Holliday of The Green Connection dated 28/07/2022 have been addressed within the framework of the negative criteria.

1. The condition of the tree, (such as, for example, its health, appearance and structural integrity).

- dead or it is dying and is unlikely to respond well to recommended arboricultural techniques to improve its health;
- structurally unsound and it cannot be made safe through recommended arboricultural techniques to improve its structural integrity.

Submissions to Council:

"It is clearly a dangerous tree..... posing an imminent danger and causing significant damage."

Comments:

The tree was not observed to be dead, dying or structurally unsound. It has good canopy density with healthy foliage and minimal dieback. The main structure and stability of the tree has no issues, with only one low lateral branch growing to the north over the subject site having a manageable structural defect in the form of a semi-occluded wound. This branch still presents only a low risk of whole-branch failure as the tree is responding well to the wound site. It is recommended that this branch undergo some multi-stage pruning to weight reduce the end of the branch, with potential pruning back to an established lateral shoot below the wound site in 2-3 years. Outer canopy issues such as moderate levels of deadwood, smaller crossing branches, unmanaged epicormic growth and some branch overextension is manageable, and the tree will respond well to remedial and formative pruning utilising recommended arboricultural techniques.

A risk assessment of the tree has been provided below.

2. The appropriateness of the tree for its location on the property having regard to the existing buildings on the property.

- The extent of the tree's Tree Protection Zone.
- The proximity of the tree to any buildings or areas of recreational open space on the property.
- Whether the tree can be Pruned to reduce any unreasonable impacts that it may be having on the property.

Submissions to Council:

"The dwelling is so close (3.15m) that it is within the SRZ of the tree."

Comments:

The tree is not considered to be located within close proximity to any dwellings, with all habitable buildings located over 10m from the base of the tree, well outside the Structural Root Zone (SRZ). The nearest building structure to the tree is a gazebo in the rear yard of 6 Tennyson Ave, located approximately 9m from the base of the tree. The tree is surrounded mostly by the private open spaces of the 5 relevant properties, with the Tree Protection Zone (TPZ) of this tree having only a minor overlap with the footprint of the dwelling on the subject site and the dwelling within the neighbouring property to the north. The canopy of the tree has minimal overhang of the 2 nearest dwellings.

The majority of the trees canopy overhangs private recreational open space, with any potential impacts able to be managed utilising standard recommended arboricultural techniques such as deadwood removal and formative pruning.

3. The appropriateness of the tree for its location on the property having regard to reasons of health or safety.

- The risk presented by the tree to health and safety, as determined by a risk assessment undertaken by a suitably qualified and experienced arborist.
- History of any limb failures including the reasons for such limb failures.
- What is physically located beneath and surrounding the tree, including how the area is used.
- Whether fruit, litter or similar drop from the tree gives rise to any risks to health and safety or property damage.
- Whether the tree is causing any property damage which gives rise to health and safety risk.
- Whether the tree can be Pruned to manage the health and safety risks presented by the tree.
- Whether any other steps can be taken to mitigate the health and safety risks

presented by the tree.

- Any report from a licensed and/or qualified person in their field which provides evidence that the tree is causing a health or safety risk which can only be overcome by implementing a remedy that is unreasonable or greatly disproportionate to the value of the tree.
- A tree is ineligible for inclusion in the Register if a medical certificate is provided from a doctor or specialist in the relevant field to certify that a specific tree is causing a specific allergenic problem for a resident that significantly diminishes the quality of life of that person and there is no other way of managing the problem.

Submissions to Council:

"Over time branches small and large have fallen from the tree."

"Melbourne has suffered a spate of deaths in recent times"

"Locally 2 large gum trees were completely uprooted and fell within the last 2 months."

"The issue is that these type[s] of trees that "Appear" to be ok are still notorious for dropping limbs. This is exactly what happened at Flemington Racecourse. This tree poses an unacceptable risk in its location as to enjoy our backyard puts us directly under the tree. I do not believe you can find an expert / arborist that can honestly say this tree does not pose a risk."

