



**GLEN EIRA CITY COUNCIL**  
**ORDINARY COUNCIL MEETING**  
**TUESDAY 23 MAY 2017**

**Minutes for Meeting**  
**held in the Council Chambers,**  
**Corner Hawthorn & Glen Eira Roads, Caulfield**  
**At 7.30 pm**

*"The primary object of a Council  
is to endeavour to achieve  
the best outcomes for the local community  
having regard to the  
long term and cumulative effects of decisions."*

- s3c(1) Local Government Act

**Councillors:** The Mayor, Councillor Mary Delahunty  
Councillor Tony Athanasopoulos  
Councillor Clare Davey  
Councillor Margaret Esakoff  
Councillor Jamie Hyams  
Councillor Joel Silver  
Councillor Dan Sztrajt  
Councillor Nina Taylor

**Chief Executive Officer:** Rebecca McKenzie

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**9. PRESENTATION OF OFFICER REPORTS**

9.1	44-54 Kambrook Road Caulfield North
9.2	102 & 102A Balaclava Road Caulfield North
9.3	532 North Road Ormond
9.4	1A Kokaribb Road Carnegie
9.5	274-276 Glen Eira Road Elsternwick
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9.9	Outer Circle Railway Linear Park Protection
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9.12	Resilient Melbourne Strategy Update
9.13	Conduct management in community sport
9.14	2016-17 Summer Season Sportsground Allocation Review
9.15	Road Management Plan (Rmp) Review
9.16	Financial Management Report for the period ending 30 April 2017
9.17	Quarterly Reporting to 31 March 2017

**10. URGENT BUSINESS****11. ORDINARY BUSINESS**

- 11.1 Requests for reports from Officers
- 11.2 Right of reply
- 11.3 Councillor questions
- 11.4 Public questions to Council

**12. CONSIDERATION OF IN CAMERA ITEMS****Recommendation**

**That the meeting be now closed to members of the public under Section 89(2)(d) of the *Local Government Act 1989* in order to consider:**

**12.1 which relates to the awarding of the contract for **Tender number 2017.010 North Road Service Road (South) Reconstruction and Drainage Works.****

Number of tenders received	3
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$1,200,000.00

**13. CLOSURE OF MEETING**



**MINUTES for the ORDINARY MEETING OF THE  
GLEN EIRA CITY COUNCIL to be held on TUESDAY, 23 MAY 2017**

**1. ACKNOWLEDGEMENT**

The Mayor read the acknowledgement.

In the spirit of respect Council acknowledges the people and elders of the Kulin Nation who have traditional connections and responsibilities for the land on which Council meets.

**2. APOLOGIES – An apology was received from Cr Magee**

**Moved: Cr Delahunty                      Seconded: Cr Sztrajt**

That the apology from Cr Magee be received and noted.

**CARRIED UNANIMOUSLY**

**3. OATH OF OFFICE AND DISCLOSURES OF INTERESTS**

The Mayor read the Oath of Office

Councillors are reminded that we remain bound by our Oath of Office to undertake the duties of the office of Councillor in the best interests of the people of the municipal district of Glen Eira and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in us under the Local Government Act or any other Act, to the best of our skill and judgement.

Councillors are also 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 Sections 77 to 79 of the Local Government Act.

Disclosures of Interest

- It is recorded that Cr Silver declared an indirect conflict of interest by close association in item 9.2 – 102 & 102A Balaclava Road, Caulfield North.
- It is recorded that Cr Sztrajt declared an indirect conflict of interest by close association in item 9.2 – 102 & 102A Balaclava Road, Caulfield North.

**4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**

Copies of Minutes previously circulated.

**Recommendation**

That the minutes of the Ordinary Council Meeting held on 2 May 2017 be confirmed.

**Moved: Cr Esakoff****Seconded: Cr Silver**

That the minutes of the Ordinary Meeting of Glen Eira City Council held on Tuesday 2 May 2017 be confirmed.

**CARRIED UNANIMOUSLY**

**5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS**

- (a) A petition containing 9 signatures was submitted for the 23 May 2017 Council Meeting.

The petition read as follows:

“We, the residents of the Glen Eira Council, would like to petition the council to allow the establishment and maintenance of the dog gym/dog agility exercise facility in conjunction within the Glen Eira Council off lead dog park such as Princess Park, Caulfield South for example. The proposed equipment will include but not limited to tunnels, chutes, wave poles, etc., and lots of unique obstacles not found anywhere and are easy to construct, durable and environmentally friendly.

We believe that the facility will be widely used by the numerous current and new dog owners who are currently residing in the area as well as numerous visitors to the area.

The facility will be supervised by the professional dog trainer with over 25 years' professional experience in the dog training, obedience and agility with numerous awards and citations from national and international dog competitions and the Head Coach/Trainer at the Yura's Canine Academy.

The benefits of the exercise and mental stimulation of dogs will lead to closer bond with your dog, easy management, social, friendly dogs, increased fun and knowledge for pets and owners, safety as well as owner socialization and community growth.”

**Recommendation**

That the petition be received and noted.

**Moved: Cr Hyams****Seconded: Cr Silver**

1. That the petition be received and noted; and
2. That Council refers the petition in the form of a submission to the community plan consultation.

**CARRIED UNANIMOUSLY**

- (b) A petition containing 8 signatures was submitted for the 23 May 2017 Council Meeting.

The petition read as follows:

"We, the residents of and regular visitors to family and friends living in Station Plan, Glen Huntly:

- Face significant and ongoing difficulties being able to park near to our houses or to the location of our friend's house.
- Note that Station Place is regularly used for all-day parking by tram and train commuters;
- We request Glen Eira Council to institute parking restrictions (possibly a residential parking permit) that would allow residents to park in close proximity to our properties.

### **Recommendation**

That the petition be received and noted.

**Moved: Cr Athanasopoulos**

**Seconded: Cr Esakoff**

- a) That the petition be received and noted.
- b) That an assessment be conducted for Station Place and nearby streets on the street parking conditions, with consideration to achieving a balance between the range of parking needs in the area. Any proposed changes to street parking arrangements in the area should be informed by consultation of the community and stakeholders.

**CARRIED UNANIMOUSLY**

## **6. DOCUMENTS FOR SEALING - NIL**

## **7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**

Cr Athanasopoulos reported on the April and May Metropolitan Transport Forum (MTF) meetings.

Cr Taylor provided a verbal report on the MAV State Council meeting held on Friday 12 May 2017.



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## Agenda – General Meeting

### Wednesday, 5<sup>th</sup> April 2017

6.00 pm refreshments, meeting starts at 6.15 pm

Councillors Meeting Room, 2<sup>nd</sup> Floor, Melbourne Town Hall

**Chair: Cr Martin Zakharov**

#### 1. Welcome / Attendance / Apologies

**Present:**

Cr Tom Melican	City of Banyule
Peter Castaldo	City of Banyule
Cr Clarke Martin	City of Bayside
Steve Carson	City of Bayside
Cr Duyen Anh Pham	City of Brimbank
Neil Whiteside	City of Brimbank
Paul Hamilton	City of Casey
Cr Kim Le Cerf	City of Darebin
Che Sutherland	City of Darebin
Cr Tony Athanasopoulos	City of Glen Eira
Cr Jonathon Marsden	City of Hobsons Bay
Patricia Fitzsimons	City of Hobsons Bay
Cr Paul McLeish	City of Manningham
Frank Vassilacos	City of Manningham
Cr Martin Zakharov	City of Maribyrnong
Gael Reid	City of Maribyrnong
Mary Dallas	City of Maribyrnong
Nina Hylton	City of Melbourne
Kate Vinot	City of Melbourne
Zoe Xue	City of Melbourne
James Paterson	City of Monash
Sandra Worsnop	City of Monash
Cr Stuart James	City of Monash
Jon Liston	City of Moonee Valley
Cr Natalie Abboud	City of Moreland
Simon Stainsby	City of Moreland
Cr John Dumaresq	Shire of Nillumbik
Cr Sally Davis	City of Stonnington
Tom Haysom	City of Stonnington
Cr Andrew Munroe	City of Whitehorse

Louie D'Amore	City of Whittlesea
Griff Davis	City of Wyndham
Cr Jackie Fristacky	City of Yarra
Simon Exon	City of Yarra
Quentin Tiercier	Strategic Connections Group
Raphael	Strategic Connections Group
Harry Barber	PBA
David Stosser	Rail Futures Inc
Susie Strain	MTF

### Apologies

Cr Mark Riley, City of Moreland	Cr Mia Shaw, City of Wyndham
Cr Susan Rennie, City of Darebin	Cr Amanda Stapledon, City of Casey
Cr Frank Martin, Shire of Mornington Peninsula	Clive Mottram, VicRoads
Cr Alahna Desiato, City of Whittlesea	Steven White, City of Bayside
Richard Smithers, City of Melbourne	Cr Andrea Surace, City of Moonee Valley
Cr Nic Frances Gilley, City of Melbourne	

### 2. Minutes of previous meetings, 1<sup>st</sup> February 2017 and 1<sup>st</sup> March 2017

MOTION that the minutes of Wednesday 1<sup>st</sup> February 2017 and Wednesday 1<sup>st</sup> March 2017 be accepted, with the inclusion of James Paterson, City of Monash, on the attendance for the March meeting

Proposed: Cr Pau McLeish

Seconded: Cr Clarke Martin

Carried

### 3. Presentation: Michel Masson, CEO, Infrastructure Victoria speaking on the 30-year Infrastructure Strategy presented to State Government December 2016

Michel Masson opened by saying that this is the first infrastructure strategy of this time frame for the state of Victoria.

Background for Infrastructure Victoria. It was created in 2015 as an independent statutory authority reporting to government, not to a minister. It has three main tasks

- To prepare a 30 year infrastructure strategy, with a regularly update cycle. The first revision is scheduled for 2019
- Provide advice to government on infrastructure matters: the current issue is the need for and location of a second container port
- Tool to make decisions on infrastructure, such as better representation of social and environmental costs in cost benefit analysis

Infrastructure Victoria was given 9 months to produce the 30 year strategy. An initial consultation produced an 'explosion of ideas' which were progressively refined. The State Government now has 12 months to

- Prepare a public response to the recommendations
- Produce a 5 year plan

Infrastructure Victoria will scrutinise the progress on an annual basis, note all documentation available on the website. Infrastructure Victoria committed to transparency and accountability, and believes release of all information and developing a good evidence base for decisions will support sound and long term improved decision making.

Minister Wynne released Plan Melbourne, and it is hoped that both the long term infrastructure and land use plans will be coordinated.

The 30 year plan has 137 recommendations, of which

- 70% are statewide,
- 45% are to optimize and better use existing assets
- 35% are new build
- 20% are better planning and more transparency in decisions, providing the rationale.

The plan also identifies the top 3 priorities

- Intensify housing in the established areas; sensible densification in inner and middle south and eastern suburbs. The rail lines have more capacity in future models. A key pillar of Plan Melbourne is 60%–70% population in existing areas.
- Introducing a comprehensive transport pricing regime to manage demands on the network. Cannot build way out of congestion, need pricing signals. Revenue should be hypothecated into transport, important to provide good public transport solutions
- Social and affordable housing

Particular transport projects are

The following priorities are recommended for completion within 15 years, which means considerable planning and forethought should take place in the near future

- North east link connecting north and west to southeast. This provides the greatest benefit and has government acceptance
- Rail capacity expansion for Geelong / Werribee / Wyndham corridor
- Fisherman's Bend tram connection
- Clyde rail extension
- Melton rail electrification

In the longer term 15 to 30 years

- Airport rail link pending further study to resolve the many engineering solutions
- Outer metropolitan ring road
- City loop reconfiguration
- Wallan electrification

Longer term projects warranting further investigation.

- Woollert rail electrification
- Melbourne Metro further stages
- Eastern Freeway / CityLink / Western Ring Road
- Regional Eastern Corridor

Note important that current infrastructure planning and construction does not preclude the longer term projects.

Difficult to assess the impact of driverless vehicles at this stage, but important to have an integrated road network to be able to take advantage of driverless technology.

Development of the 30 year strategy was very consultative, and Michel acknowledged the valuable contribution of citizen juries. All consultation, commissioned reports and other inputs are available on the website [www.infrastructurevictoria.com.au](http://www.infrastructurevictoria.com.au); Infrastructure Victoria is committed to full transparency for all recommendations and encourages active use of the website for infrastructure reference.

The next steps are to prepare for the response from the State Government, and prepare for the 2019 review. Research is ongoing into

- Transport network pricing
- Decentralisation
- Costs of infill vs greenfield development

#### **4. MTF Strategic Public Transport Advocacy**

Paul Hamilton reported a draft advocacy strategy from a recent executive workshop

- The MTF is made up of a broad membership with often differing transport challenges and objectives. Hence it is the preferred position to focus on sector-wide issues and avoid being drawn into specific projects which are likely to have differing levels of support across the membership
- Continue the strategy of influencing change by presenting as the voice of reason, build relationships with key stakeholders and remain non-partisan
- Key focus on land use and transport integration, and achieving mode shift away from the current reliance on motor vehicles
- For 2017/2018 – consider a staged approach leading up to the state election 2018
- Key issues – LXRA program, bus upgrades, Infrastructure Victoria and structured long term delivery of transport infrastructure, revised Plan Melbourne
- Actions – promote demand management with Infrastructure Victoria, public forums on important transport topics, encourage public transport debate, LXRA / MTF joint workshop, possible design competition for integrated transport hubs.

The advocacy strategy is still under discussion, council input welcomed, and will be further refined and presented at coming meetings.

#### **5. Other advocacy**

- State budget 2017/2018 to be announced on Tuesday 2<sup>nd</sup> May. MTF budget submission had been circulated, focused on bus, active transport and demand management, and MTF representative invited to a special interest group budget briefing on the day
- Councils' feedback on level crossing projects for VAGO audit; councils reminded to submit feedback on level crossing removal experience as part of Victorian Auditor General audit of the projects.
- MTF was invited to attend a briefing of train design by Downer Group for the Metro Rail Tunnel project. Cr Paul McLeish attended and provided the following summary

##### **HIGH CAPACITY METRO TRAINS PROJECT – Train design briefing**

\$2b project over 6 years to deliver 65 new trains

37 initially expected to operate on Cranbourne-Pakenham group then a total of 65 for the future Pakenham to Sunbury line complex via Melb Metro

High Capacity Metro Trains is being delivered by the Evolution Rail consortium tasked with delivery of the project, Downer group and CRRC Changchun Railway Vehicles

### **Features**

Initially a 7 car combination for 1380 people with 40% seated  
7 car trains, which can be operated in variety of combinations of between 6 & 10 cars providing greater fleet flexibility  
Portable and fixed access ramps both of which are driver assisted  
Increased number of wheelchair spaces with more call buttons  
Bicycle capacity of 6 per train  
Engineered for use in a high capacity signalling environment, with backwards compatibility to existing operating environment  
Includes both anti-surfing and obstruction deflection features  
Increased CCTV and communication points within each car  
Flexible suspended seat design to simplify cleaning, and allow for installation & removal seats  
Additional passenger destination information signage of the sides of cars.

### **Design development**

4 stage design development incorporating engagement with a broad spectrum of community representatives to inform the use ability design of the proposal. A diverse range of issues being discussed in the briefing including car layout, accessibility etc.  
Sketched & documented concept design  
3D model of the refined concept (April-May)  
Assembled mockup representative of the visual and physical features on a 1 to 1 scale to workshop the key concepts  
Refined mock-up incorporating feed back

### **Construction and Maintenance program**

Manufacturing of cars will be completed at Newport after \$16M expansion of facilities  
60% local content in construction – shell is imported but the bogeys are local  
Delivery commencing in 2018  
Long term maintenance contract for Downer with over 80% local content  
New maintenance facility in Pakenham with extensive stabling

## **6. Council Information Sharing**

- Yarra – projects to streamline Hoddle Street, including bus lanes and continuous flow intersections at Johnston Street and Eastern Freeway
- Banyule – meeting of 7 mayors from northern regional councils talked to federal ministers, no federal funds for active transport so considering further advocacy via MAV, ALGA. One level crossing removal on Lower Plenty Road Rosanna getting underway, also north east link a big issue
- Casey – meetings with LXRA re impending level crossing removals, also projects as part of the outer suburban arterial roads funding.
- Maribyrnong – ongoing discussions around the (renamed) Westgate tunnel with the possible inclusion of a high speed bicycle lane. Also action following a cyclist / truck accident.

- Monash – Westall Road extension an important project, also developing an 18 month advocacy plan. North East Link will have an impact
- Glen Eira – approval of interim height controls
- Whittlesea – feasibility study for extension of tram 86; projects stemming from the outer suburban arterial roads program, potentially another funding package.
- Wyndham – Council undertaking a level crossing removal program to develop a preferred package. Also road reconstruction program
- Hobsons Bay – preparing for level crossing removals in Williamstown including citizens advisory group, exploring hydrogen vehicle. Also impending prolonged construction period for the Westgate tunnel provides an opportunity to develop behavior change and advocate for improved public transport, cycling and walking facilities at that time.
- Bayside – getting a pedestrian subway with the level crossing removal at Charmain Road, Cheltenham. Also preparing a 4 year street program, funding bicycle infrastructure
- Manningham – engaging with North East Link Authority (NELA) and have met with Duncan Elliot, CEO, understand 3 options for the alignment. Also engaging with Transdev regarding a market-led proposal for a bus project on the Eastern Freeway
- Nillumbik – Hurstbridge cycle lane completed including acquisition of land along Diamond Creek Road. Mayor and CEO visited Canberra for meetings with Ministers, North East link project
- Stonnington – condition of South Yarra station an issue, also LXRA coming to meet with council following emerging issues of level crossing removal at Burke Road.
- Brimbank – 3 level crossing removal projects underway at various stages
- Moonee Valley – discussions with LXRA regarding final design for Buckley Street, Essendon, level crossing removal
- Darebin – council supporting elevated rail and hoping to include other stations on the line
- Moreland – considering that an elevated rail solution may best suit the level crossing removals and importance of maintaining access to bike path, also improved tram stop at the end of Sydney Road.

Several councils reported a worthwhile presentation from Rail Futures on strategic development of Melbourne’s rail network, and it was suggested to arrange a presentation.

## 7. Treasurer’s report

### Bank balances

Operating account	\$12,005.95
2 Month term deposit account	\$85,788.29
Total	\$97,794.24

### Subscriptions

Member councils	19 of 24 paid
Associates	6 of 8 paid

### Invoices

Berringer (quarterly payment)	\$962.50
Maluka (olive oil speaker gifts)	\$396.00

MOTION: that the Treasurer’s report be accepted

Proposed: Cr Jackie Fristacky

Seconded: Cr Andrew Munroe

Carried

## **8. General Business**

Note that Shire of Mornington Peninsula has joined the MTF, and past associate member Strategic Transport Connections has reinstated membership.

MOTION: that the Shire of MORnington Peninsula be approved as a member council, and Strategic Transpor Connections be approved as an associate member

Proposed: Cr Jackie Fristacky

Seconded: Cr Paul McLeish

Carried

## **9. Meeting close.**



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## **Agenda – General Meeting**

**Wednesday, 3<sup>rd</sup> May 2017**

6.00 pm refreshments, meeting starts at 6.15 pm

Councillors Meeting Room, 2<sup>nd</sup> Floor, Melbourne Town Hall

**Chair: Cr Martin Zakharov**

1. **Welcome / Attendance / Apologies**
2. **Minutes of previous meeting, 5<sup>th</sup> April 2017**
3. **Presentation: John Merritt, CEO, VicRoads**
4. **MTF Strategic Public Transport Advocacy**
5. **Other advocacy**
  - **State budget 2017/2018**
  - **Councils' feedback on level crossing projects for VAGO audit**
  - **Briefing on train design for Metro Tunnel**
6. **Council Information Sharing**
7. **Regular reports:**
  - **Executive Meeting April report back**
  - **Treasurer's report**
  - **Administration**
  - **Correspondence and contact**
8. **General Business**
9. **Meeting close.**

**8. REPORTS FROM COMMITTEES****a. Advisory Committees**

- i. Sustainability Advisory Committee 30 March 2017

**Recommendation**

That the minutes of the Sustainability Advisory Committee meeting held on 30 March 2017 be received and noted and that the recommendations of the Committee be adopted.

**Moved: Cr Davey**

**Seconded: Cr Taylor**

That the minutes of the Sustainability Advisory Committee held on 30 March 2017 meeting be received and noted and the recommendations be adopted.

**CARRIED UNANIMOUSLY**

**b. Records of Assembly**

- i. 18 April 2017
- ii. 26 April 2017
- iii. 2 May 2017

**Recommendation**

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

- i. 18 April 2017
- ii. 26 April 2017
- iii. 2 May 2017

**Moved: Cr Silver**

**Seconded: Cr Athanasopoulos**

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

- 18 April 2017
- 26 April 2017
- 2 May 2017

**CARRIED UNANIMOUSLY**

The Mayor advised that at this stage of the meeting, Council will suspend standing orders for a period of 15 minutes to provide an opportunity for members of the gallery to ask a question of officers or Councillors or to make a statement.

**Moved: Cr Delahunty**

**Seconded: Cr Athanasopoulos**

That Council suspends standing orders at 7.55pm for a period of 15 minutes.

**CARRIED UNANIMOUSLY**

*It is recorded Crs Silver and Sztrajt vacated the Chamber at 7.56pm.*

*It is recorded Crs Silver and Sztrajt re-entered the Chamber at 7.59pm.*

**Moved: Cr Delahunty**

**Seconded: Cr Silver**

That Council resumes standing orders at 7.59pm.

**CARRIED UNANIMOUSLY**

# SUSTAINABILITY ADVISORY COMMITTEE



## Minutes

Thursday 30 March 2017

Ogaki Room, Glen Eira Town Hall

<b>Invitees</b>	<b>Councillors</b> Cr Mary Delahunty (MD) Cr Nina Taylor (NT) Cr Clare Davey (CD)  <b>Council Staff</b> Samantha Krull, Director Infrastructure, Environment and Leisure (DIEL) Rachel Ollivier, Group Manager Property, Environment and Sustainability (GMPES) Michelle van Gerrevink, Sustainability Co-ordinator (SC)  <b>Community Representatives</b> Julian Donlen (JD) Shane Genziuk (SG) Yann Decourt (YD) Phil Thompson (PT)  <b>Apologies</b>
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### 1. Welcome

#### 1.1. Election of Chair

**1.1 Clare Davey was nominated as Chair and elected (moved MD, seconded NT)**

#### 1.2. Declaration of Conflict of Interests

MD: Declared an indirect conflict of interest if discussing Vision Super because of conflicting duties.

JD: Declared a potential conflict of interest in EAGA discussion due to role with SECCA

### 2. Confirmation of minutes

#### 2.1. Minutes of meeting 21 July 2016 were confirmed (Moved JD, Seconded YD)

### 3. New terms of reference, role of the committee and forward agenda

All supported the more strategic focus of the committee.

Unanimous support for new terms of reference.

**ACTION: MVG to provide dates for terms of appointments of community reps.**

Forward agenda items were discussed considering new Terms of Reference.

MD suggested three organising themes for discussion: Internal activities, advocacy and community. Also suggested having speakers.

JD suggested themes by ESS ie. Climate Change, Recycling and Waste, Biodiversity and Water.

Forward agenda to include:

3.1. Advocacy on strategic objectives

3.2. Community partnerships

3.3. Practical programs to support the community to reduce emissions and improve access to renewable energy eg. Solar Savers.

3.4. Future of recycling and waste services

3.5. Divestment

#### **4. Proposal: Joining Eastern Alliance for Greenhouse Action (EAGA)– Attachment A**

CD: declared a potential indirect conflict of interest due to employment at Booroondara which is a member of EAGA

NT: Would be willing nominate for the Executive Committee if not held on Tuesdays.

Discussion included:

General support for joining an alliance and recognition of the benefits in both practical and leadership terms.

MVG: Council's targets and strategic direction in regards to climate change are consistent with EAGA's targets and policy positions.

JD: suggested considering SECCCA as an alternative.

MVG: officers assessment has been that there is stronger alignment with the priorities and issues of EAGA than SECCCA due to coastal focus of SECCA projects. Joining EAGA is an action arising out of ESS consultation.

**Recommendation: That Council consider a report on joining a Greenhouse Action Alliance.**

#### **5. Reports on previous actions and recommendations – Attachment B**

##### Vision Super Ethical Investments

It was agreed that superannuation should be considered as part of a broader discussion on divestment from fossil fuels as a future agenda item. No discussion on Vision Super took place at this meeting.

**ACTION MVG: to suggest speaker on divestment for forward agenda.**

##### Indian Myna Birds

**Recommendation: That Council continues to direct efforts towards protecting and enhancing habitat to support native birds.**

##### Take2Pledge

**Recommendation: That Council consider report to Take2Pledge.**

#### **6. Regular reports**

##### 6.1. ESS Action Plan – progress

- 6.1.1.1. A progress report is currently being finalised. The majority of actions are on track. The main action item that looks to be delayed is the introduction of food waste recycling due to delays with the processing facility.

##### 6.2. Sustainability Indicators

- 6.2.1.1. 2015-16 report is in **Attachment C**
- 6.2.1.2. Sustainability indicator report review underway. Several changes will be incorporated:
  - Improve water reporting to better measure efficiency not just volume.
  - Report water capture and re-use.

- Recycling in Council buildings to be reported using external audit data at a number of locations.
- Report on solar capacity and generation annually.
- Indicator reporting to be completed 6 monthly.
- Community GHG emissions to be measured in next 2 years to set a baseline.

### 6.3. Community Education

6.3.1.1. An update on events and participation is in **Attachment D**

JD: Repeat popular events such as Beekeeping and Building Nesting Boxes.

YD: Great that there are more events for children.

Other suggestions: tours to organics processing facilities and recycling facilities, Green Roofs.

## 7. Other business

JD: Federal Government Climate Change Review coming up, consider making submission

**ACTION: MVG to review.**

Nature-strip planting

SG: Noted recent article about nature-strip planting and indicated support for nature-strip planting.

SK: Proposal coming soon to Council. Noted that it is a complex issue.

NT: Program to reduce driving kids to school (eg. Hobsons Bay). Vic Health Walk to School grants of up to \$10,000 available closes 1 May.

**ACTION: MVG to refer to transport team**

## 8. Next Meeting (Chair)

8.1. Thursday 22 June 2017, 6.30pm – 8.00pm

8.2. Future meetings: Tentatively planned for the third Thursday June, September and December.

## **ATTACHMENT A - Eastern Alliance for Greenhouse Action (EAGA)**

The Eastern Alliance for Greenhouse Action (EAGA) is a formal collaboration of seven Councils in Melbourne's east, working together on regional programs that reduce greenhouse gas emissions and facilitate regional adaptation. There are currently 10 greenhouse alliances operating in Victoria which cover 70 of Victoria's 79 municipalities.

Following community feedback of the draft Environmental Sustainability Strategy and Action Plan 2016-17, an Action item was added to investigate joining EAGA. Following this investigation, officers recommend that Council joins EAGA.

EAGA's strategic plan aligns with the vision and objectives set out in our Environmental Sustainability Strategy. Our Strategy prioritises accelerating efforts to reduce greenhouse gas emissions, advocating on behalf of our community and supporting and mobilising the community. Joining EAGA would help us deliver our strategy and meet our carbon emissions reduction targets.

EAGA's Strategic Plan sets out the following key objectives:

- Leverage the network of EAGA to implement climate change mitigation and adaptation projects
- Build the capacity of EAGA's members and stakeholders through collaboration, partnerships and effectively sharing information
- Utilise EAGA's scale, reputation and member's commitment to advocate for initiatives that promote environmental sustainability and low carbon communities at state and federal government levels
- Develop partnerships to secure resources for projects whilst maintaining strong governance structures and an engaged membership

EAGA has claimed a number of achievements since it was formed, in 2015-16 these included:

- Winning the 2016 United Nations Association World Environment Day Award and 2016 Premier's Sustainability Award for the Biodiversity Monitoring in Melbourne's East project.
- Securing \$850,700 in State Government funding for a Solar Rates Business Case, Solar PV for Low Income Households and Eastern Sporting Savers projects.
- Contributing to an Electricity Distribution Price Review which resulted in the saving of \$22M across all Victorian municipalities in public lighting operation, maintenance and replacement.
- Submission of 13 formal advocacy submissions.

Becoming an EAGA member would provide considerable benefits to Council and our community including increased access to state and federal funding opportunities, more effective and efficient advocacy and practical programs to support our community. EAGA has demonstrated a return on investment that averages \$1.80 return for every dollar spent.

### **Resource Implications**

- A new five year MOU is to be signed for 2017-22. The membership fee is \$20,000 per year indexed at 2.5% per annum. This has been included in the draft 2017-18 budget.
- An Executive Committee manages the strategic directions for EAGA's priorities, actions and operations, membership includes a Councillor or Senior Manager from each Council and meetings are held quarterly.
- A Steering Committee assists with planning, delivering and communicating projects, membership includes a Senior Manager or Officer and meetings are held monthly.
- The Executive Officer coordinates projects and liaises and supports the EAGA Committees; and working groups are formed as required on individual projects.

**ATTACHMENT B – Reports on previous actions and recommendations**

Action or recommendation	Report and discussion	Further Action
<p><u>Vision Super Ethical Investments</u></p> <p>The EAC seek advice from the CFO on an additional criteria to consider divestment from fossil fuels when contracting for banking services</p> <p>The EAC accept the offer of a presentation from Vision Super.</p>	<p>Officers advised that choice of superannuation fund is a staff matter, and is therefore not a matter councillors can consider.</p> <p>Discussion considered this and also covered other matters including divestment relating to other banking products.</p>	<p>Consider in context of forward agenda discussion.</p> <p>It was agreed that superannuation should be considered as part of a broader discussion on divestment from fossil fuels as a future agenda item.</p> <p><b>ACTION MVG: to suggest speaker for forward agenda.</b></p>
<p><u>Secure printing - GMESS</u> Planned to be trialled during 2016.</p>	<p>13 new printers were rolled out to all departments in Town Hall, all of which are using secure printing.</p>	<p>Completed.</p>
<p><u>Community Environment Forum summary</u> - Action: Make summary of CEF available publically.</p>	<p>A summary of community feedback on the draft ESS has been published on the website.</p>	<p>Completed</p>
<p><u>Sustainability indicators</u> - Historical e-coli levels be adjusted in 2015-16 annual reporting which is currently being prepared.</p>	<p>Historical e-coli levels were adjusted.</p>	<p>Completed</p>
<p><u>Car share trial</u> - JD requested a report on the Car Share Trial for the next meeting.</p>	<p>In September 2016 a draft Car Share Policy was developed for Council review and subsequently approved for community consultation. The majority of the submissions received supported the idea of car share within the municipality. A report will go to Council on 21 March recommending the development of a comprehensive network of car share spaces throughout the municipality.</p>	<p>Completed</p>
<p><u>Indian Myna Birds</u> - Recommendation: That Council continues to direct efforts towards protecting and enhancing habitat to support native birds.</p>	<p>See Attachment B.1</p>	<p>Completed</p> <p><b>Recommendation: That Council continues to</b></p>

Action or recommendation	Report and discussion	Further Action
The Environment Advisory Committee to review results of Bayside City Council's trial		<b>direct efforts towards protecting and enhancing habitat to support native birds.</b>
<u>Take 2 Pledge</u> GMPES to provide information on the state government's pledge request.	TAKE2 is Victoria's collective climate change pledge initiative to reach net zero emissions by 2050, and keep the global temperature rise to less than 2 degrees. Ten other Councils have already made the pledge. The pledge is consistent with the long term goal in the ESS.	<b>Recommendation: That Council consider report to Take2Pledge.</b>

### ATTACHMENT B.1 - Bayside Indian Myna Control Program

Bayside have prepared a report on the trial program which commenced in October 2014. The community operated culling program will continue in 2016-17 at a cost of \$11,000 and will be subject to a budget approval process on an ongoing basis. This is also subject to the Bayside Indian Myna Action Group continuing to operate the program. BIMAG have been given the use of a shed in Cheltenham Park to operate the program.

Bayside initially provided \$10,000 funding for a community-run trapping scheme. Approximately 500 people participated and about 251 traps were provided to the community. Trapping was not permitted on Council land or in open space.

BIMAG report's a reduction in the number of Indian Mynas during the trial but this is anecdotal as there is no available pre-trial data.

The report does note a number of challenges with the trial program.

- Initially birds were euthenised by Vets; however all the Vets withdrew from the program in the first six months and BIMAG volunteers began euthenising captured birds.
- There was a high rate of trapping of non-target species 20.6%, although BIMAG states that these species were not culled the potential impact of stress and trauma to those species is unknown. 13.7% of these were native species.
- The data in the report reflects birds trapped and euthenised by BIMAG; birds are also being privately trapped and culled, records are not kept by all of these trappers. Bayside City Council has no clear indication of these numbers or the method of euthanasia or whether these methods comply with animal welfare protocols as specified by the RSPCA.
- BIMAG report that volunteer hours required to run the program is extensive and pressure on the six remaining volunteers was high.

The RSPCA does not encourage the capture and killing of India Myna birds by community groups. Their preference is to direct efforts towards enhancing bird diversity in urban areas by improving the quality of natural habitat, which is currently Glen Eira City Council's preferred approach. There is no scientific evidence available on the effectiveness of a localised culling program.

There are currently no plans to implement a program of this kind in Glen Eira. Higher strategic priorities to achieve biodiversity outcomes in the municipality were identified in the ESS review process.

**ATTACHMENT C :  
ANNUAL ENVIRONMENTAL SUSTAINABILITY PERFORMANCE REPORT – 2015-16**

**Council and Community’s performance on environmental sustainability is assessed annually.**

The Environmental Sustainability Strategy 2016-2021 identifies the need to regularly report on key indicators of performance. Council’s Environmental Sustainability Action Plan 2016-17 includes a review of sustainability indicator reporting.

**A. KEY COUNCIL PERFORMANCE INDICATORS**

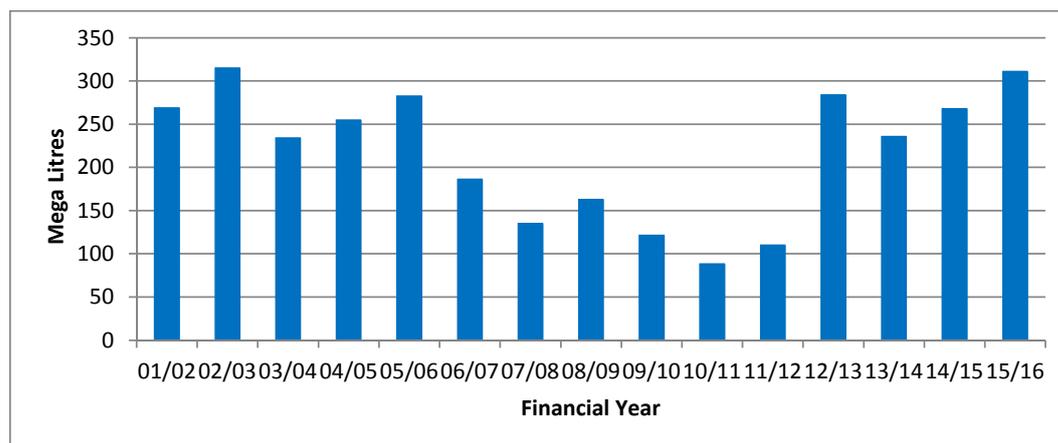
**1. Potable Water Consumption**

Efficient water use at a local level can help balance the need for local water use to maintain parks and gardens while keeping pressure off regional water supplies which also supply natural systems. Glen Eira City Council set a target in its Sustainable Water Use Plan 2009 to reduce water consumption by 25% from 311 ML in 2000. Water consumption in 2015–16 did not meet the 25% reduction target. Water use was only slightly lower than 311 ML and was 17 per cent higher compared to 2014-15 (refer to Figure 1).

Since the target was set, Melbourne has extended its water supply network, which has reduced the pressure to reduce water use and in the last couple of years, Council has prioritised keeping open space green and healthy and improving efficiency of water use.

The increase was largely due to drier weather in October to March 2015-16. There was increased irrigation across our parks, some new irrigation systems were also installed (such as at Koornang Park) and others increased significantly (such as at Allnut Park, McKinnon and Bentleigh Reserve). Water use also increased due to redevelopment of Princes Park Oval 4, refilling the lake after works at Caulfield Park and construction at Duncan McKinnon. A number of major leaks occurred during the year but have now been repaired.

**Figure 1: Council Annual Potable Water Use**



**2. Greenhouse Gas Emissions**

The Intergovernmental Panel on Climate Change assesses that Australia-wide, greenhouse gas emissions would need to be at around 5 to 20% of 1990 emissions, by at latest 2050, to contribute to preventing dangerous climate change.

In 2015-16, Council’s carbon footprint (11,879 tonnes CO<sub>2</sub> equivalent emissions) increased by just over 3.9 per cent compared to the previous year (11,433 tonnes CO<sub>2</sub> equivalent emissions) largely due to an unintended drop in the amount of Green Power (15 per cent) purchased and an increase in energy use in small buildings (12.5 per cent). The decrease in

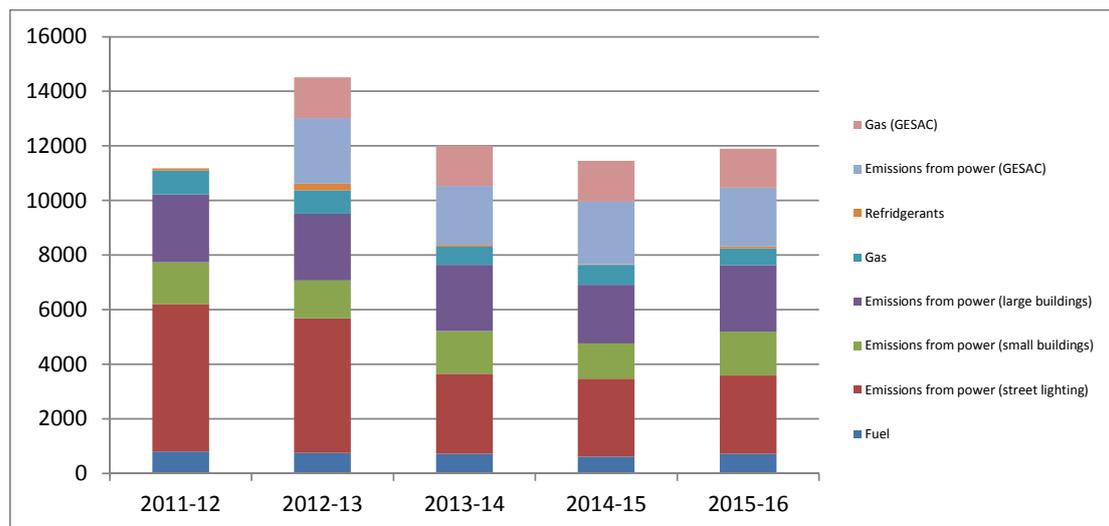
the amount of Green Power purchased was the result of Green Power being incorrectly applied by Council's energy retailer and is currently being investigated, these errors are expected to be fixed in 2016-17. Energy use at small buildings increased, the reasons for this are unclear and will be investigated by Council officers. Emissions from fuel used by Council's fleet was higher than last year but very similar to the year before, and emissions from street lights increased very slightly.

Despite the increase in Council's carbon footprint, overall energy demand has dropped by 1.1 per cent as a result of improving energy efficiency and installing renewable energy in Council buildings. Emissions from energy use at Glen Eira Sports and Aquatic Centre (GESAC) decreased by 5 per cent, with reductions in both gas (3.6 per cent) and electricity use (4.6 per cent).

Council's installed solar capacity continues to grow, the amount of solar power generated in 2015-16 increased by 90 per cent from 2014-15.

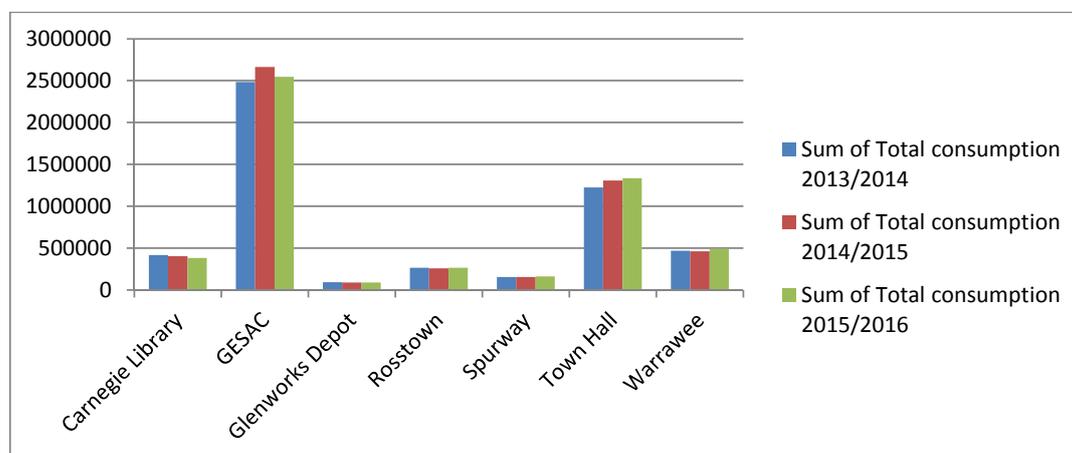
## 2(a) Carbon Footprint

**Figure 2(a) – Source of Carbon Emissions (scope 1 and 2 plus street lighting)**

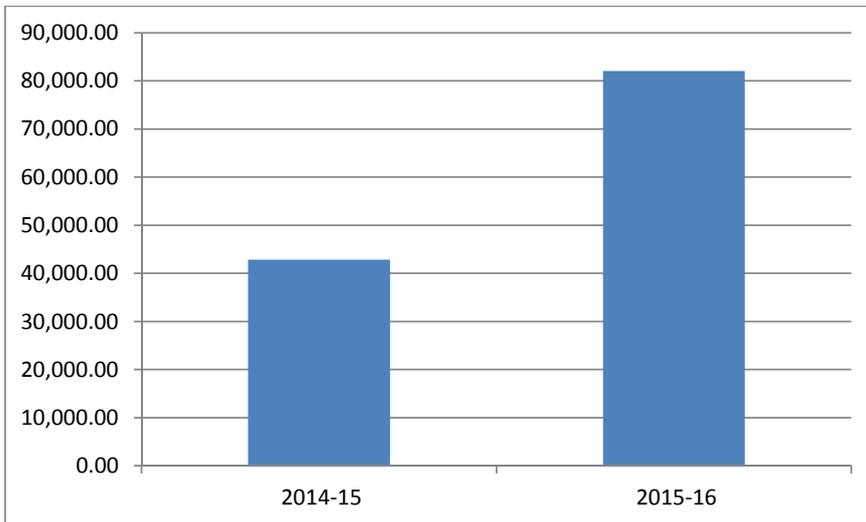


## 2(b) Electricity Consumption from Large Buildings

**Figure 2(b) - Electricity Consumption from Large Buildings (kwh)**



**Figure 2(c) Solar generation from Council buildings (kwh)**



**3. Waste**

Sending waste to landfill generates greenhouse gas emissions.

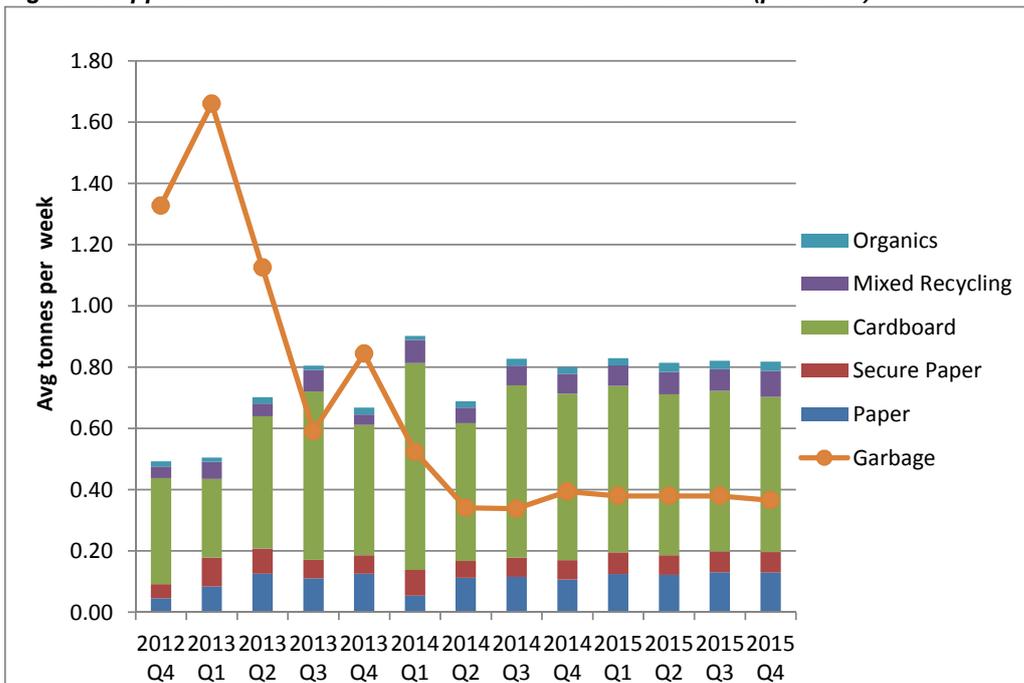
**3(a) Recycling Rate in Council Buildings**

In 2010, Council commenced the introduction of enhanced recycling facilities in the Town Hall, including recycling facilities for food waste. Rollout of these was completed in 2012.

The method for tracking the amount of waste recycled at the Town Hall can only provide a rough guide. Town Hall recycling rate was 69 per cent for 2015-16, a 2 per cent improvement from 2014-15.

Council officers continued to promote recycling in Council buildings and rolled out enhanced recycling facilities to Bentleigh, Carnegie and Elsternwick Libraries and Council's two depots during 2015-16.

**Figure 3: Approximate tonnes of waste collected from Town Hall (per week)**



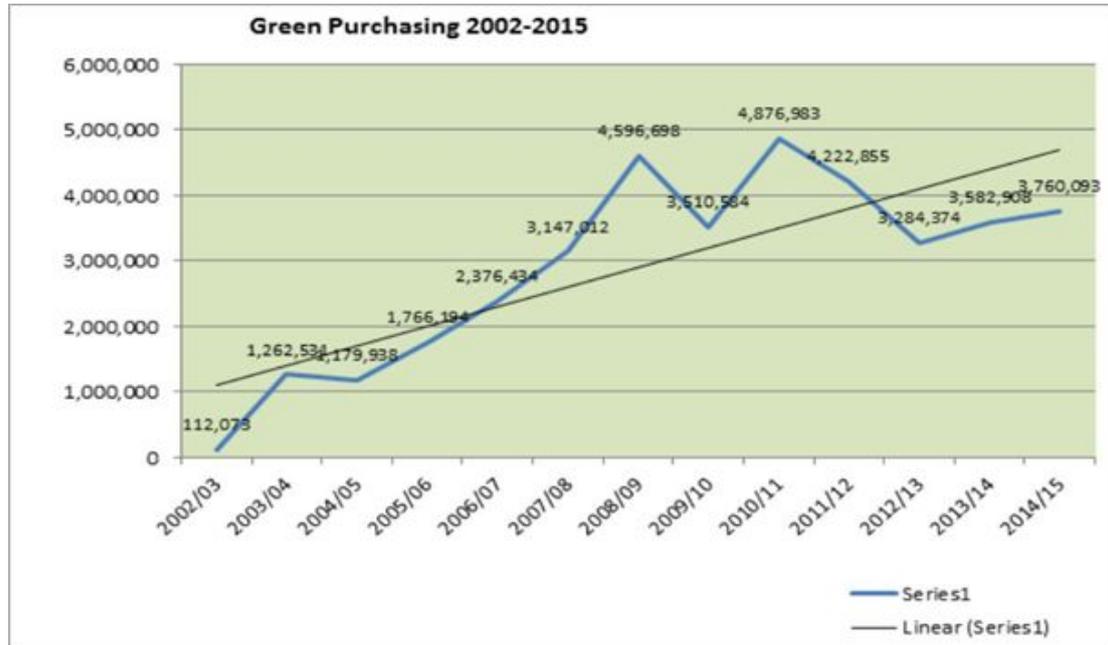
#### 4. Biodiversity

Globally there is rapid biodiversity loss<sup>1</sup>. Council may affect national and global biodiversity when it uses products produced by removing habitat (Eg, paper and wood); and through climate change. Glen Eira, like most city areas, has little local biodiversity. The local area is not a high priority area in Victoria's Biodiversity Strategy.

##### 4(a) Eco-Buy Expenditure

Expenditure data on Eco-Buy products for this financial year is provisional and not available for reporting. The peaks several years ago correlate with higher purchasing in total for GESAC.

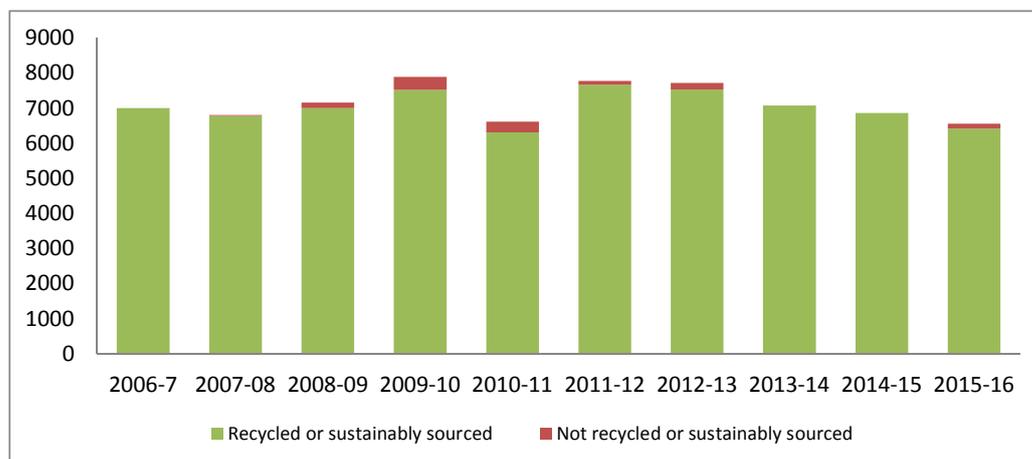
Figure 4(a): Green Purchasing 2002 - 2015



##### 4(b) Total copy paper consumption

Council's copy paper use in 2015-16 has decreased by four per cent when compared to 2014-15 and 98% of paper was recycled or sustainably sourced (refer figure 7). A small amount of coloured photocopier paper was purchased which officers were unable to verify as recycled or certified as sustainably sourced.

Figure 4(b): Photocopier paper purchases



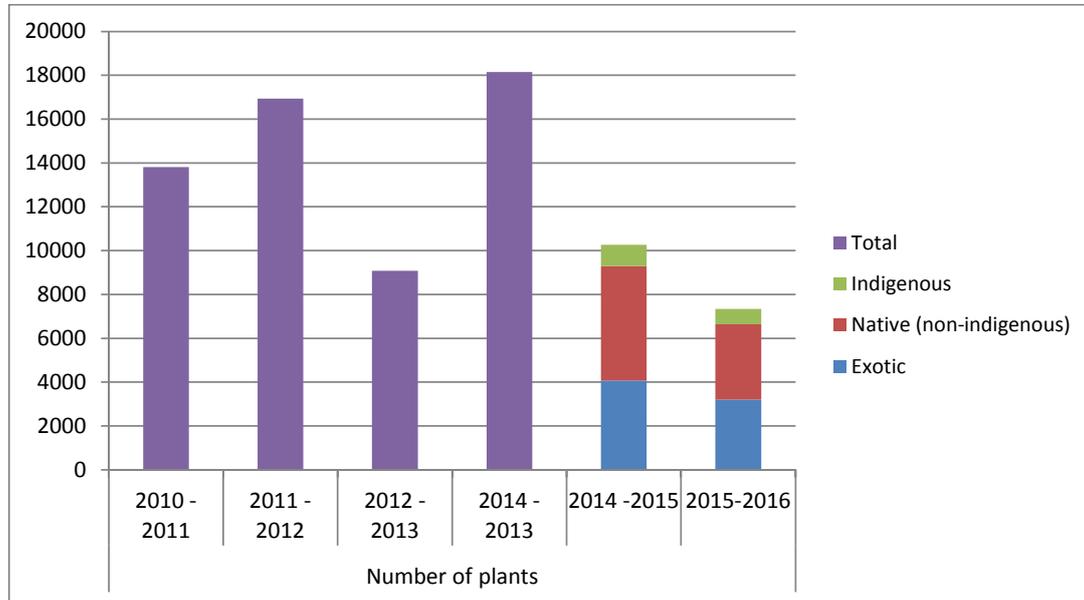
<sup>1</sup> The United Nations Report *Biodiversity Outlook 3 2010* concludes that "There are multiple indications of continuing decline in biodiversity in all three of its main components - genes, species and ecosystems"

#### 4(c) Council plantings by plant type

The majority of Council plantings to the end of June 2015 have been native or indigenous and all plantings are drought tolerant (refer Figure 4(c)).

The way in which types of plants are reported was changed in 2014-15 so previous years are shown only as total number of plants. The total number of plants varies with scheduled programs.

**Figure 4(c): Council Plantings**



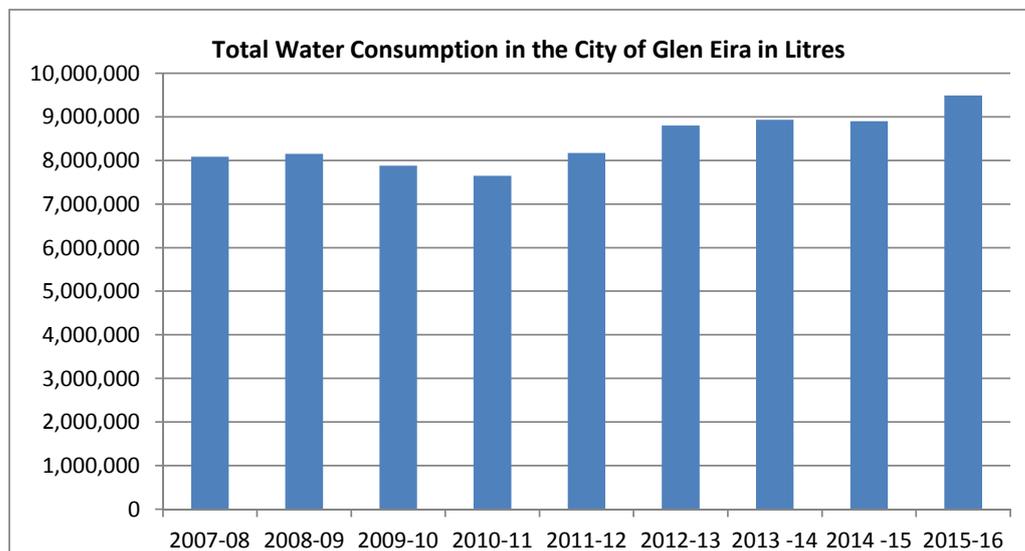
### **B. KEY COMMUNITY PERFORMANCE INDICATORS**

#### **5 - Water Consumption**

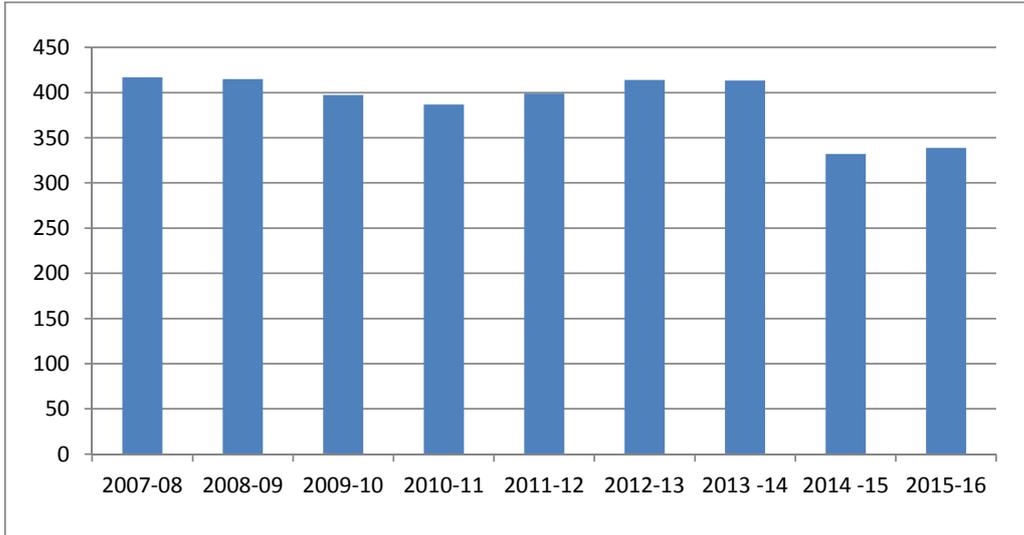
Efficient water use at a local level can help balance the need for local water use to maintain parks and gardens while keeping pressure off regional water supplies which also supply natural systems.

Residential houses in Glen Eira use around 100 times more water than Council operations. Total residential water use stayed about the same as the previous year, despite some population increase.

**Figure 5: Total residential water consumption in the City of Glen Eira in Litres**



**Figure 5: Average Water Consumption Per Household Per Day in Litres**

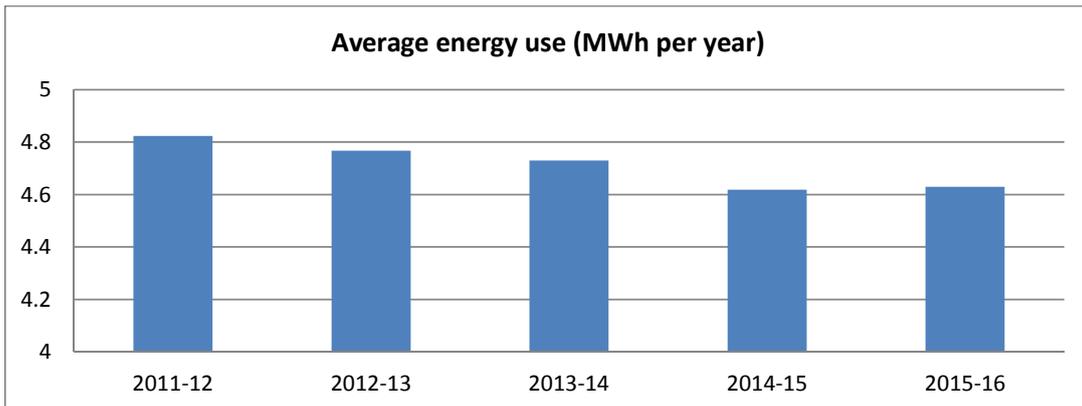


**6. Greenhouse Gas Emissions**

**6(a) Electricity Consumption in Glen Eira Households**

**Figure 6(a): Average electricity consumption per household (MWh per year)**

Average electricity use per household was slightly higher compared with 2014-15. However the long term trend is moving downwards. The reasons for this are thought to be better efficiency and an increase in use of solar power.

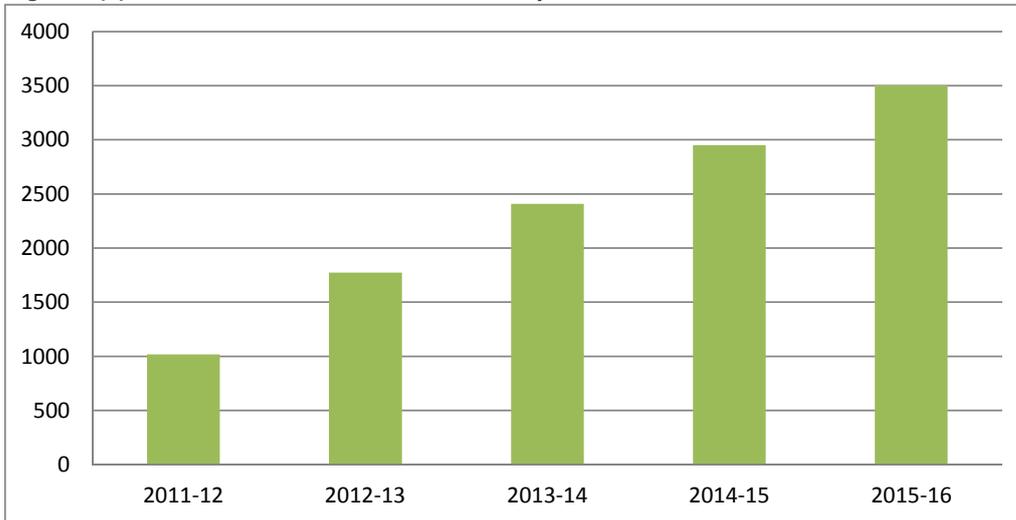


**6(b) Residential Households with Solar Power Installed**

In 2015-16 use of solar power continued to increase with an additional 552 households installing solar power. There has been a 250 per cent increase over the five years of reporting.

Increased use of solar power is an Australian wide trend. In general, regional and newer areas have higher amounts of solar than older areas with established houses like Glen Eira.

**Figure 6(b): Number of Households with solar power installed**



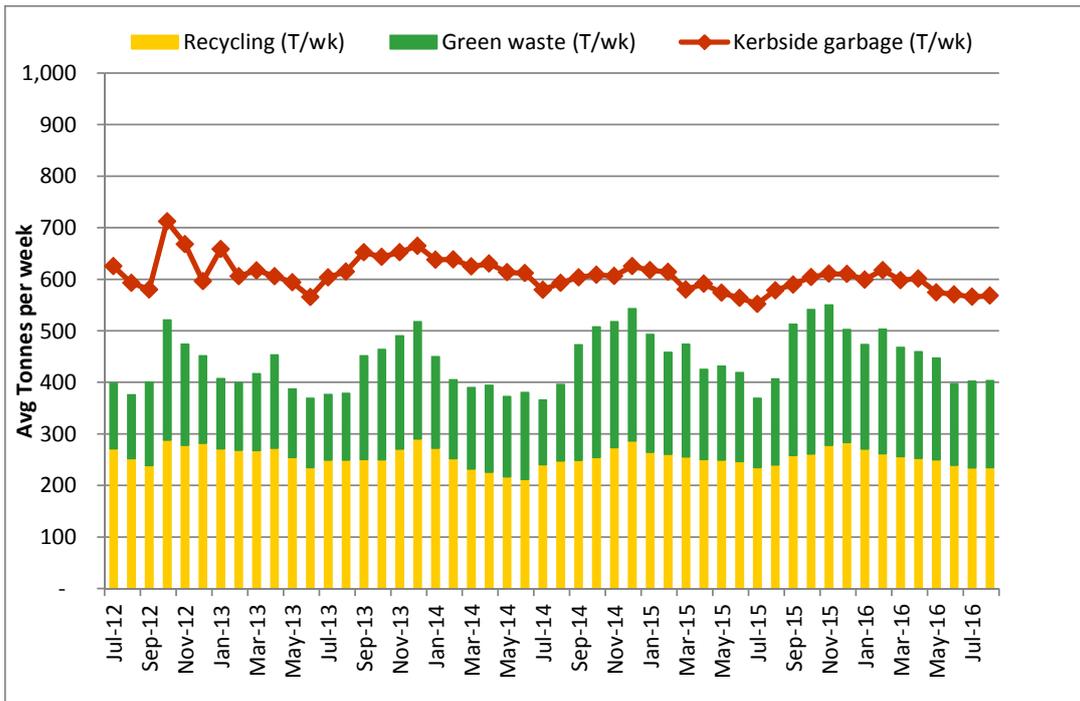
**7. Waste**

When garbage decomposes in landfills, it generates methane, a powerful greenhouse gas. The community recycling rate is an indicator of the amount of emissions generated by waste from the community.

**7(a) Total Waste Disposed and Recycling Rate**

The recycling rate was 44.2 per cent in 2015-16, up from 43.5 per cent in 2014-15. Green waste recycling increased by 5 per cent compared to 2014-15.

In the medium term new organics processing facilities that are expected to take food waste will achieve a significant reduction in emissions from waste.



## **8. Biodiversity**

Globally there is rapid biodiversity loss<sup>2</sup>. The community may impact biodiversity such as through water run-off into the bay, the management of private open space in gardens, purchasing of wood, paper, and other products that can contribute to habitat loss. Higher urban density in Glen Eira may also help protect higher conservation value land at Melbourne's fringes.

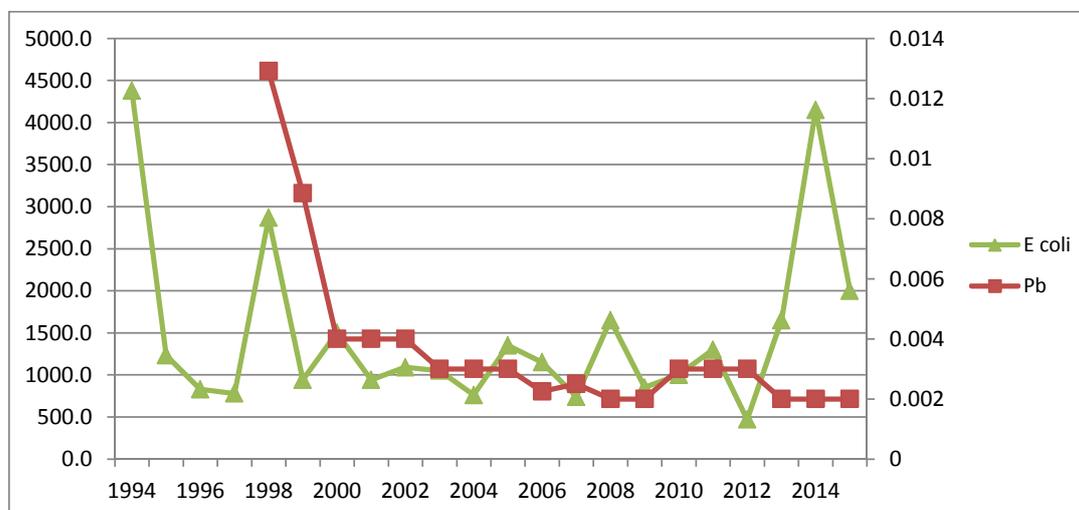
Although limited, the best indicator currently available for biodiversity is from Melbourne Water, which tracks water quality at Elster Creek.

### **8(a) Water quality from run-off to Port Phillip Bay**

Most of the run-off from Glen Eira goes into Elster Creek and into Port Phillip Bay.

- The amount of lead running off into the bay has decreased significantly from pre-2000 levels, which is largely due to the banning of lead petrol and lead paint; it has remained fairly constant in recent years.
- E-coli levels rose significantly in 2014 and while there was a decrease in 2015 it is still high compared to average levels since 2000.

**Figure 8(a): Lead and e-coli in Elster Creek to end 2015**



NB. Some of the data previously reported for this has been adjusted from 2000 onwards using Melbourne Water data available online to correct minor errors.

<sup>2</sup> The United Nations Report *Biodiversity Outlook 3 2010* concludes "There are multiple indications of continuing decline in biodiversity in all three of its main components - genes, species and ecosystems"

## ATTACHMENT D - SUSTAINABILITY EDUCATION UPDATE

### 4.1.1 Community presentations and events since the last meeting included:

- Spring Vegetable Gardening - 6 September 2016 – 75 people
- Gardening in Australia's Climate – 20 September 2016 - 65 people
- Habitat Gardening and frog ponds 4 October 2016 - 54 people
- Bike Repair café – 16 October 2016 - 28 people
- The passive solar house – 8 November 2016 - 30 people
- Backyard food forest and urban harvest swap – 13 November 2016 – 60 people
- Love your soil – 24 November 2016 – 59 people
- Bug detectives – 1 December 2016 - 35 people
- Solar panels and batteries – 6 December 2016 - 83 people
- Build your backyard friends a home – 5 February 2017 - 27 people

### 4.1.2 Upcoming presentations and events include:

- Party in the Park - Allnut Park 19 March - Sustainability Marquee
- Earth Hour – free movie screening – Saturday 25 March – 114 people booked to date
- Glen Eira Garden Tour – Sunday 26 March – 30 people registered, event booked out and 39 people on the waiting list to date
- Urban Beekeeping – Thursday 27 April – 53 people booked to date

### 4.2 As of end of February 2017, 939 households were registered for the Neighbourhood Sustainable Gardening Program

4.3 From August 2013 to the end of February 2017, more than 732 households have participated in the Glen Eira Energy Saving Program. Collectively there was 4732 energy saving products supplied and installed in homes at no cost. Residents that participated will help to prevent around 5434.25 tonnes of greenhouse gas emissions from being released into the atmosphere over the next decade. The program was recently updated to include the installation of LEDs.

4.4 The sustainability themed Party in the Park was held at Princes Park 19 February with a recycling truck, garden display, sustainable craft activities and Captain Trash (the recycling pirate.) On display was a recycled ocean mural project made by 21 local schools and early learning centres, a project coordinated through our Sustainable Educators Network.



**Assembly of Councillors**

**18 April 2017**

**Record under S 80 A (2)**

**Meeting commenced at 6.49PM.**

**A. Present**

Cr Mary Delahunty (Mayor)  
Cr Clare Davey  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

**Council Officers**

Rebecca McKenzie, CEO  
Peter Jones  
Peter Swabey  
Ron Torres  
Rachel Olivier  
John Vastianos  
Janice Pouw

**B. Matters considered.**

- (i) Apologies – Cr Tony Athanasopoulos
- (ii) Affordable Housing Presentation (Prof Rob McGauran)
- (iii) 2017-18 Draft Budget & SRP
- (iv) Road Management Plan Review  
9.02pm Paul Samaratunge entered briefing.

9.17pm the briefing was adjourned  
9.30pm the briefing was resumed

**Present:**

Cr Mary Delahunty (Mayor)  
Cr Clare Davey  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

- (v) CEO Employment Matters Committee (Laurinda Gardner)

**Assembly finished at 10.07PM**

**Assembly of Councillors**

**26 April 2017**

**Record under S 80 A (2)**

**Meeting commenced at 6.45PM.**

**A. Present**

Cr Jim Magee Deputy Mayor  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

**Council Officers**

Rebecca McKenzie, CEO  
Peter Jones  
Samantha Krull  
Peter Swabey  
Ron Torres  
Janice Pouw  
Michelle Van Gerrevink  
Rachel Ollivier  
Rocky Camera  
Aidan Mullen  
Tess Angarane

**B. Matters considered.**

- (i) Apologies – Cr Clare Davey
- (ii) Conflict of Interest
- (iii) Environmental Sustainability Strategy
- (iv) Neerim Road Retail Strip and Link Road Options (7.25pm)

7.29pm – Cr Delahunty entered Briefing

7.51pm – Cr Athanasopoulos entered the Briefing

8.32pm Cr Silver left the briefing room and re-entered at 8.35pm.

8.37pm Briefing adjourned

**Present:**

Cr Mary Delahunty  
Cr Tony Athanasopoulos  
Cr Margaret Esakoff

Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

8.51pm Briefing resumed

- (i) Early Motions – MAV State Council meeting
- (ii) Council Papers for the 2 May 2017 Council Meeting comprising nine officer reports together with standing items on the agenda.

- 4 Confirmation of the Minutes of the previous meeting
- 8(a) Advisory Committees – Arts & Culture Committee
- 8(b) Records of Assembly – 28 March and 4 April 2017
- 9.1 12-14 Howe Street, Murrumbeena

9.38pm Cr Silver left meeting

- 9.2 257 Neerim Road, Carnegie – Cr Sztrajt

9.40 Cr Silver entered briefing

- 9.3 1032 & 1032A North Road, Bentleigh East
- 9.4 9-13 Derby Road, Caulfield East
- 9.5 VCAT Watch
- 9.6 Lease 965 Glen Huntly Road, Caulfield for use by the Historical Society
- 9.7 Clayton Landfill Budget 2017-2018
- 9.8 Foundation for Youth Excellence Committee Grant Applications
- 9.9 Newstead Street Parking Conditions
- 9.10 Parking Restriction Options for Streets around Hawthorn Road, Glen Eira Road and Kooyong Road, Caulfield
- 9.11 2017-18 Draft Annual Budget (Advertising for Public Comment)
- 9.12 Public Notice of the Draft Council and Community Plan 2017-2021
- 9.13 Changes to Delegations from Council to Members of Staff
- 9.14 MAV State Council Motions
- 9.15 Financial Management Report for the period ending 31 March 2017
- 9.16 Quarterly Reporting to 31 March 2017
- 11 Ordinary Business
  - 11.1 Requests for Reports
    - Cr Sztrajt – Positive environmental design in new developments
    - Cr Silver – Turning signals - Glen Eira and Kooyong Road intersection
- 12.1 Confidential – Tender Recommendation for consideration – Glen Eira Town Hall HVAC Plant Renewal
- 12.2 Confidential – Tender Recommendation for consideration - Marara Road Reserve Landscape Enhancement Works

(iii) General Business

- Cr Athanasopoulos - VCAT Watch
- Cr Delahunty - Approach to Performance Reporting to Council
- Cr Hyams - Councillor Request process

- Cr Sztrajt – Joyce Park consultation
- Cr Sztrajt – ‘No Advertising’ stickers
- Cr Magee – GESAC Over 70s access
- Cr Athanasopoulos – Transport Forum
- Cr Taylor – Flood events
- Cr Hyams – Infringement process
- Cr Taylor – Late motions for MAV State Council

**Assembly finished at 11.45PM**

**Council Pre-Meeting**

**2 May 2017**

**Record under S 80 A (2)**

**Meeting Commenced at 6.45pm**

**A. Present**

Cr Mary Delahunty, Mayor  
Cr Tony Athanasopoulos  
Cr Clare Davey  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt

**Apologies** - Cr Nina Taylor

**Officers**

Rebecca McKenzie, CEO  
Ron Torres  
John Vastianos  
Peter Jones  
Samantha Krull  
Janice Pouw

**B. Matters considered**

- (i) Agenda item 7 – MAV State Council motions
- (ii) Agenda Item 9.2 – 257 Neerim Road, Carnegie
- (iii) Agenda Item 9.3 – 1032 & 1032A North Road, Bentleigh East
- (iv) Agenda item 9.4 – 9-13 Derby Road, Caulfield East
- (v) Agenda item 9.7 – Clayton Landfill Budget 2017-2018
- (vi) Agenda item 9.10 – Parking Restriction Options for Streets around Hawthorn Road, Glen Eira Road and Kooyong Road, Caulfield
- (vii) Urgent Business item – Reintroduction of Special Rates for Carnegie and Elsternwick
- (viii) Agenda item 11.1(a) – Request for report – Cr Sztrajt – Positive environmental design in new developments
- (ix) Agenda item 11.1(b) – Request for report – Cr Silver – Turning signals and the intersection of Glen Eira and Kooyong Road
- (x) Agenda item 11.4 – Public questions to Council

**Pre-meeting finished at 7.24 pm**

**9. PRESENTATION OF OFFICERS REPORTS**

9.1	44-54 Kambrook Road Caulfield North
9.2	102 & 102A Balaclava Road Caulfield North
9.3	532 North Road Ormond
9.4	1A Kokaribb Road Carnegie
9.5	274-276 Glen Eira Road Elsternwick
9.6	2 Furneaux Grove St Kilda East
9.7	VCAT Watch
9.8	Draft Activity Centre Housing and Local Economy Strategy Engagement
9.9	Outer Circle Railway Linear Park Protection
9.10	Coles Elsternwick Redevelopment
9.11	Shopping Centres Transport mode choice and economic benefits
9.12	Resilient Melbourne Strategy Update
9.13	Conduct management in community sport
9.14	2016-17 Summer Season Sportsground Allocation Review
9.15	Road Management Plan (Rmp) Review
9.16	Financial Management Report for the period ending 30 April 2017
9.17	Quarterly Reporting to 31 March 2017

**ITEM 9.1      44-54 KAMBROOK ROAD, CAULFIELD NORTH**

**Author:**            *Rocky Camera, Manager Town Planning*

**File No:**            *GE/PP-30151/2016*

**Attachments:**    *Advertised plans*

**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	Five storey building above basement car park comprising of 61 dwellings
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Phoenix Precinct Policy
<b>APPLICANT</b>	Boneng Developments Pty Ltd and Boneng (Kambrook) Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	Residential Growth Zone
<b>OBJECTIONS</b>	20

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**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30151/2016 for the construction of a four storey building above basement car park at 44-54 Kambrook Road, Caulfield North, in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP03-TP14 Dated September 2016, prepared by C&K Architecture) but modified to show:
  - (a) A Landscape Plan in accordance with Condition 2
  - (b) Deletion of the fifth storey in its entirety.
  - (c) The south and east facing balconies of the fourth storey setback from the southern and eastern boundaries 4.8m. Any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
  - (d) A notation on the plans that all first, second and third floor habitable room windows (or balconies if they are located in front of a habitable room window) on the northern, eastern, and southern elevations will have fixed obscure glazing, or fixed external screens to a height of 1.7m above finished floor level, to the satisfaction of the Responsible Authority.
  - (e) A notation on the plans that written confirmation by a Licensed Land Surveyor will be provided to the Responsible Authority confirming that the development does not exceed 14.5m in height. This is to be provided at frame stage inspection and at final inspection.
  - (f) A minimum of one (1) visitor car space for every five (5) dwellings. Any consequential changes to the basement and building are to be to the satisfaction of the Responsible Authority.
  - (g) All plans designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.
  - (h) Sections provided on the plans to indicated height clearances for the basement accessway ramps in accordance with Figure 5.3 of AS2890.1:2004
  - (i) The 2.43m wide area adjacent to Parking Space 51 linemarked so as to indicate that this area is not a parking space.
  - (j) Access provided to the eastern section of the lift/stairwell area to enable users of spaces 31-50 to access the lift/stair area to the residential dwellings.
  - (k) The stairwell/lift area setback 800mm from the accessway to prevent pedestrians exiting the area onto the vehicle access aisle
  - (l) Provision of a 1.5m by 1.5m visibility splay on both basement levels at the south western corner of the lift/stairwell structure to improve vehicle access and visibility.
  - (m) The wall next to the car space 71 deleted.
  - (n) Provision of a convex mirror north of car space 71.
  - (o) A notation added to the northern wall adjacent to carspace No.72, indicating this wall is to be no greater than 600mm in height.
  - (p) The 1:8 section at the base of the main ramp increased from 2m to 2.5m in length. Any consequential changes are to be to the satisfaction of the Responsible Authority.

- (q) Bicycle parking is to be provided at ground floor level within the development in accordance with AS2890.3
- (r) The delineation of separate Tree Protection Zone (TPZ) and Tree Protection Fencing (TPF) for the following trees at the prescribed radial distance from the base of the trunk of the tree to define a tree protection zone:
  - Neighbouring Silky Oak to north – 4.0m
- (s) The delineation of root sensitive footings where any part of the development comes within the following Tree Protection Zones:
  - Neighbouring Silky Oak to north – 4.0m
- (t) The delineation of root sensitive permeable paving where any part of the development comes within the following Tree Protection Zones:
  - Neighbouring Silky Oak to north – 4.0m

When approved, the plans will be endorsed and will then form part of this Permit.

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
  - (a) All existing retained vegetation to be identified.
  - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
  - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
  - (d) Landscaping and planting within all open space areas of the site.
  - (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
    - (i) 7 trees along the northern side boundary
    - (ii) 6 trees along the southern side boundary
    - (iii) 6 trees along the eastern rear boundary
    - (iv) 7 trees along the western front boundary

or 26 trees in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required
4. This Permit will expire if:

- The development does not start within two (2) years from the date of this Permit; or

- The development is not completed within four (4) years of the date of this Permit. The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date

5. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
6. Prior to the commencement of the development, a schedule of construction materials, external finishes and colours (incorporating paint samples) must be submitted to, and approved by, the Responsible Authority. When approved, the schedule will be endorsed and will form part of the permit.
7. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 14.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection
8. The amenity of the area must not be adversely affected by the use or development as a result of the:
  - transport of materials, goods or commodities to or from the land; and/or
  - appearance of any building, works, stored goods or materials; and/or
  - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/orin any other way, to the satisfaction of the Responsible Authority
9. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the Responsible Authority
10. Provision must be made on the site for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
11. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
  - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not

emitting any adverse odours.

- (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
- (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
- (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

12. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots

13. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority
14. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority
15. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority
16. All retained vegetation as shown on the endorsed plan(s) must be protected in line with the requirements of the Australian Standard AS 4970-2009 'Protection of trees on development sites' and in particular sections 4.0 (4.1-4.6).
17. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the neighbouring Silky Oak tree to the north tree at a radius of 4.0m metres from the base of the trunk to define a 'tree protection zone'.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority

18. Prior to the commencement of the development, a fee of \$1,077.00 must be paid to the Responsible Authority for the removal and replacement of the Brush Box street tree outside 44 Kambrook Road. The street tree will be replaced with the species, maturity and location of which will be selected by Council's Parks Services Department
19. Any pruning that is required to be done to the canopy or root system of any trees retained on-site or where the canopy of neighbouring property tree/s overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 2007, Standards Australia
20. Root sensitive footings such as pier and beam or screw pile footings (or similar) are to be used where any part of the development comes within a 4.0m radius of the neighbouring Silky Oak tree to the north. If used, the beam should be designed to be positioned above soil grade to minimise soil excavation and root severance
21. Specific tree root sensitive footings and/or paving are to be used where any TPZ is encroached more than the 10% as allowed in the Australian Standard (AS4970-2009) Protection of trees on development sites

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22. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street trees adjacent to numbers 42 & 54 Kambrook Road.
23. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree at a radius of 5.3 metres (52 Kambrook) and 3.4 metres (42 Kambrook) from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is completed. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone
24. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

25. No excavation is to come within 3.6 m (at 52 Kambrook Road) and 2m (at 42 Kambrook Road) of the existing street tree (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3

27. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;

- (c) surfaced with an all weather sealcoat;
- (d) drained;
- (e) line-marked to indicate each car space and all access lanes;
- (f) clearly marked to show the direction of traffic along the access lanes and driveways;

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose

28. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority
29. The car parking allocation for the approved development must be:
  - Not less than one (1) car space per one or two bedroom dwelling;
  - Not less than two (2) car spaces per three (3) or more bedroom dwelling;
  - A minimum of one (1) visitor car space for every five (5) dwellings.
30. All disused or redundant vehicle crossings must be removed and the area re-instated with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority
31. Before occupation of the development, the provision and design of bicycle parking facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority. This includes the provision of showers and change rooms when required by Clause 52.34
32. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority
33. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed generally in accordance with the endorsed plans (prior to the construction of the levels above being commenced.)
34. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed generally in accordance with the endorsed plans
35. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note A.
36. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential

Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority

37. The existing stormwater pit shall be relocated to the satisfaction of Council at the developer's cost

Notes:

- A. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- B. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987

- C. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit
- D. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department
- H. Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970

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- I. All drainage design and works shall conform to Councils standards and be subject to approval by Council Engineering Services. The Civil design shall include detailed civil design drawings, and no works shall commence without construction details approved by Council Engineering Services.
  - J. The interface between the building entry points and the final footpath levels shall be coordinated with the detailed civil design and flooding investigation. The building entrances may have to be adjusted to meet geometric changes to the street and path levels and any freeboard requirements from flooding. These details must be resolved and incorporated into the design prior to approval by Council Engineering Services.
  - K. Detailed onsite detention/retention design and construction plans should be submitted to Councils Engineer Services for review. The detailed design should demonstrate that on site Detention system has a storage capacity for storm event of 1 in 100 Year ARI
  - L. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths
  - M. A minimum 300mm freeboard to the 1 in 100 year flood levels shall be provided for any entrances to internal floors or areas which are constructed below the property building line
  - N. Prior commencement of works detailed Construction and Site Management Plans shall be submitted for review and approval by Council Engineering Services. The Site Management Plan must address but not limited to measures to ensure:
    1. No construction / ground water directly allowed to Council drainage system..
    2. All stored wastes are kept in designated areas or covered containers that prevent escape into the storm water system.
    3. All EPA requirements including "Environmental Guidelines for Major Construction Sites" must be met.
    4. Earth works must be as per AS 3798-2007"Guide lines of commercial and residential developments" All compaction to filling must be to Level 1. Independent Geotechnical Report with compaction tests must be submitted to Council.
    5. Site Management and its implementation will be performance based. Developer to take immediate action to rectify any problems as and when identified by Council.
    6. In events of forecasts of extreme weather events, the developer shall undertake any additional work as required and or identified by Council.
  - O. Prior to the commencement of any works within the Road Reserve, all relevant Engineering Permits must be obtained from Council Engineering Services.

## BACKGROUND

To the east and south of the site there are a number of large apartment buildings which form part of Caulfield Village. The Caulfield Village development includes a residential precinct precinct comprising over 400 dwellings with basement car parking. Built forms range from two to six storeys in height and of modern design.

## ISSUES AND DISCUSSION

- Zoning and policy context
- Neighbourhood character

- 5 storey height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Better Apartment Design Standards (as a guide)

#### Proposal

- Construction of a five storey building comprising 61 dwellings above two levels of basement car parking
- Development comprises: 7x three bedroom townhouses, 4x three bedroom apartments, 47x two bedroom apartments, and 3x one bedroom apartments.
- 72 residential car parking spaces
- 7 visitor car parking spaces

#### Objectors' concerns

- Neighbourhood Character
- Traffic and parking impacts
- Height, massing and bulk impacts
- Overlooking
- Overshadowing
- Cumulative impacts of increased density in the area
- Amenity issues as a result of construction works/noise
- Compliance with zoning/policy requirements
- Impacts upon property values.

#### Referrals

##### Transport Planning

- No objections
- Conditions recommended in relation to basement design and bicycle storage location.

##### Landscape Officer

- No objections
- Concerns raised in relation to impact upon neighbouring tree and conditions recommended for tree protection.

##### Parks Services

- No objections and conditions recommended for street tree protection.

### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

### **POLICY AND LEGISLATIVE IMPLICATIONS**

#### Zoning and policy context

The site is located in the Residential Growth Zone. Within this zone, a greater density of residential development is anticipated, and the consolidation of lots is encouraged to facilitate efficient use of land.

One objective of the zone is to facilitate development up to and including 4 storeys. The proposed development does not comply with this objective as five storeys are proposed. Deletion of the fifth floor is therefore recommended.

The zone encourages development which achieves increased density, at a scale which provides a transition between areas of more intensive development, such as the neighboring apartment buildings (Caulfield Village). The proposed setbacks from neighbouring buildings to the north and east are considered to respond positively to this objective.

The Phoenix Precinct Policy details four main objectives, which include:

- *The creation of a vibrant urban environment, with a strong sense of place and community*
- *High standards in architecture and urban design*
- *Safety and permeability, and a strong pedestrian and public transport focus.*

The subject site is well positioned in a strategic sense, in close proximity to public transport routes, and is within an area which is already experiencing significant change towards higher-density residential developments.

#### Neighbourhood character

The development will be viewed within the context of the modern apartment buildings to the south and east (Caulfield Village), and the more traditional housing stock of one and two storeys to the north and west. Whilst representing a contrast with those properties on the opposite side of Kambrook Road, and those immediately north, the subject site is bordered to the side and rear by Caulfield Village and will integrate well with the established character of the apartment buildings at Caulfield Village.

The proposed Kambrook Road elevation is consistent the built forms associated with Caulfield Village. The properties immediately to the north (numbers 32-42 Kambrook Road) are also located within the Residential Growth Zone, and it can be realistically envisioned that these properties will be subject to similar development in the future.

There is a significant separation of approximately 20 metres between the subject sites and those on the opposite side of Kambrook Road, and therefore the impact upon the character of those dwellings is considered acceptable, noting the existing character of apartment buildings adjoining the subject sites at Caulfield Village.

#### Height, scale and massing

The zone provisions require a maximum mandatory height of 13.5m (or a mandatory 14.5m where there is a slope of 2.5 degrees on an 8m section of the land). The maximum height of the building as proposed is 14.5m. This height is allowed as there is a slope in the land. The deletion of the fifth floor will ensure that the development provides an appropriate transition in height for this location.

The dwellings immediately to the north are of a substantially lower density. The separation between the development and the southern boundary of those properties will provide an acceptable degree of transition, ranging from 5 metres to the third storey to over 8.4 metres for the fourth floor. The recommended deletion of the fifth floor further assists in tempering

the impact of the development of these properties.

Front setbacks do not comply with the State Government guidelines, which requires a setback of 7.9m. The reason for this is because the adjoining property to the north has a significant front setback of greater than 10m in comparison to the apartment building to the south, which has a front setback of 5.15m. The proposed building has front setbacks of 5m that are consistent with the adjacent building to the south, and there is a separation provided by the access to the north which mitigates the difference in setback to the single residential dwelling. As such it is considered acceptable.

The Phoenix Precinct policy indicates a preference for upper floor forms (above two storeys) to be recessed from frontages, and indicates that the preferred front boundary setback be consistent with that of neighbouring properties, or 6 metres. It is considered that the proposed setbacks from Kambrook Road are consistent with the intent of the policy

Additional setbacks are required to the southern and eastern sides of the building to ensure compliance with the State Government guidelines.

#### Amenity impacts

Deletion of the fifth floor will improve the relationship and transition with the residential dwellings to the north. Improved setbacks to the south and east as recommended above will also improve the building's relationship to the neighbouring properties.

A condition is recommended to ensure that no unreasonable overlooking of neighbouring properties occurs by screening windows and balconies. This will result in screening to the first, second, and third floors of the proposed building in accordance with the State Government guidelines.

Overshadowing to adjoining properties is considered acceptable and is in accordance with State Government requirements. A laneway along the south and east of the site assists in achieving this compliance.

#### Landscaping

Potential impacts upon a neighbouring tree at 42 Kambrook Road have been identified. Tree protection conditions and construction requirement conditions have been recommended to ensure the safety of the tree.

#### Internal amenity

The layout and design of the development will generally result in functional, well-proportioned dwellings with balconies which maximise access to daylight and direct sunlight where possible. Where windows with corridors are proposed, these are of sufficient width to provide both adequate light, and be of a width which will enable use of the spaces (being generally wide enough to accommodate a desk or chair). It is also noted that where corridor windows are proposed, these are in generally in accordance with the recently introduced Better Apartment Design Standards.

The internal courtyard area, whilst overshadowed in the early and latter parts of the day, will receive good solar access in the hours around noon, and this "void" area will also enable additional light to the internal windows of the properties in the eastern portion of the development.

The void area will also enable a greater separation between built elements, reducing site

coverage, and allowing for a large communal space within the development.

#### Car Parking and Traffic

The State Government guidelines require a total of 84 car spaces to be provided on-site (72 for residents, 12 for visitors). The application proposes 72 for residents, and 7 for visitors. A waiver of 5 visitor car parking spaces has been proposed.

The reduction in dwellings as a result of the removal of the fifth floor will result in a surplus of car parking. A condition is recommended requiring that visitor car parking comply with the State Government guidelines. A number of conditions of permit are recommended to improve vehicular access.

#### Better Apartment Design Standards (gazetted 13/4/2017)

*Whilst the application was received in advance of the Better Apartment Design Standards being incorporated into the Planning Scheme, the development would achieve a high level of compliance with those standards.*

*Development of four storeys or less (excluding a basement), located within a Residential Zone, continue to be assessed against ResCode. Whilst proposed at five storeys, the subject site is located within a zone which envisages four story development, and therefore Clause 55.07 as recently amended would be the appropriate policy.*

*Clause 55.07 details minimum room dimensions for apartment development, and the proposed dwellings generally accord with, or exceed, the specified dimensions. Living/Dining areas for the proposed dwellings are also in accordance with the standards.*

#### Management Plan Requirements

The application requires the submission of a Construction Management Plan and a Waste Management Plan, to protect the amenity of neighbouring residential dwellings. The submission of these is required via the recommended conditions of approval.

### **COMMUNICATION AND ENGAGEMENT**

1. Public Notice (Statutory)
  - 429 properties notified
  - 816 notices sent (owners and occupiers)
  - 4 signs erected on site
  - 19 objections received
2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Sztrajt, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Neighbourhood character
- Height and building bulk
- Traffic and parking impacts
- Cumulative impacts of higher density development
- Loss of light
- Noise and Amenity impacts

Undertakings by the Applicant

N/A

**LINK TO COUNCIL PLAN**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

That a Notice of Decision to Grant a Planning Permit be issued.

**Moved: Cr Sztrajt**

**Seconded: Cr Silver**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30151/2016 for the construction of a four storey building above basement car park at 44-54 Kambrook Road, Caulfield North, in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP03-TP14 Dated September 2016, prepared by C&K Architecture) but modified to show:
  - (a) A Landscape Plan in accordance with Condition 2
  - (b) Deletion of the fifth storey in its entirety.
  - (c) The south and east facing balconies of the fourth storey setback from the southern and eastern boundaries 4.8m. Any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
  - (d) A notation on the plans that all first, second and third floor habitable room windows (or balconies if they are located in front of a habitable room window) on the northern, eastern, and southern elevations will have fixed obscure glazing, or fixed external screens to a height of 1.7m above finished floor level, to the satisfaction of the Responsible Authority.
  - (e) A notation on the plans that written confirmation by a Licensed Land Surveyor will be provided to the Responsible Authority confirming that the development does not exceed 14.5m in height. This is to be provided at frame stage inspection and at final inspection.
  - (f) A minimum of one (1) visitor car space for every five (5) dwellings. Any consequential changes to the basement and building are to be to the satisfaction of the Responsible Authority.
  - (g) All plans designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.

- 
- (h) Sections provided on the plans to indicated height clearances for the basement accessway ramps in accordance with Figure 5.3 of AS2890.1:2004
- (i) The 2.43m wide area adjacent to Parking Space 51 linemarked so as to indicate that this area is not a parking space.
- (j) Access provided to the eastern section of the lift/stairwell area to enable users of spaces 31-50 to access the lift/stair area to the residential dwellings.
- (k) The stairwell/lift area setback 800mm from the accessway to prevent pedestrians exiting the area onto the vehicle access aisle
- (l) Provision of a 1.5m by 1.5m visibility splay on both basement levels at the south western corner of the lift/stairwell structure to improve vehicle access and visibility.
- (m) The wall next to the car space 71 deleted.
- (n) Provision of a convex mirror north of car space 71.
- (o) A notation added to the northern wall adjacent to carspace No.72, indicating this wall is to be no greater than 600mm in height.
- (p) The 1:8 section at the base of the main ramp increased from 2m to 2.5m in length. Any consequential changes are to be to the satisfaction of the Responsible Authority.
- (q) Bicycle parking is to be provided at ground floor level within the development in accordance with AS2890.3
- (r) The delineation of separate Tree Protection Zone (TPZ) and Tree Protection Fencing (TPF) for the following trees at the prescribed radial distance from the base of the trunk of the tree to define a tree protection zone:
- Neighbouring Silky Oak to north – 4.0m
- (s) The delineation of root sensitive footings where any part of the development comes within the following Tree Protection Zones:
- Neighbouring Silky Oak to north – 4.0m
- (t) The delineation of root sensitive permeable paving where any part of the development comes within the following Tree Protection Zones:
- Neighbouring Silky Oak to north – 4.0m
- (u) **The ground floor and first floor of apartments G.01, G.02, and G.03 setback a minimum of 7.9 metres from Kambrook Road, in accordance with Standard B6 of ResCode. Any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.**
- (v) **The second floor setbacks of apartments L2.01, L2.02, and L2.03 (inclusive of balconies) increased to a minimum of 8.2 metres from Kambrook Road. Each balcony must maintain minimum area of 8m<sup>2</sup> and width of 1.6 metres. Any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.**
- (w) **The third floor setbacks of apartments L3.01, L3.02, and L3.03 (inclusive of balconies) increased to a minimum of 9.8 metres from Kambrook Road. Each balcony must maintain minimum area of 8m<sup>2</sup> and width of 1.6 metres. Any consequential changes are to be absorbed within the**

**remaining building envelope to the satisfaction of the Responsible Authority.**

When approved, the plans will be endorsed and will then form part of this Permit.

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
  - (a) All existing retained vegetation to be identified.
  - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
  - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
  - (d) Landscaping and planting within all open space areas of the site.
  - (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
    - (i) 7 trees along the northern side boundary
    - (ii) 6 trees along the southern side boundary
    - (iii) 6 trees along the eastern rear boundary
    - (iv) 7 trees along the western front boundaryor 26 trees in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.
3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required
4. This Permit will expire if:
  - The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.
5. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
6. Prior to the commencement of the development, a schedule of construction materials, external finishes and colours (incorporating paint samples) must be submitted to, and

approved by, the Responsible Authority. When approved, the schedule will be endorsed and will form part of the permit.

7. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 14.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection
8. The amenity of the area must not be adversely affected by the use or development as a result of the:
  - transport of materials, goods or commodities to or from the land; and/or
  - appearance of any building, works, stored goods or materials; and/or
  - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/orin any other way, to the satisfaction of the Responsible Authority
9. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the Responsible Authority
10. Provision must be made on the site for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
11. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
  - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

12. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:

- 
- (a) Delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) Hours for construction activity in accordance with any other condition of this permit;
  - (h) Measures to control noise, dust, water and sediment laden runoff;
  - (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots
13. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority;
14. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority;
15. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority;
16. All retained vegetation as shown on the endorsed plan(s) must be protected in line with the requirements of the Australian Standard AS 4970-2009 'Protection of trees on development sites' and in particular sections 4.0 (4.1-4.6);
17. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the neighbouring Silky Oak tree to the north tree at a radius of 4.0m metres from the base of the trunk to define a 'tree protection zone';
- This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.
- The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.
- No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.
- The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.
18. Prior to the commencement of the development, a fee of \$1,077.00 must be paid to the Responsible Authority for the removal and replacement of the Brush Box street

- tree outside 44 Kambrook Road. The street tree will be replaced with the species, maturity and location of which will be selected by Council's Parks Services Department;
19. Any pruning that is required to be done to the canopy or root system of any trees retained on-site or where the canopy of neighbouring property tree/s overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 2007, Standards Australia;
  20. Root sensitive footings such as pier and beam or screw pile footings (or similar) are to be used where any part of the development comes within a 4.0m radius of the neighbouring Silky Oak tree to the north. If used, the beam should be designed to be positioned above soil grade to minimise soil excavation and root severance;
  21. Specific tree root sensitive footings and/or paving are to be used where any TPZ is encroached more than the 10% as allowed in the Australian Standard (AS4970-2009) Protection of trees on development sites;
  22. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street trees adjacent to numbers 42 & 54 Kambrook Road;
  23. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree at a radius of 5.3 metres (52 Kambrook) and 3.4 metres (42 Kambrook) from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is completed. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone;
  24. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority;  
  
Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.  
  
Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.  
  
Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.  
  
Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.
  25. No excavation is to come within 3.6 m (at 52 Kambrook Road) and 2m (at 42 Kambrook Road) of the existing street tree (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3

26. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) Constructed;
  - (b) Properly formed to such levels that they can be used in accordance with the plans;
  - (c) Surfaced with an all weather sealcoat;
  - (d) Drained;
  - (e) Line-marked to indicate each car space and all access lanes;
  - (f) Clearly marked to show the direction of traffic along the access lanes and driveways;

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

27. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority;
28. The car parking allocation for the approved development must be:
- Not less than one (1) car space per one or two bedroom dwelling;
  - Not less than two (2) car spaces per three (3) or more bedroom dwelling;
  - A minimum of one (1) visitor car space for every five (5) dwellings.
29. All disused or redundant vehicle crossings must be removed and the area re-instated with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority;
30. Before occupation of the development, the provision and design of bicycle parking facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority. This includes the provision of showers and change rooms when required by Clause 52.34;
31. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority;
32. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed generally in accordance with the endorsed plans (prior to the construction of the levels above being commenced.);
33. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed generally in accordance with the endorsed plans;

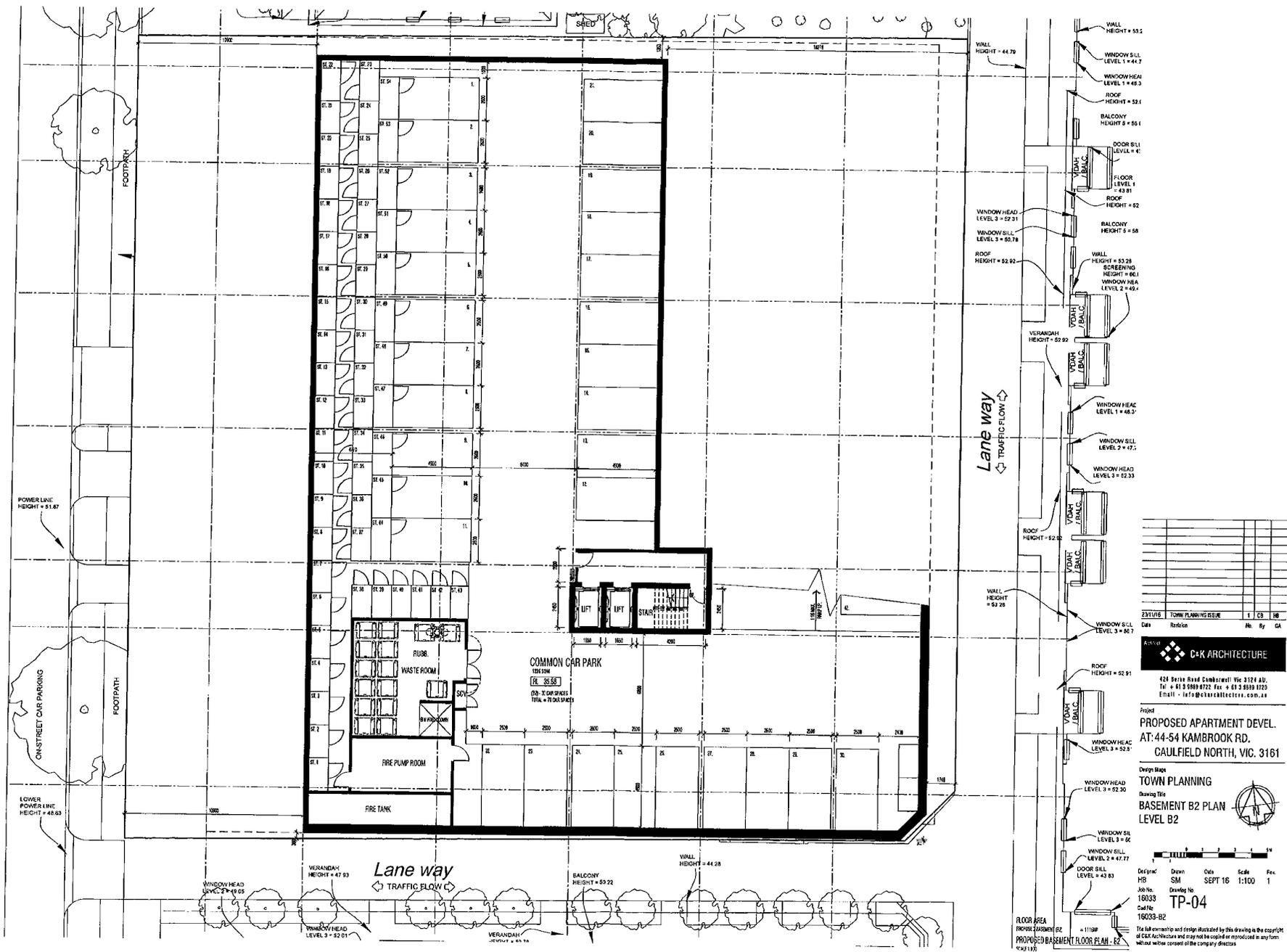
34. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note A;
35. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority;
36. The existing stormwater pit shall be relocated to the satisfaction of Council at the developer's cost.

Notes:

- A. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- B. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.  
  