"The subject tree is of a species known for SLF and even possessing the adaptive mutation to regrow entire trees from fallen limbs. (McDougall, 1998)"

"More than 35% of the root zone has been lost to dwelling, pools and hard landscaping (see site photograph section 9 of this document). The resulting loss of root volume creates water stress which is reflected in the canopy as dieback and branch loss."

"The property owner has expressed feelings of grave concern for the safety of himself and his family after recent near misses with limbs failing in summer whilst using the pool."

"The frequency of tree related deaths has risen sharply in Victoria over the last three (3) years leading to understandable concern amongst homeowners as to the risk of hazard associated with trees previously considered safe."

"In the event removal is prohibited by the responsible authority then risk management strategies such as pruning of high-risk limbs to AS4373-2007 and cabling of major scaffold limbs is recommended."

Risk Assessment table from Arboricultural Risk Assessment Report prepared by John Holliday of The Green Connection dated 28/07/2022.

Target range	2
Size range	Property
Reduce Mass to	100%
Probability of failure range	3
Risk rating	1/50 000 Tolerable

Additional submissions to Council:

"Since my last email there have been 2 stories in the news of gum tree's dropping branches in Victoria, [i]n 1 case a person died, in another case serious injury."

"Will council pay for repair or replacement of the blanket? What about any other damage caused by the tree?"

“Also attached is 1 of many branches (a lot bigger than those that pierced the blanket) that have broken off the tree but are sitting / caught in other branches. These are an imminent danger as these are just waiting on wind or movement before they fall.”

Comments:

The tree does not display any history of significant limb or branch failures with the tree having a very low probability of failure for any medium to large live branches or structural limbs. Evidence has been presented of small-medium size branch failures, both of deadwood and live branches, with the largest documented failure being deadwood approximately 100mm in diameter.

The likelihood and frequency of serious injury or death resulting from a tree failure is extremely low as detailed in analyses of the topic “The epidemiology of injuries related to falling trees and tree branches” by Teagan L. Way RN, MS, & Zsolt J. Balogh MD, PhD, FRACS and “A review of deaths in Australia from accidental tree failures” by Mark A Hartley and Jessica J Chalk.

Trees are living, dynamic organisms, and the causes of failure for one individual tree cannot be universally applied to all trees. The factors affecting each tree are unique and requires each tree to be assessed individually. News reports regarding an individual tree failure do not provide sufficient analysis of the circumstances and allow for any meaningful conclusion regarding the cause. Thorough inspection and assessment of a tree by suitably qualified Arborists will identify any issues and likely causes of failure. The concept of Sudden/Summer Limb Failure is something that affects a wide range of tree species globally, with the cause most likely associated with a lack of comprehensive inspections taking place to identify issues prior to the failure occurring. The paper “Ecology of Sydney plant species” by Doug Benson and Lyn McDougall cited in the submitted Arboricultural Risk Assessment Report prepared by John Holliday of The Green Connection dated 28/07/2022 provides no comment on the concept of Sudden/Summer Limb Failure regarding the subject tree species or any other tree species.

The levels of encroachment into the root zone of this tree have been predominately unchanged for the last 25 years, with the exception of the installation of a pool and surrounding paving located within a neighbouring property which was completed in 2019. The level of encroachment from this construction was approximately 10% of the TPZ, with the tree showing no indication of an adverse impact to its health and structure from this activity.

The above Quantitative Tree Risk Assessment (QTRA) outcome was provided in the submitted Arboricultural Risk Assessment Report and calculates the Risk of Harm to property only, with the target being property value over \$36,000 AUD. Given that the anticipated size of the failure is factored into the estimated value of the property damage, the inference from the above QTRA calculation is for either a whole tree or large limb failure being anticipated to occur. This is supported by the tables recommendation to reduce the mass of the tree [by] 100%.

The Report’s Risk Assessment indicates a Probability of Failure (PoF) of 3 which as specified within the QTRA user’s manual indicates that the failure point of the tree being assessed has been initially benchmarked at PoF 1 – the highest possible PoF. Utilizing this benchmark is contrary to the tree data provided in this report which categorises the tree as having Fair Structure which is described within the appendix of the Report as “The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.” A tree with Fair Structure as described within this Report would need to have its PoF benchmarked at 7, with the resultant highest possible PoF being 5 which would provide a Risk Rating outcome of 1/300,000 however even a PoF this high applied to a large limb or the whole tree is not supported by the evidence provided.