If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987
- C. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit
- D. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department
- H. Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970

- 
- I. All drainage design and works shall conform to Councils standards and be subject to approval by Council Engineering Services. The Civil design shall include detailed civil design drawings, and no works shall commence without construction details approved by Council Engineering Services.
- J. The interface between the building entry points and the final footpath levels shall be coordinated with the detailed civil design and flooding investigation. The building entrances may have to be adjusted to meet geometric changes to the street and path levels and any freeboard requirements from flooding. These details must be resolved and incorporated into the design prior to approval by Council Engineering Services.
- K. Detailed onsite detention/retention design and construction plans should be submitted to Councils Engineer Services for review. The detailed design should demonstrate that on site Detention system has a storage capacity for storm event of 1 in 100 Year ARI
- L. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths
- M. A minimum 300mm freeboard to the 1in 100 year flood levels shall be provided for any entrances to internal floors or areas which are constructed below the property building line
- N. Prior commencement of works detailed Construction and Site Management Plans shall be submitted for review and approval by Council Engineering Services. The Site Management Plan must address but not limited to measures to ensure:
1. No construction / ground water directly allowed to Council drainage system.
  2. All stored wastes are kept in designated areas or covered containers that prevent escape into the storm water system.
  3. All EPA requirements including "Environmental Guidelines for Major Construction Sites" must be met.
  4. Earth works must be as per AS 3798-2007"Guide lines of commercial and residential developments" All compaction to filling must be to Level 1. Independent Geotechnical Report with compaction tests must be submitted to Council.
  5. Site Management and its implementation will be performance based. Developer to take immediate action to rectify any problems as and when identified by Council.
  6. In events of forecasts of extreme weather events, the developer shall undertake any additional work as required and or identified by Council.
- O. Prior to the commencement of any works within the Road Reserve, all relevant Engineering Permits must be obtained from Council Engineering Services.

**CARRIED UNANIMOUSLY**



DATE	REVISION	NO.	BY	CA
		1	CS	HS



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Project  
**PROPOSED APARTMENT DEVL.**  
**AT: 44-54 KAMBROOK RD.**  
**CAULFIELD NORTH, VIC. 3161**

Design Stage  
**TOWN PLANNING**  
 Drawing Title  
**BASEMENT B2 PLAN**  
**LEVEL B2**

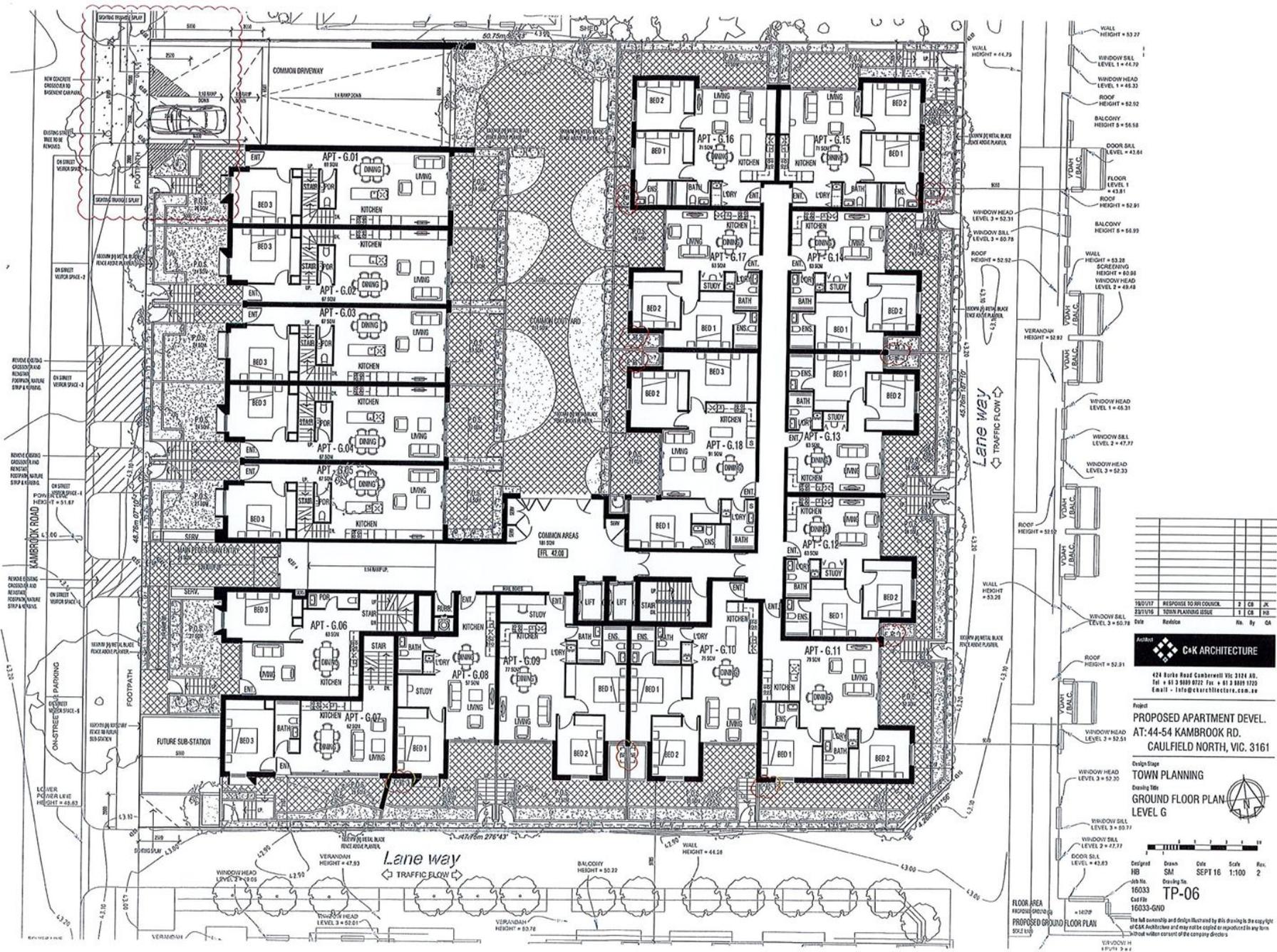


Drawn	Check	Scale	Proj.
HB	SM	1:100	1

Job No. 19033  
 Drawing No. TP-04  
 Date 15/03/22

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NO	DATE	DESCRIPTION	BY	CHKD
1	15/07/17	RESPONSE TO RII COUNCIL	Z	CA
2	23/11/16	TOWN PLANNING ISSUE	I	CA
3				
4				
5				
6				
7				
8				
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424 Burke Road Camberwell VIC 3124 AU
   
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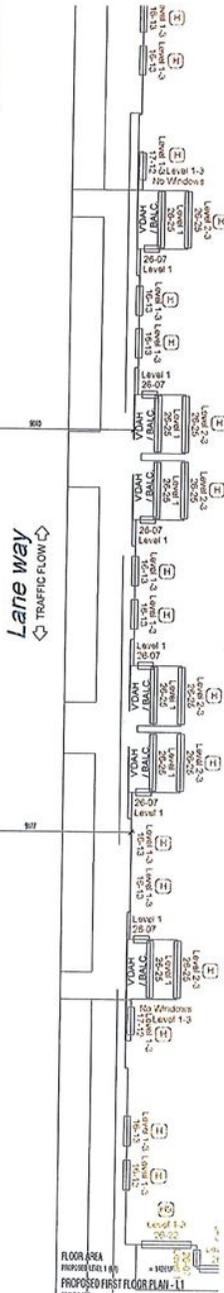
Project  
**PROPOSED APARTMENT DEVELOPMENT**  
**AT: 44-54 KAMBROOK RD.**  
**CAULFIELD NORTH, VIC 3161**

Design Stage  
**TOWN PLANNING**  
 Drawing No.  
**GROUND FLOOR PLAN**  
**LEVEL G**



Design	Drawn	Date	Scale	Rev.
HB	SM	SEPT 16	1:100	2
16033				
16033-GND				

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Date	Revision	No.	By	GA
15/09/17	FLOOR LEVELS AMENDED	3	CR	HB
18/01/17	RESPONSE TO COUNCIL REV	2	CR	JK
29/11/16	TOWN PLANNING ISSUE	1	CR	HB

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Project  
**PROPOSED APARTMENT LEVEL.**  
**AT: 44-54 KAMBRook RD.**  
**CAULFIELD NORTH, VIC. 3161**

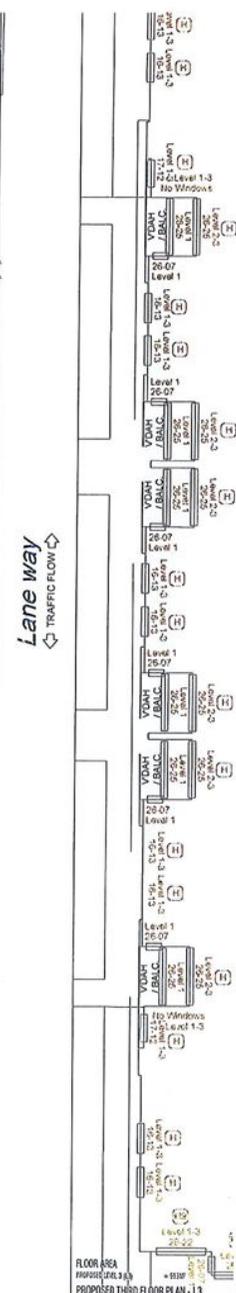
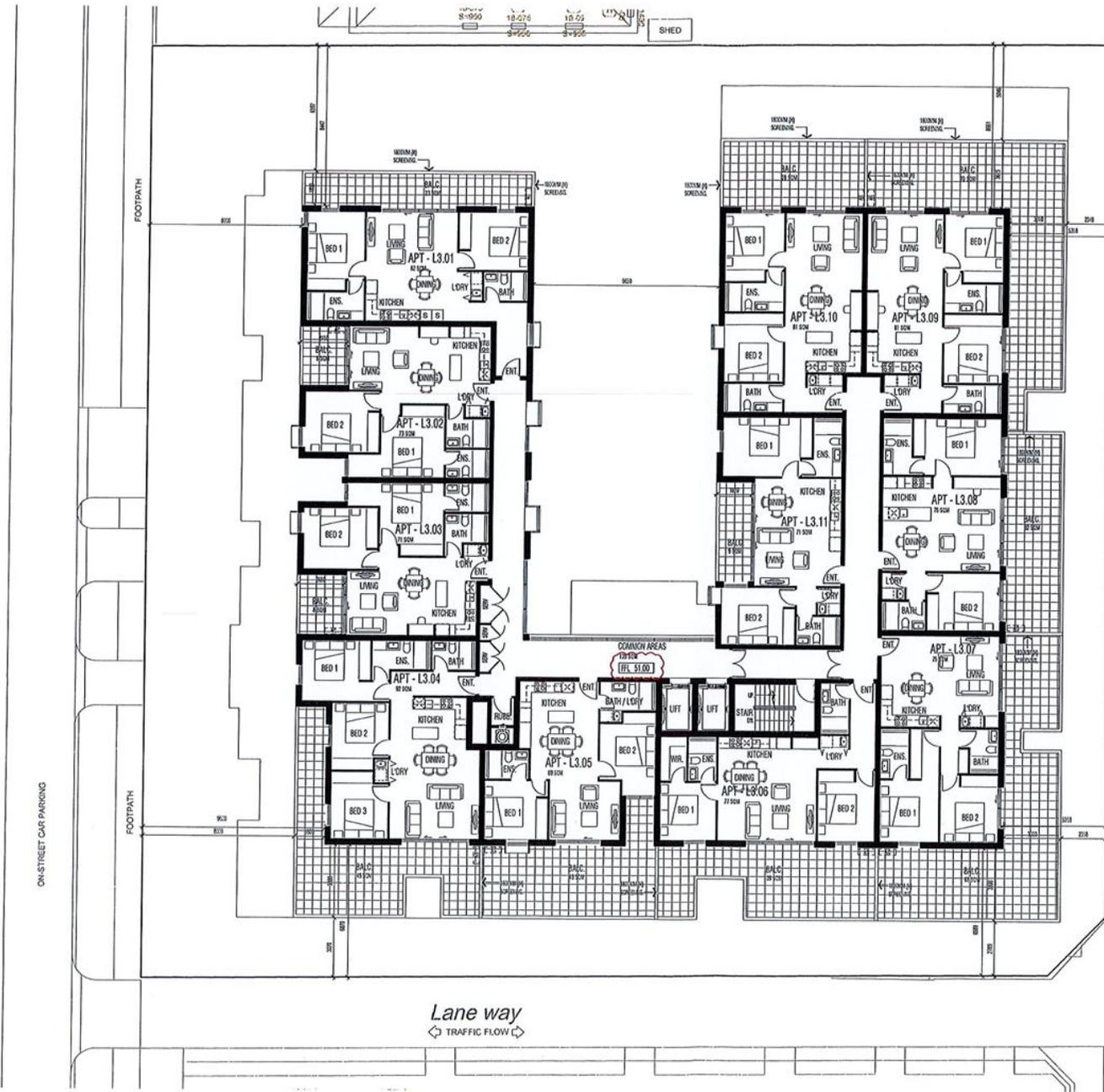
Design Stage  
**TOWN PLANNING**  
 Drawing Title  
**FIRST FLOOR PLAN**  
**LEVEL - 1**



Code/No	Drawn	Date	Scale	Rev.
HB	SM	SEPT 16	1:100	3
Job No.	16033	Drawn/No.		
Def/No.	16033-L1			

**TP-07**  
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Date	Revision	No.	By	CA
19/03/17	FLOOR LEVELS AMENDED	3	CB	HB
19/03/17	RESPONSE TO CONSULTATION	2	CB	JK
29/11/16	TOWN PLANNING ISSUE	1	CB	JK

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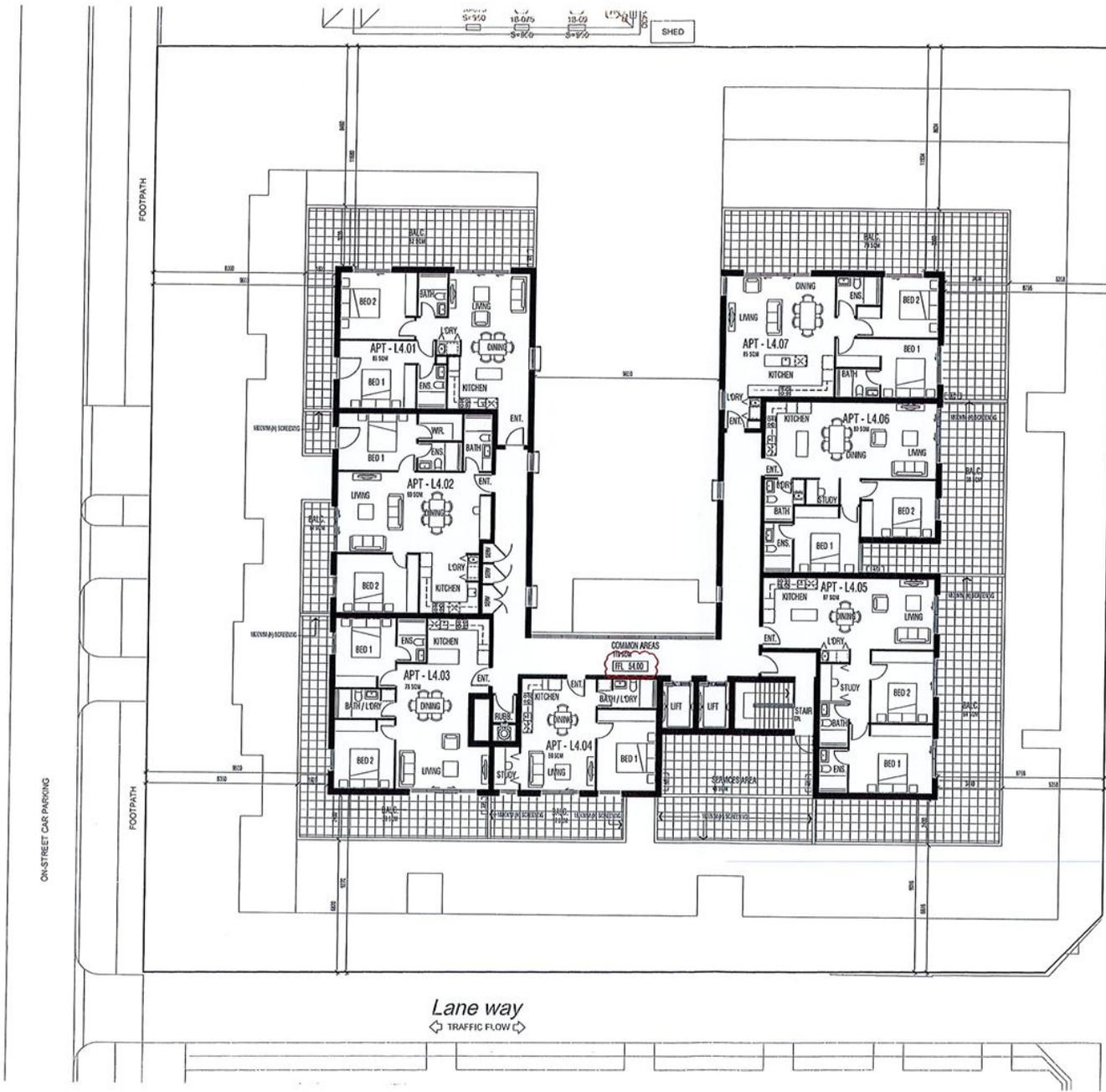
Project  
**PROPOSED APARTMENT DEVEL.**  
**AT: 44-54 KAMBROOK RD.**  
**CAULFIELD NORTH, VIC. 3161**

Design Stage  
**TOWN PLANNING**  
 Drawing Title  
**THIRD FLOOR PLAN**  
**LEVEL - 3**



Drawn	Date	Scale	Rev.
HB	SM	SEPT 16	1:100
16033			
16033-L3			

FLOOR AREA  
 PROPOSED LEVEL 3  
**PROPOSED THIRD FLOOR PLAN - L3**  
 SCALE 1:100



Lane way  
 ⇄ TRAFFIC FLOW ⇄

Lane way  
 ⇄ TRAFFIC FLOW ⇄

15/03/17 FLOOR LEVELS AMENDED 3 CB 18  
 15/03/17 RESPONSE TO COURSE, REV 2 CB 2X  
 23/11/20 TOWN PLANNING BOARD 1 CB 18  
 Date Revision No. By GA

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**Project**  
 PROPOSED APARTMENT DEVL.  
 AT: 44-54 KAMBROOK RD.  
 CAULFIELD NORTH, VIC. 3161

**Design Stage**  
 TOWN PLANNING  
**Drawing Title**  
 FOURTH FLOOR PLAN  
 LEVEL - 4

0 1 2 3 4  
 Metres

Designed: DMS Date: SEPT 16 Rev: 3  
 HS SM  
 Job No: 16033  
 Drawing No: TP-10  
 Cpt/Tr: 16033-L4

FLOOR AREA: 1000.4 sqm  
 PROPOSED FOURTH FLOOR PLAN - L4  
 6/24/20

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*It is recorded that Cr Joel Silver and Cr Dan Sztrajt declared an indirect conflict of interest by close association in Item 9.2 – 102 & 102A Balaclava Road Caulfield North.*

*Crs Silver and Sztrajt vacated the Chamber at 8.11pm prior to any discussion on this matter.*

**ITEM 9.2 102 & 102A BALACLAVA ROAD, CAULFIELD NORTH**

**Author:** Rocky Camera, Manager Town Planning

**File No:** GE/PP-30236/2016

**Attachments:** Advertised plans

**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	Three storey building comprising 8 dwellings above basement car parking
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Housing Diversity Area Policy (Tram Route)
<b>APPLICANT</b>	Urbis Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	General Residential Zone
<b>OBJECTIONS</b>	16

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**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30236/2016 at 102 & 102A Balaclava Road, Caulfield North for construction of a three storey building comprising up to eight (8) dwellings above a basement; works on common property; and alteration of access to a road in a Road Zone, Category 1 in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP04 – TP11, Revision A dated 23.02.17, prepared by Amnon Weber) but modified to show:
  - (a) With the exception of the lift/stairwell, an increase in the second floor eastern and western side setbacks to demonstrate compliance with Clause 55.04-1 (Standard B17) of the Glen Eira Planning Scheme. Any consequential changes must be absorbed within the remainder of the building envelope.
  - (b) All accessways, ramp grades, kerbs and car spaces designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme, or otherwise to the satisfaction of the Responsible Authority.
  - (c) Details of the Flashing Light Warning System to the satisfaction of the Responsible Authority. A convex mirror should be provided within this location should the lighting system fail to operate.
  - (d) Provision of an intercom system on the western side of accessway ramp to allow for visitor access to the car park. The intercom is to be set back 3 metres from the frontage to ensure that vehicles are not blocking the footpath. The intercom system should include video with remote access from each apartment.
  - (e) A notation on the plans that prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
  - (f) A notation on the plans that prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
  - (g) A notation on the plans that written confirmation by a Licensed Land Surveyor will be provided to the Responsible Authority verifying that the development does not exceed 10.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
  - (h) The delineation of separate Tree Protection Zone (TPZ) and Tree Protection Fencing (TPF) for the neighbouring Italian Cypress tree to the east at a radius of 2.7 metres from the base of the trunk of the tree.
  - (i) The delineation of root sensitive footings where any part of the accessway ramp comes within a 2.7m radius of the neighbouring Italian Cypress tree to the east.
  - (j) A landscape plan in accordance with Condition 2.

When approved, the plans will be endorsed and will then form part of this Permit.

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2. A detailed Landscape Plan must be submitted to Council, to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate the following:
- (a) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
  - (b) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
  - (c) Landscaping and planting within all open space areas of the site.
  - (d) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
    - (i) 3 canopy trees within the front setback;
    - (ii) 3 canopy trees within the rear setback; andor 6 trees in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
4. This Permit will expire if:
- The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

5. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
6. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

7. Prior to the commencement of the buildings and works, a tree protection fence must be erected around the neighbouring Italian Cypress tree to the east at a radius of 2.7 metres from the base of the trunk to define a 'tree protection zone'.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

8. Root sensitive footings are to be used where any part of the accessway ramp comes within a 2.7m radius of the neighbouring Italian Cypress tree to the east.
9. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree at a radius of 2 metres from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.
10. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

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11. No excavation is to come within 2 m of the existing street tree (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.
- Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.
12. Any pruning that is required to be done to the canopy or root system of any trees retained on-site or where the canopy of neighbouring property tree/s overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 2007, Standards Australia.
13. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street tree.
14. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 10.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
15. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) delivery and unloading points and expected frequency;
  - (b) truck haulage routes, circulation spaces and queuing lanes;
  - (c) details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;

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- (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.
16. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

17. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat;
  - (d) drained;
  - (e) line-marked to indicate each car space and all access lanes;
  - (f) clearly marked to show the direction of traffic along the access lanes and driveways

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

18. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

19. The car parking allocation for the approved development must be:
  - Not less than one (1) car space per one or two bedroom dwelling;
  - Not less than two (2) car spaces per three or more bedroom dwelling; and
  - A minimum of one (1) visitor car spaces for every 5 dwellings, marked accordingly.
20. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
21. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans.
22. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note G.
23. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
24. Each dwelling is to have provisions for six cubic metres of storage space.
25. Privacy screens/obscure glazing must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens/obscure glazing must be maintained to the satisfaction of the Responsible Authority.

**Notes:**

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.
- C. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

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- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
  - E. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.
  - F. Consideration is required when installing domestic services (ie. air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.
  - G. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
  - H. Any firefighting equipment for the building shall be accommodated within the title boundaries. Council will not allow private fire equipment in the Road Reserve.
  - I. The proposed vehicle crossing shall be constructed as a splayed crossing to Council's standards.
  - J. Post development peak storm water discharge to Council's drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior to any construction works.
  - K. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council drain/pit and not be discharged to the kerb and channel.
  - L. All stormwater runoff must be connected to Council's underground drainage network, with no uncontrolled stormwater discharge to adjoining properties and footpaths.
  - M. Asset Protection Permit must be obtained from Council's Engineering Services Department prior to commencement of any building works.
  - N. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and/or stormwater connection to Council drainage network.

**BACKGROUND**

N/A

**ISSUES AND DISCUSSION**

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Objectors' concerns

Proposal

- The application proposes a three storey building comprising 8 dwellings. Of the dwellings, 2 will have two bedrooms and 6 will have three bedrooms.
- Car parking is proposed within a basement with 18 spaces provided (16 car spaces for residents and 2 visitor car spaces).

Objectors' concerns

- Neighbourhood character
- Height, massing and visual bulk
- Overdevelopment
- Overshadowing and loss of light
- Overlooking
- Traffic and car parking
- Street setback of second floor
- Side setbacks
- Noise
- Loss of significant trees
- Poor internal amenity
- Impact on drainage and sewerage
- Impact of excavation for basement
- Increased bins on naturestrip

Referrals

## Transport Planning

- The proposal exceeds the State Government car parking guidelines for resident parking (16 spaces proposed; 14 required).
- The proposal exceeds the State Government car parking guidelines for visitor parking (2 spaces proposed; 1 required).
- The additional vehicle traffic generated by the development will not have a major impact on the operation and function of Balaclava Road and surrounding streets.
- Amendments are required to improve vehicle access within the basement car park.

## Landscape Officer

- There are no trees of high value on site.
- There is one neighbouring tree to the east which would require protection measures during construction.

## Vic Roads

- No comments have been received.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

**POLICY AND LEGISLATIVE IMPLICATIONS**Zoning and policy context

State and Local planning policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to employment, services and public transport.

The subject site is located within the General Residential Zone, with an interface to the Neighbourhood Residential Zone to the north (rear). The General Residential Zone allows for buildings up to 10.5 metres in height.

The proposed development complies with Council's Housing Diversity Area Policy as the density, mass and scale of the development are appropriate for this location. The proposed maximum height (10.1 metres plus a 0.6 metre lift overrun) complies with the mandatory maximum height allowed under the General Residential Zone. Three storey developments are considered acceptable along Balaclava Road in which a reasonable degree of change can be anticipated when compared to the surrounding local streets which are within the Neighborhood Residential Zone.

Neighbourhood character

The current neighbourhood character along this part of Balaclava Road consists predominately of large, detached dwellings of both single and double storeys on generous sized allotments. There are also some institutional buildings including a school and synagogue which are located to the south-west along Balaclava Road.

However the character of the area is evolving, as envisaged by policy and as evidenced in the immediate neighbourhood which comprises unit developments and three or four storey apartment buildings.

The contemporary design proposed is consistent with the character in the vicinity and other recently approved developments. External materials including face brick, render, timber and aluminium will reference the character of both existing and new buildings in the neighbourhood. The development comprises eight apartments all of a generous size with a mix of two & three bedrooms and will cater for various housing needs.

### Height, scale and massing

The three storey scale is acceptable and the height is not excessive. The proposed height is similar in scale to some double storey dwellings in the vicinity and provides an appropriate transition. The visual bulk and massing is reduced by a graduated built form with good articulation provided to all elevations.

The proposed front setback to Balaclava Road does not comply with the State Government guidelines. This is primarily due to an anomaly with the adjoining dwelling to the east which has an usually large setback to the street of almost 30 metres. In the broader streetscape, front setbacks are varied and the proposed 8 metre setback is considered to be acceptable given the main road location and the ability to provide substantial landscaping within the front setback. The first floor balcony encroaches into the setback by up to 1 metre, however this is considered acceptable given it is an open and relatively lightweight element which will not dominate the façade.

The development provides an appropriate visual transition to the Neighbourhood Residential Zone by the provision of rear setbacks which generally comply with the variations to the State Government setback guidelines as required by the zone. The second floor balcony encroaches into the setback however the glass balustrading is lightweight and its visibility from adjoining properties to the rear will be minimal.

The setbacks to the western and eastern (side) boundaries of the ground and first floors comply with the State Government setback guidelines, however the second floor setbacks do not comply. The proposed eastern setback is 3.79 metres, yet setbacks of between 4.08-5.00m are required. The proposed western setbacks range from 3.79-4.44m, yet setbacks of between 4.09-5.10m are required. A condition is recommended to ensure the side setbacks comply with the State Government guidelines (with the exception of the lift/stair well which is considered adequately setback) in order to limit impacts on adjoining properties.

The proposed site coverage of 64.8 percent exceeds the maximum allowed by State Government guidelines. However it is considered acceptable given that the ground floor side and rear setbacks are adequate, permeability exceeds the minimum requirements and there are good opportunities for landscaping around the development to soften the visual impact.

### Amenity impacts

The building minimises the visual impact of its height, mass and scale on the adjoining residential land through the use of different materials and highly articulated built form, along with good setbacks to the sides and rear (with the exception of the second floor as noted above).

The application demonstrates full compliance with the State Government guidelines in relation to overlooking, overshadowing and daylight access to adjoining windows.

### Landscaping

The proposal is capable of accommodating appropriate landscaping around the development.

### Internal amenity

The internal layout and amenity of dwellings within the development is generally appropriate to serve the living needs of future occupants. All balconies and ground floor courtyards are adequately sized and exceed the minimum requirements.

Car Parking and Traffic

The State Government guidelines require 14 residential car parking spaces and 1 visitor car parking space. The proposal exceeds this requirement by providing 16 car parking spaces for residents and 2 visitor car parking spaces.

Management Plan Requirements

A Construction Management Plan (CMP) and Waste Management Plan (WMP) are recommended to be required by way of permit conditions.

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**COMMUNICATION AND ENGAGEMENT**1. Public Notice (Statutory)

- 6 properties notified
- 8 notices sent (owners and occupiers)
- 1 sign erected on site
- 16 objections received

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Hyams, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Traffic, car parking and pedestrian safety
- Neighbourhood character
- Height, massing and visual bulk
- Impact on drainage and sewerage
- Overshadowing and loss of light
- Overlooking
- Side setbacks
- Noise

Undertakings by the Applicant

N/A

**LINK TO COUNCIL PLAN**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

That a Notice of Decision to Grant a Planning Permit is recommended to be issued for construction of a three storey building comprising up to eight (8) dwellings above a basement; works on common property; and alteration of access to a road in a Road Zone, Category 1.

**Moved: Cr Davey****Seconded: Cr Athanasopoulos**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30236/2016 at 102 & 102A Balaclava Road, Caulfield North for construction of a three storey building comprising up to eight (8) dwellings above a basement; works on common property; and alteration of access to a road in a Road Zone, Category 1 in accordance with the following conditions:

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  - (e) A notation on the plans that prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
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  - (h) The delineation of separate Tree Protection Zone (TPZ) and Tree Protection Fencing (TPF) for the neighbouring Italian Cypress tree to the east at a radius of 2.7 metres from the base of the trunk of the tree.
  - (i) The delineation of root sensitive footings where any part of the accessway ramp comes within a 2.7m radius of the neighbouring Italian Cypress tree to the east.
  - (j) A landscape plan in accordance with Condition 2.

- (k) **The width of the proposed ramp increased to minimum 5.5 metres for two way traffic. An additional 300mm clearance should be provided to any obstruction higher than 150mm adjacent to the proposed ramp (the resultant width of the ramp is  $5.5+0.3+0.3 = 6.1\text{m}$ ) (Condition required by VicRoads).**
- (l) **The design of the passing area must be proven by swept path analyses to accommodate the simultaneous movement of two vehicles (a B99 and a B85 vehicle). (Condition required by VicRoads).**
- (m) **The edges of the crossover angled at 60 degrees to the road reserve boundary, at least for the first 3 metres from the edge of the road. (Condition required by VicRoads).**

When approved, the plans will be endorsed and will then form part of this Permit.

2. A detailed Landscape Plan must be submitted to Council, to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate the following:

- (a) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
- (b) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
- (c) Landscaping and planting within all open space areas of the site.
- (d) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
  - (i) 3 canopy trees within the front setback;
  - (ii) 3 canopy trees within the rear setback; and

or 6 trees in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
4. This Permit will expire if:
- The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

5. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
6. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
7. Prior to the commencement of the buildings and works, a tree protection fence must be erected around the neighbouring Italian Cypress tree to the east at a radius of 2.7 metres from the base of the trunk to define a 'tree protection zone'.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

8. Root sensitive footings are to be used where any part of the accessway ramp comes within a 2.7m radius of the neighbouring Italian Cypress tree to the east.
9. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree at a radius of 2 metres from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.
10. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

11. No excavation is to come within 2 m of the existing street tree (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.

12. Any pruning that is required to be done to the canopy or root system of any trees retained on-site or where the canopy of neighbouring property tree/s overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 2007, Standards Australia.
13. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street tree.
14. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 10.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
15. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
  - (a) delivery and unloading points and expected frequency;
  - (b) truck haulage routes, circulation spaces and queuing lanes;
  - (c) details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.

16. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

17. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat;
  - (d) drained;
  - (e) line-marked to indicate each car space and all access lanes;
  - (f) clearly marked to show the direction of traffic along the access lanes and driveways

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

18. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
19. The car parking allocation for the approved development must be:
- Not less than one (1) car space per one or two bedroom dwelling;
  - Not less than two (2) car spaces per three or more bedroom dwelling; and
  - A minimum of one (1) visitor car spaces for every 5 dwellings, marked accordingly.

20. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
21. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans.
22. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note G.
23. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
24. Each dwelling is to have provisions for six cubic metres of storage space.
25. Privacy screens/obscure glazing must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens/obscure glazing must be maintained to the satisfaction of the Responsible Authority.
26. **Prior to the commencement of the use or occupation of the development, all disused or redundant vehicle crossings must be removed and the area reinstated to the satisfaction of the Responsible Authority (RA) and at no cost to VicRoads or the Responsible Authority.**
27. **Prior to the commencement of the use or the occupation of the buildings or works hereby approved, the access crossover and associated works must be provided and available for use.**
28. **Vehicles must enter and exit the land in a forward direction at all times.**
29. **The level of the footpaths must not be lowered or altered in any way to facilitate access to the site.**

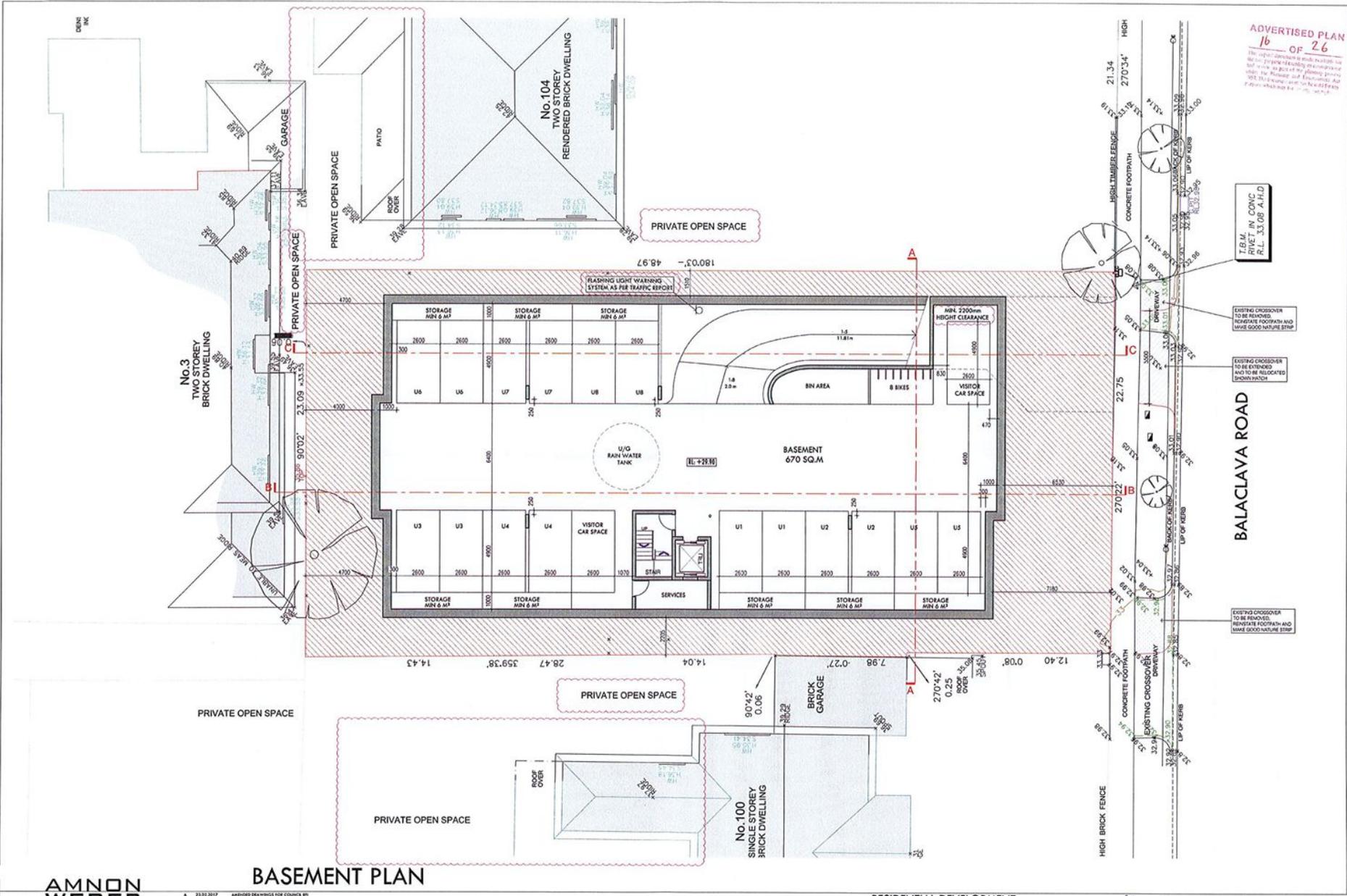
Notes:

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.  
  
If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.
- B. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.

- C. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- E. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.
- F. Consideration is required when installing domestic services (ie. air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.
- G. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- H. Any firefighting equipment for the building shall be accommodated within the title boundaries. Council will not allow private fire equipment in the Road Reserve.
- I. The proposed vehicle crossing shall be constructed as a splayed crossing to Council's standards.
- J. Post development peak storm water discharge to Council's drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior to any construction works.
- K. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council drain/pit and not be discharged to the kerb and channel.
- L. All stormwater runoff must be connected to Council's underground drainage network, with no uncontrolled stormwater discharge to adjoining properties and footpaths.
- M. Asset Protection Permit must be obtained from Council's Engineering Services Department prior to commencement of any building works.
- N. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and/or stormwater connection to Council drainage network.

**CARRIED UNANIMOUSLY**

*It is recorded Crs Silver and Sztrajt entered the Chamber at 8.31pm and were not present for the discussion on this matter.*



ADVERTISED PLAN  
16 OF 26

The layout dimensions in this plan are for information only. The final layout dimensions shall be as shown on the final approved planning permit. The Planning and Design Services Act 2002 (Vic) requires that the final approved plan shall be submitted to the Council for their records.

T.B.M. RIVET IN CONC  
R.L. 33.08 A.H.D.

BALACLAVA ROAD

**BASEMENT PLAN**

RESIDENTIAL DEVELOPMENT  
102 - 102A BALACLAVA RD  
CAULFIELD NORTH

Scale 1:100 @ A1 - 1:500 @ A3

Drawn by AW Checked by AW

Project No.

Drawing Title BASEMENT PLAN

Drawing No. TP04 Revision A

**AMNON WEBER**  
ARCHITECTS

A 23.03.2017 ARCHIVED DRAWINGS FOR COUNCIL USE

DATE: 23.03.2017  
PROJECT: 102-102A BALACLAVA RD  
DRAWING: BASEMENT PLAN  
DRAWN BY: AW  
CHECKED BY: AW

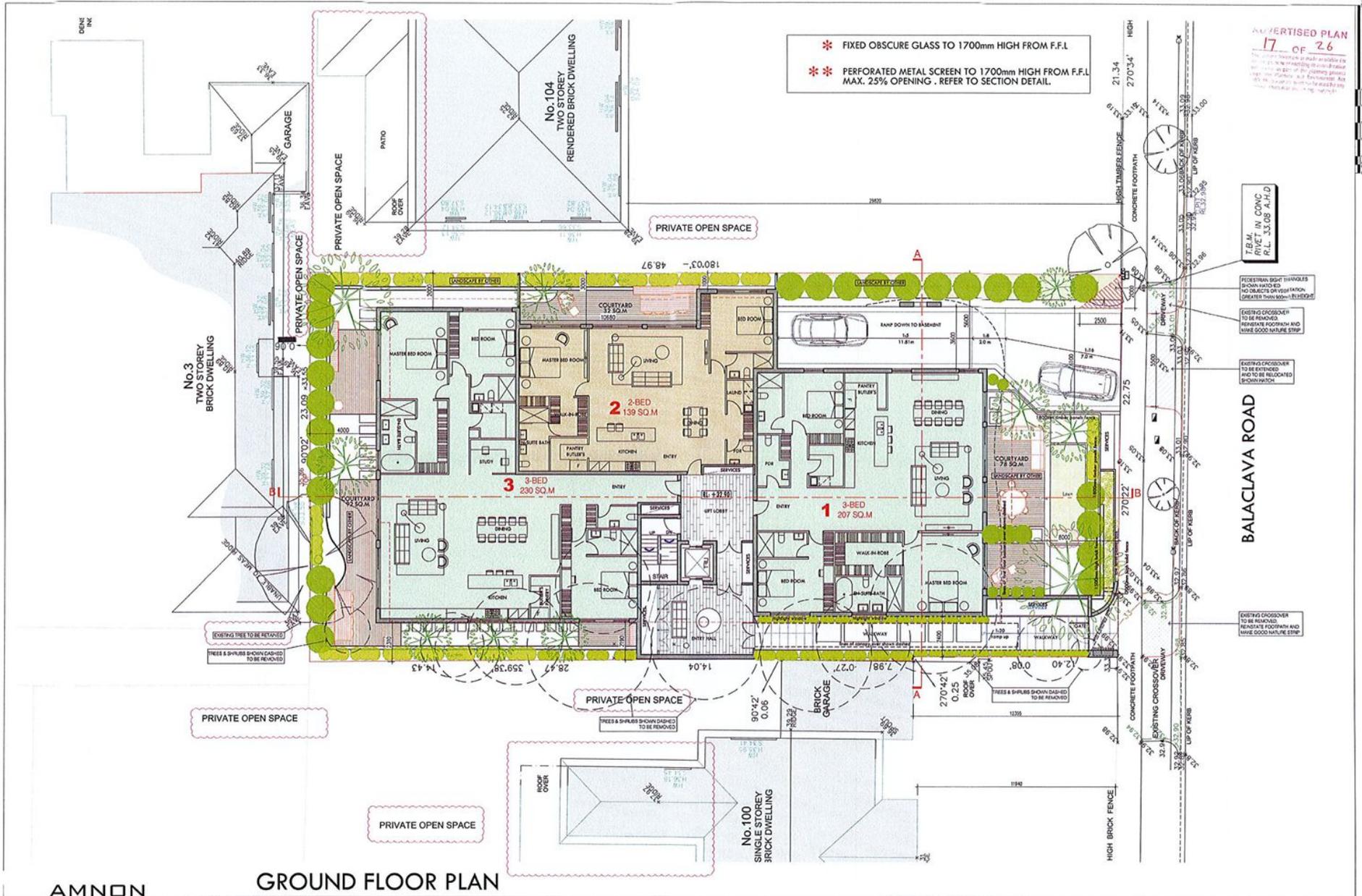
Rev. Date Description Drawn/Checked

Site 110, 181 to 185a Road  
St Kilda Victoria 3182

+61 3 9334 2254  
+61 3 9334 8867  
+61 3 9334 37028  
amnon@weberarchitects.com.au



23.03.2017



- \* FIXED OBSCURE GLASS TO 1700mm HIGH FROM F.F.L.
- \* PERFORATED METAL SCREEN TO 1700mm HIGH FROM F.F.L. MAX. 25% OPENING. REFER TO SECTION DETAIL.

ALTERNATED PLAN  
17 OF 26

The client instructs to make any alterations to the drawings in accordance with the following notes. The client is responsible for any alterations to the drawings. Any alterations to the drawings must be made in accordance with the following notes.

T.B.M. RIVET IN CONC. R.L. 33.08 A.H.D.

PEDESTRIAN BRIDGE THAVOLDS SHOWN IN RED. NO OBJECTS OR VEHICLES GREATER THAN 900mm IN HEIGHT.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

EXISTING CROSSOVER TO BE EXTENDED AND TO BE RELOCATED BROWN PATCH.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

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EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

EXISTING CROSSOVER TO BE REMOVED. REPERATE FOOTPATH AND HAVE GOOD NATURAL STONE.

AMNON WEBER ARCHITECTS

GROUND FLOOR PLAN

31.02.2017 AMNON WEBER ARCHITECTS FOR COUNCIL BY  
LATA SIVARY ARCHITECTS  
PROJECT STRUCK INCREASED TO 8.0 M.  
LATA SIVARY ARCHITECTS  
LANDSCAPE PLAN UPDATED.

Rev.	Date	Description	Drawn	Checked

RESIDENTIAL DEVELOPMENT  
102 - 102A BALACLAVA RD  
CAULFIELD NORTH

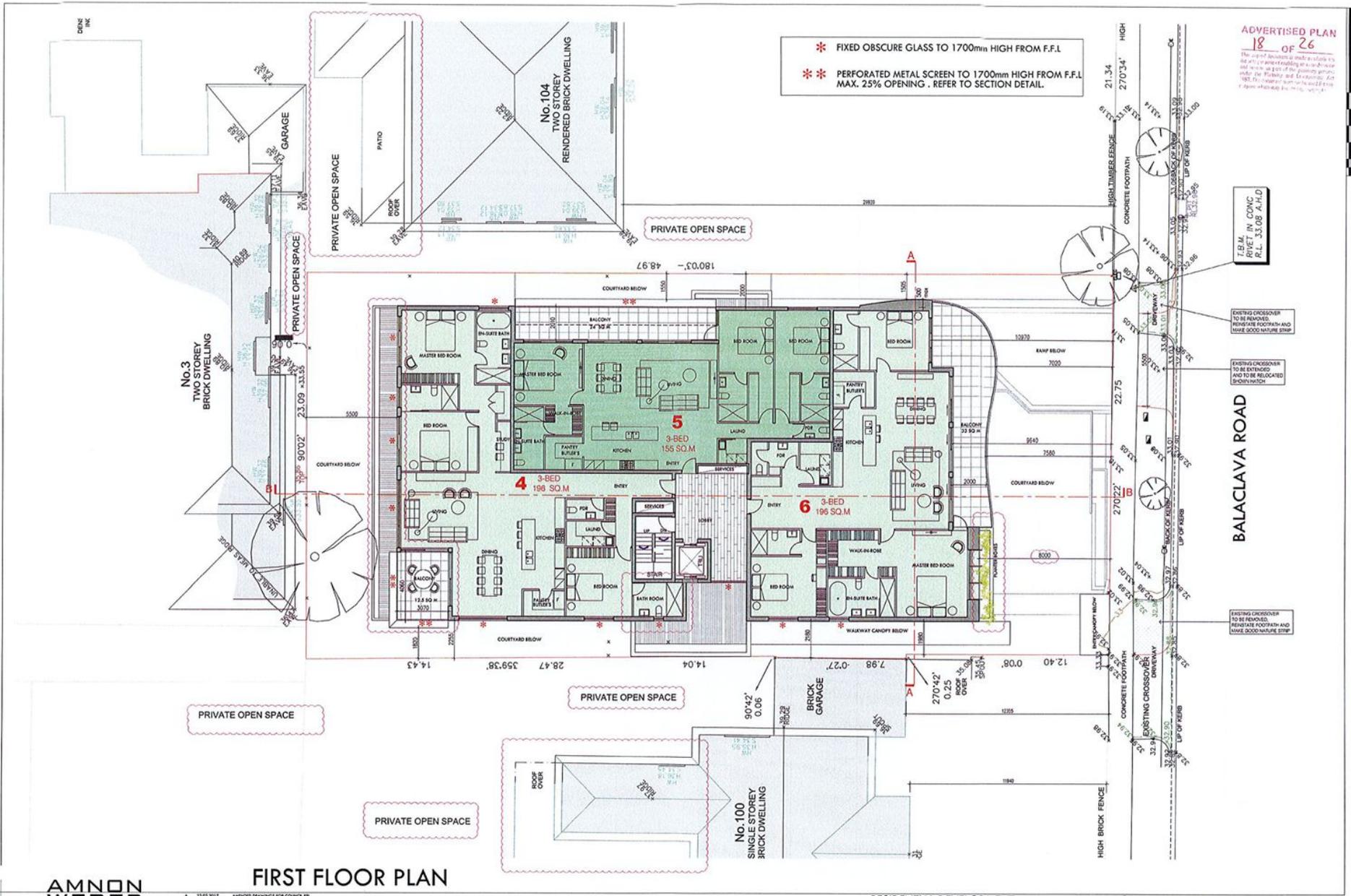
Scale	1:100 @ A1 - 1:300 @ A3	Checked by	AW
Drawn by	AW	Project No.	
Drawing Title	GROUND FLOOR PLAN	Drawing No.	TP05
Drawing No.	TP05	Revision	A

22 FEB 2017



Builder/Contractor shall verify all dimensions before any construction. Any discrepancies in the drawings are to be brought to the Designer's attention and not the fabricator's responsibility. All dimensions are in millimetres or other unit noted on drawings. Squared dimensions shall take precedence over stated work.

Site 110, 181 & Kline Road  
3 Kilda Victoria 3182  
103 9334 2254  
105 9334 8847  
a 9334 237 028  
amnon@webberarchitects.com.au



\* FIXED OBSCURE GLASS TO 1700mm HIGH FROM F.F.L  
 \*\* PERFORATED METAL SCREEN TO 1700mm HIGH FROM F.F.L  
 MAX. 25% OPENING - REFER TO SECTION DETAIL.

ADVERTISED PLAN  
 18 OF 26

The applicant is advised that this plan is a preliminary drawing and is not to be used for any purpose other than the Planning and Development Act 1973. It is intended to be used for the purpose of advertising the proposed development.

1.8M RIVET IN CONC  
 P.L. 33.08 A.H.D

BALACLAVA ROAD

FIRST FLOOR PLAN

AMNON WEBER ARCHITECTS

A 13/03/2017 AMNON WEBER ARCHITECTS FOR COUNCIL EN  
 - CHECK SURVEY AND DIMENSION WORKS  
 - REMOVE SCREENS AND RELOCATE TO B.B.M.  
 - ENTRY RECONFIGURATION  
 - RECONFIGURED UNIT 4 TO HAVE NORTH FACING BALCONY WITHIN REARWARD SETBACK

RESIDENTIAL DEVELOPMENT  
 102 - 102A BALACLAVA RD  
 CAULFIELD NORTH

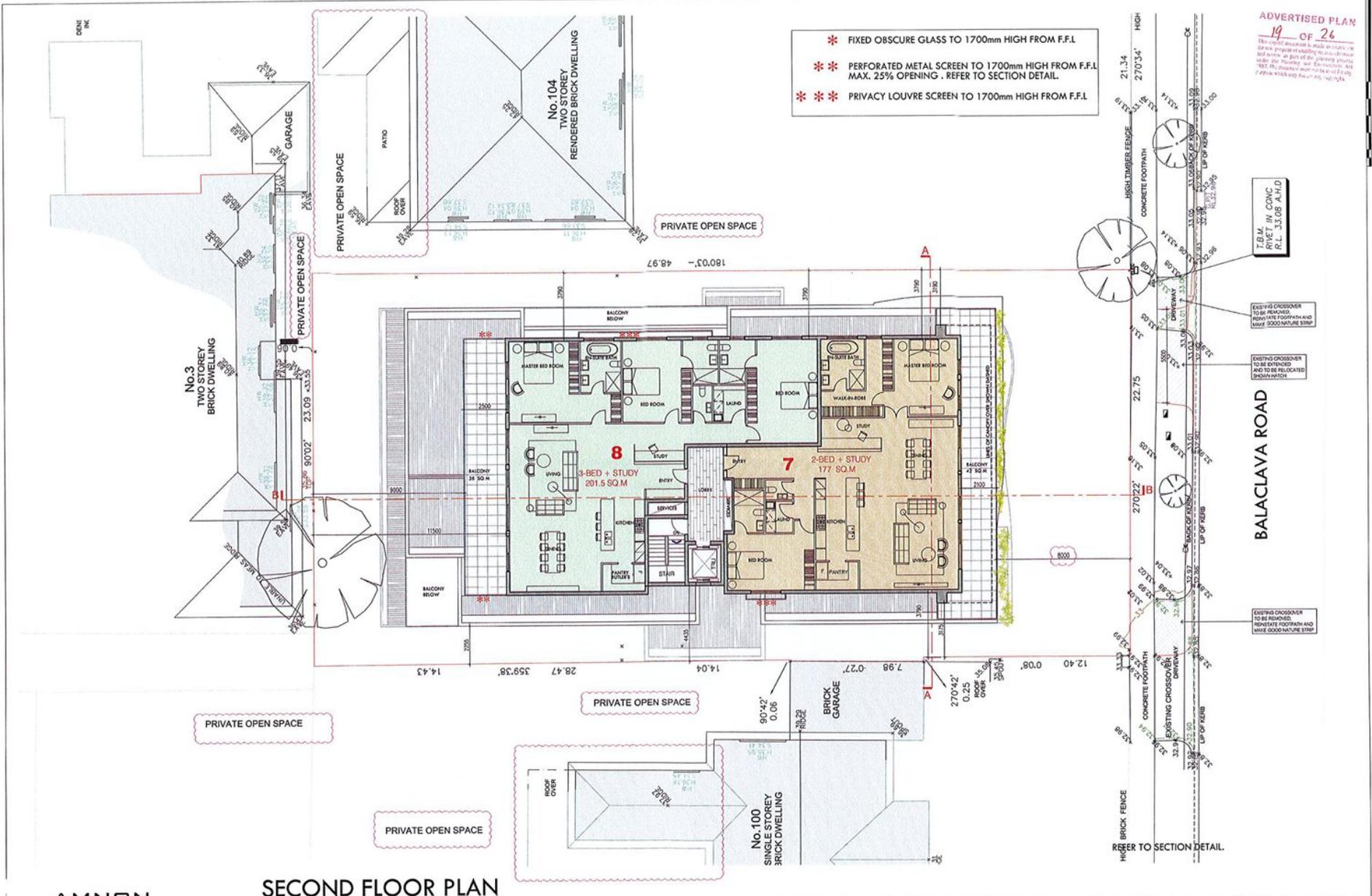
Scale	1:100 @ A1 - 1:200 @ A2	Checked by	AW
Drawn by	AW	Project No.	
Design Title	FIRST FLOOR PLAN	Drawing No.	TP06
Revision	A		

Builder/Contractor shall verify all dimensions before any job commences. Any discrepancies in-between drawings are to be brought to the Designer's attention and clarified before commencement of work. All dimensions are in millimetres unless otherwise stated on drawings. Ground dimensions and site precedence over scaled work.