A correct QTRA outcome for this tree considering a Risk of Harm (RoH) to human life from a large limb or whole tree failure has an output of less than 1/1,000,000 which is considered to be broadly acceptable and already as low as reasonably practicable (ALARP). This is based

off a target range of 2, a size range of 1 for large limb or whole tree failure, or using the size range for property, and a PoF of 6.

An assessment for the RoH for smaller branches within size range 4, impacting a target range 2 and having a high PoF of 2 still produces an outcome of 1/50,000 which is considered tolerable if ALARP. Any QTRA conducted on a tree requires considering whether the RoH is ALARP when imposed on others if the RoH is higher than 1/1,000,000 and lower than 1/10,000. Complete removal of this tree is not considered to be an appropriate or reasonably practicable course of action to ensure the lowest possible RoH from this tree. Utilising standard recommended arboricultural techniques such as deadwood removal and formative pruning are effective and appropriate methods of ensuring the tree presents as low risk. No limbs within the tree are considered to be "high risk" and requiring of cabling.

By undertaking standard pruning works and managing this tree, the RoH outcome can easily be lowered to 1/1,000,000.

The presence of minor deadwood within the tree, whether still attached or hanging up within the canopy can be addressed by undertaking standard tree maintenance utilising recommended arboricultural techniques. Pruning out the deadwood present within the canopy is a recommended action and will result in significantly less debris falling, particularly of any sticks and small branches that have potential to cause an injury or damage the pool blanket.

4. Whether the tree has caused property damage, and the extent of the damage and cost of repair of the damage caused.

- Any evidence of property damage being caused.
- The extent of property damage being caused.
- Whether the property damage can reasonably be repaired without impacting on the viability of the tree.
- The estimated cost of repairing the property damage.
- If the tree's roots are blocking, breaking or otherwise damaging pipes, whether the pipes can be cleared and relined without removing the tree, or whether the pipes can be replaced without the digging of a trench.
- Whether the tree can be Pruned to reduce the property damage being caused.
- Any report from a licensed and/or qualified person in their field which provides evidence that the tree is causing structural damage to a building, services or infrastructure or is a risk to property, which cannot be alleviated through recommended arboricultural techniques and can only be overcome by implementing a remedy that is unreasonable or greatly disproportionate to the value of the tree.

Additional submissions to Council:

"[A]ttached are photos of minor branches that have fallen from the tree in the last 2 weeks that have pierced holes in the new pool blanket."

Comments:

There was no obvious property damage observed during any of the onsite tree inspections conducted as part of the initial assessment undertaken by the Team Leader – Urban Forest, or the Co-Ordinator Urban Forest.

The installation of the pool blanket and subsequent possibility of damage from any minor deadwood falling from the tree can be rectified by undertaking standard tree maintenance utilising recommended arboricultural techniques. Suitable management of this tree will ensure it presents a low risk of causing property damage.

5. Whether the tree is causing a public nuisance or creating any other nuisance to relevant landholders.

- The conditions beneath the tree.
- The species of tree, including the frequency and extent of litter, leaves, bark, fruit and similar dropped by the tree.
- Whether any fruit, litter or similar drop from the tree gives rise to any risk of property damage.
- Whether the conditions beneath the tree could reasonably be changed to reduce the impact of the nuisance.

Submissions to Council:

“Twigs, fruit and leaves found in NE corner of tennis court 35m from tree”

Comments:

All trees naturally drop small debris as part of their life cycle. As detailed on the Dispute Settlement Centre of Victoria website, “Common sense and court law acknowledge that trees drop leaves, bark, sticks, flowers, fruit and sap as part of their normal life cycle and that this doesn’t justify excessive tree pruning or removal. In other words, this isn’t usually considered a private nuisance.”

Appropriate recommended arboricultural techniques to remove any deadwood and crossing branches from the tree, undertake formative pruning of epicormic growth and tip reduction will suitably manage the levels of falling debris from this tree.