23/03/2017

103 9334 3354  
 459 1024 8867  
 4 0418 217 028  
 amnon@webber-architects.com.au

Rev. Date Description Drawn/Checked



- \* FIXED OBSCURE GLASS TO 1700mm HIGH FROM F.F.L
- \*\* PERFORATED METAL SCREEN TO 1700mm HIGH FROM F.F.L MAX. 25% OPENING . REFER TO SECTION DETAIL.
- \*\*\* PRIVACY LOUVER SCREEN TO 1700mm HIGH FROM F.F.L

**ADVERTISED PLAN**  
 19 OF 26  
 This project is advertised in accordance with the provisions of the Planning and Environment Act 1987. The advertised plan is for information only. It does not constitute an offer of any financial product or service. The advertised plan is subject to change without notice. For more information, please contact the architect.

T.B.M. RIVET IN CONC  
 R.L. 33.08 A.H.D.

EXISTING CROSSOVER TO BE REMOVED. REPAIR LATE FOOTPATH AND LAY 1000 NATURAL STONE

EXISTING CROSSOVER TO BE EXTENDED AND TO BE RELOCATED DOWN-WALKER

BALACLAVA ROAD

EXISTING CROSSOVER TO BE REMOVED. REPAIR LATE FOOTPATH AND LAY 1000 NATURAL STONE

REFER TO SECTION DETAIL.

**SECOND FLOOR PLAN**

**AMNON WEBER**  
 ARCHITECTS

31.03.2017 AMENDED DRAWINGS FOR COUNCIL BY  
 - FLOOR SLAB INFORMATION ADDED.  
 - FLOOR SLAB INCREASED TO 8.8m.  
 - FLOOR SLAB INCREASED TO 8.8m.

**RESIDENTIAL DEVELOPMENT**  
 102 - 102A BALACLAVA RD  
 CAULFIELD NORTH

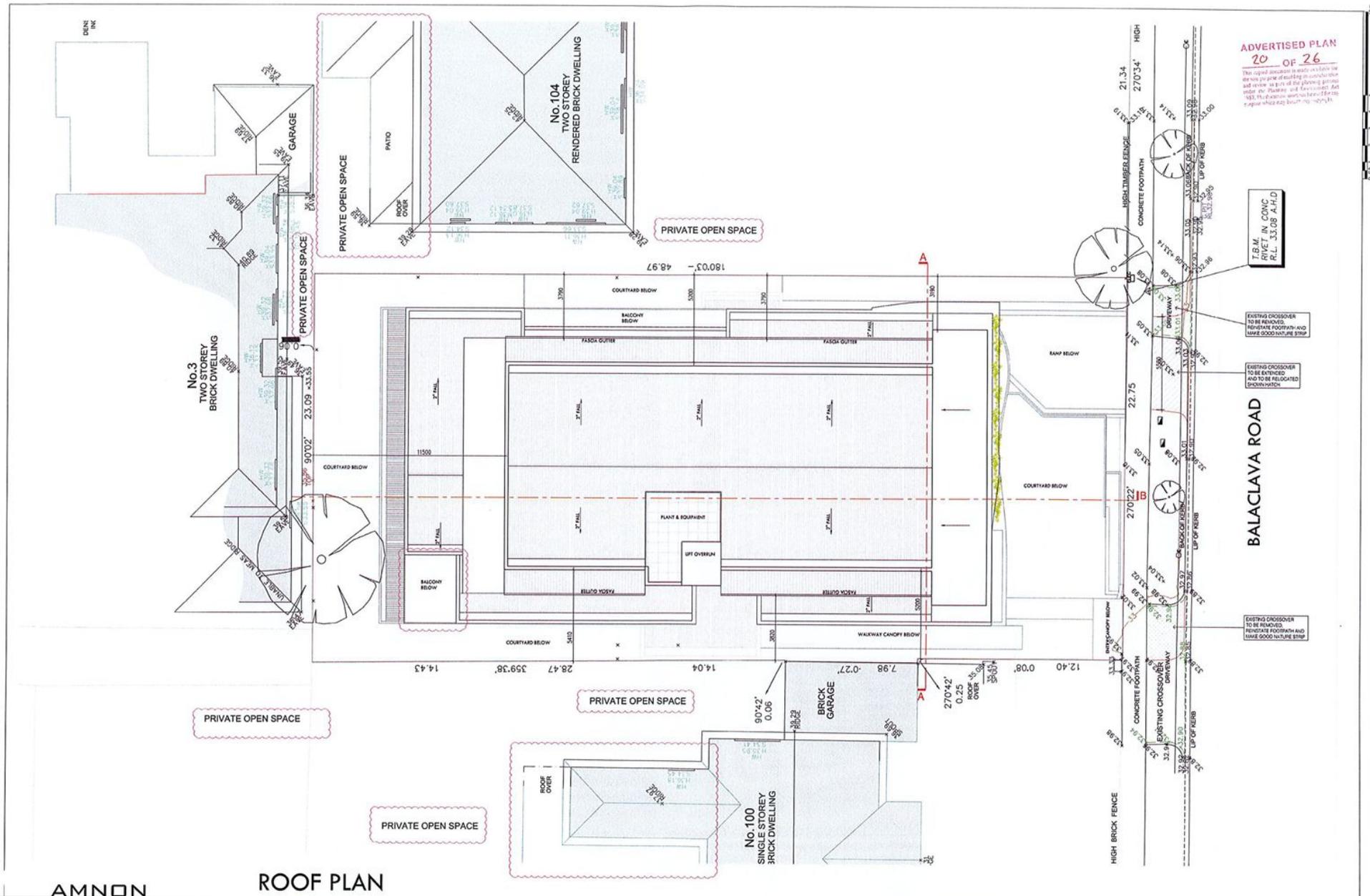
Scale	1:100 @ A1 - 1:200 @ A3
Drawn by	AW
Checked by	AW
Project No	
Drawing Title	FIRST FLOOR PLAN
Drawing No	TP07
Revision	A

Scale 1:100, 1:81 to 1:500 Band  
 24/05/2016, Volume 3182  
 03 9534 2254  
 03 9534 8847  
 04 9534 37 038  
 amnon@amnonweb.com.au

Rev. Date Description Draft Checked



Builder/Contractor shall verify all dimensions before any job commences. Any discrepancies without change shall be brought to the Designer's attention and confirmed by the contractor. All dimensions are in millimetres or other units noted on drawings. Figure dimensions shall take precedence over scaled work.



**ADVERTISED PLAN**  
**20 OF 26**  
 This signed document is made available to the public as part of the planning process under the Planning and Environment Act 1987. It is a summary of the information on the page which the Council has received.

T.B.M.  
 TYPED IN CONIC  
 R.P. 33.08 A.H.D.

BALACLAVA ROAD

**ROOF PLAN**

**AMNON WEBER**  
 ARCHITECTS

Suite 110, 181 St Kilda Road  
 St Kilda, Victoria 3182  
 103 8134 2254  
 103 8134 8847  
 m 0418 317 028  
 amnon@amnonwebert.com.au

A 23.03.2017 ADVERTISED DRAWINGS FOR COUNCIL REVIEW  
 EXTRA SURVEY INFORMATION ADDED.  
 FRONT DRIVEWAY INCREASED TO 8.0 M.  
 EXTRA SIGNING ADDED.

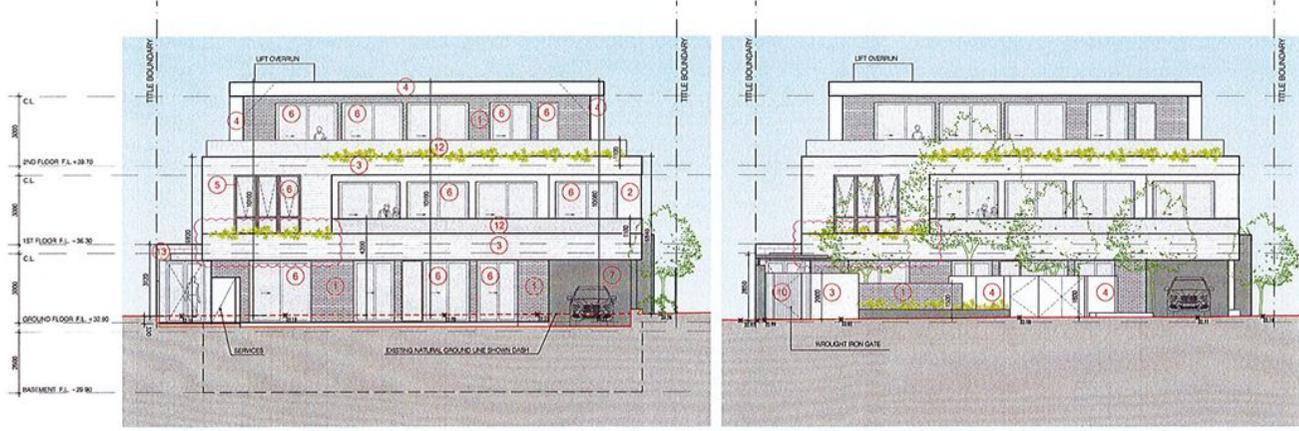
Rev	Date	Description	Drawn	Checked

**RESIDENTIAL DEVELOPMENT**  
**102 - 102A BALACLAVA RD**  
**CAULFIELD NORTH**

Scale	1:100 @ A1 - 1:300 @ A3
Drawn by	AW
Checked by	AW
Project No.	
Drawing Title	ROOF PLAN
Drawing No.	TP08
Revision	A

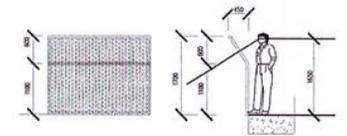
Builder/Contractors shall verify all dimensions before any job commences. Any discrepancies (in-between drawings) shall be brought to the Designer attention and checked before commencement of work. All dimensions are in millimetres unless otherwise stated. For example, 100mm dimensions shall take precedence over scaled work.

20 FEB 2017



PROPOSED SOUTH ELEVATION - BALACLAVA ROAD

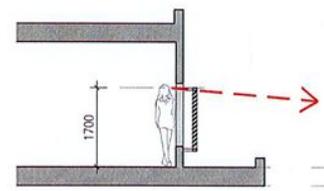
PROPOSED SOUTH ELEVATION - FENCE DETAILS



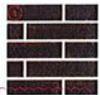
PROPOSED SCREEN DETAILS  
SCALE 1:50



PROPOSED EAST ELEVATION



PROPOSED SCREEN DETAILS  
SCALE 1:50

-   
 1. SELECT REDDISH SUNLINE FACE BRICK FINISH
-   
 2. SELECT GREY COLOUR RENDER FINISH
-   
 3. EXPOSED TIMBER PROFILE CONCRETE
-   
 4. SELECTED OFF-WHITE COLOUR PAINTED MATRIX BOARD
-   
 5. SELECT BRONZE ALUMINIUM FINS
-   
 6. SELECT BRONZE COLOUR ALUMINIUM DOOR & WINDOW FRAME WITH GLASS PANEL
-   
 7. SELECT GREY COLOUR RENDER FINISH
-   
 8. SELECT HORIZONTAL ALUMINIUM LOUVRES 1700mm HIGH ABOVE FF - 25% MAX. OPENING
-   
 9. SELECT ANODIZED METAL POLYCARBONATE MESH PRIVACY SCREEN 1700mm HIGH - 25% TRANSPARENT
-   
 10. SELECT WROUGHT IRON INFILL ENTRY GATES AND AUTO SLIDING GATE
-   
 11. FIXED OBSCURE GLASS TO 1700mm HIGH FROM FINISH FLOOR LEVEL
-   
 12. SELECTED CLEAR GLASS BALUSTRADE
-   
 13. BLOCKWORK PAINTED IN DARK GREY COLOUR

**AMNON WEBER** MATERIALS SCHEDULE

ARCHITECTS  
 Suite 110, 181 St Kilda Road  
 St Kilda Victoria 3182  
 103 9534 2334  
 102 9534 8867  
 M 0418 317 028  
 amnon@amnonweber.com.au

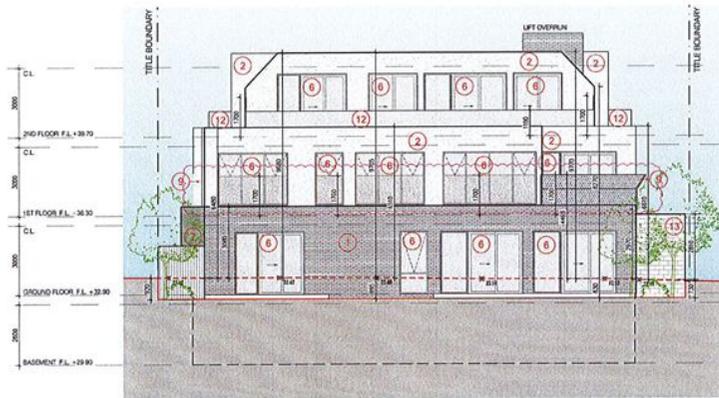
4 2322 2017 ADVERTISED DRAWINGS FOR COUNCIL #1  
 EXTRA BOUNDARY ADDED  
 ADVERTISED ELEVATIONS IN ACCORDANCE WITH CHANGES ON  
 FLOOR PLANS  
 ADVERTISED MATERIALS SCHEDULE  
 Rev Date Description Drawn Checked

RESIDENTIAL DEVELOPMENT  
 102 - 102A BALACLAVA RD  
 CAULFIELD NORTH

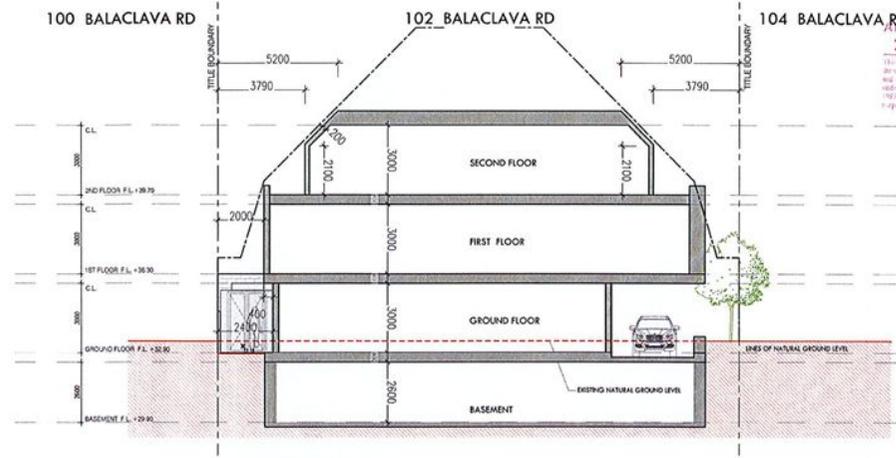
Scale 1:100 @ A1 - 1:200 @ A3  
 Drawn by AW Checked by AW  
 Project No.  
 Drawing No. ELEVATIONS - SHEET 1  
 Drawing Title TP09 Region A

5/20 2024 2024

Bulkheads/Contractions shall verify all dimensions before any job commences. Any discrepancies between drawings as to be sought by the Designer's attention and fixed before commencement of work. All dimensions are in millimetres or other units noted on drawings. Figure dimensions shall take precedence over scaled work.



PROPOSED NORTH ELEVATION



SECTION A-A

ADVERTISED PLAN  
22 OF 26



PROPOSED WEST ELEVATION

- 

1. SELECT BROWN SUNLINE FACE BRICK FINISH.
- 

2. SELECT GREY COLOUR RENDER FINISH.
- 

3. EXPOSED TIMBER PROFILE CONCRETE.
- 

4. SELECTED OFF-WHITE COLOUR PAINTED MATRIX BOARD.
- 

5. SELECT BRONZE ALUMINIUM FINS.
- 

6. SELECT BRONZE COLOUR ALUMINIUM DOOR & WINDOW FRAME WITH GLASS PANEL.
- 

7. SELECT GREY COLOUR RENDER FINISH.
- 

8. SELECT HORIZONTAL ALUMINIUM LOUVERS 1700mm HIGH ABOVE FFL - 25% MAX. OPENING.
- 

9. SELECT ANGLE METAL PERFORATED MESH PRIVACY SCREEN 1700mm HIGH - 25% BALANCEMENT.
- 

10. SELECT WROUGHT IRON INFILL ENTRY GATES AND AUTO SLIDING GATE.
- 

11. FIXED OBSCURE GLASS TO 1700mm HIGH FROM FINISH FLOOR LEVEL.
- 

12. SELECTED CLEAR GLASS BALUSTRADE.
- 

13. BLOCKWORK PAINTED IN DARK GREY COLOUR.

## AMNON WEBER MATERIALS SCHEDULE

A 31.03.2017 AMNON DRAWINGS FOR COUNCIL BY EXTRA DIMENSION ARCH. APPROVED BY TONY IN ACCORDANCE WITH CHANGES ON FLOOR PLANS. APPROVED MATERIAL SCHEDULE.

103 9554 2254  
103 9554 5847  
0418 317 028  
amnon@webertechnology.com.au

Rev	Date	Description	Drawn/Checked

## RESIDENTIAL DEVELOPMENT 102 - 102A BALACLAVA RD CAULFIELD NORTH

Subsidiary Contractors shall verify all dimensions before any job commences. Any discrepancies or omissions shall be brought to the Designer's attention and shall be the responsibility of the contractor. All dimensions are in millimetres unless otherwise stated on drawings. Figure dimensions shall take precedence over scaled work.

Scale	1:100 @ A1 - 1:200 @ A3
Drawn By	AW
Checked By	AW
Project No	
Drawing Title	ELEVATIONS & SECTION - SHEET 2
Drawing No	TP10
Revision	A

**ITEM 9.3            532 North Road, Ormond**

**Author:**            *Rocky Camera, Manager Town Planning*

**File No:**            *GE/PP-30198/2017*

**Attachments:**    *Advertised plans*

**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	Five storey building comprising a retail premises and six dwellings.
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Housing Diversity Area Policy (Ormond Neighbourhood Centre)
<b>APPLICANT</b>	North Nutbrown Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	Mixed Use Zone
<b>OBJECTIONS</b>	One

---

**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30198/2016 at 532 North Road, Ormond for construction of a five storey building comprising six dwellings and a ground floor retail premise, the reduction of one visitor car space, the waiving of the loading bay requirement and to alter access to a Road Zone, Category 1 in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP10 and TP25, Revision 8 dated 2017/04/07, TP11-TP15 and TP20-TP23, Revision 6 dated 2017.01.25, prepared by t-a square) but modified to show:
  - (a) The ground floor 'retail' area redefined as a 'shop'.
  - (b) The dimensions of the car stacker system, including space widths and lengths, tray platform width and length, space heights, pit depth/s and height clearances. Details are to be shown on the ground floor plan and a cross section plan to the satisfaction of the Responsible Authority.
  - (c) A notation on the plans that prior to the completion of the car stacker pit construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the pit has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
  - (d) Details of the Traffic Signal System, to the satisfaction of the Responsible Authority, to be annotated on the plans.
  - (e) Provision of 1 visitor bicycle parking space at a bicycle hoop or towel rail within the ground floor foyer of the building.
  - (f) The dimensions of all bicycle parking and a notation to state that bicycle parking will be designed in accordance with Clause 52.34 of the Glen Eira Planning Scheme, AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria.
  - (g) The plans to demonstrate compliance with Vic Roads requirements in accordance with Condition 2 and 3.

When approved, the plans will be endorsed and will then form part of this Permit.

2. Prior to the commencement of works, amended plans must be submitted to and approved by the Responsible Authority. Once approved, the plans may be endorsed and will form part of the permit. The plans must be generally in accordance with the advertised plans and amended to show the vertical clearance of the canopy from the North Road footpath no less than 3000mm and the horizontal clearance from the back of the North Road kerb no less than 750mm. (*Condition required by VicRoads*)
3. Waste bin collection services and loading/unloading activities must be undertaken from the existing right of way of Glen Orme Avenue. (*Condition required by VicRoads*)
4. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the car stacker pit has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

- 
5. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) delivery and unloading points and expected frequency;
  - (b) truck haulage routes, circulation spaces and queuing lanes;
  - (c) details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.
6. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

7. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat;
  - (d) drained;

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

8. The car parking allocation for the approved development must be:
- Not less than one (1) car space per one or two bedroom dwelling;
  - A minimum of one (1) shop car space.
9. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:
- (a) Allocation of car spaces according to vehicle size and type;
  - (b) Ongoing maintenance of the car stacker system;
  - (c) Instructions to owners/occupiers about the operation of the car stacker system; and
  - (d) Communicating to prospective residents about the availability of car stacker spaces and sizes.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

10. The mechanical car stackers must be maintained by the Owner's Corporation in a good working order and be permanently available for the parking of vehicles in accordance with their purpose to the satisfaction of the Responsible Authority. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker.
11. Prior to the completion of the car stacker pit construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the pit has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

- 
12. During the construction of the buildings and works allowed by this permit, the laneway adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
  13. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note G.
  14. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
  15. Each dwelling is to have provisions for six cubic metres of storage space.
  16. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
  17. This Permit will expire if:
    - The development does not start within two (2) years from the date of this Permit; or
    - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

**Notes:**

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.
- B. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.
- C. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- E. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.
- F. Consideration is required when installing domestic services (ie. air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.
- G. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- H. Any firefighting equipment for the building shall be accommodated within the title boundaries. Council will not allow private fire equipment in the Road Reserve.
- I. Drainage associated with car stacker pit (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council drain/pit and not be discharged to the kerb and channel.
- J. All stormwater runoff must be connected to Council's underground drainage network, with no uncontrolled stormwater discharge to adjoining properties and footpaths.
- K. Any/all public/private lighting in the laneway is to be provided and maintained by the applicant/owners.
- L. Asset Protection Permit must be obtained from Council's Engineering Services Department prior to commencement of any building works.
- M. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and/or stormwater connection to Council drainage network.

## BACKGROUND

In 2015, an application for a five storey building comprising 10 dwellings and a shop was refused under manager delegation. The main grounds of refusal related to lack of on-site car parking and poor internal amenity.

This development did not provide for any visitor car parking (State Government Guidelines required 2 car spaces) and one of the dwellings was not provided with any car parking (State Government Guidelines required 1 car space). The applicant did not appeal Council's decision to VCAT.

The current application was amended after advertising. The reason for this was because there were serious traffic and car parking issues which could not have been resolved via conditions of permit. Once the applicant was made aware of these issues they amended their plans and re-applied. The application was subsequently advertised to the public again.

## ISSUES AND DISCUSSION

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Objectors' concerns

### Proposal

The application proposes a five storey building comprising a retail tenancy and car park at ground floor with six dwellings above comprising 4 one-bedroom dwellings and 2 two-bedroom dwellings.

Car parking is to be provided in a car stacker at the rear of the site with access via the laneway from Glen Orme Avenue. Each dwelling is provided with one parking space and the retail premise is provided with one parking space, all within the car stacker. No visitor parking is proposed.

### Objectors' concerns

- Traffic and car parking congestion
- Out of character
- Overshadowing
- Visual Bulk
- Noise
- Loss of amenity
- Disruption of business during construction

### Referrals

#### *Transport Planning*

- The proposal meets the State Government car parking guidelines for resident parking (6 spaces) and shop parking (1 space).
- The proposal does not meet the State Government car parking guidelines for visitor parking for the residents (no spaces proposed; 1 required).

- A waiver of the visitor car parking space is supported due to the subject land's proximity to Ormond Train Station (less than 100 metres).
- A waiver of the loading bay is supported given delivery vehicles will be typically small and can be accommodated on the street.

#### *Waste Management*

- Private collection of bins is supported.

#### *Vic Roads*

- VicRoads do not object to the proposal subject to two conditions.

### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

### **POLICY AND LEGISLATIVE IMPLICATIONS**

#### **Zoning and policy context**

State and Local Planning Policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to employment, services and public transport.

The subject site is located within the Mixed Use Zone associated with the Ormond Neighbourhood Centre. Properties which surround the subject site are also located within the Ormond Neighbourhood Centre. While there is a General Residential Zone and a Heritage Overlay directly to the south, the site is non-residential (St Kevin's Primary School). The sites directly to the east and west are also located within the Mixed Use Zone. There is no height limit in the Mixed Use Zone.

The Housing Diversity Area Policy applies to the site and seeks to:

- *Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.*
- *Ensure that residential development is sited and designed so that it does not dominate the streetscape.*
- *Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases*

It is considered that the proposed development complies with Council's Housing Diversity Area Policy. The height, density, mass and scale of the development is considered appropriate for this location.

#### **Neighbourhood character**

The current character along the section of North Road in the vicinity of the site consists of a mix of older two storey shops and more recent three to five storey mixed use developments. It is clear that the local area is undergoing a level of change as two storey terraced buildings typical of a traditional strip shopping centre make way for the higher density development envisaged by the Housing Diversity Area policy.

The proposed design is consistent with other recently approved multi-storey mixed use developments in the near vicinity. The building is built to all boundaries, with balconies facing north and south on all levels above ground floor.

The proposed design is also consistent with other recent similar developments as it maintains an active frontage along North Road with a commercial use at ground floor facing the road.

### **Height, scale and massing**

The height and scale of the proposal are in keeping with the emerging character of the area encouraged by State and Local Policy.

The proposal has a maximum height of 16.7 metres. This is comparable to the approved development under construction next door at 534-538 North Road which also has a height of 16.7 metres.

The setbacks of the proposal are also similar to the approved development next door at 534-538 North Road as the building is proposed to be constructed to the front and rear boundary for the first four levels, with the upper fifth level recessed.

The architectural style of the proposal is generally considered acceptable, with the facade incorporating a reasonable level of visual interest, articulation, various construction materials and a contemporary form which is characteristic of the area. It is considered that this style will successfully respond to the neighbourhood character.

### **Amenity impacts**

Whilst there will be overshadowing created by the proposal it is not considered to have any unreasonable impact on any adjoining land given the mixed use zoning to the east and west and the non-residential use immediately to the rear. Overshadowing impacts from the proposed development comply with the State Government guidelines.

### **Internal amenity**

Internal amenity is deemed satisfactory. Given the orientation of the site, half of the dwellings proposed have south facing balconies and bedrooms relying on a light well.

The application was submitted with a daylight assessment that shows that habitable rooms within the development will achieve compliance with best practice standards for daylight penetration.

### **Car Parking and Traffic**

The proposal meets the State Government guidelines for residential and shop car parking.

The proposal is seeking to waive the requirement for one visitor parking space for the dwellings. Given the proximity of the site to the Ormond Train Station (less than 100 metres) this reduction is supported in this instance.

The proposed waiver of the loading bay requirement is also supported. VicRoads has noted that there may be impact to the flow of traffic on North Road due to the possibility of trucks unloading/loading and the collection of waste on North Road and therefore require that loading/unloading and waste collection occur from either the right of way or Glen Orme Avenue. Given the site is only a short distance from Glen Orme Avenue (approximately 9 metres) this is easily achievable and will not require any changes to the plans. This VicRoads requirement appears as a condition of approval.

### **Management Plan Requirements**

A Construction Management Plan (CMP), Car Stacker Management Plan (CSMP) and Waste Management Plan (WMP) are recommended to be required by way of permit conditions.

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**COMMUNICATION AND ENGAGEMENT**1. Public Notice (Statutory)

- 8 properties notified
- 22 notices sent (owners and occupiers)
- 2 signs erected on site
- One objection received

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Esakoff, provided a forum where all interested parties could elaborate on their respective views. The objector did not attend the meeting. The applicant's traffic engineer was present.

Undertakings by the Applicant

N/A

**LINK TO COUNCIL PLAN**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

That a Notice of Decision to Grant a Planning Permit be issued.

**Moved: Cr Athanasopoulos**

**Seconded: Cr Davey**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30198/2016 at 532 North Road, Ormond for construction of a five storey building comprising six dwellings and a ground floor retail premise, the reduction of one visitor car space, the waiving of the loading bay requirement and to alter access to a Road Zone, Category 1 in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP10 and TP25, Revision 8 dated 2017/04/07, TP11-TP15 and TP20-TP23, Revision 6 dated 2017.01.25, prepared by t-a square) but modified to show:
  - (a) The ground floor 'retail' area redefined as a 'shop'.
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  - (c) A notation on the plans that prior to the completion of the car stacker pit construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the pit has been

constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

- (d) Details of the Traffic Signal System, to the satisfaction of the Responsible Authority, to be annotated on the plans.
- (e) Provision of 1 visitor bicycle parking space at a bicycle hoop or towel rail within the ground floor foyer of the building.
- (f) The dimensions of all bicycle parking and a notation to state that bicycle parking will be designed in accordance with Clause 52.34 of the Glen Eira Planning Scheme, AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria.
- (g) The plans to demonstrate compliance with Vic Roads requirements in accordance with Condition 2 and 3.

When approved, the plans will be endorsed and will then form part of this Permit.

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- 3. Waste bin collection services and loading/unloading activities must be undertaken from the existing right of way of Glen Orme Avenue. *(Condition required by VicRoads)*
- 4. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the car stacker pit has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
- 5. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
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- (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.
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  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
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- Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
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- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat;
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- to the satisfaction of the Responsible Authority.
- Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
8. The car parking allocation for the approved development must be:
- Not less than one (1) car space per one or two bedroom dwelling;
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Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

10. The mechanical car stackers must be maintained by the Owner's Corporation in a good working order and be permanently available for the parking of vehicles in accordance with their purpose to the satisfaction of the Responsible Authority. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker.
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13. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note G.
14. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
15. Each dwelling is to have provisions for six cubic metres of storage space.
16. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
17. This Permit will expire if:
  - The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

**Notes:**

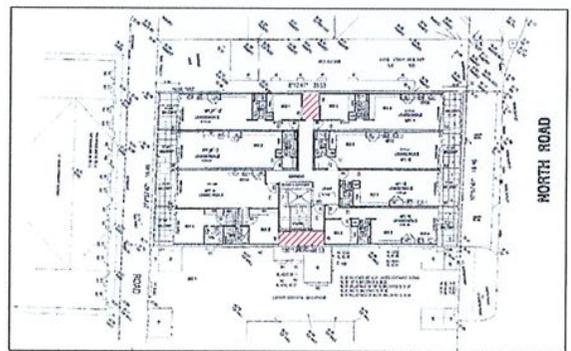
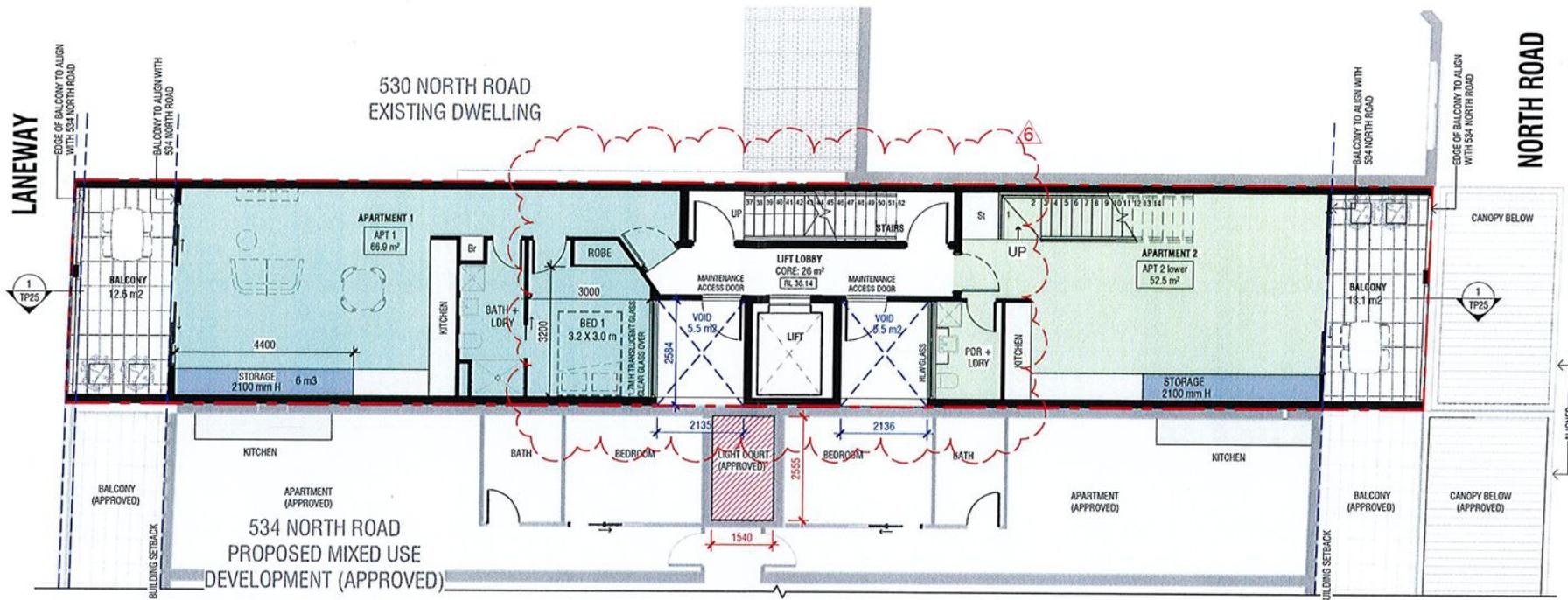
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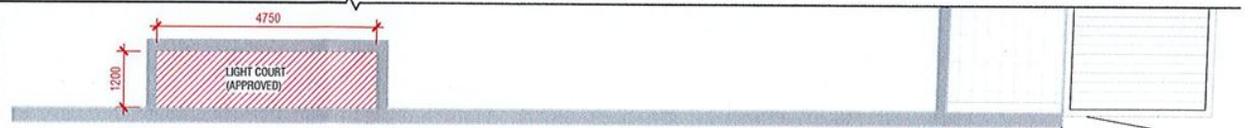
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- B. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.
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- L. Asset Protection Permit must be obtained from Council's Engineering Services Department prior to commencement of any building works.
- M. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and/or stormwater connection to Council drainage network.

**CARRIED**





534 NORTH ROAD, ORMOND - KEY PLAN



/// LIGHT COURT DIMENSIONS BASED ON SACLED KEY PLAN PROVIDED

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REVISION	DATE	DESCRIPTION
1	2016.11.25	Town Planning
2	2016.11.28	Town Planning - Material Schedule
3	2016.12.06	Town Planning Submission
4	2017.01.24	For Comments
5	2017.01.25	CITY OF GLEN ERA RB-1 RESPONSE
6		

REV	DATE
1	2016.11.25
2	2016.11.28
3	2016.12.06
4	2017.01.24
5	2017.01.25

PROJECT: 532 NORTH ROAD, ORMOND, VIC 3204  
CLIENT: North Nutbrown Pty Ltd  
DRAWING TITLE: LEVEL 1 FLOOR PLAN



DISCIPLINE: TOWN PLANNING

SCALE: As indicated @ A3  
PROJECT NO: TA1622  
DRAWING NO: TP11

DRAWN BY: AP  
REVISION: 6  
DATE: 30/01/2017

30/01/2017 10:14:14

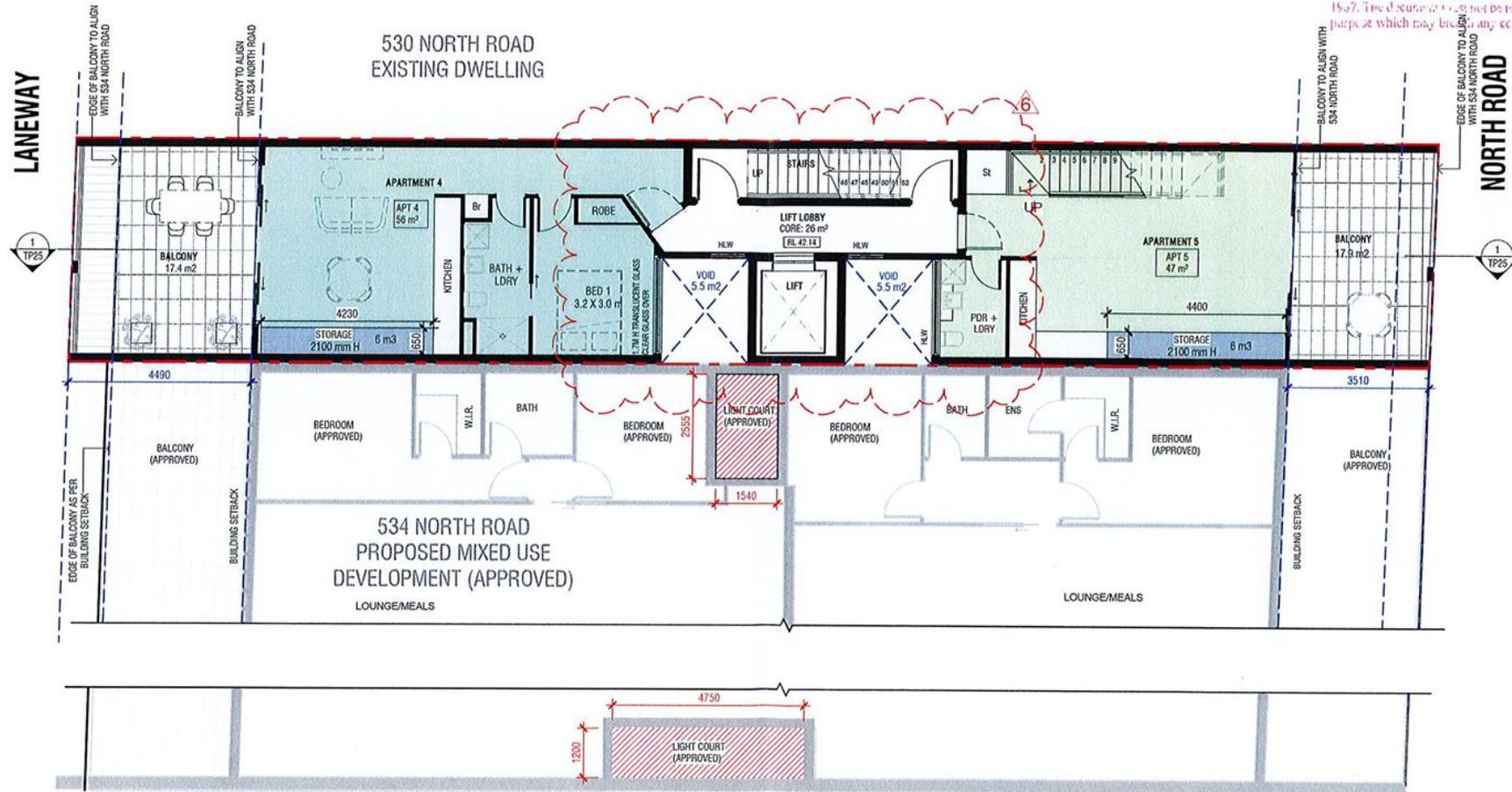
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1		PERMITS
2		Town Planning
3		Town Planning-Material Schedule
4		Town Planning Submission
5		Town Consultants
6		CITY OF GLEN EIRA R11-1 RESPONSE

REV	DATE
1	2016.11.25
2	2016.11.28
3	2016.12.06
4	2017.01.24
5	2107.01.25

PROJECT: 532 NORTH ROAD, ORMOND, VIC 3204

CLIENT: North Nutbrown Pty Ltd

DRAWING TITLE: LEVEL 3 FLOOR PLAN



ISSUE: TOWN PLANNING

SCALE: 1:100  
 PROJECT NO: TA1622  
 DRAWING NO: TP13

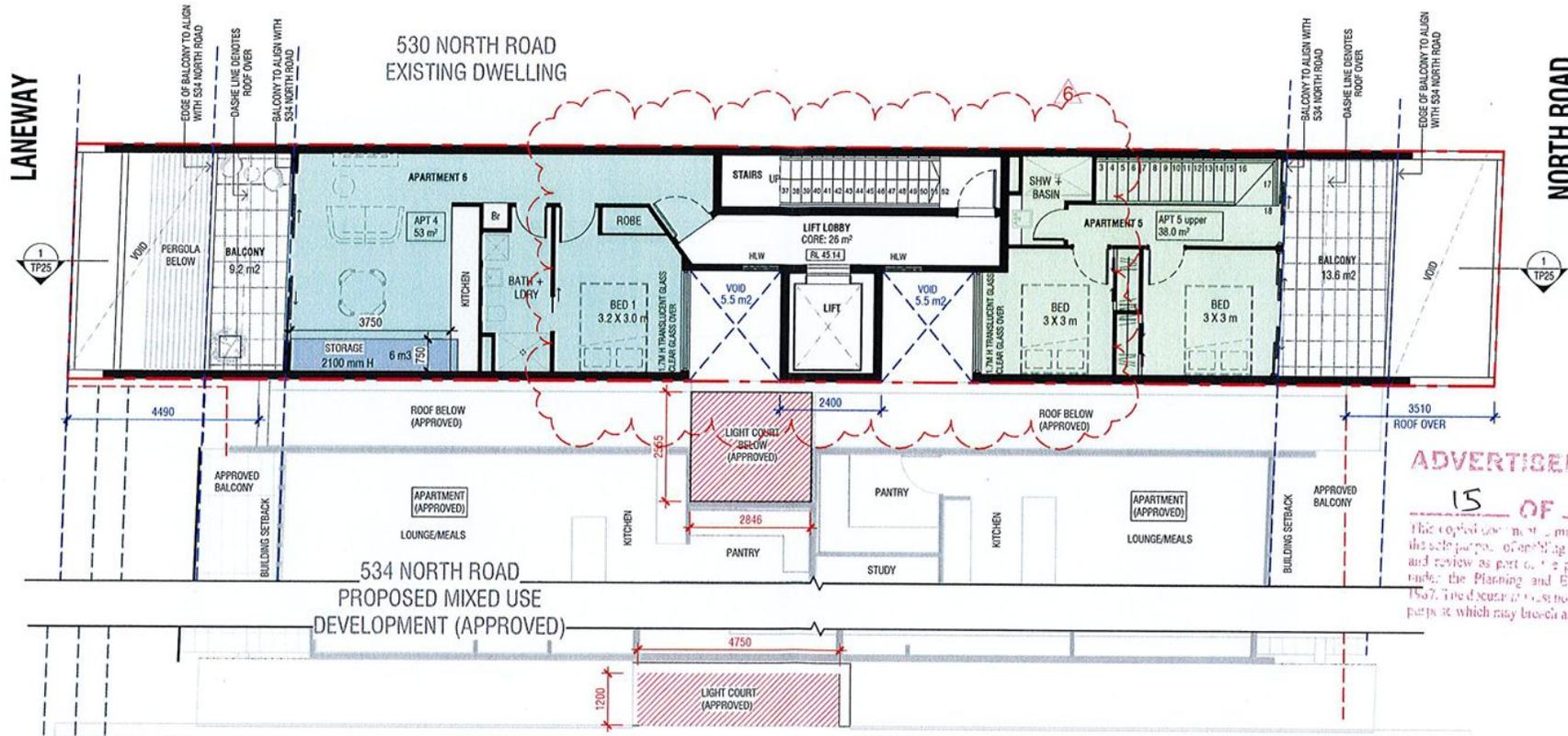
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 DATE: 30/01/2017

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**LEVEL 4**  
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- 2 Town Planning
- 3 Town Planning-Material Schedule
- 4 Town Planning Submission
- 5 For Councils
- 6 CITY OF GLEN ERA RIR-1 RESPONSE

- REV DATE
- 2016.11.25
- 2016.11.28
- 2016.12.06
- 2017.01.24
- 2017.01.25

PROJECT  
 532 NORTH ROAD, ORMOND, VIC 3204

CLIENT  
 North Nutbrown Pty Ltd

PREVIOUS TITLE  
 LEVEL 4 FLOOR PLAN



DISCIPLINE  
 TOWN PLANNING

SCALE  
 1:100

PROJECT NO  
 TA1622

DISCIPLINE  
 TP14

DATE  
 30/01/2017

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 AP

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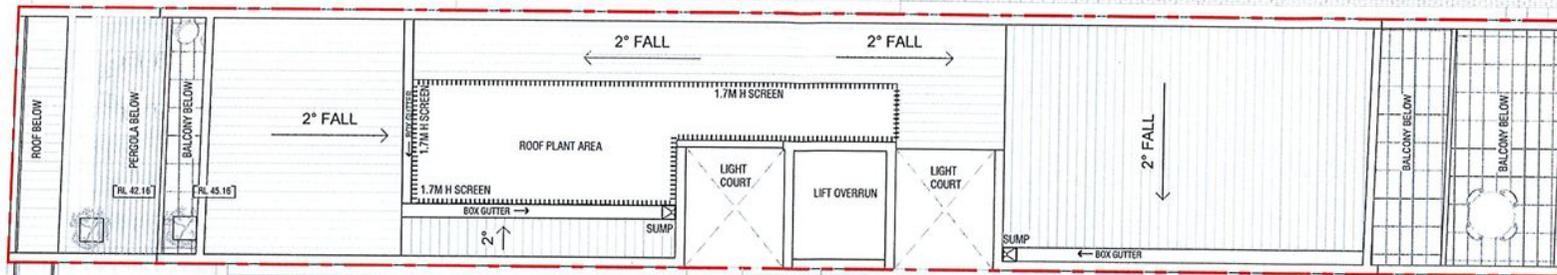
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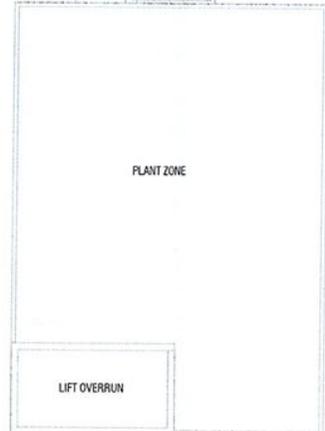
530 NORTH ROAD  
EXISTING DWELLING

LANEWAY

NORTH ROAD



534 NORTH ROAD  
PROPOSED MIXED USE  
DEVELOPMENT (APPROVED)



ADVERTISED PL  
16 OF 25

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**LEGEND:**

RL	RELATIVITY LEVEL
NGL	NATURAL GROUND LINE
POS	PRIVATE OPEN SPACE
SL	SKY LIGHT
dp	DOWN PIPE
dps	DOWN PIPE SPREADER
EG	EAVES GUTTER
BG	BOX GUTTER
SU	SUMP
RH	RAINWATER HEAD
HW	HIGH WINDOWS
OG	OBSCURED GLASS
PS	PRIVACY SCREEN

**ROOF**  
SCALE 1:100

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1	Consultant's Review Prior to Town Planning
3	Town Planning Material Schedule
4	Town Planning Submission
5	For Consultants
6	CITY OF GLEN EIRA RP1-1 RESPONSE

REV	DATE	PROJECT
1	2016.11.24	532 NORTH ROAD, ORMOND, VIC 3204
2	2016.11.28	
3	2016.12.06	
4	2017.01.24	
5	2017.01.24	
6	2017.01.25	

PROJECT: 532 NORTH ROAD, ORMOND, VIC 3204  
CLIENT: North Nutbrown Pty Ltd  
DRAWING TITLE: ROOF PLAN



SCALE	PROJECT NO	DATE
1:100	TA1622	30/01/2017
@ A3	TP15	

APPROVED BY: AP  
REVISION: 6  
DATE: 30/01/2017

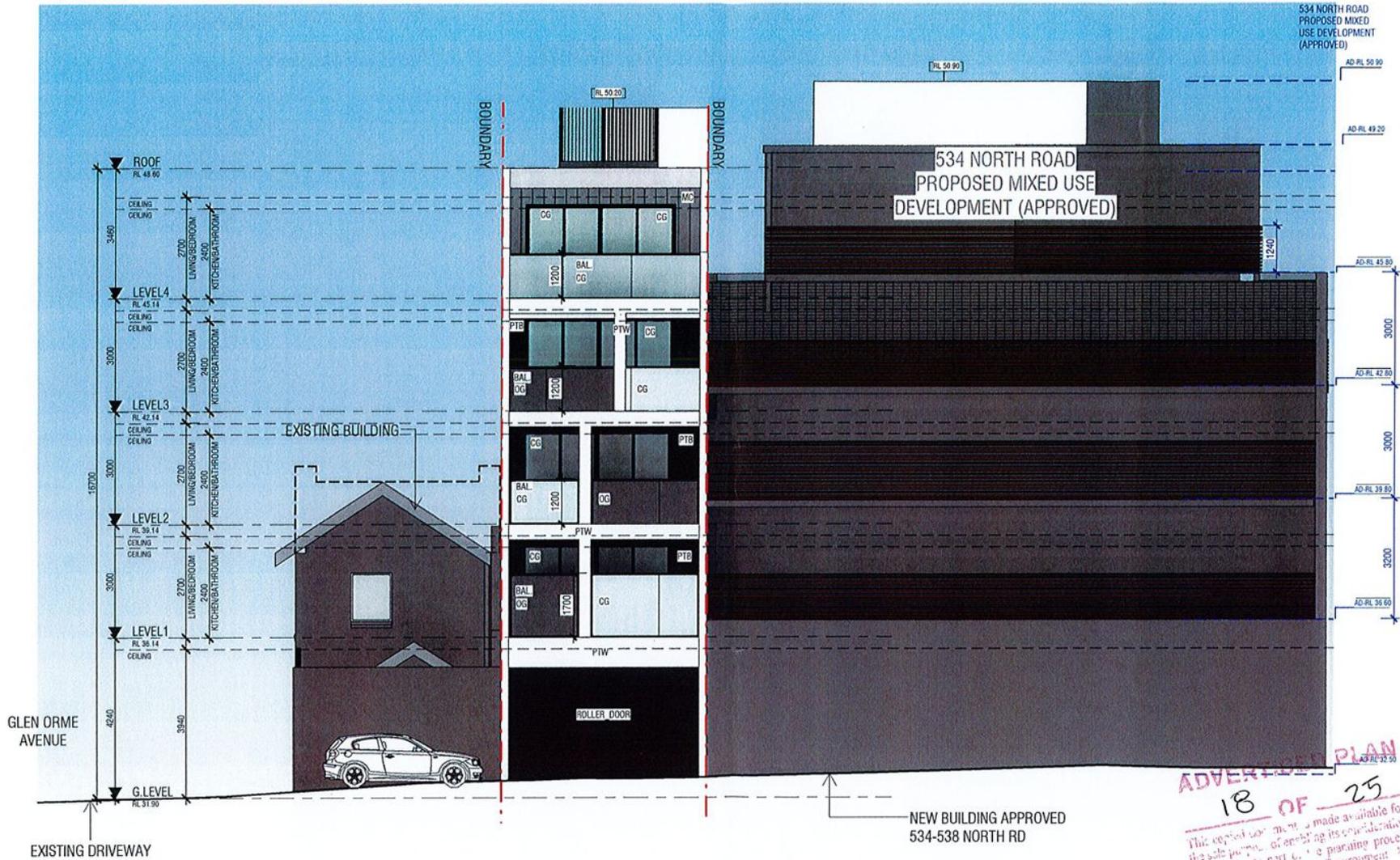
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TOWN PLANNING