6. Whether the tree is an environmental weed.

- The Advisory list of environmental weeds in Victoria¹ (as amended from time to time).
- Whether the tree is listed as a Noxious Weed.
- Whether the location of the tree and the specific context in which the tree is situated may be considered a weed, including the proximity of the tree to Public Land.
- The species in relation to its location. (*Note: for example, some trees are only considered to be weeds in circumstances, such as if they are located close to waterways or near areas of environmental significance*).
- Whether the tree is materially contributing to the spread of weed propagules.

Comments:

This tree is a native species and is not listed as an environmental weed.

7. Any other matter relevant to the circumstances associated with the nomination.

- An Authorised Officer must consider any demonstrated financial hardship and inability to conduct routine maintenance of the tree (financial hardship includes where the resident has no source of *income to pay for the maintenance and is receiving Centrelink benefits*.)

Additional submissions to Council:

“The owners of the tree say they are not responsible for repair or replacement cost as they (as well as me) are under strict instructions from council not to touch the tree.”

Comments:

¹ White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. Department of Environment, Land, Water and Planning, Heidelberg, Victoria.

Inclusion of a tree in the Classified Tree Register seeks to protect significant trees from removal or excessive and unnecessary pruning or lopping. Appropriate maintenance and pruning of a Classified Tree is both permitted and encouraged to ensure the tree remains healthy, and has previously been recommended for this tree.

Any tree protected by the Classified Tree Local Law can undergo minor pruning without the need for a permit. This includes pruning of any branches less than 10cm in circumference, with no more than 10% of the canopy being removed. Pruning an amount greater than this requires a permit to be issued by Council, to ensure the work is being undertaken by a suitably qualified professional, working to the Australian Standards. There is no cost for this permit.

Conclusion

The *Eucalyptus botryoides* located at 6 Tennyson Ave, Caulfield North has good health with no significant structural faults present. The trunk, stems and limbs were observed to be solid and sound, with no indication of movement or instability within the root plate.

The tree satisfies five of the Categories of Significance which makes it eligible for inclusion in the Classified Tree Register and consideration of the Negative Criteria and the objecting submissions has determined that any issues present regarding this tree can be addressed utilising recommended arboricultural techniques in accordance with AS4373-2007 Pruning of Amenity Trees.

It is recommended that the tree be managed by a suitably qualified arboricultural company who could undertake any required remedial and formative pruning, remove any deadwood and crossing branches present within the canopy, tidy up epicormic growth. Regular (within 5 years) climbing inspections should also be undertaken to assess the condition of the tree and insure it maintains good health.



Tree Risk Assessment

for

Glen Eira City Council

Assessment of a *Eucalyptus botryoides* (Southern Mahogany) at 6 Tennyson Avenue, Caulfield North.

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6 February 2023

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 Glen Eira City Council
 6 Tennyson Avenue, Caulfield North.



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Table 1: Table of Revisions

Rev No.	Report Date	Description	Author	Internal Review Date	Reviewed by
1	27/1/23	Report for Submission to client	JRJ	1/2/23	ELB

Tree Risk Assessment
Glen Eira City Council
6 Tennyson Avenue, Caulfield North.



1. Introduction

Homewood Consulting Pty Ltd has been engaged by Glen Eira City Council to provide a condition report and risk assessment on one tree located at 6 Tennyson Avenue, Caulfield North. An inspection of the tree has been requested to assess the health, structure and risk that the tree currently presents in the landscape and to provide recommendations on its management.

On Tuesday, 24 January 2023 Senior Consultant Emma Barrett and Consultant Julian Jones conducted a site inspection. A summary of the assessment can be seen in Section 3.

A Visual Tree Assessment (VTA) was conducted for the tree. A VTA consists of a detailed visual inspection of a tree and its surrounding site, including a complete walk around the tree, looking at the buttress roots, trunk, branches and leaves. The tree is observed from a distance and close up to consider crown shape, landscape context and surroundings.

The assessment was conducted from ground level with no instruments used. Any assessments of decay are qualitative only. Tree height and canopy width were estimated.

2. Site Details

The tree is located at the rear boundary of the property, abutting the fence. The rear boundaries of several neighbouring properties are adjacent. The property is zoned Neighbourhood Residential (NRZ), there are no overlays that affect the property.

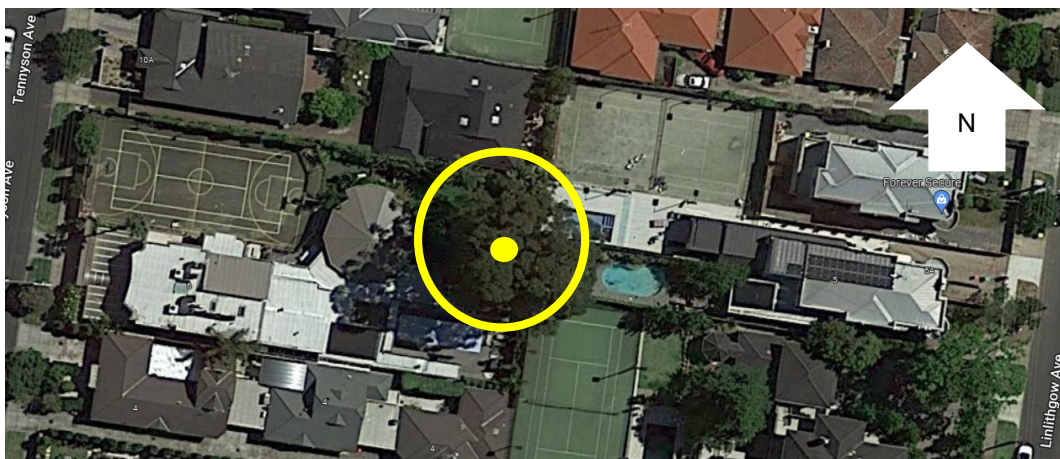


Figure 1: Approximate location of subject tree (Google 2023)

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3. Tree Details

Botanical Name	<i>Eucalyptus botryoides</i>	Health	Good
Common Name	Southern Mahogany	Structure	Fair
Origin	Native	Useful Life Expectancy (ULE)	10-20 years
Height x Width	30m x 19m	Landscape Contribution	High
Diameter at Breast Height (DBH)	160	Age Class	Mature



Figure 2: Tree photographed from Tennyson Ave

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Glen Eira City Council
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4. Tree Condition

Eucalyptus botryoides (Southern Mahogany) is a medium sized tree indigenous to coastal regions of east Gippsland extending northeast into southern New South Wales. It is commonly planted throughout the high-rainfall parts of south-eastern Australia, and is an excellent shade tree for coastal sites (Nicolle, 2022). *E. botryoides* can grow up to 45m tall on fertile and sheltered sites (Nicolle, 2022); at an estimated 30m tall this specimen is an impressive example of its species.

The tree has 'Good' health, with good root flare and no obvious evidence of pest or disease. It displays a full canopy and shows evidence of mostly good management in the past.

The tree has 'Fair' structure, which is reduced from 'Good' due to the presence of a large co-dominant union (Figure 3). Codominant stems are a common reason for reducing a tree's structure rating. In normal development, branches attach to the trunk of the tree via a series of interlocking wood fibres. As the tree grows, fibres from the branch are 'overlaid' by fibres from the trunk and then branch fibres overlay the trunk fibres (Shigo, 1991). Where multiple stems develop from the trunk, the same degree of fibre interlocking is not exhibited leading to a weaker attachment (Shigo, 1991). However, the tree displays little to no evidence of any included bark or large 'ribs' that are indicative of a problematic codominant union.

The upper unions have good attachment, and no major structural faults were detected from a ground view (Figure 4). There was some evidence of previous branch failure and evidence of previous pruning management. The trunk had good flare.

The tree has a 'High' landscape value; it is the largest in its surrounds and is visible throughout the area (Figure 2, Figure 5).



Figure 3: Codominant stems of subject tree



Figure 4: The upper canopy

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Figure 5: Tree photographed from Northcote Ave.