30/01/2017 08:14:16





534 NORTH ROAD  
PROPOSED MIXED  
USE DEVELOPMENT  
(APPROVED)

534 NORTH ROAD  
PROPOSED MIXED USE  
DEVELOPMENT (APPROVED)

EXISTING BUILDING

ROLLER DOOR

NEW BUILDING APPROVED  
534-538 NORTH RD

ADVERTISED PLAN  
18 OF 25

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**SOUTH ELEVATION**

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REVISION	REMARKS
2	Town Planning
3	Town Planning-Material Schedule
4	Town Planning Submission
5	For Consultants
6	CITY OF GLEN EIRA RIR-1 RESPONSE

REV	DATE
2016	11.25
2016	11.28
2016	12.05
2017	01.24
2107	01.25

PROJECT: 532 NORTH ROAD, ORMOND, VIC 3204

CLIENT: North Nutbrown Pty Ltd

DISCIPLINE: ELEVATIONS - SOUTH

SCALE: 1:100  
PANEL: TA1622  
TA1622

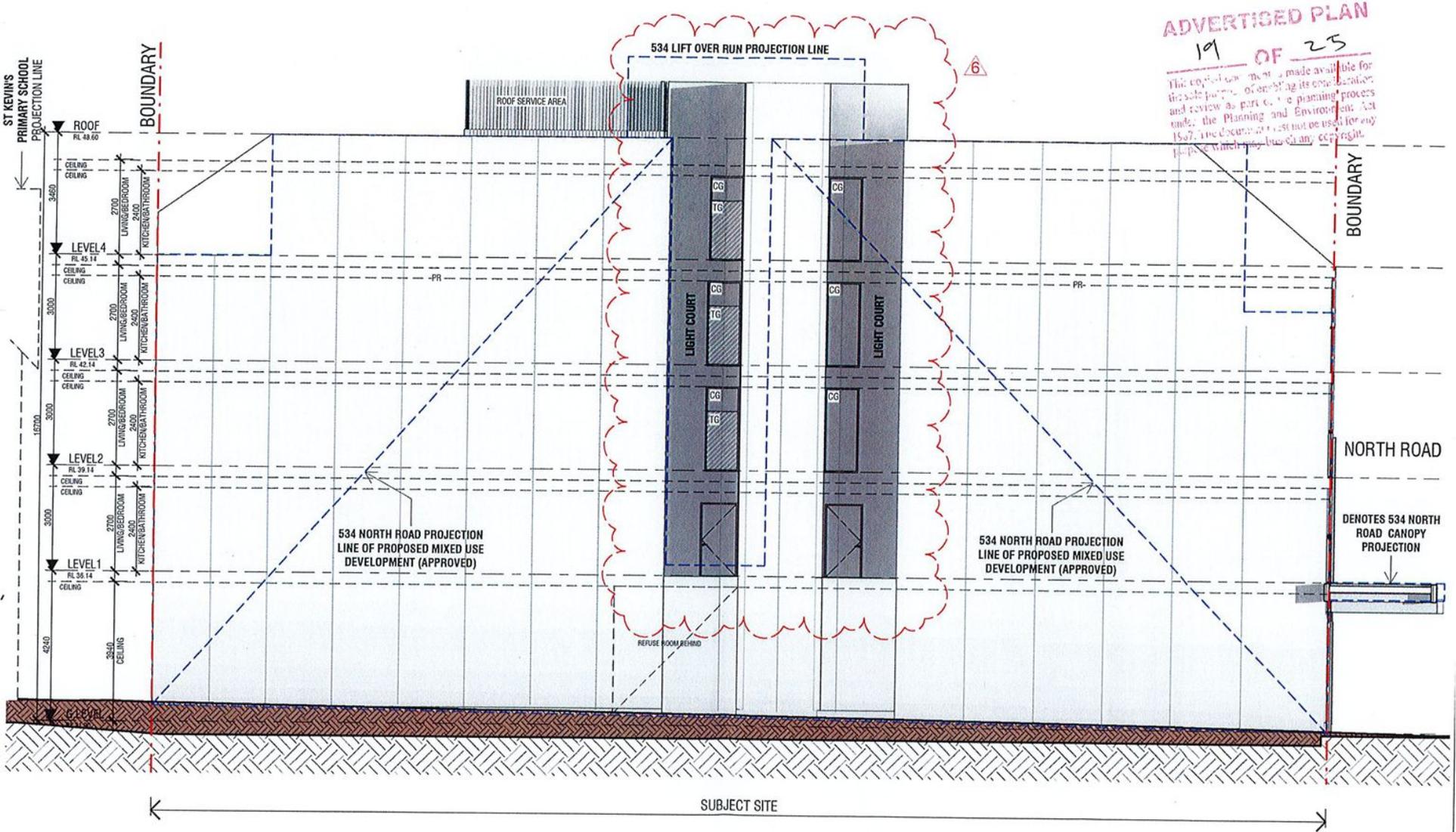
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TOWN PLANNING

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**EAST ELEVATION**

SCALE 1:100

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REVISION	REMARKS
2	Town Planning
3	Town Planning - Material Schedule
4	Town Planning Submission
5	For Consultants
6	CITY OF GLEN EIRA RA-1 RESPONSE

REV	DATE
2016.11.25	
2018.11.28	
2018.12.06	
2017.01.24	
2107.01.25	

PROJECT: 532 NORTH ROAD, ORMOND, VIC 3204  
 CLIENT: North Nutbrown Pty Ltd

SCALE: 1:100  
 PROJECT ID: TA1622  
 DRAWING ID: TP22

DATE: 30/01/2017  
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 DRAWN BY: AP

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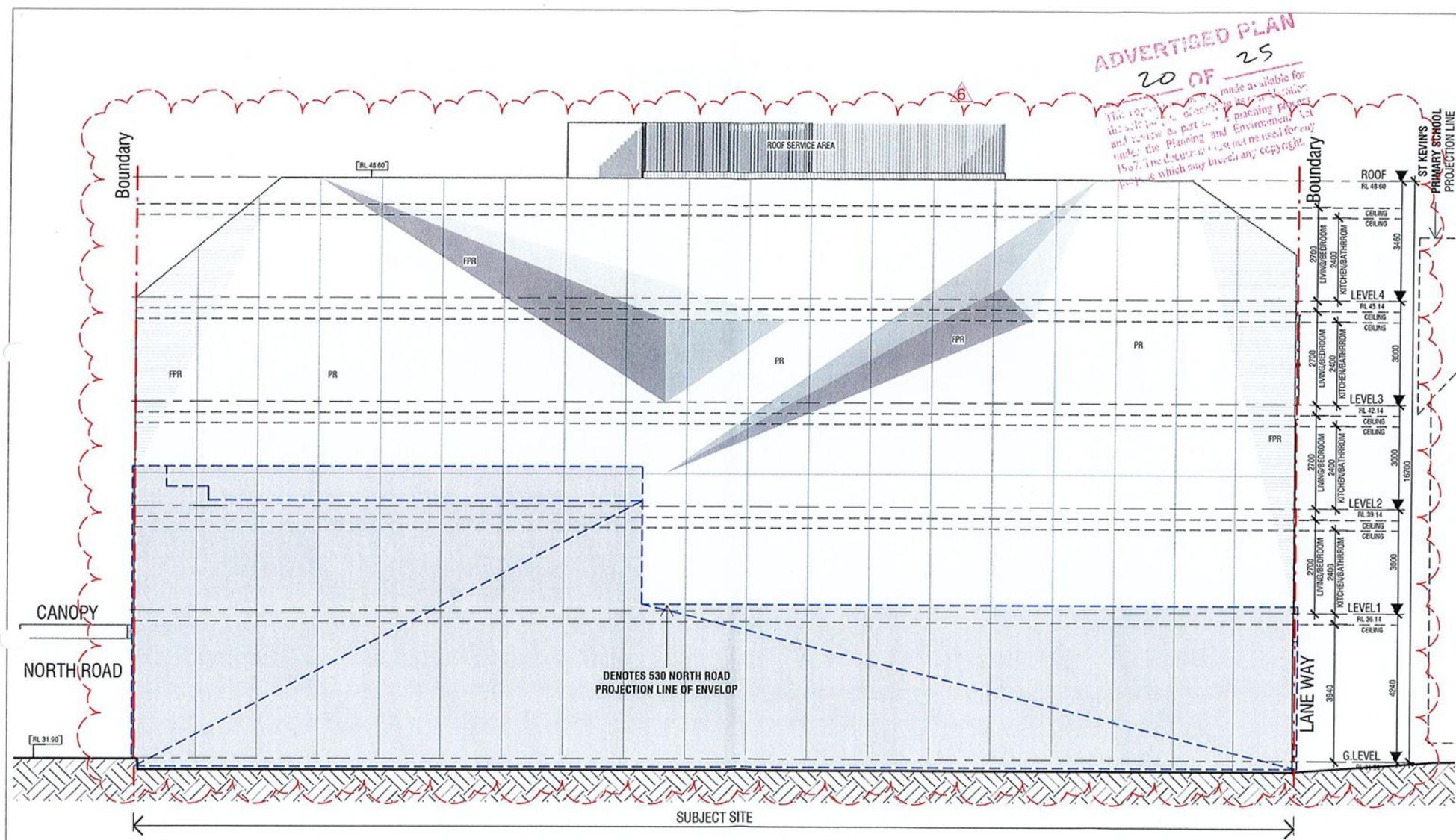
TOWN PLANNING  
 ELEVATION - EAST

TOWN PLANNING

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20 OF 25

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**WEST ELEVATION**  
SCALE 1 : 100

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3	Town Planning-Material Schedule
4	Town Planning Submission
5	For Consultants
6	CITY OF GLEN ERM RFR-1 RESPONSE

REV	DATE
1	2016.11.25
2	2016.11.28
3	2016.12.06
4	2017.01.24
5	2017.01.25

PROJECT: 532 NORTH ROAD, ORMOND, VIC 3204  
CLIENT: North Nutbrown Pty Ltd  
DRAWING TITLE: ELEVATION - WEST

SCALE: 1 : 100  
PROJECT NO: TA1622  
DRAWING NO: TP23  
DISCIPLINE: TOWN PLANNING

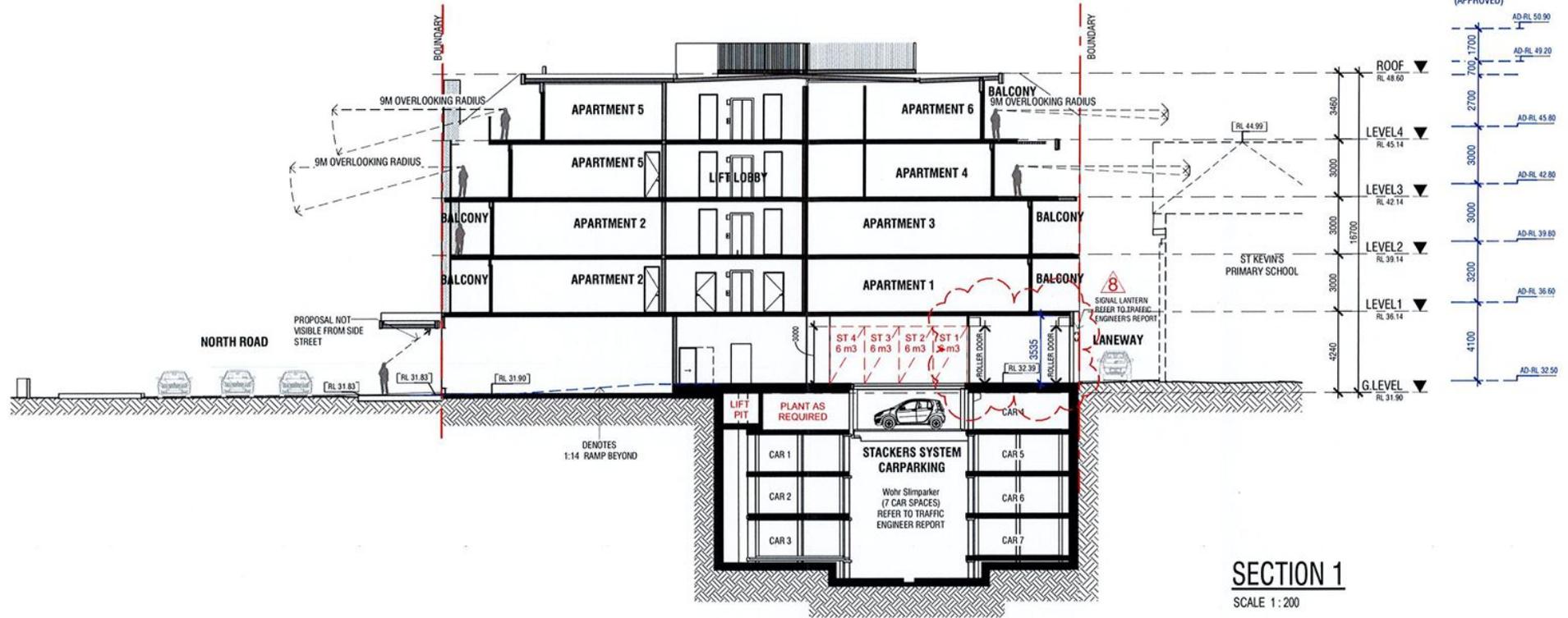
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REVISED BY: 6  
DATE: 30/01/2017

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534 NORTH ROAD  
PROPOSED MIXED USE  
DEVELOPMENT  
(APPROVED)



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REVISION	REMARKS
3	Town Planning - Material Schedule
4	Town Planning Submission
5	Town Consultants
6	CITY OF GLEN EIRA AFI-1 RESPONSE
8	*TRAFFIC AMENDMENTS: ADDITION OF ROLLER DOOR & SIGNAL LANTERN

REV. DATE
2016.11.28
2016.12.06
2017.01.24
2017.01.25
2017.04.07

PROJECT  
532 NORTH ROAD, ORMOND, VIC 3204

CLIENT  
North Nutbrown Pty Ltd

DRAWING TITLE  
SECTION

SCALE  
1 : 200

PROJECT NO  
TA1622

DRAWING NO  
TP25

@ A3

AP

REVISION  
8

DATE  
30/01/2017

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ISSUE  
TOWN PLANNING

**ITEM 9.4 1A KOKARIBB ROAD CARNEGIE**

**Author:** Rocky Camera, Manager Town Planning

**File No:** GE/PP-30307/2017

**Attachments:** Advertised plans

**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	Six storey building comprising a shop and 12 dwellings above basement
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Carnegie Urban Village
<b>APPLICANT</b>	Perkins Architects
<b>PLANNING SCHEME CONTROLS</b>	Mixed Use Zone
<b>OBJECTIONS</b>	6

---

## RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30307/2017 for the construction of a six storey building comprising a shop and 12 dwellings and the reduction of the visitor car parking requirement at 1A Kokaribb Road, Carnegie in accordance with the following conditions:

1. Before the commencement of the, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP04-TP11 print date 3/3/17 drawn by Perkins Architects) but modified to show:
  - (a) The 'commercial space' at ground floor to be relabelled as a food and drink premise or shop or office;
  - (b) A schedule of construction materials, external finishes and colours (incorporating paint and render samples) to the satisfaction of the Responsible Authority;
  - (c) The crossover to be widened so it aligns with the accessway;
  - (d) Pedestrian sight triangles measuring 2 metres along the property line by 2.5 metres along the accessway edge need to be provided on both sides of the accessway, in accordance with Clause 52.06. This area must be clear of any objects or vegetation greater than 600mm in height;
  - (e) A minimum height clearance of 2.1 metres to be provided above the accessway and garage opening (in accordance with Figure 5.3 of AS28590.1);
  - (f) The dimensions of the car stackers and car stacker spaces to be clearly indicated on the car park layout plans, including a section plan/s showing the space widths and lengths, clear platform widths and lengths, space heights, pit depths, height clearances;
  - (g) The location of the columns within the car park to be clearly dimensioned on the plan in accordance with Design Standard 2 of Clause 52.06 of the Glen Eira Planning Scheme;
  - (h) The disabled car space to be allocated to the shop and not the visitor space with a minimum height clearance of 2.5 metres provided for the disabled space;
  - (i) All car spaces to be allocated to each dwelling / user;

When approved, the plans will be endorsed and will then form part of this Permit.

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
3. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.

4. This Permit will expire if:
- The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

5. Noise levels from the commercial space must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environment Protection Policy N-2 (Control of Music Noise from Public Premises).
6. All security alarms to the commercial space or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.
7. Prior to the occupation of the development, the walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.
8. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

9. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
  - (a) delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.
10. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority
11. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat;

- (d) drained;
- (e) line-marked to indicate each car space and all access lanes;
- (f) clearly marked to show the direction of traffic along the access lanes and driveways;

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

12. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
13. The car parking allocation for the approved development must be:
  - Not less than one (1) car space per one or two bedroom dwelling;
  - Not less than two (2) car spaces per three (3) or more bedroom dwelling;
  - One visitor space (1) marked accordingly.
14. The mechanical car stackers must be maintained by the Owner's Corporation in a good working order and be permanently available for the parking of vehicles in accordance with their purpose to the satisfaction of the Responsible Authority. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker.
15. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:
  - (a) Allocation of car spaces according to vehicle size and type;
  - (b) Ongoing maintenance of the car stacker system;
  - (c) Instructions to owners/occupiers about the operation of the car stacker system; and
  - (d) Communicating to prospective residents about the availability of car stacker spaces and sizes.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

16. Prior to construction/completion of the car stacker pit construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the car stacker pits have been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

17. Before the development is occupied, the provision and design of bicycle parking facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority. This includes the provision of showers and change rooms when required by Clause 52.34.
18. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note D.
19. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.

#### NOTES

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. The approval for building on a "title boundary" enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable.
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.
- H. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Councils Assets Engineering Department advises:

- Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.

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**ISSUES AND DISCUSSION**

- Zoning and policy context
- Height, scale and massing
- Amenity impacts
- Internal amenity
- Car parking and traffic

Proposal

- Demolition of the existing dwellings and garages
- Construction of a six storey building
- At grade car parking with access off Kokaribb Road with two at grade spaces and the remaining car parking within car stackers
- Basement containing storage and bicycle racks
- Ground floor comprising 37sqm of commercial space
- First, second floor and third floor all comprising 3 dwellings
- Fourth floor comprising 2 dwellings
- Fifth floor comprising 1 dwelling
- Maximum overall building height of 19.7 metres
- Total of 14 car spaces proposed, one car space for each dwelling (all are one or two bedrooms), one visitor car space for the dwellings and one car space for the commercial area.

Objectors' concerns

- Neighbourhood Character
- Excessive height
- Overshadowing
- Overlooking
- Noise
- Car parking and traffic
- Waiver of loading bay

Referrals

## Transport Planning

- Reduction of one visitor car space is satisfactory as there are adequate parking spaces available along Kokaribb Road to provide parking for the one shortfall visitor space.
- Some modifications required to ensure car parking layout complies with the State Government guidelines.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

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## POLICY AND LEGISLATIVE IMPLICATIONS

### Zoning and policy context

Carnegie Urban Village is identified as a Major Activity Centre under the State Government Planning Policies. These policies seek to manage the increased population density within the existing metropolitan area, particularly within activity centres.

Within the Urban Village Policy, the site is located in the Mixed Use (West) precinct. The policy for this precinct seeks to encourage the redevelopment of land for commercial and residential purposes and to not take the retail focus away from Koornang Road.

The purpose of the Mixed Use Zone is to provide for a range of residential, commercial, and other uses which complement the mixed-use function of the locality and to provide for housing at higher densities that also responds to the neighbourhood character.

The proposal is considered to meet the objectives of the policy and zone by providing 12 well designed and reasonably sized dwellings. Whilst only a small commercial space is proposed (37sqm) this will ensure that the proposal does not detract from the retail focus along Koornang Road.

The podium-style design, with recessive upper levels, minimises its visual prominence. The architectural quality of the building is considered to be of a high standard which is demonstrated in the level of visual interest exhibited in the facades, which feature a mixture of materials and setbacks that will moderate the effect of visual bulk.

### Height, scale and massing

A maximum preferred building height of 20 metres (6 storeys) applies to the site. At a maximum of 19.7 metres, the development complies with this requirement.

It is considered that the massing and design of the proposal would integrate well into the streetscape and would not dominate the surrounding properties due to the orientation of the site, its separation from the apartment building to the south, and the podium-style design that presents as a lower scale building form from the street.

The upper three levels are differentiated from the levels below by additional setbacks and contrasting materials and treatments to add visual interest and articulation to moderate the scale of the proposal and ensure that it would not be excessively prominent when viewed from the street or surrounds.

### Amenity impacts

The site has relatively non-sensitive interfaces. To the north of the site is a 3 storey building (at 58 Rosstown Road) and an approved five storey building at 54-56 Rosstown Road that is currently under construction. To the south is a double storey apartment building which is setback over 10 metres from the boundary of the subject site (with the driveway and car parking within this area). This setback and the lack of any private open space areas facing the subject site will ensure that overshadowing to the property to the south is not unreasonable and complies with State Government requirements.

The development has been recessed from the northern and southern boundaries to moderate the effect of visual bulk.

Currently there is a non-residential building to the west of the site at 60 Rosstown Road however an 8 storey building (for aged care) has been recently approved by VCAT. This development has a sheer six storey wall approved along the common boundary of the subject site. As such the proposal has provided an appropriate response to future conditions.

There will be no unreasonable overlooking opportunities created given the buildings to the north all have windows and balconies facing the subject site screened to 1.7m. To the south any habitable room windows are in excess of 9 metres from the boundary therefore under State Government requirements no screening is required here.

#### Internal amenity

Each dwelling is provided with a well-proportioned balcony with access from the living rooms and a minimum area of 8m<sup>2</sup>. All habitable rooms have direct access to natural light. A lift and stairwell has been proposed.

#### Car Parking and Traffic

The State Government parking guidelines require 12 on site resident car spaces based on 1 car space for each 1 or 2 bedroom dwelling and 2 car spaces for each 3 or more bedroom dwelling. The required 12 residential car spaces have been provided in the car stackers.

The guidelines also require 2 on site visitor car spaces based on 1 car space for every 5 dwellings. One visitor car space has been proposed at grade (i.e. not in a car stacker). One car space has been provided for the commercial space. A reduction of only one visitor car space is therefore proposed.

Given the strategic location of the site a reduction of one visitor car space is acceptable. There are short-term car spaces available on Kokaribb Road and within the immediate vicinity. Council's Transport Planning Department is satisfied with the reduction of the visitor car space and the layout of the car parking, subject to some minor conditions.

Given the limited size of the commercial space, the waiver of a loading bay is considered reasonable. There is adequate space for loading to occur on-site or on the street.

#### Management Plan Requirements

A Construction Management Plan (CMP) and Waste Management Plan (WMP) will be required as conditions.

### **COMMUNICATION AND ENGAGEMENT**

#### 1. Public Notice (Statutory)

- 9 properties notified
- 57 notices sent (owners and occupiers)
- 2 signs erected on site
- 6 objections received

#### 2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Davey, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Traffic and car parking
- Overshadowing
- Overdevelopment

There were no undertakings by the applicant.

### LINK TO COUNCIL PLAN

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

### OFFICER DECLARATION OF CONFLICT OF INTEREST

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

### CONCLUSION

That a Notice of Decision to Grant a Planning Permit be issued.

### Moved Cr Hyams

### Seconded Cr Athanasopoulos

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-30307/2017 for the construction of a six storey building comprising a shop and 12 dwellings ~~and the reduction of the visitor car parking requirement~~ at 1A Kokaribb Road, Carnegie in accordance with the following conditions:

1. Before the commencement of the, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP04-TP11 print date 3/3/17 drawn by Perkins Architects) but modified to show:
  - (a) The 'commercial space' at ground floor to be relabelled as a food and drink premise or shop or office;
  - (b) A schedule of construction materials, external finishes and colours (incorporating paint and render samples) to the satisfaction of the Responsible Authority;
  - (c) The crossover to be widened so it aligns with the accessway;
  - (d) Pedestrian sight triangles measuring 2 metres along the property line by 2.5 metres along the accessway edge need to be provided on both sides of the accessway, in accordance with Clause 52.06. This area must be clear of any objects or vegetation greater than 600mm in height;
  - (e) A minimum height clearance of 2.1 metres to be provided above the accessway and garage opening (in accordance with Figure 5.3 of AS28590.1);
  - (f) The dimensions of the car stackers and car stacker spaces to be clearly indicated on the car park layout plans, including a section plan/s showing the space widths and lengths, clear platform widths and lengths, space heights, pit depths, height clearances;

- (g) The location of the columns within the car park to be clearly dimensioned on the plan in accordance with Design Standard 2 of Clause 52.06 of the Glen Eira Planning Scheme;
- (h) The disabled car space to be allocated to the shop and not the visitor space with a minimum height clearance of 2.5 metres provided for the disabled space;
- (i) All car spaces to be allocated to each dwelling / user;
- (j) The provision of horizontal screening for all north facing windows (or balconies if they are located in front of a habitable room window) to Levels 2-6, or an alternative method to restrict downwards views to the balconies and habitable room windows at 54-56 Rosstown Road, Carnegie to the satisfaction of the Responsible Authority.**
- (k) The two at grade (i.e. not in a car stacker) car spaces to be allocated as residential visitor car spaces, and the one commercial car space to be provided within the car stacker system. Any alteration to the car stackers/pit depths must be to the satisfaction of the Responsible Authority.**

When approved, the plans will be endorsed and will then form part of this Permit.

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
3. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
4. This Permit will expire if:
  - The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

5. Noise levels from the commercial space must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environment Protection Policy N-2 (Control of Music Noise from Public Premises).
6. All security alarms to the commercial space or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.
7. Prior to the occupation of the development, the walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.

8. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.
- Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
9. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.

- 
10. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority
11. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- constructed;
  - properly formed to such levels that they can be used in accordance with the plans;
  - surfaced with an all-weather sealcoat;
  - drained;
  - line-marked to indicate each car space and all access lanes;
  - clearly marked to show the direction of traffic along the access lanes and driveways;

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

12. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
13. The car parking allocation for the approved development must be:
- Not less than one (1) car space per one or two bedroom dwelling;
  - Not less than two (2) car spaces per three (3) or more bedroom dwelling;
  - ~~One~~ Two visitor spaces (4 2) marked accordingly.
14. The mechanical car stackers must be maintained by the Owner's Corporation in a good working order and be permanently available for the parking of vehicles in accordance with their purpose to the satisfaction of the Responsible Authority. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker.
15. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:
- Allocation of car spaces according to vehicle size and type;
  - Ongoing maintenance of the car stacker system;
  - Instructions to owners/occupiers about the operation of the car stacker system; and
  - Communicating to prospective residents about the availability of car stacker spaces and sizes.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

16. Prior to construction/completion of the car stacker pit construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the car stacker pits have been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
17. Before the development is occupied, the provision and design of bicycle parking facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority. This includes the provision of showers and change rooms when required by Clause 52.34.
18. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note D.
19. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.

#### NOTES

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.  

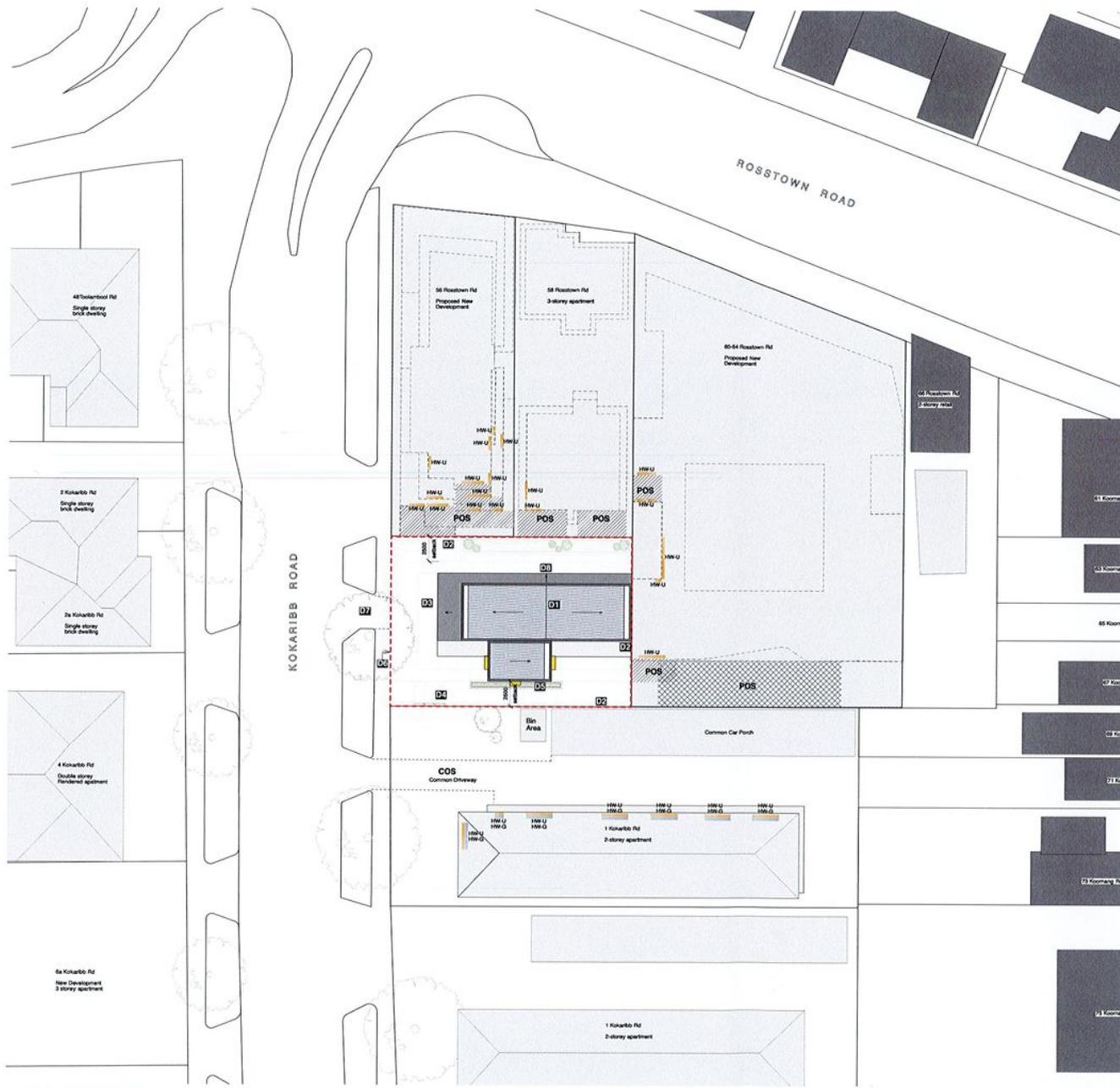
If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.
- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. The approval for building on a "title boundary" enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable.
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- 
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.
- H. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Councils Assets Engineering Department advises:

- Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.

**CARRIED**

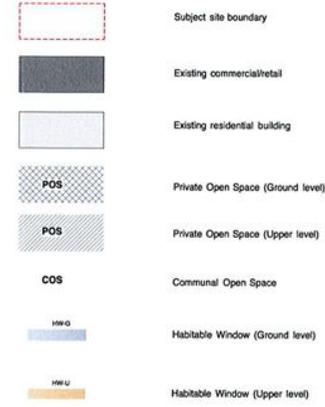


**Development Summary**

	AREA (m <sup>2</sup> )	%
Site Area	416 m <sup>2</sup>	
Ground floor area coverage	380 m <sup>2</sup>	79%
Basement area coverage	225 m <sup>2</sup>	54%
Total Site Coverage	401.5 m <sup>2</sup>	96%
Permeable Area	36 m <sup>2</sup>	8.6%
No. of Dwellings	1 Bedroom	1
	2 Bedrooms	11
	<b>Total</b>	<b>12</b>

No. of Commercial Space	1
No. of Car Spaces	14
No. of Bicycle Spaces	6
No. of Storage Cages (8.1m/each)	13

- Design Response**
- D1 Subject site: 1A Kokaribb Rd, Carnegie  
Construction of an independent six storey building with partial basement storage on the subject site. Floor plan of each level is stepped back to minimise overshadowing on adjacent site.
  - D2 Walls on first floor are built to the extent of site boundary to maximise site coverage/usage as three out of four (existing/proposed) neighbouring properties have walls built to common boundary.
  - D3 Setbacks of building bulk from residential interfaces appropriate to minimise visual bulk.
  - D4 Defined and legible pedestrian entry set back from street leads to lift lobby. New planting will be introduced alongside the path.
  - D5 Window surrounds and wall climbing plants introduced to the south facing elevation exposed brick stair core to articulate the facade.
  - D6 Commercial space on ground level to increase street presence.
  - D7 Location of existing crossover to be retained.
  - D8 Partially glazed balcony floor on north facing elevations to maximise solar penetration into apartments.



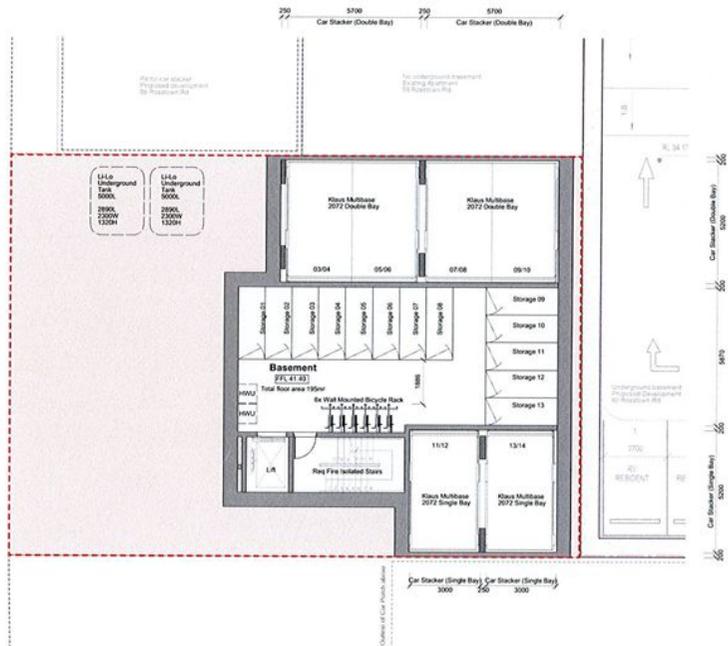
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**Proposed multi-residential Development**  
**Neovision (Aust) Pty Ltd**  
 1A Kokaribb Road, Carnegie

Drawing Scale: 1:200 at A1 or 50% at A3  
 Print Date: 3/3/17  
 File Name: NV KR - TP - Kokaribb rd site.vwx

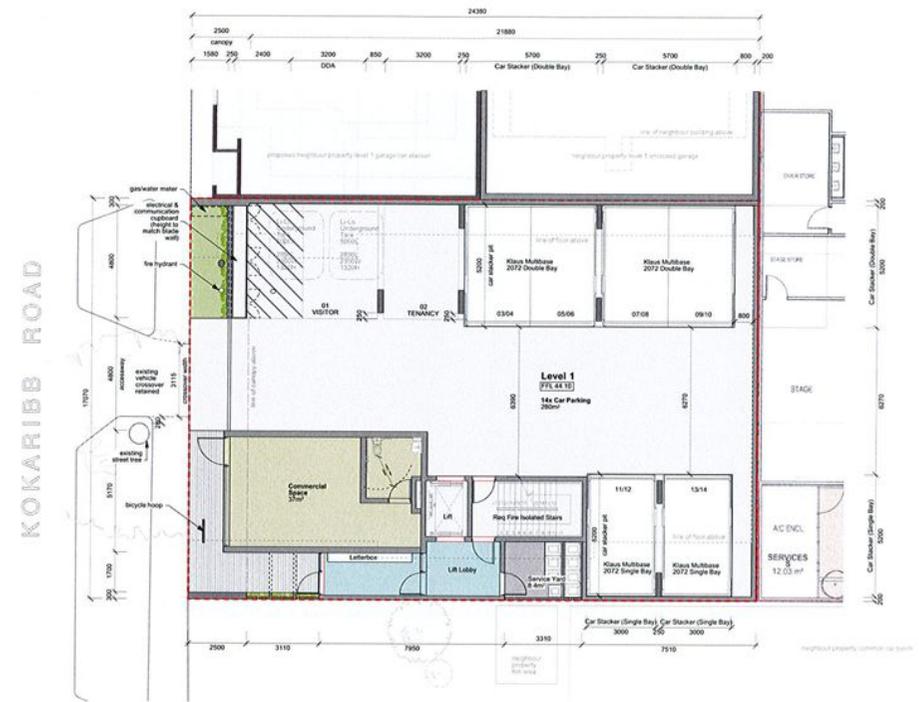


**Design Responses**  
**TP03**  
 Amendment:



**Proposed Basement Plan**  
1:100  
Note: All FFL to Australian Height Datum

**Storage summary:**  
 Total no. of storage unit: 13  
 Storage cage size: 8.1m<sup>3</sup>  
 Total no. of bicycle storage: 3.1D x 1.1W x 2.4H / 6  
**Services:**  
 HWU - Gas hot water unit: Rinnal Demand Duo 1 or similar



**Proposed Level 1 Plan**  
1:100  
Note: All FFL to Australian Height Datum

**Parking summary:**  
 Total no. of car parking: 14  
 Total no. of DDA parking: 1 (2 bicycles)  
 Total no. of bicycle hoop: 2x single bay / 2x double bay  
 Total no. of car stacker unit: 7x 240i bin / 1x 120i bin



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Proposed multi-residential Development  
**Neovision (Aust) Pty Ltd**  
 1A Kokarrib Road, Carnegie

Drawing Scale: 1:100 at A1 or 50% at A3  
 Print Date: 3/3/17  
 File Name: NV NR - TP - Kokarrib rd plans.vwx  
 APPEND DATE NOTE



**Proposed Basement & L1 Plan**  
**TP04**  
 Amendment



Proposed Level 2 Plan  
1:100

Note: All FFL to Australian Height Datum

**Development Area Summary:**

**Level 2**

**Unit 1**

Total area: 75m<sup>2</sup>

2 Bedroom

2 Bathroom

18m<sup>2</sup> balcony

**Unit 2**

Total area: 68m<sup>2</sup>

2 Bedroom

2 Bathroom

15m<sup>2</sup> balcony

**Unit 3**

Total area: 75m<sup>2</sup>

2 Bedroom

2 Bathroom

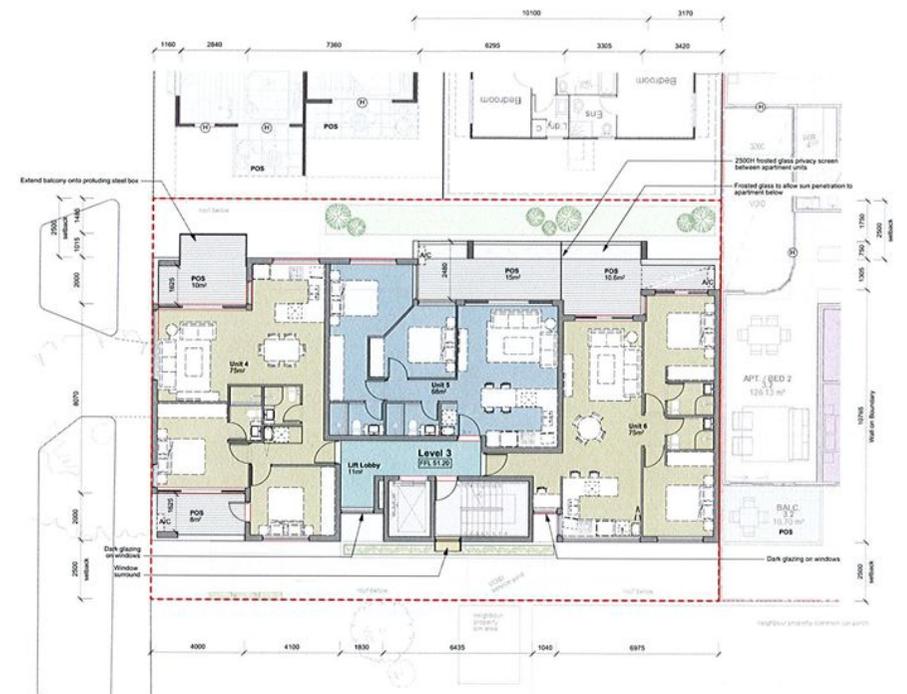
17m<sup>2</sup> balcony

**Legend**

⊕ Habitable windows

POS Private open space

⌘ Indicative Air-Con outdoor unit



Proposed Level 3 Plan  
1:100

Note: All FFL to Australian Height Datum

**Development Area Summary:**

**Level 3**

**Unit 4**

Total area: 75m<sup>2</sup>

2 Bedroom

2 Bathroom

18m<sup>2</sup> balcony

**Unit 5**

Total area: 68m<sup>2</sup>

2 Bedroom

2 Bathroom

15m<sup>2</sup> balcony

**Unit 6**

Total area: 75m<sup>2</sup>

2 Bedroom

2 Bathroom

10.6m<sup>2</sup> balcony

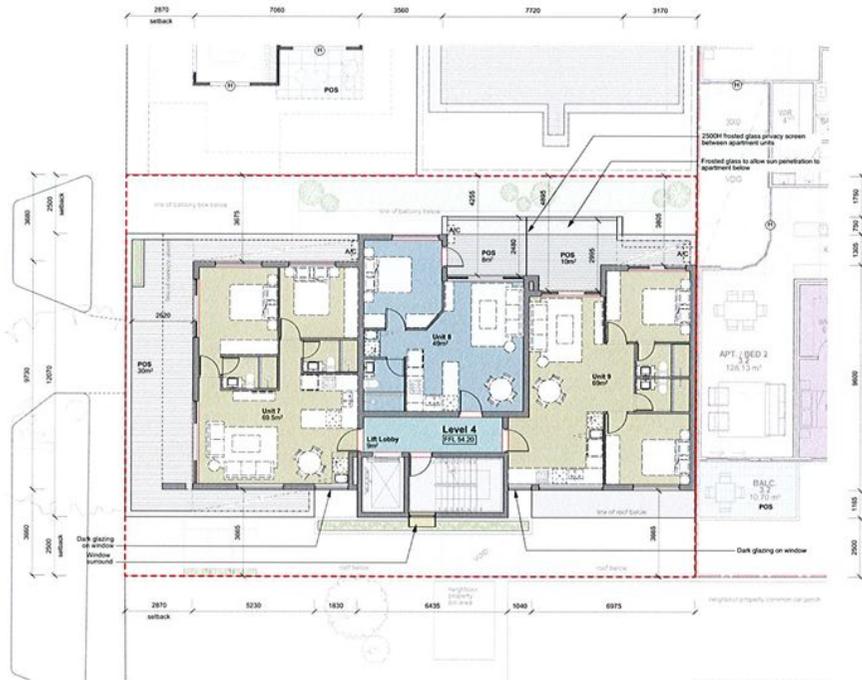
**Legend**

⊕ Habitable windows

POS Private open space

⌘ Indicative Air-Con outdoor unit



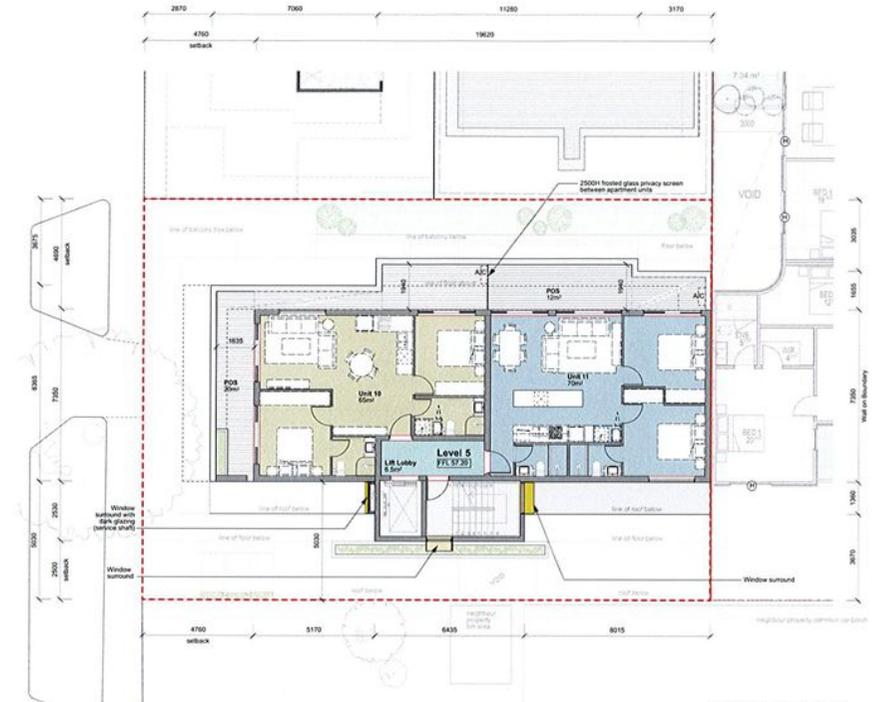


Proposed Level 4 Plan  
1:100

Note: All FFL to Australian Height Datum

Development Area Summary

- Level 4
  - Unit 7  
Total area: 69.5m<sup>2</sup>
  - 2 Bedroom  
2 Bathroom  
30m<sup>2</sup> balcony
  - Unit 8  
Total area: 49m<sup>2</sup>
  - 1 Bedroom  
1 Bathroom  
8m<sup>2</sup> balcony
  - Unit 9  
Total area: 69m<sup>2</sup>
  - 2 Bedroom  
2 Bathroom  
10m<sup>2</sup> balcony
- Legend
- ⊕ Habitable windows
  - POS Private open space
  - AC Indicative Air-Con outdoor unit



Proposed Level 5 Plan  
1:100

Note: All FFL to Australian Height Datum

Development Area Summary

- Level 5
  - Unit 10  
Total area: 65m<sup>2</sup>
  - 2 Bedroom  
2 Bathroom  
20m<sup>2</sup> balcony
  - Unit 11  
70m<sup>2</sup>
  - 2 Bedroom  
2 Bathroom  
12m<sup>2</sup> balcony
- Legend
- ⊕ Habitable windows
  - POS Private open space
  - AC Indicative Air-Con outdoor unit





Proposed Level 6 Plan  
1:100

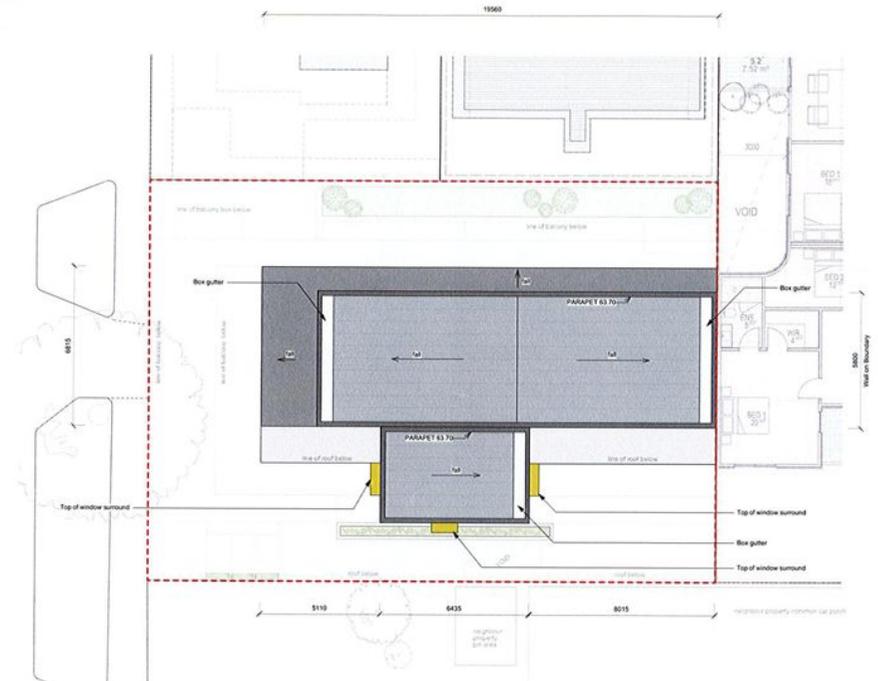
Note: All FFL to Australian Height Datum

**Development Area Summary**

Level 6  
Unit 12  
108 sqm  
2 Bedroom  
2 Bathroom  
13 sqm Terrace

**Legend**

- Habitatle windows
- Private open space
- Indicative Air-Con outdoor unit



Proposed Roof Plan  
1:100

Note: All levels to Australian Height Datum



**External Finishes Schedule:**

01	Brick Cladding - Colour 1	02	Metal Screen - Garage door
03	Charcoal Paint / Render Finish	03	Vertical Screen - Fences
04	Light Paint / Render Finish	04	Privacy Screen
05	Dark Charcoal Paint / Render Finish	10	Balcony Screen
06	Off form concrete - Selected Colour and Finish	11	Balcony Box - Selected Dark Finish
07	Timber Cladding, Stain Finish - Selected Colour 2	12	Window Surround - Selected Light Finish

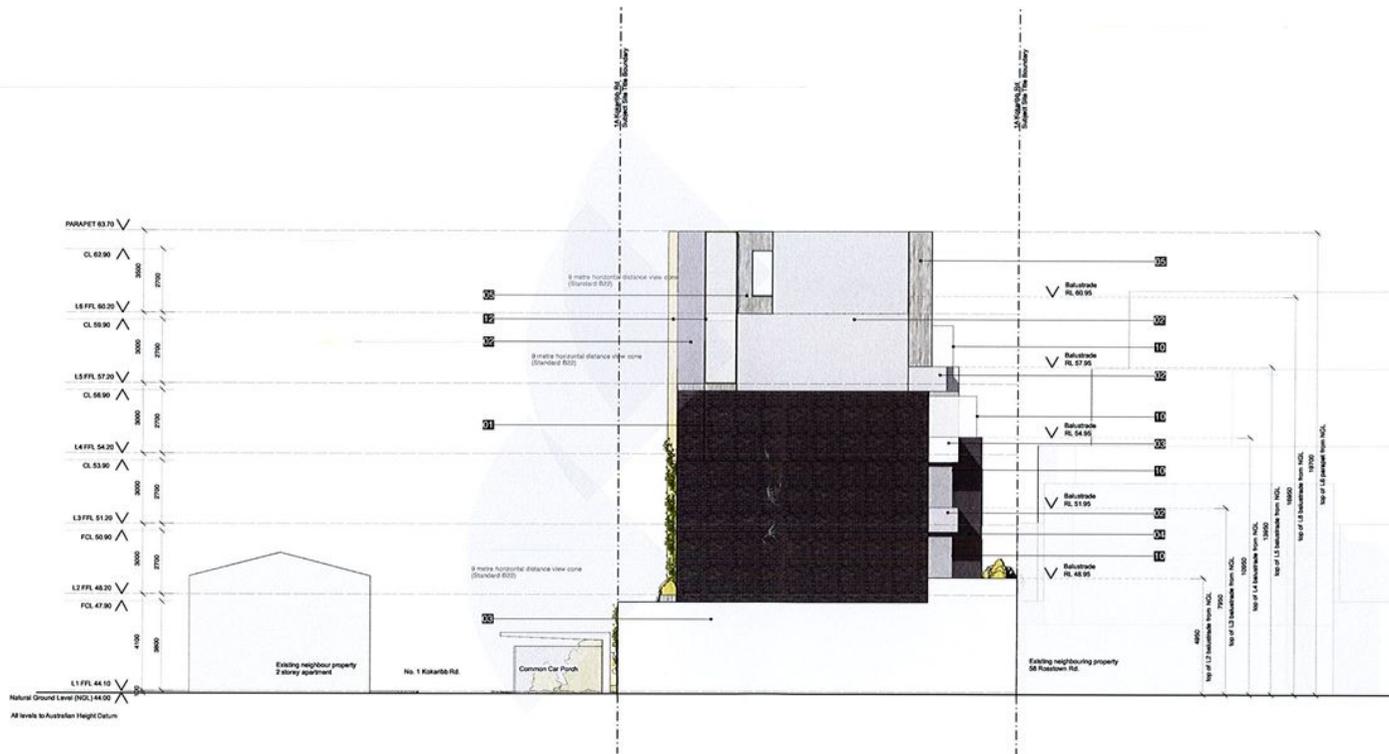
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Proposed multi-residential Development  
**Neovision (Aust) Pty Ltd**  
 1A Kokaribb Road, Carnegie

Drawing Scale: 1:100 at A1 or 50% at A3  
 Print Date: 3/3/17  
 File Name: NR KR - TP - kokaribb rd elevations and perspective.vwx



Proposed South Elevation  
**TP09**  
 Amendment:



**NOTE:**  
 9 metre horizontal distance view cone as per Standard B22 requirement to limit overlooking does not encroach into any existing neighbour property private open spaces/habitable windows, therefore no obscure glazing is required on our proposed building.