4.1 Useful Life Expectancy

The Useful Life Expectancy (ULE) is an approximation of how long a tree can be retained in the landscape at an acceptable level of risk, provided environmental conditions remain the same.

A ULE of 10-20 years has been assigned to this tree. This can be extended if the tree is regularly managed into the future.

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5. Risk Assessment

The risk assessment method utilised is Tree Risk Assessment Qualification (TRAQ). This has been developed by the International Society of Arboriculture (Dunster et al., 2017).

TRAQ uses a qualitative approach to tree risk assessment and consists of the following main components:

- Likelihood of failure
- Likelihood of impact
- Consequences of failure

The assessor will identify a tree's defects and consider each individually within the framework of the above components. The final risk rating presented for a tree will relate to the specific tree-part or defect with the most severe consequence of failure categorisation.

TRAQ risk ratings must also be associated with a time frame. The time frame is the length of time within which the assessor is deciding whether a specific failure is likely to occur. For this report the timeframe considered is 12 months.

Further detail regarding the TRAQ method and definitions for risk components and categories assigned is presented in Appendix 1.

This tree presents a 'Low' risk of harm in its current environment.

Table 2: Risk Assessment using Tree Risk Best Management Practice

Likelihood of failure	Likelihood of Impact	Likelihood of Failure and Impact	Consequences to Target	Risk Rating
Possible	Medium	Unlikely	Severe (pedestrian)	Low

6. Recommendations/Discussion

Although it is probable that smaller canopy branches may fail and cause property damage, the risk to dwellings is considered low. The dwelling on the property is 14m from the base of the tree, and neighbouring dwellings are a distance away. Targets under the canopy include the 2 swimming pools and tennis courts of the property and of two adjacent properties, therefore, pedestrians have been regarded as the target within the risk assessment. A branch from the tree has previously impacted a pool cover at the rear of the property and pierced it (per say landowner 24 January 2023).

Large trees in a suburban environment should be assessed every 2 or 3 years and managed appropriately to ensure the risk is maintained at an acceptable level. Climbing inspections on large trees are recommended so that the upper canopy can be assessed, particularly the upside of branch unions, as it is sometimes difficult to do this from ground level.

No pruning works are considered necessary at this stage to reduce the risk associated with the tree. Over pruning can open up the canopy which makes the tree more vulnerable to wind forces not previously experienced. However, if there is still concern, this tree is a suitable candidate for cabling across its three large stems. Cabling is the process of attaching a cable from one stem to another to prevent failure of large limbs. This is carried out to reduce the risk of structural failure in the crown of a tree. Cabling helps support the tree by limiting the movement of branches.

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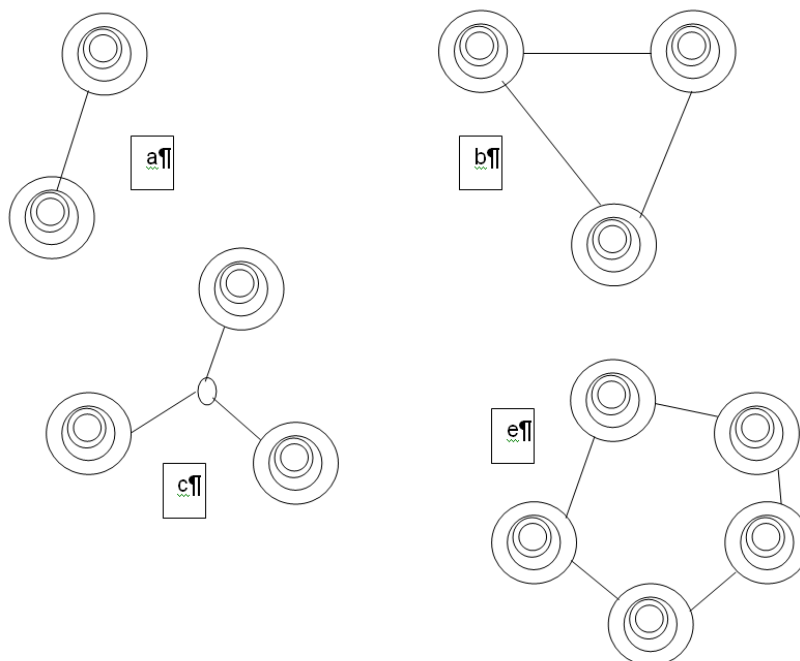