**External Finishes Schedule:**

- |  |  |  |  |
|--|--|--|--|
|  | 01 Brick Cladding - Colour 1                         |  | 07 Metal Screen - Garage door              |
|  | 02 Charcoal Paint / Render Finish                    |  | 08 Vertical Screen - Fences                |
|  | 03 Light Paint / Render Finish                       |  | 09 Privacy Screen                          |
|  | 04 Dark Charcoal Paint / Render Finish               |  | 10 Balcony Screen                          |
|  | 05 Off form concrete - Selected Colour and Finish    |  | 11 Balcony Box - Selected Dark Finish      |
|  | 06 Timber Cladding, Stain Finish - Selected Colour 2 |  | 12 Window Surround - Selected Light Finish |

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Proposed multi-residential Development  
**Neovision (Aust) Pty Ltd**  
 1A Kokarrib Road, Carnegie

Drawing Scale: 1:100 at A1 or 50% at A3  
 Print Date: 3/3/17  
 File Name: NV KR - TP - Kokarrib rd elevations and perspective.vwx



**Proposed East Elevation**  
**TP10**  
 Amendment:



**External Finishes Schedule:**

	01 Brick Cladding - Colour 1		07 Metal Screen - Garage door
	02 Charcoal Paint / Render Finish		08 Vertical Screen - Fences
	03 Light Paint / Render Finish		09 Privacy Screen
	04 Dark Charcoal Paint / Render Finish		10 Balcony Screen
	05 Off form concrete - Selected Colour and Finish		11 Balcony Box - Selected Dark Finish
	06 Timber Cladding, Stain Finish - Selected Colour 2		12 Window Surround - Selected Light Finish

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 info@perkinsarchitects.com.au

Proposed multi-residential Development  
**Neovision (Aust) Pty Ltd**  
 1A Kokaribb Road, Carnegie

Drawing Scale: 1:100 at A1 or 50% at A3  
 Print Date: 3/3/17  
 File Name: NV KR - TP - Kokaribb rd elevations and perspective.wvx



**Proposed West Elevation**  
**TP08**  
 Amendment:



External Finishes Schedule:

	01 Brick Cladding - Colour 1		07 Metal Screen - Garage door
	02 Charcoal Paint / Render Finish		08 Vertical Screen - Fences
	03 Light Paint / Render Finish		09 Privacy Screen
	04 Dark Charcoal Paint / Render Finish		10 Balcony Screen
	05 Off form concrete - Selected Colour and Finish		11 Balcony Box - Selected Dark Finish
	06 Timber Cladding, Stain Finish - Selected Colour 2		12 Window Surround - Selected Light Finish

**PerkinsArchitects**  
 153 High Street  
 Perth WA 6000  
 T (08) 9410 2027  
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 info@perkinsarch.com.au  
 e info@perkinsarch.com.au

Proposed multi-residential Development  
**Neovision (Aust) Pty Ltd**  
 1A Kokaribb Road, Carnegie

Drawing Scale: 1:100 at A1 or 50% at A3  
 Print Date: 3/3/17  
 File Name: NV KR - TP - Kokaribb rd elevations and perspective.vwx



**Proposed North Elevation**  
**TP11**  
 Amendment:

**ITEM 9.5            274- 276 GLEN EIRA ROAD ELSTERNWICK**

**Author:**            *Rocky Camera, Manager Town Planning*

**File No:**            *GE/PP-23038/2010/B*

**Attachments:**    *Advertised plans*

**PURPOSE AND SUMMARY**

To consider an amendment to a Planning Permit application.



<b>PROPOSAL</b>	Increase the hours of operation and number of staff to the existing Maternal Child and Health Clinic.
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Business
<b>APPLICANT</b>	Beveridge Williams (no behalf of Council)
<b>PLANNING SCHEME CONTROLS</b>	Commercial 1 Zone
<b>OBJECTIONS</b>	None

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**RECOMMENDATION**

That Council issues an Amended Planning Permit for Application No. GE/PP-23038/2010/B at 274-276 Glen Eira Road, Elsternwick to allow an increase in the hours of operation, and increase in the number of staff and the waiver of car parking requirement associated with the increase in the number of staff, in accordance with the following conditions:

Permit Preamble to remain unchanged as follows:

*The land to be used for the purpose of a Maternal, Child and Health Clinic (Medical Centre) and a reduction in the car parking requirement associated with the use in accordance with the endorsed plans.*

Conditions (changes in bold and underlined):

1. The use must operate only between the hours of:
  - Monday – Friday 8.30am – ~~5.00pm~~ **5:30pm**
  - Saturday CLOSED
  - Sunday CLOSED
2. Not more than ~~2-staff~~ **four (4)** staff may be present on the premises at any one time, except for the 'Part-time Home Visit Nurse' who may use the premises as an administrative home base two (2) days per week during operating hours referred to in Condition 1.
3. Prior to the commencement of the use a minimum of 2 car parking spaces must be provided on the land. The spaces for the Maternal Child and Health Clinic must be clearly marked for the use.
4. Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility:- AS1428.1-2001, AS1428.2-1992, AS1428.3-1992 and AS1428.4-2002.
5. The permit holder must ensure that all medical waste is disposed of by an authorised collection/disposal agency to the satisfaction of the Responsible Authority.
6. No drugs of addiction shall be kept on the premises and signs to that effect shall be displayed to the satisfaction of the Responsible Authority.
7. The amenity of the area must not be adversely affected by the use or development as a result of the:
  - (a) transport of materials, goods or commodities to or from the land;  
and/or
  - (b) appearance of any building, works, stored goods or materials;  
and/or
  - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;and/or  
in any other way, to the satisfaction of the Responsible Authority.
8. This Permit will expire if the use is not started within two (2) years from the date of this Permit.

The Responsible Authority may extend the time referred to above if a request is made in writing before this Permit expires or within three (3) months after the expiry date.

9. ~~This Permit allows the use of the land by the City of Glen Eira and will expire three (3) years from the date of this Permit. If the City of Glen Eira ceases to use the land for the purpose of a Maternal Child and Health Clinic, this Permit will expire. Deleted (11/6/13).....~~
10. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
11. The permit holder must produce a patron car parking policy to the satisfaction of the Responsible Authority. The policy will form part of this permit. The policy must aim to encourage patrons to park in Glen Eira Road or Orrong Road, and avoid the surrounding residential streets through the following (but not limited to) measures:
- Signage
  - Parking information incorporated in correspondence and information sheets
  - Verbal advice when scheduling bookings.

Note: This does not obviate the need for a permit where one is required.

#### NOTES:

- A. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- B. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

#### BACKGROUND

A planning permit was originally issued on 4 January 2011 which allowed the land to be used for the purpose of a Maternal, Child and Health Clinic (Medical Centre) and a reduction in the car parking requirement associated with the use.

This permit was amended on 11 June 2013 by deleting Condition 9 which stated:

*This Permit allows the use of the land by the City of Glen Eira and will expire three (3) years from the date of this Permit. If the City of Glen Eira ceases to use the land for the purpose of a Maternal Child and Health Clinic, this Permit will expire.*

Condition 9 was deleted as Council's Buildings and Properties Department could not find another suitable permanent facility.

Council's Maternal Child and Health Clinic continues to operate from the subject land.

#### ISSUES AND DISCUSSION

- Intensifying the existing use
- Waiving the on-site parking requirement

---

**PROPOSAL**

The applicant seeks to:

- Modify the internal layout of the Maternal Child & Health Clinic
- Increase the hours of operation by 30 minutes to 5:30pm (Monday to Friday)
- Increase the overall number of healthcare professionals (ie. full-time staff) from 2 to 4
- Provide a new 'first time parent group session' service with up to 15 first time parents
- Waive the car parking requirement associated with the two additional full-time staff members.

**Referrals***Traffic Engineering*

Traffic Engineering does not support the increase of full-time staff from 2 to 4 for the following reasons:

- Transport Planning is in the process of varying current unrestricted on-street parking on the eastern side of Somerset Street between Glen Eira Road and Mulgrave Street to 15 minute parking between 8am - 5pm Monday to Friday.
- The above changes to current street parking would result in zero vacant unrestricted parking spaces available within the surveyed area.
- On this basis, Transport Planning does not support the increase of full-time staff from 2 to 4.

**POLICY AND LEGISLATIVE IMPLICATIONS****Amenity**

Glen Eira's Maternal Child and Health Clinic has operated from the site with 3 staff (2 full-time staff and 1 part-time staff) since 2011.

The proposed intensification of the current use by introducing a new 'first time parent' group session service and increasing the hours of operation by 30 minutes to 5:30pm (from 5:00pm) Monday to Friday is required to respond to the expanding needs of community.

The proposed addition of 2 full-time staff to facilitate the 'first time parent' group sessions and extended hours of operation is considered modest and provides a valuable service to the community, whilst having minimal impact to surrounding commercial and/or residential properties as demonstrated by the applicant's parking surveys.

On-going community support is also evident by the lack of objections to the proposed amendments to the current use.

**Car Parking and Traffic**

The addition of 2 full-time staff operating from the subject land results in an additional 6 car parking spaces that are required to be provided on the land.

There are 2 car spaces available on the land at the rear of the site to accommodate the current 2 full-time staff operating from the site. However there is no space to accommodate the extra car spaces generated by the additional full-time staff.

The parking surveys provided by the applicant indicate 3 unrestricted on-street parking spaces are available within surrounding streets in close proximity to the site to cater for the additional staff.

Transport Planning's proposed variation to the currently unrestricted on-street parking on the eastern side of Somerset Street between Glen Eira Road and Mulgrave Street does not affect the existing unrestricted parking within Mulgrave Street, west of Somerset Street and/or Prahran Grove to the south or Morrice Street, north of Glen Eira Road.

Therefore it is considered there is sufficient unrestricted off-site parking available in nearby residential streets within reasonable walking distance to the site.

## **COMMUNICATION AND ENGAGEMENT**

### 1. Public Notice (Statutory)

- 7 properties notified
- 26 notices sent (owners and occupiers)
- 2 signs erected on site
- No objections received.

## **LINK TO COUNCIL PLAN**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

## **OFFICER DECLARATION OF CONFLICT OF INTEREST**

This matter is brought to Council as Council is a tenant of the site.

Planning Permit applications involving Council land are decided by resolution to ensure separation between Council as a Responsible Authority and Council as a public land manager.

## **CONCLUSION**

That an Amended Planning Permit be granted.

**Moved: Cr Silver**

**Seconded: Cr Hyams**

That Council issues an Amended Planning Permit for Application No. GE/PP-23038/2010/B at 274-276 Glen Eira Road, Elsternwick to allow an increase in the hours of operation, and increase in the number of staff and the waiver of car parking requirement associated with the increase in the number of staff, in accordance with the following conditions:

Permit Preamble to remain unchanged as follows:

*The land to be used for the purpose of a Maternal, Child and Health Clinic (Medical Centre) and a reduction in the car parking requirement associated with the use in accordance with the endorsed plans.*

Conditions (changes in bold and underlined):

1. The use must operate only between the hours of:
  - Monday – Friday 8.30am – 5.00pm **5:30pm**
  - Saturday CLOSED
  - Sunday CLOSED
2. Not more than ~~2~~ **staff four (4)** staff may be present on the premises at any one time, except for the 'Part-time Home Visit Nurse' who may use the premises as an administrative home base two (2) days per week during operating hours referred to in Condition 1.
3. Prior to the commencement of the use a minimum of 2 car parking spaces must be provided on the land. The spaces for the Maternal Child and Health Clinic must be clearly marked for the use.
4. Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility:- AS1428.1-2001, AS1428.2-1992, AS1428.3-1992 and AS1428.4-2002.
5. The permit holder must ensure that all medical waste is disposed of by an authorised collection/disposal agency to the satisfaction of the Responsible Authority.
6. No drugs of addiction shall be kept on the premises and signs to that effect shall be displayed to the satisfaction of the Responsible Authority.
7. The amenity of the area must not be adversely affected by the use or development as a result of the:
  - (a) transport of materials, goods or commodities to or from the land; and/or
  - (b) appearance of any building, works, stored goods or materials; and/or
  - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/or
 in any other way, to the satisfaction of the Responsible Authority.
8. This Permit will expire if the use is not started within two (2) years from the date of this Permit.  
The Responsible Authority may extend the time referred to above if a request is made in writing before this Permit expires or within three (3) months after the expiry date.
9. ~~This Permit allows the use of the land by the City of Glen Eira and will expire three (3) years from the date of this Permit. If the City of Glen Eira ceases to use the land for the purpose of a Maternal Child and Health Clinic, this Permit will expire. Deleted (11/6/13).....~~

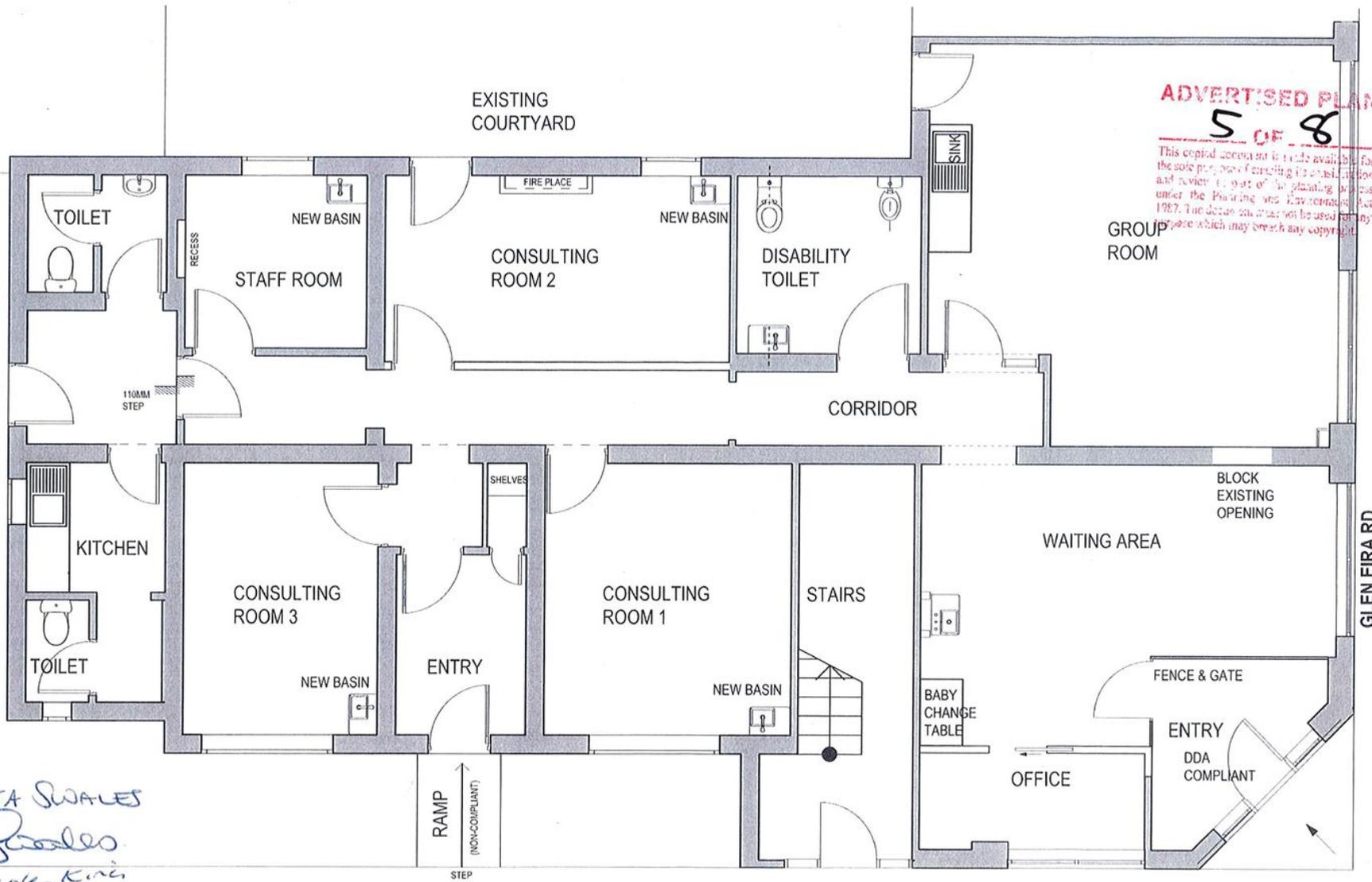
- 
10. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
  11. The permit holder must produce a patron car parking policy to the satisfaction of the Responsible Authority. The policy will form part of this permit. The policy must aim to encourage patrons to park in Glen Eira Road or Orrong Road, and avoid the surrounding residential streets through the following (but not limited to) measures:
    - Signage
    - Parking information incorporated in correspondence and information sheets
    - Verbal advice when scheduling bookings.

Note: This does not obviate the need for a permit where one is required.

NOTES:

- A. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- B. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

**CARRIED UNANIMOUSLY**



**ADVERTISED PLAN**  
**5 OF 8**

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*ANITA SWALES*  
*Swales*  
*Nicole King*  
*[Signature]*

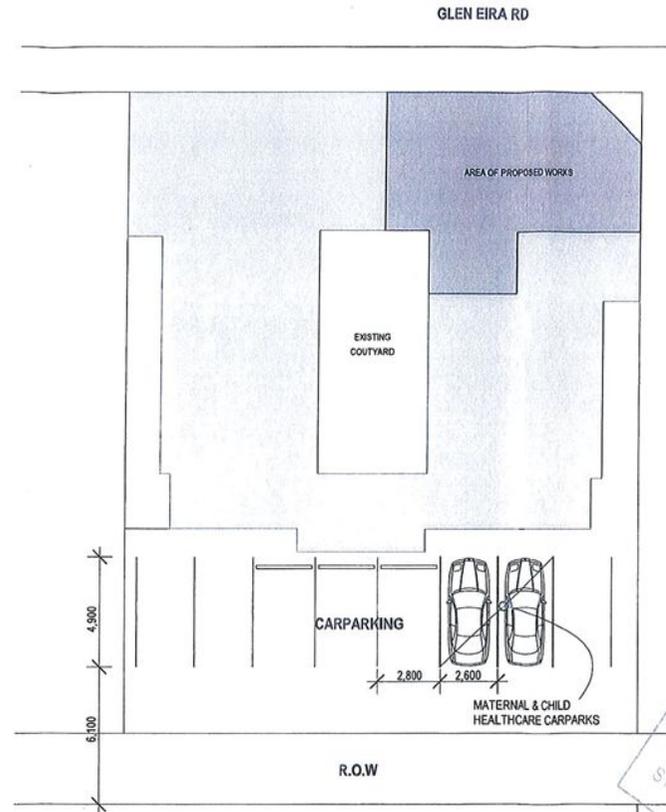
	<b>MILLAR ROBERTSON</b>	CLIENT	GLEN EIRA CITY COUNCIL	PROJECT	MATERNAL & CHILD HEALTH CARE CENTRE - 274 - 276 GLEN EIRA ROAD, ELSTERNWICK	TITLE	<b>PROPOSED PLAN : OPTION 3</b>	DATE	7/09/2016	SCALE	1:50	STAG NO	1606 SK03
	PRELIMINARY : FOR DISCUSSION												

PLANNING AND ENVIRONMENT ACT 1987  
 GLEN EIRA PLANNING SCHEME  
 Plan / Amended Plan Approved  
 As part of Planning Permit  
 No: GE / PP- 23038 / 2010  
 Sheet 2 of 2  
 Delegates for the responsible Authority  
 (Glen Eira City Council)  
 DATE: 4 / 01 / 2011

SUBJECT SITE  
 274-276 GLEN EIRA RD



AERIAL PHOTO  
 NTS



SITE PLAN  
 1:200

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 ADVERTISED PLAN  
 6 OF 9  
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SOMERSET ROAD  
 ADVERTISED PLAN  
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GLEN EIRA COUNCIL  
 RECEIVED  
 23 SEP 2010  
 STATUTORY PLANNING  
 DEPARTMENT

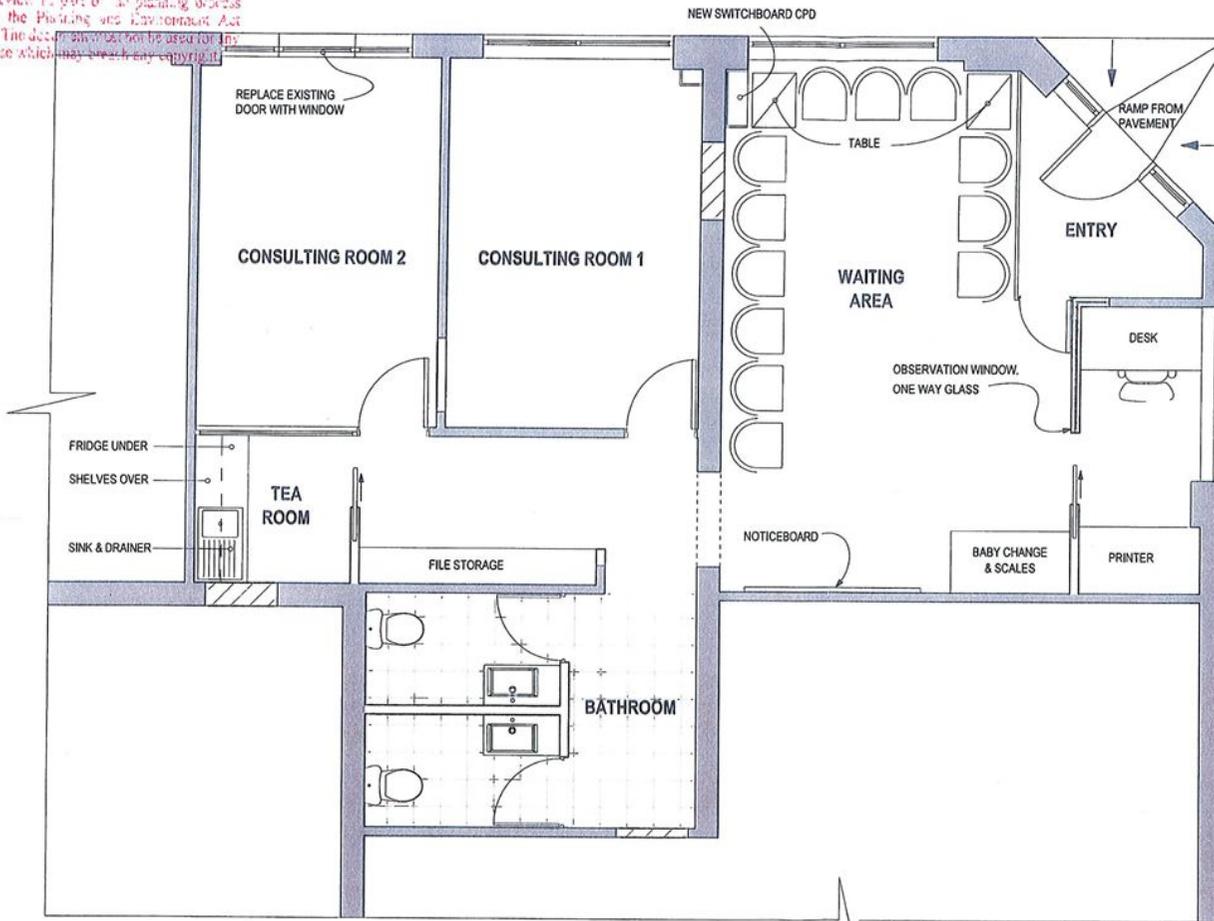
	<b>MILLAR ROBERTSON</b> ARCHITECTS	CLIENT GLEN EIRA CITY COUNCIL	PROJECT MATERNAL & CHILD HEALTH CARE CENTRE 274-276 GLEN EIRA ROAD, ELSTERNWICK	TITLE AERIAL PHOTO & SITE PLAN	DATE 13/09/2010	SCALE 1:50		DWG NO 1014 EC02
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**ADVERTISED PLAN**

**7 OF 8**

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GLEN EIRA RD



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**9 OF 9**

**COPY**

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP- 23038 / 2010  
Sheet 1 of 2  
*Denian*  
Delegate for the responsible Authority  
(Glen Eira City Council)  
DATE: 4 / 01 / 2011

SOMMERSET ROAD

GLEN EIRA COUNCIL  
RECEIVED  
23 SEP 2010  
STATUTORY PLANNING  
DEPARTMENT

PRELIMINARY

<p><b>MILLAR ROBERTSON ARCHITECTS</b></p>	CLIENT	PROJECT	TITLE	DATE	SCALE		DWG NO 1014 SK03
	GLEN EIRA CITY COUNCIL	MATERNAL & CHILD HEALTH CARE CENTRE 274-276 GLEN EIRA ROAD, ELSTERNWICK	SKETCH PLAN - PROPOSED WORKS	30/08/2010	1:50		

**ITEM 9.6 LAND ADJACENT TO 2 FURNEAUX GROVE, ST KILDA EAST**

**Author:** Rocky Camera, Manager Town Planning

**File No:** GE/PP-30360/2017

**Attachments:** Advertised plans

**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	To remove the “reserve” status affecting part of the land and to vest the land in Council ownership
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Infrastructure
<b>APPLICANT</b>	Hellier McFarland Pty Ltd (on behalf of Council)
<b>PLANNING SCHEME CONTROLS</b>	Neighbourhood Residential Zone
<b>OBJECTIONS</b>	Nil

---

## RECOMMENDATION

That Council issues a Planning Permit for Application No. GE/PP-30360/2017 to remove the reserve status affecting part of the land and to vest the land in Council ownership at land adjacent to 2 Furneaux Grove, St Kilda East in accordance with the following conditions:

1. The size, layout and location of the lot as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
2. This Permit will expire if:
  - Two (2) years after the date of this Permit if the plan of subdivision is not certified within that time; or
  - Five (5) years after the date of certification of the plan of subdivision.

The Responsible Authority may extend the times for expiry of this Permit referred to above if a request is made in writing by the owner or occupier of the subject land before this Permit expires or within six (6) months afterwards.

Note:

- A. This Planning Permit represents the Planning approval for the subdivision of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

## BACKGROUND

The application has been undertaken by Council's Buildings and Properties Department to discontinue and sell the laneway abutting 2 Furneaux Grove St Kilda East. The resolution for the proposal to discontinue and sell the laneway was made at the Council Meeting on 29<sup>th</sup> November 2016.

## ISSUES AND DISCUSSION

- Current use of the land
- Purpose of the proposal

### Proposal

- Removal of the 'Reserve' status affecting part of the subject site
- Vesting the whole of the subject site in Council ownership
- No buildings and works will result from this application.

## FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

## POLICY AND LEGISLATIVE IMPLICATIONS

### The current use of the land

The subject site is a small parcel of land that measures 75m<sup>2</sup> in area and abuts the oval of Caulfield Grammar School Campus and the boarding house at 2 Furneaux Grove which is also owned and operated by Caulfield Grammar School.

The subject site was previously a road that has been formally discontinued in 1983 and February this year. The remaining part of the subject site is a narrow strip of land that runs along the southern boundary and measures 0.3m wide. This land is known as a 'Reserve'.

#### The purpose of the proposal

The purpose of this application is to enable the sale of the subject site since the land is still under the name of the original subdivider (now deceased). These situations are not uncommon and therefore it is essential that the land be vested in Council's name prior to any sale arrangement.

Upon vesting the land in Council's ownership, it is also proposed to remove the 'reserve' status. 'Reserve' is generally land set aside by the original subdivider for infrastructures such as roads or services. In this instance, the reserve was created by the subdivider to restrict access onto the road. Given the subject site is no longer a registered road, the 'reserve' status is therefore not required and should be removed. Moreover, Council cannot sell the land unless this status is removed.

The proposal has the support of the relevant service authorities as well as Council's Asset Engineering Department and Building Surveyor.

Approval of this application will allow for sale arrangements to be carried out by Council's Building and Properties Department. The sale process is not part of the town planning process.

### **COMMUNICATION AND ENGAGEMENT**

#### 1. Public Notice (Statutory)

- 93 properties notified
- 161 notices sent (owners and occupiers)
- No sign erected on site
- No objections received

### **LINK TO COUNCIL PLAN**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

This matter is brought to Council as Council is the applicant.

Planning Permit applications involving Council as an applicant are decided by resolution to ensure separation between Council as a Responsible Authority and Council as an applicant.

### **CONCLUSION**

That a Planning Permit be issued.

**Moved: Cr Silver****Seconded: Cr Hyams**

That Council issues a Planning Permit for Application No. GE/PP-30360/2017 to remove the reserve status affecting part of the land and to vest the land in Council ownership at land adjacent to 2 Furneaux Grove, St Kilda East in accordance with the following conditions:

1. The size, layout and location of the lot as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
2. This Permit will expire if:
  - Two (2) years after the date of this Permit if the plan of subdivision is not certified within that time; or
  - Five (5) years after the date of certification of the plan of subdivision.

The Responsible Authority may extend the times for expiry of this Permit referred to above if a request is made in writing by the owner or occupier of the subject land before this Permit expires or within six (6) months afterwards.

**Note:**

- A. This Planning Permit represents the Planning approval for the subdivision of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

**CARRIED UNANIMOUSLY**

<b>PLAN OF SUBDIVISION</b> UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988		<b>EDITION 1</b>	<b>PS803455F</b>	
<b>LOCATION OF LAND</b>  PARISH: PRAHRAN TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 226 (PT)  TITLE REFERENCE: Vol 11644 Fol's 038 TO 041  LAST PLAN REFERENCE: PART RESERVE No.1 & PART ROAD R1 ON LP1771 LOTS 1 & 2 TP959461A  POSTAL ADDRESS: (At time of subdivision) 2 FURNEAUX GROVE, ST.KILDA EAST  MGA94 Co-ordinates E 324 380 ZONE: 55 (of approx centre of land in plan) N 5 806 110		Council Name: Glen Eira City Council SPEAR Reference Number: S098742J  <div style="text-align: center;"> <b>ADVERTISED PLAN</b>  <b>3 OF 3</b>  <i>This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may be an offence.</i> </div>		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>PURPOSE OF PLAN:</b>		
NIL	NIL	<ul style="list-style-type: none"> <li>• TO VEST THAT PART OF RESERVE No.1 ON LP1771 (BEING PART OF Vol 11644 Fol 040) THAT IS CONTAINED WITHIN LOT 1 ON THIS PLAN TO GLEN EIRA CITY COUNCIL UNDER THE PROVISIONS OF SECTION 24A OF THE SUBDIVISION ACT 1988.</li> <li>• REMOVAL BY GLEN EIRA CITY COUNCIL OF THE RESERVATION FROM THAT PART OF RESERVE No.1 ON LP1771 THAT IS CONTAINED WITHIN LOT 1 ON THIS PLAN UNDER THE PROVISIONS OF SECTION 24A OF THE SUBDIVISION ACT 1988.</li> </ul>		
<b>NOTATIONS</b>		<b>OTHER PURPOSE OF PLAN:</b>		
DEPTH LIMITATION	DOES NOT APPLY	<b>INCLUDE LAND FROM ROAD DISCONTINUANCE:</b>		
Survey: This plan is/is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s) PRAHRAN PMs 317 & 344 In Proclaimed Survey Area No. STAGING This is/is not a staged subdivision. Planning Permit No.		GROUNDS FOR VESTING AND REMOVAL: CITY OF GLEN EIRA PLANNING PERMIT No.....  THAT PART OF ROAD R1 SHOWN ON LP1771 AND CONTAINED WITHIN LOT 1 ON THIS PLAN HAS BEEN DISCONTINUED AND VESTED TO GLEN EIRA CITY COUNCIL VIDE GOVT.GAZ. No.  ALL OF THE LAND IN LOTS 1 & 2 ON TP959461A BEING THE LAND FORMERLY PART OF ROAD AND RESERVE ON LP1771 THAT WAS DISCONTINUED AND VESTED IN THE CITY OF CAULFIELD VIDE GOVT. GAZETTE No.81 24/8/1983 Pg2636.		
<b>Easement Information</b>				
<b>LEGEND:</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
LOT 1	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-1	DRAINAGE & SEWERAGE AS PROVIDED FOR IN Sec.528(2)(e) LGA	SEE DIAG	GOVT.GAZ. No.81 Dated 24/8/1983 Pg2636	MMBW
<b>Hellier McFarland</b> Development Consultants Town Planners Land Surveyors 342 Hawthorn Rd, Caulfield South, VIC 3162 P.O.Box 168, Caulfield South, VIC, 3162 Tel: 03 9532 9951 Fax: 03 9532 9941 www.hmf.com.au info@hmf.com.au		SURVEYORS FILE REF: 10528N/3 VERSION B CAD REF: 10528N-3B.lcd		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS
		RAYMUND FRANCIS EARLS LICENSED SURVEYOR		

PS803455F



LOCH AVENUE

GROVE

FURNEAUX

McWHEA AVENUE

269°35'40" 48.78

14.97

359°47'30" 3.35

42.79

90°02'

22.25

1  
75m<sup>2</sup>

E-1

1.83  
1.83

180°00' 3.35

270°02'

22.24

SCALE 1:200  
LENGTHS ARE IN METRES

CAD REF: 10528N-3A.lcd COMPS REF: 10528N-1A.saa



**Hellier McFarland**

Development Consultants Town Planners Land Surveyors  
342 Hawthorn Rd, Caulfield South, VIC 3162  
P.O.Box 168, Caulfield South, VIC, 3162  
Tel: 03 9532 9951 Fax: 03 9532 9941  
www.hmf.com.au info@hmf.com.au

SURVEYORS FILE REF: 10528N/3 VERSION B

ORIGINAL SHEET  
SIZE: A3

SHEET 2

RAYMUND FRANCIS EARLS  
LICENSED SURVEYOR

**ITEM 9.7 VCAT WATCH****Author:** Rocky Camera – Manager Town Planning**File No:** N/A**Attachments:** Table of new appeals lodged**PURPOSE AND SUMMARY**

To report to Council recent VCAT decisions.

**RECOMMENDATION**

That Council notes:

1. The reported planning decision of the Victorian Civil and Administrative Tribunal (VCAT).
2. VCAT and officer comments.

**BACKGROUND**

The VCAT process allows appellants to amend their proposal between the time that Council makes a decision and the time VCAT considers the matter. Section 84B of the *Planning and Environment Act 1987* requires VCAT to “take into account” any relevant Planning Policy, not necessarily apply it.

**ISSUES AND DISCUSSION**

ADDRESS	<b>37-39 NICHOLSON STREET, BENTLEIGH</b>
PROPOSAL	CONSTRUCTION OF A FOUR STOREY BUILDING COMPRISING TWENTY SIX DWELLINGS ABOVE BASEMENT
COUNCIL DECISION	REFUSAL (MANAGER)
PROPOSAL CONSIDERED BY VCAT	<p>THE PROPOSAL WAS AMENDED BY THE APPLICANT PRIOR TO THE VCAT HEARING BY THE SUBSTITUTION OF DIFFERENT PLANS TO THAT ORIGINALLY CONSIDERED BY COUNCIL.</p> <p>THE KEY CHANGES TO THE PROPOSAL WERE AS FOLLOWS:</p> <ul style="list-style-type: none"> <li>• ENTRY FEATURE ADDED TO PEDESTRIAN ENTRY</li> <li>• RECONFIGURATION OF A GROUND FLOOR APARTMENT</li> <li>• INCREASE IN BALCONY AREAS TO APARTMENTS FACING STREET</li> <li>• MINOR INTERNAL RECONFIGURATIONS</li> </ul> <p>THE CHANGES WERE NOT CONSIDERED AN IMPROVEMENT AS THEY DID NOT ADDRESS THE</p>

	OFFICER'S ORIGINAL CONCERNS WITH THE PROPOSAL
VCAT DECISION	PERMIT
APPELLANT	STELLAR DEVELOPMENTS PTY LTD



***“There is no satisfactory basis under the Glen Eira Planning Scheme (the scheme) to require a transition or lowering of building height in these circumstances. Some moderation in height and bulk may be required in particular circumstances for amenity but not policy reasons.***

***Although the street setback is 1.3 metres forward of the ResCode standard, the 6 metre setback is acceptable in this RGZ/Urban Villages context. As well, the building façade has a well-recessed top storey and has two framing elements with a central break above the pedestrian entry to the building. This mitigates visual bulk impacts. The side and rear setbacks are satisfactory, not the least because there is generous compliance with the relevant ResCode standards.”*** – VCAT Senior Member: Geoffrey Code.

- The subject site is located within the Residential Growth Zone and Bentleigh Urban Village.
- The application was refused on grounds relating to the development's inadequate transition in building height to the north, excessive building width, setbacks from all boundaries, lack of building articulation, poor on-site amenity and visitor parking shortfall.

- The Tribunal held that there was significant policy support within the Planning Scheme for the development of a four storey building on this site.
- The Tribunal held that this area is experiencing change and that this is the emerging character that should be assessed, not the existing character.
- The Tribunal held that within Urban Villages it is well established that amenity expectations need to be tempered.
- The Tribunal accepted that a waiver of the 3 required visitor parking spaces is satisfactory because there was ample on-street parking.
- On that basis, the Tribunal directed Council to issue a Planning Permit.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

**POLICY AND LEGISLATIVE IMPLICATIONS**

N/A

**COMMUNICATION AND ENGAGEMENT**

N/A

**LINK TO COUNCIL PLAN**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

N/A

**Moved: Cr Hyams****Seconded: Cr Silver**

That Council notes:

1. The reported planning decision of the Victorian Civil and Administrative Tribunal (VCAT).
2. VCAT and officer comments.

**CARRIED UNANIMOUSLY**

**ATTACHMENT 1: TABLE OF NEW APPEALS LODGED**

COMPULSORY CONFERENCE (MEDIATION)	FULL HEARING	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
	7 September 2017	34 Prahran Grove, Elsternwick	Construction of two double storey attached dwellings	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
	15 September 2017	64 Oakleigh Road, Carnegie	Use of the land for purpose of animal husbandry (mice breeding) and construction of buildings and works associated with a Section 2 use (animal husbandry)	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
1 August 2017	20 September 2017	360 Neerim Road, Carnegie	Construction of a four storey building comprising ground floor shop and 16 dwellings, reduction in car parking requirements for the shop and waiver of loading bay requirements on land adjacent to a road zone category 1.	Commercial 1 Zone	Notice of Decision to Grant a Permit (Resolution)	Notice of Decision to Grant a Permit (Objector)
	4 July 2017	63B Mortimore Street, Bentleigh	Amendment to Plans: Deletion of the canopy tree from the rear secluded private open space of dwelling 1 (63B Mortimore)	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
	20 September 2017	25-27 Horne Street, Elsternwick	Construction of a seven storey building comprising 25 apartments, 2 shops and reduction in car parking	Commercial 1 Zone	Refusal (Manager)	Refusal (Applicant)

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**ITEM 9.8 DRAFT ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY ENGAGEMENT**

**Author:** Aidan Mullen, Manager City Futures

**File No:** 17/2321

**Attachments:** Draft Activity Centre, Housing and Local Economy Strategy  
Activity Centre Community Advisory Committee Terms of Reference

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**PURPOSE AND SUMMARY**

The City Futures community engagement program has resulted in over 4150 community responses to inform the *Draft Activity Centre, Housing and Local Economy Strategy*. This Draft Strategy sets out a framework and vision to manage future growth in Glen Eira, and importantly provides a future plan for Glen Eira to achieve the objectives of the recently endorsed *Council and Community Plan 2017-2021*, as well as State Government's recently released *Plan Melbourne*.

It is recommended that community feedback is sought for the Draft Strategy, before a revised Strategy is presented to Council for formal consideration. The final Strategy will form the strategic basis for the ongoing activity centre planning program, including the update of Council's MSS (Municipal Strategic Statement) and the implementation of structure plans for Bentleigh, Carnegie, Elsternwick and East Village.

**RECOMMENDATION**

That Council:

- a. Endorses the Draft Activity Centre, Housing and Local Economy Strategy
- b. Endorses the commencement of community engagement for the Draft Strategy.
- c. Endorses the creation of the Activity Centre Community Advisory Committee and request the expression of interest for community members

**BACKGROUND**

It is evident that Glen Eira is undergoing an exciting time of transition and now is a golden opportunity to set a new direction for our municipality. This period of change is driven by multiple external factors including the Melbourne-wide housing boom, multiple level crossing removals and a transition in the way businesses are operating in this digital era.

During community engagement for the recent Glen Eira Planning Scheme Review, feedback indicated that our community would like greater clarity in how our municipality will respond to these changes and manage growth.

Council has since embarked on an extensive activity centre planning program to ensure a clear vision will be set for the future of our municipality. Ultimately, the activity centre planning program will result in the implementation of structure plans for our major activity centres.

At the Ordinary Council Meeting of 20 December 2016, it was resolved that Council:

- 
- “1. endorses the commencement of Council-led projects and initiatives outlined in this report, including:
- a) *The proposed engagement program*
  - b) *Revision of the Glen Eira Activity Centre Strategy*
  - c) *Structure Planning at Bentleigh, Carnegie and Elsternwick*
2. notes that Officers will provide further reports to Council at the key decision points on the projects outlined in this report.”

Since that time, two rounds of place-based community engagement has been undertaken, which has focused on Glen Eira’s 18 activity centres - *Tell us what you love about your shopping strip* and *Transforming our neighbourhoods together*. Altogether, more than 4,150 responses were received via online surveys, attendance to drop-in sessions, social media comments and formal submissions.

The feedback from these previous rounds of engagement has informed the development of the Draft Activity Centre, Housing and Local Economy Strategy: *Glen Eira - Planning for the future*.

Typically, an Activity Centre Strategy is an overarching strategic document that sets the future direction and vision for activity centres within the municipality. Activity centres are areas that range in size but usually include a commercial core and surrounding residential land. They provide a focus for housing, retailing, community services, employment, transport, leisure, open space and entertainment, and are neighbourhoods where people shop, work, meet, relax and live.

Council’s existing Activity Centre Strategy was adopted in 2005 and requires updating to respond to the recent changes occurring within the municipality and to ensure the community’s vision continues to be implemented. The Draft Strategy will become a key basis for Council’s updated strategic vision (Municipal Strategic Statement) and is critical to inform subsequent projects such as Structure Plans.

Expert input has been commissioned from external consultants, including an Economic Analysis of Council’s existing activity centres, as well as a report on housing consumption and opportunities. These reports provide clear areas of focus, including local jobs and housing provision within Glen Eira.

## ISSUES AND DISCUSSION

Over the next 15 years, Glen Eira is expected to accommodate another 22,000 people, 9,000 dwellings and 9,500 new jobs. The *Draft Activity Centre, Housing and Local Economy Strategy*, provides Council with an integrated plan to successfully accommodate this growth in a way that revitalises and strengthens our local neighbourhoods and their surrounding communities.

Council has a responsibility to both implement the vision and objectives of the community as set out in the Council and Community Plan while also being required to align with strategies and directions set out by the State Government.

The Draft Council and Community Plan 2017-2021 identifies key themes raised by the community, including a focus on liveable, well-designed places that are accessible, connected and socially inclusive. Recent engagement highlights that our community highly values its amenity and the local character of its neighbourhoods.

In March 2017, the State Government released the updated metropolitan planning strategy, Plan Melbourne 2017-2050. This document sets the overarching vision, principles and objectives for development and land use across Melbourne. The document states that in order to accommodate population growth across the state, development opportunities must occur in inner and middle suburbs that are in close proximity to Melbourne's CBD, such as Glen Eira.

To ensure the objectives of both the community and the State Government are integrated into Glen Eira's future vision, the updated Strategy has been expanded to encompass the following four main themes:

- Proposed Activity Centres Framework
- Place Making
- Local Economy
- Local Housing

#### Proposed Activity Centres Framework

A new integrated framework is proposed to plan for areas of change and activity centres. The proposed framework updates the strategic vision for the network of activity centres across Glen Eira. It aims to achieve a connected-web of vibrant neighbourhoods that will service the current and future needs of the community.

Key proposed changes to current policy include:

- Separating *Major Activity Centres* (currently known in Glen Eira as Urban Villages) into two categories, based on their capacity for urban renewal opportunities.
- Inclusion of Glen Huntly as an emerging *Major Activity Centre*, given its high existing residential densities, supermarket, excellent public transport access, and opportunities for growth linked with a future potential rail separation.
- Inclusion of Moorabbin Junction in *Major Activity Centres with Urban Renewal Opportunity*, reflecting its capacity for growth if the current Commercial land along Nepean Highway is reviewed, as recommended in the Draft Strategy, and also reflecting the current urban renewal occurring in the centre within the Kingston and Bayside boundaries.
- Defining Caulfield Junction (currently known in Glen Eira as the Phoenix Precinct) and East Village as *Health, Education &/or Innovation Precincts* (with urban renewal opportunities)

The major shift in policy, recommended in the Draft Strategy, is the identification of new urban renewal areas along arterial roads where greater population and employment growth can occur with limited amenity impacts on these existing neighbourhoods. This policy change provides the opportunity to review the planning provisions within the activity centres, with the aim of addressing concern regarding the intensity of development in residential streets.

#### Place Making

A greater emphasis has been placed on strengthening the uniqueness of our neighbourhoods by setting 15 year shared visions for each of our activity centres. These Statements provide a guide for future decision making for both private development and public realm works.

### Local Economy

A strong focus of the Draft Strategy is to ensure our community is provided with adequate employment opportunities within close proximity to their homes, as currently 80% of Glen Eira residents commute outside our city for work.

The principle for the *20 Minute Neighbourhood* outlined in both the Draft Council and Community Plan 2017-2021 and Plan Melbourne aims to create accessible, safe and attractive local areas where people can reach employment, services and infrastructure within a 20 minute walk, cycle or local public transport trip.

The new jobs framework outlines how future job opportunities can be provided for our local community by reviewing the planning requirements for well-designed and located building developments across our city.

### Local Housing

Demand for new housing is due to population growth but also to the changing housing needs of the community with strong links between life cycle events as families grow, shrink, disperse and age. When considering Glen Eira's future housing and development needs, it is important to understand the different needs of our community, the different stages of a life cycle and the appropriate household types.

The new housing framework will guide what type of household are required in the future accommodating our future community's needs. There is a particular focus on providing well-located medium-density family housing, aged-friendly housing, safe single households and affordable housing that meets the needs of our community's most vulnerable. This framework will guide future precinct structure planning, local policy and building design guidelines.

This housing framework seeks to further develop our existing housing strategy by providing more guidance on household types to be accommodated within our Major and Neighbourhood centre catchments.

## **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

The financial and resource implications are within the normal operation of the Council's City Futures Department.

## **POLICY AND LEGISLATIVE IMPLICATIONS**

The Draft Strategy is an essential document that emphasises the link between the Council and Community Plan, the Municipal Strategic Statement (MSS) and the State Government's Metropolitan Planning Strategy, *Plan Melbourne 2017-2050*.

The final Strategy will lay the strategic groundwork for Council's Structure Plans and MSS update by highlighting the correlations between our vision for housing and economic growth in activity centres with the State Government's most recent strategic vision for Victoria.

## **COMMUNICATION AND ENGAGEMENT**

The activity centre planning process has incorporated two stages of engagement thus far which have informed the Draft Strategy.

It is proposed that community feedback is sought for the Draft Strategy, over a three week period following Council endorsement.

It is also recommended that a new Activity Centre Community Advisory Committee is established (proposed Terms of Reference attached) to provide Council with advice during the implementation of this Strategy, including the development of upcoming Structure Plans.

### **LINK TO COUNCIL PLAN**

Town Planning and Development: To manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

Community building and engagement: To build a strong connected community that actively participates and engages with Council to improve outcomes for the community.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

### **CONCLUSION**

The draft Strategy sets out a framework that will guide the future of Glen Eira's activity centres, economy and housing. It is intended that community feedback be sought for the Draft Strategy with a final Strategy to be presented to Council for adoption in mid-2017.

**Moved: Cr Esakoff**

**Seconded: Cr Silver**

That Council:

- a. endorses the Draft Activity Centre, Housing and Local Economy Strategy
- b. endorses the commencement of community engagement for the Draft Strategy.
- c. endorses the creation of the Activity Centre Community Advisory Committee and request the expression of interest for community members
- d. A copy of this Council Report and Draft Strategy will be sent to all the traders associations and groups within Glen Eira

### **Procedural Motion**

**Moved Cr Delahunty**

**Seconded Cr Davey**

That Cr Athanasopoulos is granted a 2 minute extension of speaking time.

**CARRIED UNANIMOUSLY**

**Procedural Motion**

**Moved Cr Delahunty**

**Seconded Cr Davey**

That Cr Taylor is granted a 2 minute extension of speaking time.

**CARRIED UNANIMOUSLY**

The Motion moved by Cr Esakoff and Seconded by Cr Silver was

**CARRIED UNANIMOUSLY**

# Glen Eira City Council

## GLEN EIRA — PLANNING FOR THE FUTURE ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY DRAFT — MAY 2017

This draft *Activity Centre, Housing and Local Economy Strategy* has been released for community feedback and participation in the future planning of our City.

Your feedback on this draft *Strategy* is actively sought by 13 June 2017.  
Submissions can be made:

- online [www.gleneira.vic.gov.au/planningforthefuture](http://www.gleneira.vic.gov.au/planningforthefuture)
- via email [mail@gleneira.vic.gov.au](mailto:mail@gleneira.vic.gov.au)
- via post PO Box 42, Caulfield South 3162; or
- contact Council's Service Centre on 9524 3333.

All correspondence should be directed to Council's City Futures Department.

For further information on planning terms, visit  
[www.gleneira.vic.gov.au/planningglossary](http://www.gleneira.vic.gov.au/planningglossary)

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## Change is occurring — What is Glen Eira’s plan for our future?

It is evident that Glen Eira is undergoing an exciting time of transition and we now have the opportunity to set a new direction for our municipality.

Glen Eira is recognised as a municipality with wonderful amenity, a diverse community with a considerably high number of well connected activity centres.

Activity centres are areas that range in size but usually include both the commercial heart and nearby surrounding residential area. They provide a focus for housing, commercial, retailing, community, employment, transport, leisure, open space, entertainment and are places where people shop, work, meet, relax and live.

State Government statistics indicate that over the last five years (2011–2016), Glen Eira has experienced significant change with a population increase of 11,233 and 4,300 new dwellings constructed. Importantly, the last five years is forecasted to be the biggest rate of growth we will experience (1.6 per cent), with the future rate of growth expected to halve between 2016 and 2031 (approximately 0.8 per cent).

To help build strong local communities, it is important that local household growth is matched by local job growth. Our activity centres are ideal locations to provide for growth in household and job numbers and are therefore considered to be areas for managed change.

As Council holds the responsibility of implementing the vision of the community as well as the objectives of State Government, this raises questions such as: Where will we accommodate growth? How will we ensure jobs and services are provided close to where people live? How will we ensure amenity and character are protected?

### Draft Council and Community Plan

We are currently in the process of reviewing and updating our *Glen Eira Council and Community Plan*, which aims to reflect the community’s priorities and directions for Glen Eira for the next four years. The themes of the draft *Glen Eira Council and Community Plan* have been integrated into this draft *Strategy* to ensure the community’s vision is considered as part of our future plan.

### Plan Melbourne 2017–2050

*Plan Melbourne 2017–2050* is the State Government’s metropolitan planning strategy, which sets out a plan for a sustainable future for our population by ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections closer to where people live and work, particularly within activity centres.

The success of Glen Eira's activity centres is dependent on setting a clear vision that outlines holistic principles and specifies detailed outcomes to guide policy and decision-making for the future.

This draft *Strategy* aims to celebrate what makes Glen Eira a great place to live, while planning for the future needs of our municipality.

By establishing a long-term strategic framework, we can continue to cater for the community's needs while ensuring our valued amenity and local character is maintained and respected.

This draft *Strategy* includes four sections:

#### 1. Proposed Activity Centres Framework

An overarching framework that provides a place-based approach to implementing place-making, local economy and local housing outcomes.

#### 2. Place-making

Setting a new integrated framework to plan for areas of change and activity centres.

Strengthening the uniqueness of our neighbourhoods by setting shared visions for each of our activity centres.

#### 3. Local economy

Outlining a new framework for the creation of more local jobs for our future community.

#### 4. Housing

Outlining an updated framework for planning our community's future housing needs.

This draft *Strategy* sets out themes, objectives and outcomes for place-making, local economy and housing, which are further elaborated within each respective section.

## What is the purpose of this Strategy?

Glen Eira is forecast to grow by 22,000 people, 9,000 dwellings and 9,500 jobs over the next 15 years. This draft *Activity Centre, Housing and Local Economy Strategy* aims to set a new 15 year City vision for the future of Glen Eira.

This *Strategy* is intended to:

- provide the strategic context to update Council's *Municipal Strategic Statement*;
- provide a planning policy link between Council's new draft *Glen Eira Council and Community Plan* and the State's *Plan Melbourne* objectives;
- guide the strategic context for upcoming structure plans;
- provide clear policy direction for all centres currently without an adopted structure plan;
- provide a community-owned plan in achieving future State Government housing and job targets; and
- provide high-level, place-based direction for upcoming strategies, including:
  - an *Integrated Transport Strategy*;
  - a *Revised Open Space Strategy*; and
  - the *Municipal Public Health and Wellbeing Plan*.

## How was this Strategy developed?

This draft *Strategy* has been informed by extensive community feedback, expert analysis, as well as a review of trends occurring across metropolitan Melbourne.

Recent community feedback has been reviewed to inform this draft *Strategy*, including:

- the *Planning Scheme Review 2016* (approximately 260 responses);
- the *Tell us what you love about your shopping strip Survey* (approximately 2,100 responses);
- the *Transforming our neighbourhoods Survey* (approximately 1,000 responses); and
- the *Glen Eira Council and Community Plan* consultation.

To inform this draft *Strategy* a number of background papers were commissioned, including:

- *Glen Eira Draft Economic Analysis 2017*, Blair Warman Economic Consultants; and
- *Glen Eira Draft Housing Opportunity Analysis 2017*, Housing id.

## Part one

### Proposed activity centres framework

The proposed framework for the future network of Glen Eira's activity centres.

Vision — Glen Eira 2031

Glen Eira will be a city of walkable neighbourhoods that are centred on a network of vibrant, socially inclusive and well designed activity centres, providing for the needs of and reflecting the character of their communities.

#### Proposed activity centre type — health, education and innovation precinct with urban renewal

- Caulfield Junction
  - Current policy status — Phoenix precinct.
  - Reason for proposed change in policy — Updated position with stronger focus on job and education growth anchored off university.

#### Proposed activity centre type — emerging health, education and innovation precinct

- East Village
  - Current policy status — Affected by Minimal Change Area Policy though nominated as an employment hub within Council's Municipal Strategic Statement.
  - Reason for proposed change in policy — Updated position to realise the needs of future smart industry, within a mixed precinct of jobs, housing and retail.

#### Proposed activity centre type — major activity centre with urban renewal

- Carnegie
  - Current policy status — Urban village.
  - Reason for proposed change in policy — Due to its proximity to Dandendong Road, there are greater opportunities for housing and job growth through urban renewal along Dandenong Road.
- Elsternwick
  - Current policy status — Urban village.
  - Reason for proposed change in policy — Due to its proximity to Nepean Highway, there are greater opportunities for housing and job growth through urban renewal along Nepean Highway.

#### Proposed activity centre type — emerging major activity centre with urban renewal

- Moorabbin Junction

- Current policy status — Neighbourhood centre.
- Reason for proposed change in policy — Recognising the role of the entire centre of Moorabbin Junction which is shared with Glen Eira, Kingston and Bayside. Due to its proximity to Nepean Highway and South Road, there are greater opportunities for housing and job growth through urban renewal.

### **Proposed activity centre type — major activity centre**

- Bentleigh
  - Current policy status — Urban village.
  - Reason for proposed change in policy — Due to its suburban residential context, there is less opportunity for housing and job growth through urban renewal than other major activity centres.

### **Proposed activity centre type — emerging major activity centre**

- Glen Huntly
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — A large centre with an existing supermarket, on a train and tram line. The centre has an existing dense population catchment, and opportunity for further growth through exploration of underutilised land, and a potential future grade separation project.

### **Proposed activity centre type — neighbourhood centre**

- Alma Village
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Bentleigh East
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Caulfield Park
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Caulfield South
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Gardenvale
  - Current policy status — Local centre.

- Reason for proposed change in policy — Recognising the role of the entire centre of Gardenvale, which is located in both Glen Eira and Bayside.
- Hughesdale
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- McKinnon
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Murrumbeena
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Ormond
  - Current policy status — Neighbourhood centre.
  - Reason for proposed change in policy — No change.
- Patterson
  - Current policy status — Local centre.
  - Reason for proposed change in policy — Recognising that Patterson has a community supermarket and train station, serving the needs of its local neighbourhood.
- Ripponlea
  - Current policy status — Local centre.
  - Reason for proposed change in policy — Recognising the role of the entire centre of Ripponlea, which is located in both Glen Eira and Port Phillip.

### **Proposed activity centre type — commercially zoned land**

- Oakleigh South
  - Current policy status — Emerging neighbourhood centre.
  - Reason for proposed change in policy — Needs further exploration to better understand the potential of the centre to work with the Monash side to become a neighbourhood centre.

## **Part two**

### **Themes**

## **Place-making, Local Economy and Housing**

### **Theme one: Place-making**

Well connected and distinctive neighbourhoods

What we heard from recent community engagement:

- Create places for people that are vibrant and have a greater focus on family and vibrancy within our centres.
- Cleaner, greener and better connected centres that are easily accessible for all members of the community.
- The identity of each of Glen Eira's neighbourhoods need to be strengthened and a greater emphasis needs to be placed on making these centres family friendly.
- Improve car parking conditions and decrease traffic congestion in activity centres.

Glen Eira is made up of a number of distinct neighbourhoods that each have their own unique identity. The individuality of each place is a contribution of many factors, including the buildings, public spaces, community services, people and culture of the area.

As our local centres become more affected by globalised and mobilised markets, it becomes more and more important to create community rich experiences within these centres that cannot be bought online.

Accessibility of our centres is also a high priority to ensure services and experiences are easily available to the community, particularly by foot and bicycle.

Developing a clear neighbourhood identity will reinforce the community bond and improve social wellbeing and inclusiveness. This will result in a strong, supported local economy that reflects the needs of the community.

### **Draft shared vision statements**

These draft shared vision statements have been formed based on the feedback we received from two rounds of community consultation involving more than 4,150 community survey responses, comments, submissions and in-person discussions. We now want your feedback on these proposed drafts as these statements will form a 15 year guide for decision-making for both private development and public realm works.

- Caulfield Junction will be a vibrant destination for education, recreation, leisure and events. It will support a new local residential population that values the active nightlife and pedestrian-orientated streetscapes.
- Elsternwick will be a vibrant cultural and entertainment precinct, which embraces its historic character and identity and is enhanced by art, greenery and community events.
- Carnegie will be a vibrant, safe and attractive centre that is welcoming to all and supports the growing population.
- Moorabbin Junction will be a vibrant, accessible and safe centre with a diverse mix of businesses and a lively nightlife. The Junction will have a

unique identity with community and art spaces to bring the community together.

- Bentleigh will continue to thrive with its strong local community and family focus. It will support a diverse community with a range of quality housing, business, community service and vibrant public spaces.
- Glen Huntly will be an exciting destination that acts as a focal point for the local community with a diverse range of retail and hospitality experiences. The centre will be attractive, clean and safe and support pedestrian and cycling access.
- East Village will be a thriving, mixed use precinct with a focus on employment, innovation, education and housing affordability.
- Alma Village will be a charming and accessible local centre with places to relax and quality stores to meet residents' everyday needs. The centre will achieve a balance between development and community feel.
- Bentleigh East will be a family-friendly centre, which caters for all ages and has a strong community feel. The centre will be well connected by public transport and encourage new businesses to the area to meet the everyday requirements of residents.
- Caulfield Park will continue to be a local hub with strong connections to the park and local neighbourhood.
- Caulfield South will be a diverse and attractive shopping strip that is vibrant both during the day and at night — meeting the community's needs for a safe and friendly environment.
- Gardenvale will be a small and friendly neighbourhood centre, with tree lined streets and open space for social gatherings.
- Hughesdale will be a family-focused neighbourhood with a good mix of small local businesses, cafes and restaurants with extended trading hours. The centre will be supported by both Glen Eira and Monash councils to be cohesive with community spaces and the enhancement and protection of green spaces.
- McKinnon will be an accessible centre with a strong village feel, which recognises and celebrates its heritage, art and local history.
- Murrumbeena will be a leafy and green local centre with a strong community and environment focus. It will maintain a safe village feel and embrace its history.
- Ormond will maintain a local feel with a strong sense of community connection. It will be green and tree lined with lots of open space and gathering spots with seating and shade.
- Patterson will be a vibrant and creative hub with art, music and local talent. New buildings, tree lined streets and bustling cafes and restaurants will strengthen the small village atmosphere.
- Ripponlea will remain an intimate, unique and family-friendly centre.

## Theme two: Local Economy

Vibrant activity centres with a thriving local economy

What we heard from our recent community engagement:

- A high proportion of residents (85 per cent) indicated that they were either satisfied or very satisfied with the current weekly food shopping options in their local area. A similar number were satisfied with the local specialty food on offer.
- The community members want their local centres to have a vibrant nightlife.
- Our centres should provide experiences, not just transactions.

Glen Eira's network of activity centres should provide the community with daily and weekly shopping needs as well as adequate employment opportunities within a short distance of their homes. The principle for the 20 minute neighbourhood outlined in both the draft *Glen Eira Council and Community Plan 2017–2021* and *Plan Melbourne* aims to create accessible, safe and attractive local areas where people can reach employment, services and infrastructure within a 20 minute walk, cycle or local public transport trip of their homes.

A recent economic analysis of our municipality, indicated that one third of Glen Eira's working residents are professional 'white collar' workers with the largest employment sector being professional, scientific and technical services set to grow further over the coming years. Despite this fact, only 9.6 per cent of local jobs service this sector with the large majority of our residents required to commute to the CBD for work.

The number of local job opportunities within Glen Eira is low when compared with other municipalities. Only 20.1 per cent of working residents are employed within the municipality making Glen Eira the fourth lowest council across Melbourne to locally employ its own residents. Comparable councils, such as Boroondara and Bayside, have rates in the range of 24.4 to 25.4 per cent. These statistics suggest that employment options for jobs, particularly within professional employment sectors, are limited within Glen Eira.

We must plan for the future employment needs of the community by ensuring more jobs are provided for our residents that are in close proximity to their homes and that these jobs service leading employment industries. Our neighbourhoods should also provide accessible and diverse housing choices to accommodate employees that service particular employment precincts, such as health and education nodes.

### **A plan for Glen Eira's new look local economy — preferred locations for a broad range of employment types**

#### **Major focus for employment intensity**

Office — Major office and smaller suites for professional, knowledge and innovation sectors, as well as business incubators, co-working offices and home-office.

- Health, education and innovation precincts — within identified urban renewal areas — such as Caulfield Junction and East Village.
- Major activity centres within identified urban renewal areas — such as Carnegie, Elsternwick and Moorabbin.

Healthcare — Hospitals, medical centres, clinics, gyms and other fitness studios, etc.

- Health, education and innovation precincts within identified urban renewal areas — such as Caulfield Junction and East Village.

Education — University, high schools, primary schools, kindergartens, tutoring classes, night classes, adult learning centres, etc.

- Health, education and innovation precincts within identified urban renewal areas — such as Caulfield Junction and East Village.

Retail — Major retailing, hospitality, entertainment, convenience and specialty retailing, etc.

- Major activity centres, focused around train stations.

Hospitality — Restaurants, cafes, bars, takeaway food, etc.

- Major activity centres, focused around train stations.
- Urban renewal areas.

Manufacturing — Light industrial uses.

- Best located elsewhere in a region with better infrastructure, such as Monash employment cluster or Dandenong.

## High focus for employment intensity

Office

- Strategic sites within major activity centres and neighbourhood centres.

Healthcare

- Health and education area — cluster healthcare businesses around major hospitals.

Education

- Within major activity centres.

Retail

- Major activity centres across all ground floor premises opportunities.
- Health and education precincts.

## Hospitality

- Major activity centres across all ground floor premises opportunities.
- Health and education precincts.
- Neighbourhood activity centres focused around train station.

## Manufacturing

- Best located elsewhere locally with better infrastructure, such as Moorabbin industrial precinct.

## **Moderate focus for employment intensity**

### Office

- Shop-top office across all major activity centres and neighbourhood centres.
- Ground floor office along transport corridors.

### Healthcare

- Within major activity centres.

### Education

- Health and education area — cluster education businesses around high schools.

### Retail

- Neighbourhood activity centres focused around train station.

## Hospitality

- Neighbourhood centres across all ground floor premises opportunities.

## Manufacturing

- Industrially zoned land on arterial road.

## **Low focus for employment intensity**

### Office

- Home office on ground floor within residential apartment buildings.

### Healthcare

- Along transport corridors.
- Within neighbourhood centres.

### Education

- Along transport corridors.
- Within neighbourhood centres.

#### Retail

- Local centres and transport corridors.

#### Hospitality

- Local centres and transport corridors.

#### Manufacturing

- Industrially zoned land.

## Theme three: Housing

Quality housing and buildings for the future

What we heard through our recent community engagement:

- Our community want new buildings to be of quality design and responsive to their immediate context.
- Our community want new buildings to respect the character of the area.
- The environment is of growing concern and we must act now to minimise our impacts for the future.

Glen Eira is currently experiencing a housing boom with our municipality experiencing a 55 per cent increase in development applications from 2012 to 2016. Recent statistics released by State Government (*Victoria in Future 2016*) indicate that Glen Eira's population is likely to increase by a further 15 per cent over the next 15 years, resulting in the need for an additional 9,000 dwellings. These projections emphasise the need for us to proactively manage change within our municipality.

When considering Glen Eira's future housing and development, it is important to understand the different needs of our community and the different stages of household life cycles.

Glen Eira has recently seen strong growth of young families, welcoming 1,700 new young families between 2001 and 2011, while single parents with young children saw a decline of five per cent in that same period. Glen Eira's schools, parks, community services and close-knit neighbourhoods make an attractive place to raise a family, however, there is currently a supply shortage of available and affordable family homes.

Glen Eira is currently experiencing a generational transition with 8.7 per cent of our community aged over 75 years in 2011, including a retiree living alone in one in every nine family homes across the municipality. Our neighbourhoods are currently lacking options of fit-for-purpose, age-friendly housing for our ageing community. Age-friendly housing addresses a number of social and health issues, including social isolation and dispersed health services; it can also assist in releasing greater numbers of family homes.

The draft *Glen Eira Council and Community Plan 2017–2021* has a strong focus on delivering a diverse range of housing, including an increased supply of social and affordable housing and ageing in place opportunities. When planning for our City's future households needs, we must explore ways to accommodate all of our community's needs.

Glen Eira has the fourth highest residential density of all councils in Victoria. The current housing boom has resulted in many of our residential suburbs experiencing

unprecedented development activity. While providing new homes is important, it can result in tension with the immediate neighbourhood.

## **A plan for Glen Eira's diverse housing needs — preferred locations for a broad range of housing types**

### **Major focus for scale and density**

Apartment — Mixed use — Taller buildings with a mix of residential, office and commercial uses.

- Designated urban renewal precincts with a high degree of accessibility to public transport.

Shop-top — Commercial/retail at ground floor with office and residential uses above.

- Shops on major arterial roads with good access to public transport.

Apartment — Residential only building — Multiple apartment dwellings with ground floor home office within low rise buildings in a garden setting.

- Designated precincts within major activity centres.

Family townhouse — Medium density housing in a garden setting to accommodate couples and families.

- Residential areas within major activity centres.

Affordable housing/social housing — Key worker accommodation, crisis accommodation, shared care accommodation.

- Designated urban renewal precincts with a high degree of accessibility.

Aged care — Retirement living, aged care, nursing home.

- Designated urban renewal precincts with a high degree of accessibility to public transport.

### **High focus for scale and density**

Apartment — Mixed use

- Designated urban renewal precincts.

Shop-top

- Shops in major activity centres.

Apartment — Residential only building

- Residential areas along major and arterial roads.

#### Family townhouse

- Residential areas within neighbourhood centres.

#### Affordable housing/social housing

- Designated urban renewal precincts.

#### Aged care

- Strategic sites within major activity centres.

### **Moderate focus for scale and density**

#### Apartment — Mixed use

- Strategic sites within major activity centres.

#### Shop-top

- Shops in sensitive areas within major activity centres and local centres.

#### Apartment — Residential only building

- Residential sites fronting tramlines or local arterial roads.
- Designated precincts with good access to public transport.

#### Family townhouse

- Sensitive residential areas within major activity centres and neighbourhood centres (heritage).
- Properties fronting major or arterial roads.

#### Affordable housing/social housing

- Strategic sites within major activity centres. Residential sites fronting tramlines or local arterial roads.
- Designated precincts with good access to public transport.

#### Aged care

- Residential sites fronting tramlines or local arterial roads.
- Designated precincts with good access to public transport.

### **Low focus scale and density**

#### Apartment — Mixed use

- Strategic sites within neighbourhood centres.

#### Shop-top

- Shops in local centres.

Apartment — Residential only building

- Designated precincts within neighbourhood centres.

Family townhouse

- Suburban residential areas.

Affordable housing/social housing

- Strategic sites within neighbourhood centres.

Aged care

- Designated precincts within neighbourhood centres.

## Part three

### Implementation

#### Background

Many different strategies and factors have been taken into consideration during the preparation of this draft *Strategy* to ensure a holistic approach and integrated planning for the future of Glen Eira:

#### Glen Eira's Draft Council and Community Plan 2017–2021

Council recently released its draft *Glen Eira Council and Community Plan*, which is based on five central themes:

- Liveable and well designed.
- Accessible and well connected.
- Safe, healthy and inclusive.
- Clean and sustainable.
- Informed and engaged.

This new *Plan* is based on comprehensive community engagement carried out throughout 2016 and 2017.

This draft *Strategy* particularly focuses on the Liveable and well designed theme, which has the following objectives:

1. Create prosperous, accessible and vibrant urban places.
2. Encourage development that benefits the community.
3. Proactively plan for and manage change within our urban places.
4. Invest sustainably in our infrastructure and community assets.

#### Plan Melbourne 2017–2050

*Plan Melbourne 2017–2050* is State Government's metropolitan planning strategy, which sets out a plan for a sustainable future for our population by ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections closer to where people live and work. To achieve this objective, *Plan Melbourne* clearly states that development opportunities must occur in inner and middle suburbs that are in close proximity to Melbourne's CBD, such as Glen Eira.

#### Glen Eira Planning Scheme Review 2016

In 2016 Council carried out a *Planning Scheme Review*, which involved extensive community consultation. We heard that our community had concerns, particularly regarding development within our municipality. In response to community feedback, Council adopted a comprehensive work plan, which included updating Council's

*Municipal Strategic Statement (MSS)* and local policies, as well as commencing structure planning across our key centres.

Council resolved to develop a new *Activity Centre Strategy* (this draft document) which will guide the development of the *MSS* and local policies, as well as provide the strategic context to undertake the detailed precinct structure planning across our many centres in Glen Eira.

### **Activity centre program 2017**

Since that time, we have embarked on further consultation focused around our activity centres. Between December 2016 and February 2017, we asked the community to tell us what they loved about their shopping strip. More than 2,100 online surveys were completed. Our second round of consultation in 2017 — *Transforming our neighbourhoods together* — investigated the issues at a more detailed level and proposed visions and objectives for each of our activity centres, as well as project concepts for our major centres and those undergoing level crossing removal works.

### **Community Consultation 2017**

There were clear themes within the feedback. Our community want our centres to be places for people, with more community hubs and green spaces. There is a desire for an enhanced nightlife with the community calling out for more local shops, bars, events and activities, as well as strengthened local experiences with new gyms and cafes. In terms of development in our centres, it was clear that the community want better quality and well designed buildings in our neighbourhoods, and to focus taller buildings in locations that limit impacts on Glen Eira's highly valued character and amenity.

### **Glen Eira Activity Centres Strategy 2005**

A comprehensive economic analysis of Glen Eira's activity centres was carried out and multiple recommendations were made in the existing *Activity Centres Strategy* that was endorsed by Council in 2005. The 2005 *Strategy* formed a basis upon which this draft *Strategy* has been formed.

### **Other municipal strategic documents**

In the near future, Council will update a number of critical strategies that will assist in the development of the municipality, including the:

- *Glen Eira Council and Community Plan 2017–2021*;
- *Municipal Public Health and Wellbeing Plan 2017–2021*;
- *Revised Open Space Strategy*; and
- *Integrated Transport Strategy*.

Council has also recently adopted the:

- *Environmental Sustainability Strategy 2016–2021*;
- *Disability Action Plan 2017–2021*; and
- *Glen Eira Libraries Strategy 2017*.

As such, this draft *Strategy* has not gone into great detail in the areas of community, health, open space, environmental or transport planning. However, where required, this draft *Strategy* has sought to provide high level guidance on how these issues may be considered in terms of a ‘whole of place’ planning approach.

### **2011 ABS Census data**

It should be noted that a large majority of statistics and forecasts used in this report are from the *2011 Census* from the Australian Bureau of Statistics as the 2016 figures are yet to be released.

## Activity Centre Framework

The following activity centre framework sets out the policy direction for each of the proposed activity centre and place types.

### Major change

#### Health, education and/or innovation precinct (with urban renewal opportunities)

##### Function

- Specialised centres that support health, education and/or innovation services with opportunity for clustering of like businesses.
- Includes urban renewal sites in strategic locations that provide opportunity to take advantage of underutilised land close to jobs, services and public transport infrastructure, to provide new housing, jobs and services.

##### Employment

- Major focus for professional employment growth opportunities that complement the specialised function of the centre.
- Greater than 1:1 new jobs to new housing ratio.

##### Economy/retail

- Specialised economic functions should be reinforced and they should provide major opportunity for ancillary health and education services, or growth within the innovation and knowledge industry.
- Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment. Typically this may include:
  - a minimum of (or demonstrated capacity to accommodate) approximately one supermarket or similar fresh food market;
  - business services;
  - specialty retailing;
  - hospitality; and
  - entertainment.

##### Housing

- Major focus for housing growth opportunities.
- Major focus on new single, aged care and affordable households.

##### Transport

- Centre should be well serviced by public transport.
- Opportunity to create new street networks to ensure a high level of walkability and accessibility.

- Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.

#### Open space

- Major focus for implementation of new open space preferably with walking and bicycle linkages.

#### Liveability

- A major focus for universities, high schools, hospitals or professional employment, centres should also provide services that complement these services.
- Actively explore opportunities for shared use of facilities.

#### Locations

- Caulfield Junction
- East Village (emerging)

### **Major activity centre (with urban renewal opportunities)**

#### Function

- Centres that provide access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities.
- Includes urban renewal sites in strategic locations that provide opportunity to take advantage of underutilised land close to jobs, services and public transport infrastructure, to provide new housing, jobs and services.

#### Employment

- Major focus for employment growth opportunities, particularly professional employment, retail and hospitality to a lesser degree.
- 1:1 new jobs to new housing ratio.

#### Economy/retail

- Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment. Typically this may include:
  - a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food market;
  - business services;
  - specialty retailing;
  - hospitality; and
  - entertainment.

#### Housing

- Major focus for housing growth opportunities.
- Major focus on new family, single, aged care and affordable households.

#### Transport

- Centre should be well serviced by public transport, particularly fixed transport.
- Opportunity to create new street networks to ensure a high level of walkability and accessibility.
- Due to broader catchment, driving to the centre is required, however aim for majority of visits by public transport, foot or bike.

#### Open space

- Major focus for implementation of new open space preferably with walking and bicycle linkages.

#### Liveability

- Typically, centres should provide services for the wider community, including a range of the following:
  - a library;
  - a community hub;
  - an entertainment complex;
  - maternal child health care services;
  - child care;
  - a senior citizens centre;
  - medical centres; and
  - a chemist.

#### Locations

- Carnegie
- Elsternwick
- Moorabbin

### **Major activity centre**

#### Function

- Centres that provide access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities with suitable residential development opportunity that responds to their urban context in and around the centre.

#### Employment

- High focus for employment growth.

## Economy/retail

- Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment, including:
  - a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food market;
  - specialty retailing;
  - hospitality; and
  - entertainment.

## Housing

- High focus for housing growth opportunities.
- Major focus on new family households.

## Transport

- Centre should be well serviced by public transport, particularly fixed transport with opportunity for active transport options.
- Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.

## Open space

- High level of focus for implementation of new open space or developer contribution.

## Liveability

- Typically, centres should provide services for the wider community, including a range of the following:
  - a library;
  - a community hub;
  - an entertainment complex;
  - maternal child health care services;
  - child care;
  - a senior citizens centre;
  - medical centres; and
  - a chemist.

## Locations

- Bentleigh
- Glen Huntly (emerging)

## **Neighbourhood centre**

### Function

- Local centres that provide access to local goods, services and employment opportunities that serve the needs of the surrounding local neighbourhood, with suitable residential development opportunity that responds to its urban context in and around the centre.

#### Employment

- Medium focus for employment growth.

#### Economy/retail

- Retail should provide for the weekly needs of an approximate 400 metre residential catchment, typically this may include:
  - a maximum of one small community supermarket to serve local neighbourhood only;
  - convenience retailing; and
  - hospitality.

#### Housing

- Moderate focus for housing growth opportunities.
- Major focus on new family households.

#### Transport

- Centre should provide good access to public transport with opportunity for active transport options.
- Aim for the large majority of visits to be accessible by foot or bike, from local neighbourhood.

#### Open space

- Moderate level of focus for implementation of new open space or developer contribution.

#### Liveability

- Typically, centres should provide services for the local community, such as:
  - a community space/hall;
  - maternal child health care services;
  - child care;
  - a senior citizens centre;
  - medical centres; and
  - a chemist.

#### Locations

- Alma Village

- Bentleigh East
- Caulfield Park
- Caulfield South
- Gardenvale
- Hughesdale
- McKinnon
- Murrumbeena
- Ormond
- Patterson
- Ripponlea

## Minor change

### Health and education area

#### Function

- Specialised local centres that support health, education and/or innovation services with opportunity for clustering of like businesses.

#### Employment

- Moderate focus for employment growth opportunities, by clustering like health and education uses.

#### Economy/retail

- Specialised economic functions should be reinforced and provide moderate opportunity for ancillary health and education services, or growth within the innovation and knowledge industry.

#### Housing

- Low opportunity for housing growth.

#### Transport

- Centre should provide good access to public transport with opportunity for active transport options.
- Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.

#### Open space

- Major focus for implementation of open space.

#### Liveability

- A local focus for universities, high schools and hospitals.

#### Locations

- Local hospitals and schools.

### **Local centre**

#### Function

- Small groups of shops with reasonable convenience retailing, specialist retailing or commercial services role with small catchments covering the immediate residential area.

#### Employment

- Low opportunity for employment.

#### Economy/retail

- Convenience retail that services the daily retail needs of the immediate residential area or suit short-term vehicle access.

#### Housing

- Low opportunity for housing growth.

#### Transport

- Short-term vehicle access.
- Some visits by foot or bike, from local neighbourhood.

#### Open space

- Focus for implementation of open space or developer contribution dependent on gap area.

#### Liveability

- Low focus for community services.

#### Locations

- Small groups of shops with a total size of less than 4,000 square metres of retail and commercial development.

### **Employment area**

#### Function

- Land best used for solely employment uses, often with some amenity concerns that mean these employment types are not suited to be clustered within activity centres.

#### Employment

- High opportunity for employment.

#### Economy/retail

- Convenience retail that suit the needs of the local employee catchment.

#### Housing

- Not applicable.

#### Transport

- A high proportion of both freight and private vehicle movement required.

#### Open space

- Focus for implementation of open space or developer contribution dependent on gap area.

#### Liveability

- Low focus for community services.

#### Locations

- Industrial and commercial two zoned land away from public transport.

### **Transport corridor**

#### Function

- Highly accessible areas of housing and employment diversity along tram routes and selected main roads.

#### Employment

- Low opportunity for employment.

#### Economy/retail

- Low opportunity for retail and services.

#### Housing

- Moderate focus for housing growth opportunities.

#### Transport

- Areas along arterial roads that are also highly accessible by tram, bus or train.

#### Open space

- Focus for implementation of open space or developer contribution dependent on gap area.

#### Liveability

- Low focus for community services.

#### Locations

- Tram routes and selected main roads.

### **Area of minimal change**

#### Function

- Residential areas located outside activity centres, where neighbourhood character should be preserved with a focus for low scale residential development.

#### Employment

- Low opportunity for employment.

#### Economy/retail

- Low opportunity for retail and services.

#### Housing

- Low opportunity for housing growth.

#### Transport

- Accessible via local streets and some bus routes.

#### Open space

- Focus for implementation of open space or developer contribution dependent on gap area.

#### Liveability

- Low focus for community services.

#### Locations

- Residential areas outside activity centres.

## Summary of themes, objectives and key actions

Vision — Glen Eira 2031

Glen Eira will be a city of walkable neighbourhoods that are centred on a network of vibrant, socially inclusive and well designed activity centres, providing for the needs of and reflecting the character of their communities.

Key actions:

1. Update strategic vision for municipality (*Municipal Strategic Statement*).
2. Undertake structure plans (or similar precinct planning approach) for Glen Eira's activity centres.
3. Engage with community to develop an *Integrated Transport Strategy*.

### Theme one: well connected and distinctive neighbourhoods

#### Objectives

##### 1.1 Culturally rich communities

Our activity centres will be culturally rich places, reflecting the unique characteristics and aspirations of their local neighbourhood.

##### 1.2 Create places for people

We will continue to create open spaces that contribute to the recreational, physical and social needs of all community members.

##### 1.3 Connected neighbourhoods

We need to ensure that population growth is supported by a range of sustainable travel choices that reduce car dependency, including walking; cycling; motor cycling; and public transport. Simultaneously, a strategic approach needs to be taken to mitigate car parking and traffic issues.

##### 1.4 Better quality and greener streetscapes

We must improve the walkability of our neighbourhoods by increasing pedestrianisation of our centres and ensuring safe and convenient access for all members of the community.

#### Key actions

4. Undertake a major heritage review across Glen Eira.
5. Explore opportunities to integrate public realm improvements with private development or planned state or Council infrastructure works.
6. Introduce developer contributions for public infrastructure across change areas.
7. Update Council's *Open Space Strategy* and policies.

8. Introduce tree protection policy for new developments.
9. Undertake precinct-wide car parking and traffic plans that include future thinking solutions, such as introducing new parking planning provisions across activity centre areas.

## **Theme two: Vibrant activity centres with a thriving local economy**

### **Objectives**

#### **2.1 More local jobs — less commuting**

We must reduce the negative impacts of commuting by improving the numbers of local jobs in our City, in particular through the creation of new office space for professional employment.

#### **2.2 Foster human experiences**

We will have a strong focus on place-making and will continually adapt to the changing economy to ensure our municipality is vibrant, prosperous and sustainable, and that the aspirations of our community are met.

#### **2.3 Strengthen the heart of the community**

Our activity centres will become the centre of community life, thanks to contemporary well-place and well-serviced community hubs and libraries.

#### **2.4 Vibrant nightlife and weekends**

We must proactively foster our centres as vibrant nightlife and weekend destinations through the creation of additional floorspace designated to hospitality uses.

### **Key actions**

10. Review and update Council's *Business Development Strategy*.
11. Review census data when released (mid-2017) to determine and plan for employment trends within the municipality.
12. Review and update Council's *Municipal Strategic Statement* and local policies to integrate policies that respond to the changing economy and employment trends.

## **Theme three: Quality housing and buildings for the future**

### **Objectives**

#### **3.1 Provide housing for all**

We must plan for the housing needs of the community and ensure that diverse housing options are made available to accommodate all situations and aspirations.

#### **3.2 Respect amenity and local character**

We must plan for the right development in appropriate locations by encouraging buildings that respond to their immediate urban context.

#### **3.3 Plan for the future housing needs of the community**

We must proactively plan for change by considering the future needs of the community.

#### **3.4 Build a sustainable future**

We must demonstrate a clear focus on environmental sustainability.

### **Key actions**

13. Carry out detailed consultation with the community about building design and development guidelines.
14. Undertake a precinct by precinct review of development controls for each neighbourhood.
15. Implement new environmental and water sustainable design policies.

## **Theme one: Place-making**

Well connected and distinctive neighbourhoods

### **Theme**

#### 1.1 Culturally rich communities

Glen Eira's neighbourhoods have long and layered histories, which are reflected in many heritage listed buildings and streetscapes.

Glen Eira is a proudly multicultural municipality that is made up of a range of ethnicities, including Indian, Chinese, Greek and Israeli communities. Glen Eira is also home to one of Australia's largest Jewish communities, with 18.9 per cent of our population identifying as Jewish (compared to 1.1 per cent across greater Melbourne). Our diversity should be celebrated and enhanced through local activities that build on these unique neighbourhoods.

### **Objective**

Our activity centres will be culturally rich places, reflecting the unique characteristics and aspirations of their local neighbourhood.

### **Outcomes**

1.1.1 Celebrate the local uniqueness of each neighbourhood and its people.

1.1.2 Strengthen our unique cultural communities (both long-standing and emerging).

1.1.3 Explore ways to celebrate the history, heritage and stories of each place.

1.1.4 Enrich our centres through place-making, art and community festivals.

1.1.5 Preserve historical buildings, places of interest and culturally important features.

1.1.6 Ensure new buildings in key cultural and heritage locations are well designed buildings that reflect the local community and its aspirations.

### **Theme**

#### 1.2 Create places for people

Our neighbourhoods should be centred around a shopping strip that not only provides for the shopping needs of the surrounding residential areas but also provides spaces and enjoyment for the community, including green spaces.

Glen Eira has the lowest amount of open space as a proportion of land area available and per person. Parks, gardens and public spaces enhance our centres by

providing the community with meeting points and areas of enjoyment that are accessible by all members of the community.

### **Objective**

We will continue to create open spaces that contribute to the recreational, physical and social needs of all community members.

### **Outcomes**

1.2.1 Encourage family-friendly and socially inclusive places that cater to the needs of all community members.

1.2.2 Provide functional, multipurpose community hubs and public spaces.

1.2.3 Create safe and exciting places for people that become a destination for the wider community.

1.2.4 Promote events that cater to all members of the community.

### **Theme**

1.3 Connected neighbourhoods

Car parking and traffic congestion is a common concern for the Glen Eira community. The State Government has recently invested more than \$2 billion into Glen Eira to facilitate the removal of seven level crossings, rebuild six train stations and construct approximately 3.8 kilometres of elevated rail and new open space.

### **Objective**

We need to ensure that population growth is supported by a range of sustainable travel choices that reduce car dependency, including walking; cycling; motor cycling; and public transport. Simultaneously, a strategic approach needs to be taken to mitigate car parking and traffic issues.

### **Outcomes**

1.3.1 Implement the 20 minute neighbourhood concept, by creating a greater mix of uses within neighbourhoods.

1.3.2 Proactively plan for the future in an integrated manner by undertaking a precinct approach to all future planning and project matters.

1.3.3 Encourage an innovative approach to car parking and take a strategic approach to transport planning.

1.3.4 As the technology of cars change in the future, actively explore ways to reduce the impact of cars and car parking on the place and its people.

## **Theme**

### 1.4 Better quality and greener streetscapes

Our streetscape and public realm are a major contributor to the identity of a neighbourhood. Our centres should be clean and attractive, and they should promote active transport options, particularly walking.

## **Objective**

We must improve the walkability of our neighbourhoods by increasing pedestrianisation of our centres and ensuring safe and convenient access for all members of the community.

## **Outcomes**

- 1.4.1 Create green spaces and streetscapes with large canopy trees and lush plantings.
- 1.4.2 Upgrade streetscapes and public realm for enjoyment by the local community.
- 1.4.3 Promote the upkeep and maintenance of existing buildings and shopfronts.
- 1.4.4 Strongly encourage walking and cycling as the main travel methods to local centres through creating safe, friendlier and tree lined routes.

## Theme two: Local economy

Vibrant activity centres with a thriving local economy

### Theme

#### 2.1 More local jobs — less commuting

*Plan Melbourne* estimates that there will be an additional 60,000 jobs required within Melbourne's inner south east region within the period of 2015 to 2031, representing an annual growth rate of 1.3 per cent per annum. Key industries supporting this growth will be retail trade; healthcare and social assistance; professional, scientific and technical services; and education and training.

By 2036, the total number of working residents in Glen Eira will increase by 21 per cent from 70,030 to 84,980. The professional, scientific and technical services and financial and insurance services sectors are together expected to account for 34 per cent of this growth, with the healthcare and social assistance sector accounting for a further 24 per cent. To ensure residents do not need to commute to the CBD for work, more jobs need to be provided within Glen Eira, particularly within these growing industries.

There is opportunity to co-locate employment opportunities for professional industries within designated nodes to strengthen Glen Eira's competitive and innovative capacity. Greater employment options should also be encouraged that cater to the employment demands of the community.

### Objective

We must reduce the negative impacts of commuting by improving the numbers of local jobs in our City, in particular through the creation of new office space for professional employment.

### Outcomes

- 2.1.1 Encourage the growth of employment opportunities that meet the needs of the present and future community, particularly within professional industries (office, health and education).
- 2.1.2 As jobs in the future become more mobile, ensure our neighbourhoods can adapt to provide more local jobs close to local homes.
- 2.1.3 Facilitate the clustering of 'smart industries' based around anchor uses such as government offices, universities, hospitals or schools.
- 2.1.4 Explore opportunities to facilitate local flexible working opportunities such as co-working spaces or expanded library areas.

2.1.5 Explore ways to ensure 'fit-for-purpose' new office stock is constructed as part of large development opportunity sites.

## **Theme**

### 2.2 Foster human experiences

In terms of the retail sector, changes are occurring due to a number of different factors, including demographic changes; the global financial crisis; recent level crossing removals; and the movement towards a digital economy. New and innovative ways to conduct business are constantly being created, such as the introduction of online shopping, which leads to a reduction in the need for physical retail space.

These changes lead to a shift in the composition of our shopping strips with more opportunities arising for physical experiences and less for mere transactions, such as an increase in the number of cafes and restaurants or the introduction of co-working office spaces.

It is important that Glen Eira's activity centres are great places to visit with shops and services providing human experiences that cannot be found online.

## **Objective**

We will have a strong focus on place-making and will continually adapt to the changing economy to ensure our municipality is vibrant, prosperous and sustainable, and that the aspirations of our community are met.

## **Outcomes**

2.2.1 Ensure activity centres have sufficient diversity to serve the retail needs of the current and future local population.

2.2.2 Plan for future trends in the economy and embrace the digital era.

2.2.3 Encourage an innovative approach to shopping and employment.

2.2.4 Strategically locate future parcel pick-up stations and other digital transactions facilities within activity centres that encourage community interaction.

## **Theme**

### 2.3 Strengthen the heart of the community

As the community grows so does its need for infrastructure, including community services, schools, open space and cultural events.

In our major activity centres, libraries provide a great anchor of community life. Libraries are also departing from the traditional quiet place to borrow books and are

more recently emerging as community hubs with more people depending on these spaces for social interaction and co-working spaces.

Glen Eira's library programs are the fifth highest attended across 47 libraries within the *Public Libraries Victoria Network (PLVN)*. It is expected that in 2036 our growing population will generate almost 154,000 additional library visits per year.

## **Objective**

Our activity centres will become the centre of community life, thanks to contemporary well-placed and well-serviced community hubs and libraries.

## **Outcomes**

2.3.1 Locate contemporary regional community facilities in major activity centres.

2.3.2 Locate and group together key neighbourhood community services and facilities within activity and neighbourhood centres.

2.3.3 Ensure key community needs are provided in each centre (such as banks, post office, grocers, butchers and bakers).

2.3.4 Foster activity centres as socially and culturally diverse places with accessible and convenient meeting places.

2.3.5 Guide future change based on the community-owned place vision.

2.3.6 Foster 'bottom-up' change through a focus on place-making.

## **Theme**

2.4 Vibrant nightlife and weekends

A total of 2,178 businesses in Glen Eira are located at ground floor in activity centres, 34 per cent of which are in Carnegie, Bentleigh and Elsternwick. Only a small percentage of stores are open after dark.

Hospitality related activities, such as cafes and restaurants, represent the biggest driver for night-time and weekend activity, they also represent an increasing amount of floorspace (approximately 64,000 square metres). Together with takeaway food outlets, they account for 32 per cent of total floorspace within all activity centres.

## **Objective**

We must proactively foster our centres as vibrant nightlife and weekend destinations through the creation of additional floorspace designated to hospitality uses.

## **Outcomes**

2.4.1 Promote extended trading hours for both commercial and community uses.

2.4.2 Encourage a broad range of entertainment and recreational venues particularly around public spaces and train stations.

2.4.3 Facilitate footpath trading to create street life and vibrancy.

2.4.4 Explore a range of street festivals and markets that foster community life.

2.4.5 Improve safety at night with high quality pedestrian lighting and street activity at key locations.

2.4.6 In areas with little night-time or weekend activity, explore the potential of short-term businesses, such as food trucks or markets to initiate more permanent activity in the future.

## **Theme three: Housing**

Quality housing and buildings for the future

### **Theme**

#### **3.1 Provide housing for all**

It is likely that by 2031, an additional 9,000 dwellings will be required within Glen Eira. These additional dwellings should be best considered as 'homes' that are proactively planned for to address the future needs of the community.

Young family households are the fastest growing household in Glen Eira, increasing by 22.6 per cent between 2001 and 2011. The established family home is therefore in high demand and new apartment developments are limited in the range of household types that they attract.

By prioritising a greater supply of medium density three-bedroom townhouses, a range of household types can be accommodated, including young families.

### **Objective**

We must plan for the housing needs of the community and ensure that diverse housing options are made available to accommodate all situations and aspirations.

### **Outcomes**

3.1.1 Plan for and manage the supply of new housing in the right locations to meet future population growth, demographic changes and social needs.

3.1.2 Focus the majority of new housing close to existing services, jobs and public transport.

3.1.3 Provide dwelling choice that caters to a broad demographic and the needs of the community.

3.1.4 Prioritise a greater supply of affordable medium density family housing within a broad mix of household types located close to activity centres and public transport.

3.1.5 Assist older community members to age in place by encouraging a greater supply of well-located, age-appropriate developments.

3.1.6 Encourage development that caters to low to moderate-income households, such as affordable or social housing.

### **Theme**

#### **3.2 Respect amenity and local character**

Council's existing, long standing policies closely link housing growth with our activity centre hierarchy. Although we must accommodate an increase in our population, a

centre that is of a higher order can not necessarily accommodate large scale buildings.

Housing capacity and building scale can be separated from activity centre hierarchy by clearly identifying housing typologies that can accommodate growth in strategic locations that respond to their immediate context and neighbourhood character, and also reduce impacts on amenity.

### **Objective**

We must plan for the right development in appropriate locations by encouraging buildings that respond to their immediate urban context.

### **Outcomes**

3.2.1 Ensure amenity of existing residents is protected.

3.2.2 Celebrate our heritage and unique places.

3.2.3 Provide certainty about the scale of growth within established neighbourhoods.

3.2.4 Ensure new buildings add to the sense of place and local character.

3.2.5 Ensure buildings appropriately respond to their immediate context.

### **Theme**

3.3 Plan for the future housing needs of the community

Population increases lead to increased development pressure, especially considering that *Plan Melbourne* directs 70 per cent of housing growth to occur within our established suburbs.

To ensure that development does not unreasonably impact on our community's amenity, we must plan for growth by identifying areas that are suitable for development and ensuring the type of development that occurs is respectful of the area.

### **Objective**

We must proactively plan for change by considering the future needs of the community.

### **Outcomes**

3.3.1 Encourage larger buildings to be in larger sites and located where amenity impacts can be best managed.

3.3.2 Create fit-for-purpose, forward thinking urban renewal precincts that cater for the emerging community.

3.3.3 Facilitate development that demonstrates local community benefit.

3.3.4 Encourage well designed and sustainable buildings.

3.3.5 Implement developer contributions for community infrastructure.

## **Theme**

3.4 Build a sustainable future

*Plan Melbourne* states that energy use in buildings accounts for around a quarter of Australia's greenhouse gas emissions. By implementing sustainable development initiatives we can attempt to mitigate the effect our increased population has on the environment for the benefit of the future Glen Eira community.

## **Objective**

We must demonstrate a clear focus on environmental sustainability.

## **Outcomes**

3.4. Encourage greener buildings and facilitate development that minimises impacts on the environment and climate change.

3.4.2 Plan for the future by ensuring that larger developments and urban renewal sites include advanced precinct wide sustainability measures.

3.4.3 Promote sustainability as a matter of priority.

**GLEN EIRA — PLANNING FOR THE FUTURE**  
**ACTIVITY CENTRE, HOUSING AND**  
**LOCAL ECONOMY STRATEGY**  
DRAFT — MAY 2017



GLEN EIRA  
CITY COUNCIL

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This draft *Activity Centre, Housing and Local Economy Strategy* has been released for community feedback and participation in the future planning of our City.

Your feedback on this draft *Strategy* is actively sought by 13 June 2017. Submissions can be made:

- > online [www.gleneira.vic.gov.au/planningforthefuture](http://www.gleneira.vic.gov.au/planningforthefuture)
- > via email [mail@gleneira.vic.gov.au](mailto:mail@gleneira.vic.gov.au)
- > via post PO Box 42, Caulfield South 3162; or
- > contact Council's Service Centre on 9524 3333.

All correspondence should be directed to Council's City Futures Department.

For further information on planning terms, visit [www.gleneira.vic.gov.au/planningglossary](http://www.gleneira.vic.gov.au/planningglossary)



# CHANGE IS OCCURRING — WHAT IS GLEN EIRA'S PLAN FOR OUR FUTURE?

It is evident that Glen Eira is undergoing an exciting time of transition and we now have the opportunity to set a new direction for our municipality.

Glen Eira is recognised as a municipality with wonderful amenity, a diverse community with a considerably high number of well connected activity centres.

Activity centres are areas that range in size but usually include both the commercial heart and nearby surrounding residential area. They provide a focus for housing, commercial, retailing, community, employment, transport, leisure, open space, entertainment and are places where people shop, work, meet, relax and live.

State Government statistics indicate that over the last five years (2011–2016), Glen Eira has experienced significant change with a population increase of 11,233 and 4,300 new dwellings constructed. Importantly, the last five years is forecasted to be the biggest rate of growth we will experience (1.6 per cent), with the future rate of growth expected to halve between 2016 and 2031 (approximately 0.8 per cent).

To help build strong local communities, it is important that local household growth is matched by local job growth. Our activity centres are ideal locations to provide for growth in household and job numbers and are therefore considered to be areas for managed change.

As Council holds the responsibility of implementing the vision of the community as well as the objectives of State Government, this raises questions such as: Where will we accommodate growth? How will we ensure jobs and services are provided close to where people live? How will we ensure amenity and character are protected?

## DRAFT GLEN EIRA COUNCIL AND COMMUNITY PLAN

We are currently in the process of reviewing and updating our *Glen Eira Council and Community Plan*, which aims to reflect the community's priorities and directions for Glen Eira for the next four years. The themes of the draft *Glen Eira Council and Community Plan* have been integrated into this draft *Strategy* to ensure the community's vision is considered as part of our future plan.

## PLAN MELBOURNE 2017–2050

*Plan Melbourne 2017–2050* is the State Government's metropolitan planning strategy, which sets out a plan for a sustainable future for our population by ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections closer to where people live and work, particularly within activity centres.

The success of Glen Eira's activity centres is dependent on setting a clear vision that outlines holistic principles and specifies detailed outcomes to guide policy and decision-making for the future.

This draft *Strategy* aims to celebrate what makes Glen Eira a great place to live, while planning for the future needs of our municipality.

By establishing a long-term strategic framework, we can continue to cater for the community's needs while ensuring our valued amenity and local character is maintained and respected.

This draft *Strategy* includes four sections:

### 1. Proposed Activity Centres Framework

An overarching framework that provides a place-based approach to implementing place-making, local economy and local housing outcomes.

### 2. Place-making

- > Setting a new integrated framework to plan for areas of change and activity centres.
- > Strengthening the uniqueness of our neighbourhoods by setting shared visions for each of our activity centres.

### 3. Local economy

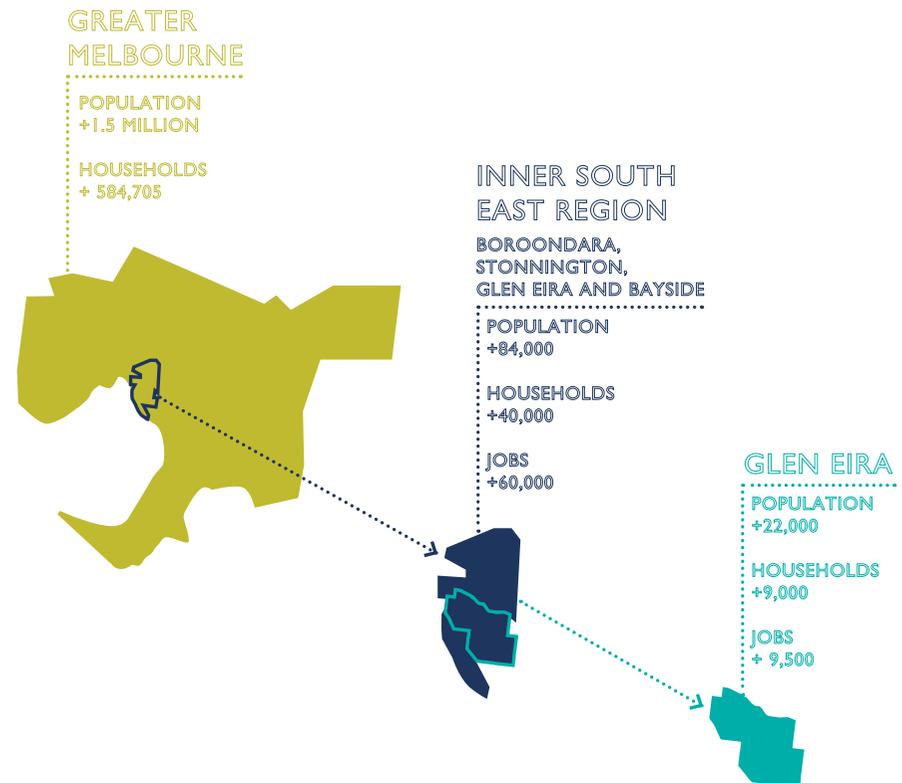
- > Outlining a new framework for the creation of more local jobs for our future community.

### 4. Housing

- > Outlining an updated framework for planning our community's future housing needs.