Figure 6: b) would be a suitable cabling arrangement for this tree.

it is recommended that:

- No pruning works are required; however, the tree should be reassessed in two years' time.
- A climbing inspection is advised if this has not been carried out in the last two years, to assess the upside of unions high up in the canopy, union attachment and evidence of decay present.
- If there is still concern regarding the safety or risk the tree presents, the tree is a suitable specimen for cabling.
- Any future works, including climbing assessment and cabling must be carried out by a qualified Arborist with experience in managing large trees.

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7. References

Dunster, J. A., Smiley, E. T., Matheny, N., & Lilly, S. (2017). *Tree risk assessment manual*. International Society of Arboriculture.

Nicolle, D. (2022). *Native Eucalypts of Victoria and Tasmania: South-eastern Australia*. Dean Nicolle.

Shigo, A. L. (1991). *Modern arboriculture: A systems approach to the care of trees and their associates*. Shigo and Trees, Associates.

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Appendix 1. Tree Risk Assessment Qualification (TRAQ)

A risk assessment using the International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ) method has been conducted.

This method of risk assessment uses a qualitative approach to tree risk assessment and consists of the following main components:

- Likelihood of Failure
- Likelihood of Impact
- Consequences of Failure

Before making any assessment of these components, a timeframe must be established for the risk assessment. A timeframe is essential as it provides a point of reference for the level of risk determination. All trees could fail eventually, so risk ratings must be associated with a time frame. The time frame is the length of time within which the assessor is deciding whether a specific failure is likely to occur.

For this report the timeframe considered is 12 months.

It is important to note that the timeframe should not be considered a 'guarantee period' for the risk assessment.

The likelihood of failure is the chance of a tree or tree part failure occurring within the specified time frame. The likelihood of failure will fall within one of 4 categories (see Table 3) as determined by the following considerations:

- Site factors
- Response growth
- Tree health
- Tree species
- Load
- Defects and conditions

Table 3: Likelihood of failure

Likelihood of Failure	Definition
Imminent	Failure has started or is most likely to occur soon, even if there is no significant wind or increased load. The imminent category overrides the time frame stated in the scope of work.
Probable	Failure may be expected under normal weather conditions within the specified time frame.
Possible	Failure may be expected in extreme weather conditions, but it is unlikely during normal weather conditions within the specified time frame.
Improbable	The tree or tree part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions within the specified time frame.

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The likelihood of impact is the chance of a tree failure impacting a target during the specified timeframe. Likelihood of impact will fall within one of 4 categories (see Table 4) and is determined by considering the following:

- Occupancy rates
- Location within the target zone
- Protection factors
- Direction of fall

Table 4: Likelihood of impact

Likelihood of Impact	Definitions
Very Low	The chance of the failed tree or tree part impacting the specified target is remote. Considers rarely used areas.
Low	There is a slight chance that the failed tree or tree part will impact the target. Considers occasionally used areas with no protection factors.
Medium	The failed tree or tree part could impact the target but is not expected to do so. Considers frequently used areas where the direction of fall may or may not be towards the target.
High	The failed tree or tree part is likely to impact the target. Considers constant targets with no protection factors, where direction of fall is towards the target.

The consequences of failure are the level of personal injury, property damage, or disruption of activities due to the failure of a tree or tree part. The consequences of failure are placed within one of 4 categories (see Table 5) as determined by considerations of:

- Tree or tree part size
- Fall distance of tree or tree part
- Protection factors
- Target value/damage

Table 5: Consequences of failure

Consequences of Failure	Definitions
Negligible	Consequences that do not result in personal injury, involve low-value property damage, or disruptions that can be replaced or repaired.
Minor	Consequences that involve minor personal injury, low- to moderate-value property damage, or small disruption of activities.
Significant	Consequences that involve substantial personal injury (requiring professional medical care), moderate- to high-value property damage, or considerable disruption of activities.
Severe	Consequences that could involve serious personal injury or death, high-value property damage, or major disruption of important activities.

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Once the likelihood of failure and the likelihood of impact have been categorised then TRAQ requires that the combined likelihood of a failure impacting a target be categorised. This is done using Matrix 1 which gives the likelihood of failure and impact as either Unlikely, Somewhat likely, Likely, or Very Likely.

Matrix 1: used to estimate the likelihood of a tree failure impacting a specified target.

Likelihood of Failure	Likelihood of Impact			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The result from Matrix 1 is then combined with the Consequences of failure in Matrix 2, the result of which categorises the tree risk rating as either Low, Moderate, High, or Extreme.

Matrix 2: risk rating as the combination of likelihood of a tree failing and impacting a specified target, and the severity of the associated consequences.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Once the risk rating has been established then mitigation options should be considered if the risk rating exceeds the level of acceptable risk.

A hypothetical example of TRAQ application follows:

A mature tree with a large dead branch is growing next to a one-storey house. The dead branch is on the side of the tree away from the house. The likelihood of this dead branch failure within the next year was classified by a tree risk assessor as *probable*. The house is a static target with a constant occupancy rate. However, the likelihood of the branch falling from the opposite side of the tree through the rest of the tree to the house is *very low*. This results in a likelihood of failure and impact rating of *unlikely*.

Consider now that there is a parking area located partially under the branch and there are no lower branches that would mitigate the fall of the branch. A car is parked under the tree for 14 hours per day, and the driver is present for a minute or two each day as she walks

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between the house and the car. Thus the human occupancy rate in the target zone is rare, and the car occupancy rate is frequent. This leaves two scenarios to judge:

1. The rare human occupancy rate translates to a *very low* likelihood of impacting the driver. When that is combined with a *probable* failure likelihood, the combination results in the likelihood of failure impacting the driver of *unlikely*.
2. The car occupancy rate is frequent, and there are no structures or tree parts that would deflect or impede the fall of the branch on this side of the tree. You rate the likelihood of impact *medium*. Combining the *medium* likelihood of impact with the *probable* likelihood of failure of the branch, the likelihood of failure and impact for the car becomes *somewhat likely*.

The consequences of a medium-sized dead branch striking a house would be *minor*, the consequences of that branch striking an unoccupied, new car could be *significant*, and the consequences of its impacting a person would be *severe*. These consequences are combined with the likelihood of failure and impact to determine risk ratings as follows:

- For the house, the risk of a medium-sized, dead branch with a likelihood of failure and impact rating of *unlikely* and consequences rating of *minor* would result in a risk rating of *low*.
- For the parked car, the likelihood of failure and impact is *somewhat likely* and the consequences are *significant*, so the risk is *moderate*.
- For the driver of the car, the likelihood of failure and impact is *unlikely* and the consequences *severe*, so the risk is *low*.

The highest of these three individual ratings is *moderate*, thus the overall tree risk rating would be *moderate*. Whether the clients choose to mitigate the risk depends upon their perception of risk and what level of risk they find acceptable, as well as the cost, aesthetics, and inconvenience of mitigation.

The above information regarding TRAQ has been taken directly from Dunster, JA, Smiley, ET, Matheny, N, & Lilly, S 2017, *Tree Risk Assessment Manual (Second Edition)*, Champaign, Illinois, International Society of Arboriculture.

9. URGENT BUSINESS

10. ORDINARY BUSINESS

10.1 Requests for reports from a member of Council staff

10.2 Right of reply

10.3 Notice of Motion

10.4 Councillor questions

10.5 Written public questions to Council

11. CONFIDENTIAL ITEMS**RECOMMENDATION**

That pursuant to Section 66(1) and 66(2)(a) of the Local Government Act 2020, the Council resolves that so much of this meeting be closed to members of the public, as is required for Council to consider the following matters that are confidential in accordance with Section 3(1) of the Act:

11.1 Citizen of the Year Awards 2023

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs (section 3(1)(f)); and
- as the report contains personal information of the nominees for the community awards

12. CLOSURE OF MEETING