This draft *Strategy* sets out themes, objectives and outcomes for place-making, local economy and housing, which are further elaborated within each respective section.

## PROJECTED GROWTH BY 2031



# WHAT IS THE PURPOSE OF THIS STRATEGY?

Glen Eira is forecast to grow by 22,000 people, 9,000 dwellings and 9,500 jobs over the next 15 years. This draft *Activity Centre, Housing and Local Economy Strategy* aims to set a new 15 year City vision for the future of Glen Eira.

This *Strategy* is intended to:

- > provide the strategic context to update Council's *Municipal Strategic Statement*;
- > provide a planning policy link between Council's new draft *Glen Eira Council and Community Plan* and the State's *Plan Melbourne* objectives;
- > guide the strategic context for upcoming structure plans;
- > provide clear policy direction for all centres currently without an adopted structure plan;
- > provide a community-owned plan in achieving future State Government housing and job targets; and
- > provide high-level, place-based direction for upcoming strategies, including:
  - > an *Integrated Transport Strategy*;
  - > a *Revised Open Space Strategy*; and
  - > the *Municipal Public Health and Wellbeing Plan*.

## HOW WAS THIS STRATEGY DEVELOPED?

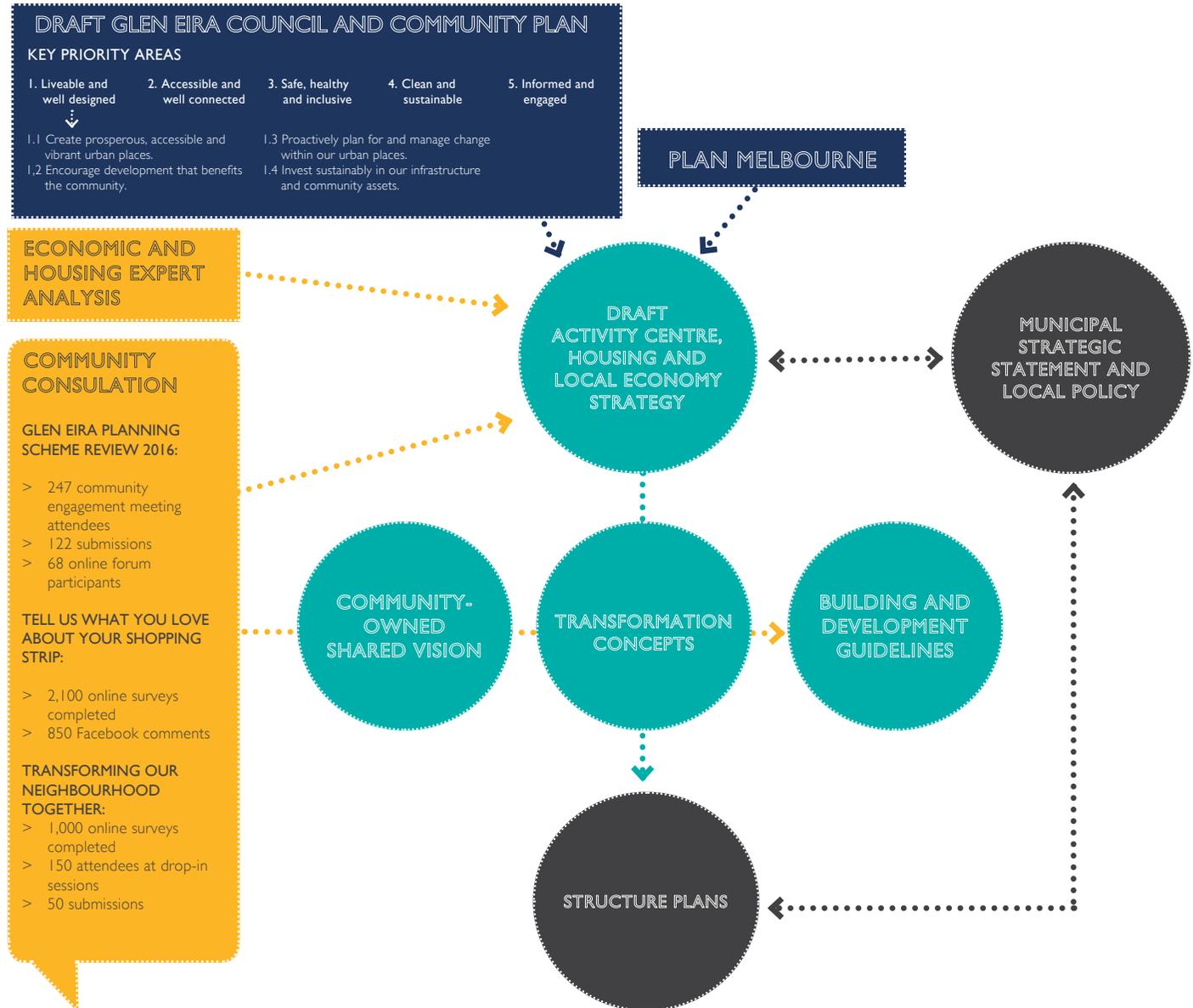
This draft *Strategy* has been informed by extensive community feedback, expert analysis, as well as a review of trends occurring across metropolitan Melbourne.

Recent community feedback has been reviewed to inform this draft *Strategy*, including:

- > the *Planning Scheme Review 2016* (approximately 260 responses);
- > the *Tell us what you love about your shopping strip Survey* (approximately 2,100 responses);
- > the *Transforming our neighbourhoods Survey* (approximately 1,000 responses); and
- > the *Glen Eira Council and Community Plan* consultation.

To inform this draft *Strategy* a number of background papers were commissioned, including:

- > *Glen Eira Draft Economic Analysis 2017*, Blair Warman Economic Consultants; and
- > *Glen Eira Draft Housing Opportunity Analysis 2017*, Housing id.





PART ONE  
PROPOSED ACTIVITY CENTRES FRAMEWORK

# PROPOSED ACTIVITY CENTRES FRAMEWORK — the proposed framework for the future network of Glen Eira's activity centres

## Vision — Glen Eira 2031

Glen Eira will be a city of walkable neighbourhoods that are centred on a network of vibrant, socially inclusive and well designed activity centres, providing for the needs of and reflecting the character of their communities.

Neighbourhood	Current policy status	Reason for proposed change in policy
Proposed activity centre type — health, education and innovation precinct with urban renewal		
Caulfield Station Precinct	Phoenix precinct	Updated position with stronger focus on job and education growth anchored off university.
Proposed activity centre type — emerging health, education and innovation precinct		
East Village	Affected by <i>Minimal Change Area Policy</i> though nominated as an employment hub within Council's <i>Municipal Strategic Statement</i> .	Updated position to realise the needs of future smart industry, within a mixed precinct of jobs, housing and retail.
Proposed activity centre type — major activity centre with urban renewal		
Carnegie	Urban village	Due to its proximity to Dandenong Road, there are greater opportunities for housing and job growth through urban renewal along Dandenong Road.
Elsternwick	Urban village	Due to its proximity to Nepean Highway, there are greater opportunities for housing and job growth through urban renewal along Nepean Highway.
Proposed activity centre type — emerging major activity centre with urban renewal		
Moorabbin Junction	Neighbourhood centre	Recognising the role of the entire centre of Moorabbin Junction which is shared with Glen Eira, Kingston and Bayside. Due to its proximity to Nepean Highway and South Road, there are greater opportunities for housing and job growth through urban renewal.
Proposed activity centre type — major activity centre		
Bentleigh	Urban village	Due to its suburban residential context, there is less opportunity for housing and job growth through urban renewal than other major activity centres.
Proposed activity centre type — emerging major activity centre		
Glen Huntly	Neighbourhood centre	A large centre with an existing supermarket, on a train and tram line. The centre has an existing dense population catchment, and opportunity for further growth through exploration of underutilised land, and a potential future grade separation project.
Proposed activity centre type — neighbourhood centre		
Alma Village	Neighbourhood centre	No change
Bentleigh East	Neighbourhood centre	No change
Caulfield Park	Neighbourhood centre	No change
Caulfield South	Neighbourhood centre	No change
Gardenvale	Local centre	Recognising the role of the entire centre of Gardenvale, which is located in both Glen Eira and Bayside.
Hughesdale	Neighbourhood centre	No change
McKinnon	Neighbourhood centre	No change
Murrumbeena	Neighbourhood centre	No change
Ormond	Neighbourhood centre	No change
Patterson	Local centre	Recognising that Patterson has a community supermarket and train station, serving the needs of its local neighbourhood.
Ripponlea	Local centre	Recognising the role of the entire centre of Ripponlea, which is located in both Glen Eira and Port Phillip.
Proposed activity centre type — commercially zoned land		
Oakleigh South	Emerging neighbourhood centre	Needs further exploration to better understand the potential of the centre to work with the Monash side to become a neighbourhood centre.

Please note: other local centres have been mapped that contain existing retail uses but are not currently identified under local policy.



For further detail on major and minor places of change, see Activity Centre Framework table on page 30.



PART TWO  
THEMES  
PLACE-MAKING, LOCAL ECONOMY AND HOUSING

# THEME ONE: PLACE-MAKING

## WELL CONNECTED AND DISTINCTIVE NEIGHBOURHOODS

What we heard from recent community engagement:

- > Create places for people that are vibrant and have a greater focus on family and vibrancy within our centres.
- > Cleaner, greener and better connected centres that are easily accessible for all members of the community.
- > The identity of each of Glen Eira's neighbourhoods need to be strengthened and a greater emphasis needs to be placed on making these centres family friendly.
- > Improve car parking conditions and decrease traffic congestion in activity centres.

Glen Eira is made up of a number of distinct neighbourhoods that each have their own unique identity. The individuality of each place is a contribution of many factors, including the buildings, public spaces, community services, people and culture of the area.

As our local centres become more affected by globalised and mobilised markets, it becomes more and more important to create community rich experiences within these centres that cannot be bought online.

Accessibility of our centres is also a high priority to ensure services and experiences are easily available to the community, particularly by foot and bicycle.

Developing a clear neighbourhood identity will reinforce the community bond and improve social wellbeing and inclusiveness. This will result in a strong, supported local economy that reflects the needs of the community.



These draft shared vision statements have been formed based on the feedback we received from two rounds of community consultation involving more than 4,150 community survey responses, comments, submissions and in-person discussions. We now want your feedback on these proposed drafts as these statements will form a 15 year guide for decision-making for both private development and public realm works.

<p><b>CAULFIELD STATION PRECINCT</b></p> <p>Caulfield Station Precinct will be a vibrant destination for education, recreation, leisure and events. It will support a new local residential population that values the active nightlife and pedestrian-orientated streetscapes.</p> 	<p><b>ELSTERNWICK</b></p> <p>Elsternwick will be a vibrant cultural and entertainment precinct, which embraces its historic character and identity and is enhanced by art, greenery and community events.</p> 	<p><b>CARNEGIE</b></p> <p>Carnegie will be a vibrant, safe and attractive centre that is welcoming to all and supports the growing population.</p> 	<p><b>MOORABBIN JUNCTION</b></p> <p>Moorabbin Junction will be a vibrant, accessible and safe centre with a diverse mix of businesses and a lively nightlife.</p> <p>The Junction will have a unique identity with community and art spaces to bring the community together.</p> 	<p><b>BENTLEIGH</b></p> <p>Bentleigh will continue to thrive with its strong local community and family focus.</p> <p>It will support a diverse community with a range of quality housing, business, community service and vibrant public spaces.</p> 	<p><b>GLEN HUNTLY</b></p> <p>Glen Huntly will be an exciting destination that acts as a focal point for the local community with a diverse range of retail and hospitality experiences.</p> <p>The centre will be attractive, clean and safe and support pedestrian and cycling access.</p> 
<p><b>EAST VILLAGE</b></p> <p>East Village will be a thriving, mixed use precinct with a focus on employment, innovation, education and housing affordability.</p> 	<p><b>ALMA VILLAGE</b></p> <p>Alma Village will be a charming and accessible local centre with places to relax and quality stores to meet residents' everyday needs.</p> <p>The centre will achieve a balance between development and community feel.</p> 	<p><b>BENTLEIGH EAST</b></p> <p>Bentleigh East will be a family-friendly centre, which caters for all ages and has a strong community feel.</p> <p>The centre will be well connected by public transport and encourage new businesses to the area to meet the everyday requirements of residents.</p> 	<p><b>CAULFIELD PARK</b></p> <p>Caulfield Park will continue to be a local hub with strong connections to the park and local neighbourhood.</p> 	<p><b>CAULFIELD SOUTH</b></p> <p>Caulfield South will be a diverse and attractive shopping strip that is vibrant both during the day and at night — meeting the community's needs for a safe and friendly environment.</p> 	<p><b>GARDENVALE</b></p> <p>Gardenvale will be a small and friendly neighbourhood centre, with tree lined streets and open space for social gatherings.</p> 
<p><b>HUGHESDALE</b></p> <p>Hughesdale will be a family-focused neighbourhood with a good mix of small local businesses, cafes and restaurants with extended trading hours.</p> <p>The centre will be supported by both Glen Eira and Monash councils to be cohesive with community spaces and the enhancement and protection of green spaces.</p> 	<p><b>MCKINNON</b></p> <p>McKinnon will be an accessible centre with a strong village feel, which recognises and celebrates its heritage, art and local history.</p> 	<p><b>MURRUMBEENA</b></p> <p>Murrumbeena will be a leafy and green local centre with a strong community and environment focus. It will maintain a safe village feel and embrace its history.</p> 	<p><b>ORMOND</b></p> <p>Ormond will maintain a local feel with a strong sense of community connection. It will be green and tree lined with lots of open space and gathering spots with seating and shade.</p> 	<p><b>PATTERSON</b></p> <p>Patterson will be a vibrant and creative hub with art, music and local talent.</p> <p>New buildings, tree lined streets and bustling cafes and restaurants will strengthen the small village atmosphere.</p> 	<p><b>RIPPONLEA</b></p> <p>Ripponlea will remain an intimate, unique and family-friendly centre.</p> 

# THEME TWO: LOCAL ECONOMY

## VIBRANT ACTIVITY CENTRES WITH A THRIVING LOCAL ECONOMY

What we heard from our recent community engagement:

- > A high proportion of residents (85 per cent) indicated that they were either satisfied or very satisfied with the current weekly food shopping options in their local area. A similar number were satisfied with the local specialty food on offer.
- > The community members want their local centres to have a vibrant nightlife.
- > Our centres should provide experiences, not just transactions.

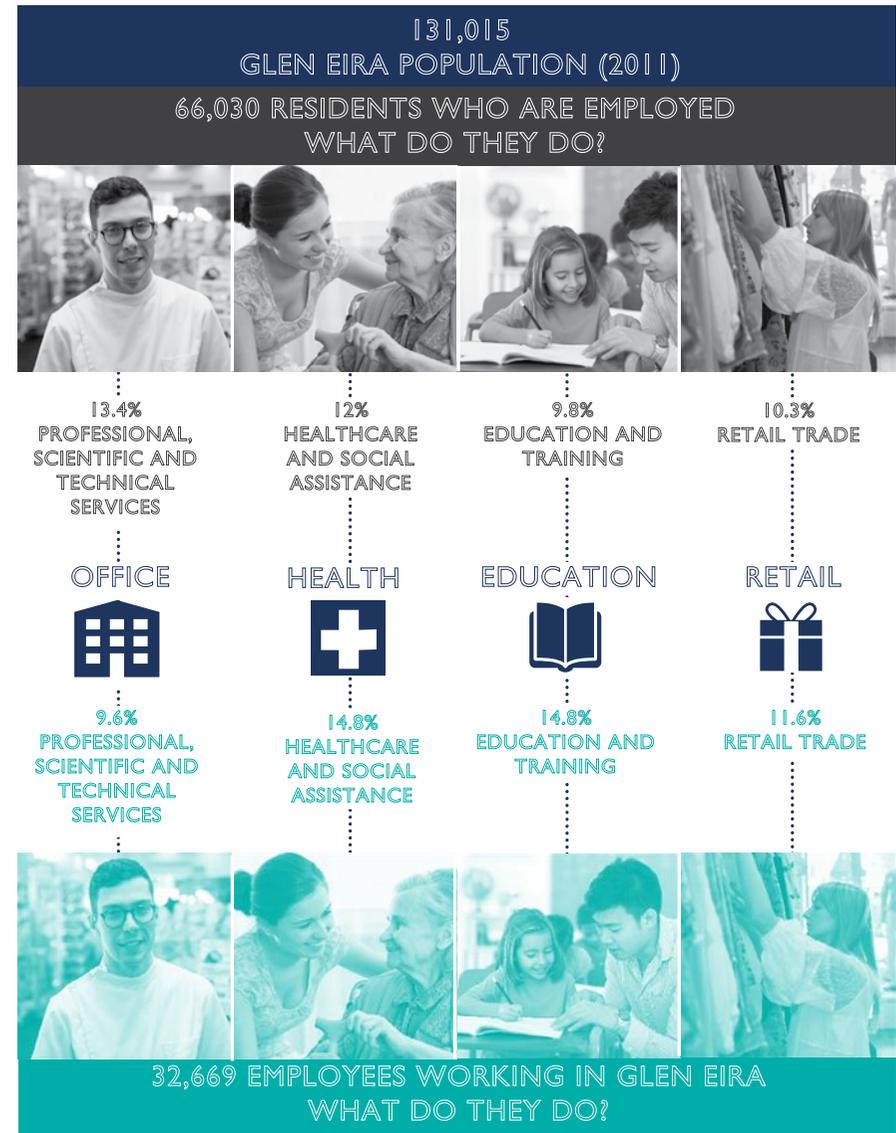
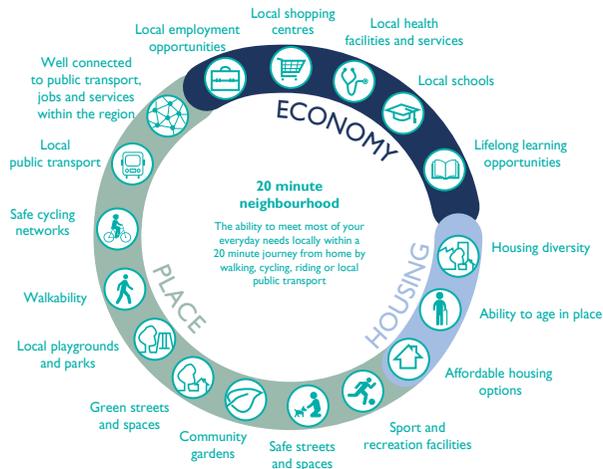
Glen Eira's network of activity centres should provide the community with daily and weekly shopping needs as well as adequate employment opportunities within a short distance of their homes. The principle for the 20 minute neighbourhood outlined in both the draft *Glen Eira Council and Community Plan 2017–2021* and *Plan Melbourne* aims to create accessible, safe and attractive local areas where people can reach employment, services and infrastructure within a 20 minute walk, cycle or local public transport trip of their homes.

A recent economic analysis of our municipality, indicated that one third of Glen Eira's working residents are professional 'white collar' workers with the largest employment sector being professional, scientific and

technical services set to grow further over the coming years. Despite this fact, only 9.6 per cent of local jobs service this sector with the large majority of our residents required to commute to the CBD for work.

The number of local job opportunities within Glen Eira is low when compared with other municipalities. Only 20.1 per cent of working residents are employed within the municipality making Glen Eira the fourth lowest council across Melbourne to locally employ its own residents. Comparable councils such as Boroondara and Bayside, have rates in the range of 24.4 to 25.4 per cent. These statistics suggest that employment options for jobs, particularly within professional employment sectors, are limited within Glen Eira.

We must plan for the future employment needs of the community by ensuring more jobs are provided for our residents that are in close proximity to their homes and that these jobs service leading employment industries. Our neighbourhoods should also provide accessible and diverse housing choices to accommodate employees that service particular employment precincts, such as health and education nodes.



Source: Glen Eira Community Profile, .idcommunity: <http://profile.id.com.au/glen-eira>

	MAJOR FOCUS FOR EMPLOYMENT INTENSITY	HIGH FOCUS FOR EMPLOYMENT INTENSITY	MODERATE FOCUS FOR EMPLOYMENT INTENSITY	LOW FOCUS FOR EMPLOYMENT INTENSITY
 <p><b>OFFICE</b></p> <p>Major office and smaller suites for professional, knowledge and innovation sectors, as well as business incubators, co-working offices and home-office.</p>	<ul style="list-style-type: none"> <li>&gt; Health, education and innovation precincts — within identified urban renewal areas — such as Caulfield Station Precinct and East Village.</li> <li>&gt; Major activity centres within identified urban renewal areas — such as Carnegie, Elsternwick and Moorabbin.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Strategic sites within major activity centres and neighbourhood centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Shop-top office across all major activity centres and neighbourhood centres.</li> <li>&gt; Ground floor office along transport corridors.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Home office on ground floor within residential apartment buildings.</li> </ul>
 <p><b>HEALTHCARE</b></p> <p>Hospitals, medical centres, clinics, gyms and other fitness studios, etc.</p>	<ul style="list-style-type: none"> <li>&gt; Health, education and innovation precincts within identified urban renewal areas — such as Caulfield Station Precinct and East Village.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Health and education area — cluster healthcare businesses around major hospitals.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Within major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Along transport corridors.</li> <li>&gt; Within neighbourhood centres.</li> </ul>
 <p><b>EDUCATION</b></p> <p>University, high schools, primary schools, kindergartens, tutoring classes, night classes, adult learning centres, etc.</p>	<ul style="list-style-type: none"> <li>&gt; Health, education and innovation precincts within identified urban renewal areas — such as Caulfield Station Precinct and East Village.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Within major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Health and education area — cluster education businesses around high schools.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Along transport corridors.</li> <li>&gt; Within neighbourhood centres.</li> </ul>
 <p><b>RETAIL</b></p> <p>Major retailing, hospitality, entertainment, convenience and specialty retailing, etc.</p>	<ul style="list-style-type: none"> <li>&gt; Major activity centres, focused around train stations.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Major activity centres across all ground floor premises opportunities.</li> <li>&gt; Health and education precincts.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Neighbourhood activity centres focused around train station.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Local centres and transport corridors.</li> </ul>
 <p><b>HOSPITALITY</b></p> <p>Restaurants, cafes, bars, takeaway food, etc.</p>	<ul style="list-style-type: none"> <li>&gt; Major activity centres, focused around train stations.</li> <li>&gt; Urban renewal areas.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Major activity centres across all ground floor premises opportunities.</li> <li>&gt; Health and education precincts.</li> <li>&gt; Neighbourhood activity centres focused around train station.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Neighbourhood centres across all ground floor premises opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Local centres and transport corridors.</li> </ul>
 <p><b>MANUFACTURING</b></p> <p>Light industrial uses.</p>	<ul style="list-style-type: none"> <li>&gt; Best located elsewhere in a region with better infrastructure, such as Monash employment cluster or Dandenong.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Best located elsewhere locally with better infrastructure, such as Moorabbin industrial precinct.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Industrially zoned land on arterial road.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Industrially zoned land.</li> </ul>

# THEME THREE: HOUSING

## QUALITY HOUSING AND BUILDINGS FOR THE FUTURE

What we heard through our recent community engagement:

- > Our community want new buildings to be of quality design and responsive to their immediate context.
- > Our community want new buildings to respect the character of the area.
- > The environment is of growing concern and we must act now to minimise our impacts for the future.

Glen Eira is currently experiencing a housing boom with our municipality experiencing a 55 per cent increase in development applications from 2012 to 2016. Recent statistics released by State Government (*Victoria in Future 2016*) indicate that Glen Eira's population is likely to increase by a further 15 per cent over the next 15 years, resulting in the need for an additional 9,000 dwellings. These projections emphasise the need for us to proactively manage change within our municipality.

When considering Glen Eira's future housing and development, it is important to understand the different needs of our community and the different stages of household life cycles.

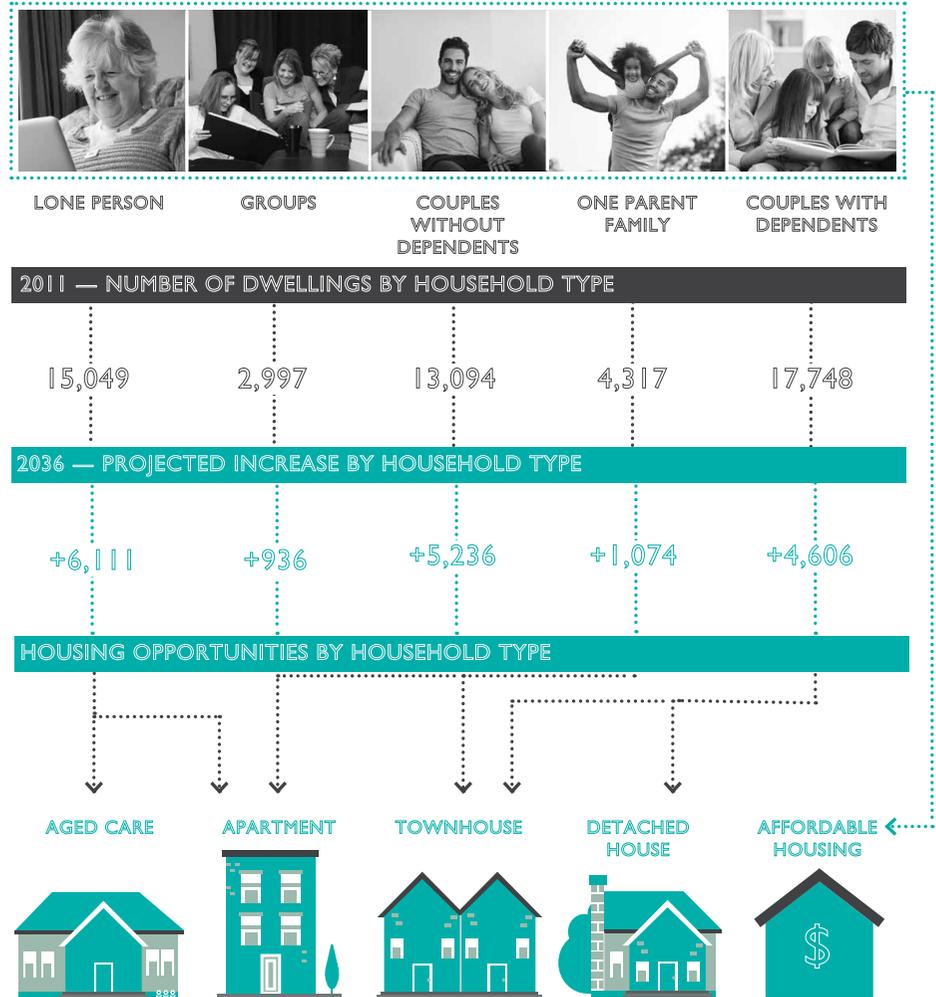
Glen Eira has recently seen strong growth of young families, welcoming 1,700 new young families between 2001 and 2011, while single parents with young children saw a decline of five per cent in that same period. Glen Eira's schools, parks, community services and close-knit neighbourhoods make an attractive place to raise a family, however, there is currently a supply shortage of available and affordable family homes.

Glen Eira is currently experiencing a generational transition with 8.7 per cent of our community aged over 75 years in 2011, including a retiree living alone in one in every nine family homes across the municipality. Our neighbourhoods are currently lacking options of fit-for-purpose, age-friendly housing for our ageing community. Age-friendly housing addresses a number of social and health issues, including social isolation and dispersed health services; it can also assist in releasing greater numbers of family homes.

The draft *Glen Eira Council and Community Plan 2017–2021* has a strong focus on delivering a diverse range of housing, including an increased supply of social and affordable housing and ageing in place opportunities. When planning for our City's future households needs, we must explore ways to accommodate all of our community's needs.

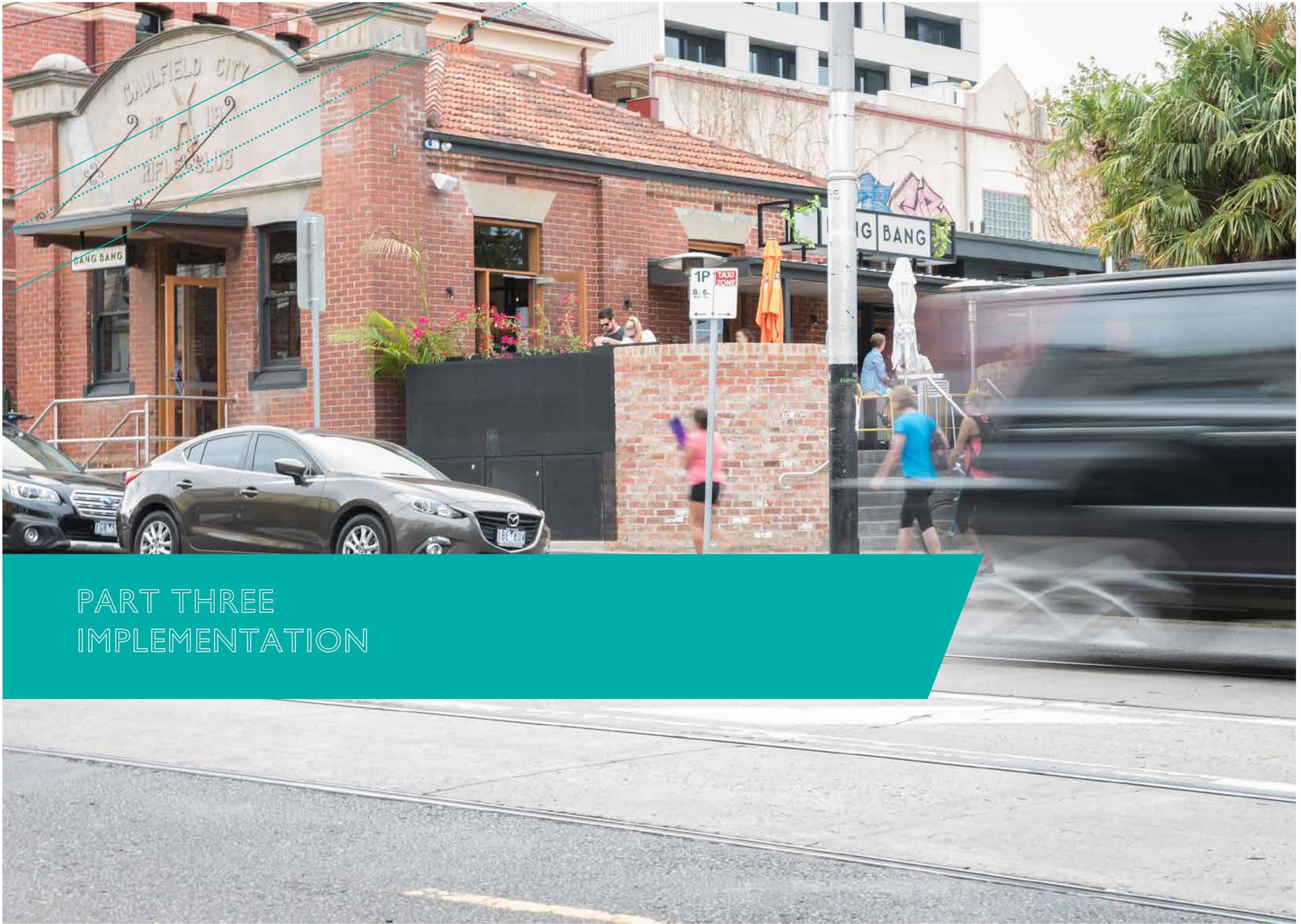
Glen Eira has the fourth highest residential density of all councils in Victoria. The current housing boom has resulted in many of our residential suburbs experiencing unprecedented development activity. While providing new homes is important, it can result in tension with the immediate neighbourhood.

## TYPES OF HOUSEHOLDS IN GLEN EIRA



Source: Glen Eira Community Profile, .idcommunity: <http://profile.id.com.au/glen-eira>

	MAJOR FOCUS FOR SCALE AND DENSITY	HIGH FOCUS FOR SCALE AND DENSITY	MODERATE FOCUS FOR SCALE AND DENSITY	LOW FOCUS SCALE AND DENSITY
 <p><b>APARTMENT — MIXED USE</b> Taller buildings with a mix of residential, office and commercial uses.</p>	<ul style="list-style-type: none"> <li>&gt; Designated urban renewal precincts with a high degree of accessibility to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Designated urban renewal precincts.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Strategic sites within major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Strategic sites within neighbourhood centres.</li> </ul>
 <p><b>SHOP-TOP</b> Commercial/retail at ground floor with office and residential uses above.</p>	<ul style="list-style-type: none"> <li>&gt; Shops on major arterial roads with good access to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Shops in major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Shops in sensitive areas within major activity centres and local centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Shops in local centres.</li> </ul>
 <p><b>APARTMENT — RESIDENTIAL ONLY BUILDING</b> Multiple apartment dwellings with ground floor home office within low rise buildings in a garden setting.</p>	<ul style="list-style-type: none"> <li>&gt; Designated precincts within major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Residential areas along major and arterial roads.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Residential sites fronting tramlines or local arterial roads.</li> <li>&gt; Designated precincts with good access to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Designated precincts within neighbourhood centres.</li> </ul>
 <p><b>FAMILY TOWNHOUSE</b> Medium density housing in a garden setting to accommodate couples and families.</p>	<ul style="list-style-type: none"> <li>&gt; Residential areas within major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Residential areas within neighbourhood centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Sensitive residential areas within major activity centres and neighbourhood centres (heritage).</li> <li>&gt; Properties fronting major or arterial roads.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Suburban residential areas.</li> </ul>
 <p><b>AFFORDABLE HOUSING/SOCIAL HOUSING</b> Key worker accommodation, crisis accommodation, shared care accommodation.</p>	<ul style="list-style-type: none"> <li>&gt; Designated urban renewal precincts with a high degree of accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Designated urban renewal precincts.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Strategic sites within major activity centres. Residential sites fronting tramlines or local arterial roads.</li> <li>&gt; Designated precincts with good access to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Strategic sites within neighbourhood centres.</li> </ul>
 <p><b>AGED CARE</b> Retirement living, aged care, nursing home.</p>	<ul style="list-style-type: none"> <li>&gt; Designated urban renewal precincts with a high degree of accessibility to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Strategic sites within major activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Residential sites fronting tramlines or local arterial roads.</li> <li>&gt; Designated precincts with good access to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Designated precincts within neighbourhood centres.</li> </ul>



PART THREE  
IMPLEMENTATION

# BACKGROUND

Many different strategies and factors have been taken into consideration during the preparation of this draft *Strategy* to ensure a holistic approach and integrated planning for the future of Glen Eira:

## DRAFT GLEN EIRA COUNCIL AND COMMUNITY PLAN 2017–2021

Council recently released its draft *Glen Eira Council and Community Plan*, which is based on five central themes:

- > Liveable and well designed.
- > Accessible and well connected.
- > Safe, healthy and inclusive.
- > Clean and sustainable.
- > Informed and engaged.

This new *Plan* is based on comprehensive community engagement carried out throughout 2016 and 2017.

This draft *Strategy* particularly focuses on the Liveable and well designed theme, which has the following objectives:

1. Create prosperous, accessible and vibrant urban places.
2. Encourage development that benefits the community.
3. Proactively plan for and manage change within our urban places.
4. Invest sustainably in our infrastructure and community assets.

## PLAN MELBOURNE 2017–2050

*Plan Melbourne 2017–2050* is State Government's metropolitan planning strategy which sets out a plan for a sustainable future for our population by ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections closer to where people live and work. To achieve this objective, *Plan Melbourne* clearly states that development opportunities must occur in inner and middle suburbs that are in close proximity to Melbourne's CBD, such as Glen Eira.

## GLEN EIRA PLANNING SCHEME REVIEW 2016

In 2016 Council carried out a *Planning Scheme Review*, which involved extensive community consultation. We heard that our community had concerns, particularly

regarding development within our municipality. In response to community feedback, Council adopted a comprehensive work plan, which included updating Council's *Municipal Strategic Statement (MSS)* and local policies, as well as commencing structure planning across our key centres.

Council resolved to develop a new *Activity Centre Strategy* (this draft document) which will guide the development of the *MSS* and local policies, as well as provide the strategic context to undertake the detailed precinct structure planning across our many centres in Glen Eira.

## ACTIVITY CENTRE PROGRAM 2017

Since that time, we have embarked on further consultation focused around our activity centres. Between December 2016 and February 2017, we asked the community to tell us what they loved about their shopping strip. More than 2,100 online surveys were completed. Our second round of consultation in 2017 — *Transforming our neighbourhoods together* — investigated the issues at a more detailed level and proposed visions and objective for each of our activity centres, as well as project concepts for our major centres and those undergoing level crossing removal works.

## COMMUNITY CONSULTATION 2017

There were clear themes within the feedback. Our community want our centres to be places for people, with more community hubs and green spaces. There is a desire for an enhanced nightlife with the community calling out for more local shops, bars, events and activities, as well as strengthened local experiences with new gyms and cafes. In terms of development in our centres, it was clear that the community want better quality and well designed buildings in our neighbourhoods, and to focus taller buildings in locations that limit impacts on Glen Eira's highly valued character and amenity.

## GLEN EIRA ACTIVITY CENTRES STRATEGY 2005

A comprehensive economic analysis of Glen Eira's activity centres was carried out and multiple recommendations were made in the existing *Activity Centres Strategy* that was endorsed by Council in 2005. The 2005 *Strategy* formed a basis upon which this draft *Strategy* has been formed.

## OTHER MUNICIPAL STRATEGIC DOCUMENTS

In the near future, Council will update a number of critical strategies that will assist in the development of the municipality, including the:

- > *Glen Eira Council and Community Plan 2017–2021*;
- > *Municipal Public Health and Wellbeing Plan 2017–2021*;
- > *Revised Open Space Strategy*; and
- > *Integrated Transport Strategy*.

Council has also recently adopted the:

- > *Environmental Sustainability Strategy 2016–2021*;
- > *Disability Action Plan 2017–2021*; and
- > *Glen Eira Libraries Strategy 2017*.

As such, this draft *Strategy* has not gone into great detail in the areas of community, health, open space, environmental or transport planning. However, where required, this draft *Strategy* has sought to provide high level guidance on how these issues may be considered in terms of a 'whole of place' planning approach.

## 2011 ABS CENSUS DATA

It should be noted that a large majority of statistics and forecasts used in this report are from the 2011 Census from the Australian Bureau of Statistics as the 2016 figures are yet to be released.



# ACTIVITY CENTRE FRAMEWORK — the following activity centre framework sets out the policy direction for each of the proposed activity centre and place types

Places of change:

- Major
- Minor

		LOCAL ECONOMY		HOUSING	ACTIVITY CENTRES				
	FUNCTION	EMPLOYMENT	ECONOMY/ RETAIL	HOUSING	TRANSPORT	OPEN SPACE	LIVEABILITY	LOCATION	
	<b>HEALTH, EDUCATION AND/OR INNOVATION PRECINCT (WITH URBAN RENEWAL OPPORTUNITIES)</b> 	<ul style="list-style-type: none"> <li>&gt; Specialised centres that support health, education and/or innovation services with opportunity for clustering of like businesses.</li> <li>&gt; Includes urban renewal sites in strategic locations that provide opportunity to take advantage of underutilised land close to jobs, services and public transport infrastructure, to provide new housing, jobs and services.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Major focus for professional employment growth opportunities that complement the specialised function of the centre.</li> <li>&gt; Greater than 1:1 new jobs to new housing ratio.</li> </ul>	<p>Specialised economic functions should be reinforced and they should provide major opportunity for ancillary health and education services, or growth within the innovation and knowledge industry.</p> <p>Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment. Typically this may include:</p> <ul style="list-style-type: none"> <li>&gt; a minimum of (or demonstrated capacity to accommodate) approximately one supermarket or similar fresh food market;</li> <li>&gt; business services;</li> <li>&gt; speciality retailing;</li> <li>&gt; hospitality; and</li> <li>&gt; entertainment.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Major focus for housing growth opportunities.</li> <li>&gt; Major focus on new single, aged care and affordable households.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Centre should be well serviced by public transport.</li> <li>&gt; Opportunity to create new street networks to ensure a high level of walkability and accessibility.</li> <li>&gt; Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.</li> </ul>	<p>Major focus for implementation of new open space preferably with walking and bicycle linkages.</p>	<ul style="list-style-type: none"> <li>&gt; A major focus for universities, high schools, hospitals or professional employment, centres should also provide services that complement these services.</li> <li>&gt; Actively explore opportunities for shared use of facilities.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Caulfield Station Precinct</li> <li>&gt; East Village (emerging)</li> </ul>
	<b>MAJOR ACTIVITY CENTRE (WITH URBAN RENEWAL OPPORTUNITIES)</b> 	<ul style="list-style-type: none"> <li>&gt; Centres that provide access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities.</li> <li>&gt; Includes urban renewal sites in strategic locations that provide opportunity to take advantage of underutilised land close to jobs, services and public transport infrastructure, to provide new housing, jobs and services.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Major focus for employment growth opportunities, particularly professional employment, retail and hospitality to a lesser degree.</li> <li>&gt; 1:1 new jobs to new housing ratio.</li> </ul>	<p>Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment. Typically this may include:</p> <ul style="list-style-type: none"> <li>&gt; a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food market;</li> <li>&gt; business services;</li> <li>&gt; speciality retailing;</li> <li>&gt; hospitality; and</li> <li>&gt; entertainment.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Major focus for housing growth opportunities.</li> <li>&gt; Major focus on new family, single, aged care and affordable households.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Centre should be well serviced by public transport, particularly fixed transport.</li> <li>&gt; Opportunity to create new street networks to ensure a high level of walkability and accessibility.</li> <li>&gt; Due to broader catchment, driving to the centre is required, however aim for majority of visits by public transport, foot or bike.</li> </ul>	<p>Major focus for implementation of new open space preferably with walking and bicycle linkages.</p>	<ul style="list-style-type: none"> <li>Typically, centres should provide services for the wider community, including a range of the following:</li> <li>&gt; a library;</li> <li>&gt; a community hub;</li> <li>&gt; an entertainment complex;</li> <li>&gt; maternal child health care services;</li> <li>&gt; child care;</li> <li>&gt; a senior citizens centre;</li> <li>&gt; medical centres; and</li> <li>&gt; a chemist.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Carnegie</li> <li>&gt; Elsternwick</li> <li>&gt; Moorabbin</li> </ul>
	<b>MAJOR ACTIVITY CENTRE</b> 	<p>Centres that provide access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities with suitable residential development opportunity that responds to their urban context in and around the centre.</p>	<p>High focus for employment growth.</p>	<p>Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment, including:</p> <ul style="list-style-type: none"> <li>&gt; a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food market;</li> <li>&gt; speciality retailing;</li> <li>&gt; hospitality; and</li> <li>&gt; entertainment.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; High focus for housing growth opportunities.</li> <li>&gt; Major focus on new family households.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Centre should be well serviced by public transport, particularly fixed transport with opportunity for active transport options.</li> <li>&gt; Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.</li> </ul>	<p>High level of focus for implementation of new open space or developer contribution.</p>	<ul style="list-style-type: none"> <li>Typically, centres should provide services for the wider community, including a range of the following:</li> <li>&gt; a library;</li> <li>&gt; a community hub;</li> <li>&gt; an entertainment complex;</li> <li>&gt; maternal child health care services;</li> <li>&gt; child care;</li> <li>&gt; a senior citizens centre;</li> <li>&gt; medical centres; and</li> <li>&gt; a chemist.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Bentleigh</li> <li>&gt; Glen Huntly (emerging)</li> </ul>
	<b>NEIGHBOURHOOD CENTRE</b> 	<p>Local centres that provide access to local goods, services and employment opportunities that serve the needs of the surrounding local neighbourhood, with suitable residential development opportunity that responds to its urban context in and around the centre.</p>	<p>Medium focus for employment growth.</p>	<p>Retail should provide for the weekly needs of an approximate 400 metre residential catchment, typically this may include:</p> <ul style="list-style-type: none"> <li>&gt; a maximum of one small community supermarket to serve local neighbourhood only;</li> <li>&gt; convenience retailing; and</li> <li>&gt; hospitality.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Moderate focus for housing growth opportunities.</li> <li>&gt; Major focus on new family households.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Centre should provide good access to public transport with opportunity for active transport options.</li> <li>&gt; Aim for the large majority of visits to be accessible by foot or bike, from local neighbourhood.</li> </ul>	<p>Moderate level of focus for implementation of new open space or developer contribution.</p>	<ul style="list-style-type: none"> <li>Typically, centres should provide services for the local community, such as:</li> <li>&gt; a community space/hall;</li> <li>&gt; maternal child health care services;</li> <li>&gt; child care;</li> <li>&gt; a senior citizens centre;</li> <li>&gt; medical centres; and</li> <li>&gt; a chemist.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Alma Village</li> <li>&gt; Bentleigh East</li> <li>&gt; Caulfield Park</li> <li>&gt; Caulfield South</li> <li>&gt; Gardenvale</li> <li>&gt; Hughesdale</li> <li>&gt; McKinnon</li> <li>&gt; Murrumbeena</li> <li>&gt; Ormond</li> <li>&gt; Patterson</li> <li>&gt; Ripponlea</li> </ul>
	<b>HEALTH AND EDUCATION AREA</b> 	<p>Specialised local centres that support health, education and/or innovation services with opportunity for clustering of like businesses.</p>	<p>Moderate focus for employment growth opportunities, by clustering like health and education uses.</p>	<p>Specialised economic functions should be reinforced and provide moderate opportunity for ancillary health and education services, or growth within the innovation and knowledge industry.</p>	<p>Low opportunity for housing growth.</p>	<ul style="list-style-type: none"> <li>&gt; Centre should provide good access to public transport with opportunity for active transport options.</li> <li>&gt; Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.</li> </ul>	<p>Major focus for implementation of open space.</p>	<p>A local focus for universities, high schools and hospitals.</p>	<p>Local hospitals and schools.</p>
	<b>LOCAL CENTRE</b> 	<p>Small groups of shops with reasonable convenience retailing, specialist retailing or commercial services role with small catchments covering the immediate residential area.</p>	<p>Low opportunity for employment.</p>	<p>Convenience retail that services the daily retail needs of the immediate residential area or suit short-term vehicle access.</p>	<p>Low opportunity for housing growth.</p>	<ul style="list-style-type: none"> <li>&gt; Short-term vehicle access.</li> <li>&gt; Some visits by foot or bike, from local neighbourhood.</li> </ul>	<p>Focus for implementation of open space or developer contribution dependent on gap area.</p>	<p>Low focus for community services.</p>	<p>Small groups of shops with a total size of less than 4,000 square metres of retail and commercial development.</p>
	<b>EMPLOYMENT AREA</b> 	<p>Land best used for solely employment uses, often with some amenity concerns that mean these employment types are not suited to be clustered within activity centres.</p>	<p>High opportunity for employment.</p>	<p>Convenience retail that suit the needs of the local employee catchment.</p>	<p>Not applicable.</p>	<p>A high proportion of both freight and private vehicle movement required.</p>	<p>Focus for implementation of open space or developer contribution dependent on gap area.</p>	<p>Low focus for community services.</p>	<p>Industrial and commercial two zoned land away from public transport.</p>
	<b>TRANSPORT CORRIDOR</b> 	<p>Highly accessible areas of housing and employment diversity along tram routes and selected main roads.</p>	<p>Low opportunity for employment.</p>	<p>Low opportunity for retail and services.</p>	<p>Moderate focus for housing growth opportunities.</p>	<p>Areas along arterial roads that are also highly accessible by tram, bus or train.</p>	<p>Focus for implementation of open space or developer contribution dependent on gap area.</p>	<p>Low focus for community services.</p>	<p>Tram routes and selected main roads.</p>
	<b>AREA OF MINIMAL CHANGE</b> 	<p>Residential areas located outside activity centres, where neighbourhood character should be preserved with a focus for low scale residential development.</p>	<p>Low opportunity for employment.</p>	<p>Low opportunity for retail and services.</p>	<p>Low opportunity for housing growth.</p>	<p>Accessible via local streets and some bus routes.</p>	<p>Focus for implementation of open space or developer contribution dependent on gap area.</p>	<p>Low focus for community services.</p>	<p>Residential areas outside activity centres.</p>

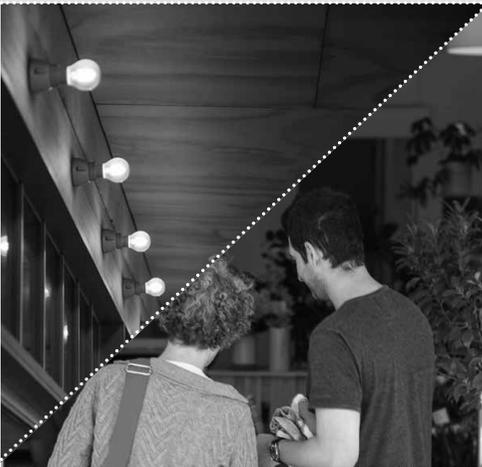
# SUMMARY OF THEMES, OBJECTIVES AND KEY ACTIONS

## Vision — Glen Eira 2031

Glen Eira will be a city of walkable neighbourhoods that are centred on a network of vibrant, socially inclusive and well designed activity centres, providing for the needs of and reflecting the character of their communities.

### KEY ACTIONS:

1. Update strategic vision for municipality (Municipal Strategic Statement).
2. Undertake structure plans (or similar precinct planning approach) for Glen Eira's activity centres.
3. Engage with community to develop an Integrated Transport Strategy.



## THEME ONE: WELL CONNECTED AND DISTINCTIVE NEIGHBOURHOODS

### OBJECTIVES

#### 1.1 Culturally rich communities

Our activity centres will be culturally rich places, reflecting the unique characteristics and aspirations of their local neighbourhood.

#### 1.2 Create places for people

We will continue to create open spaces that contribute to the recreational, physical and social needs of all community members.

#### 1.3 Connected neighbourhoods

We need to ensure that population growth is supported by a range of sustainable travel choices that reduce car dependency, including walking; cycling; motor cycling; and public transport. Simultaneously, a strategic approach needs to be taken to mitigate car parking and traffic issues.

#### 1.4 Better quality and greener streetscapes

We must improve the walkability of our neighbourhoods by increasing pedestrianisation of our centres and ensuring safe and convenient access for all members of the community.

### KEY ACTIONS

4. Undertake a major heritage review across Glen Eira.
5. Explore opportunities to integrate public realm improvements with private development or planned state or Council infrastructure works.
6. Introduce developer contributions for public infrastructure across change areas.
7. Update Council's *Open Space Strategy* and policies.
8. Introduce tree protection policy for new developments.
9. Undertake precinct-wide car parking and traffic plans that include future thinking solutions, such as introducing new parking planning provisions across activity centre areas.

## THEME TWO: VIBRANT ACTIVITY CENTRES WITH A THRIVING LOCAL ECONOMY

#### 2.1 More local jobs — less commuting

We must reduce the negative impacts of commuting by improving the numbers of local jobs in our City, in particular through the creation of new office space for professional employment.

#### 2.2 Foster human experiences

We will have a strong focus on place-making and will continually adapt to the changing economy to ensure our municipality is vibrant, prosperous and sustainable, and that the aspirations of our community are met.

#### 2.3 Strengthen the heart of the community

Our activity centres will become the centre of community life, thanks to contemporary well-place and well-serviced community hubs and libraries.

#### 2.4 Vibrant nightlife and weekends

We must proactively foster our centres as vibrant nightlife and weekend destinations through the creation of additional floorspace designated to hospitality uses.

10. Review and update Council's *Business Development Strategy*.
11. Review census data when released (mid-2017) to determine and plan for employment trends within the municipality.
12. Review and update Council's *Municipal Strategic Statement* and local policies to integrate policies that respond to the changing economy and employment trends.

## THEME THREE: QUALITY HOUSING AND BUILDINGS FOR THE FUTURE

#### 3.1 Provide housing for all

We must plan for the housing needs of the community and ensure that diverse housing options are made available to accommodate all situations and aspirations.

#### 3.2 Respect amenity and local character

We must plan for the right development in appropriate locations by encouraging buildings that respond to their immediate urban context.

#### 3.3 Plan for the future housing needs of the community

We must proactively plan for change by considering the future needs of the community.

#### 3.4 Build a sustainable future

We must demonstrate a clear focus on environmental sustainability.

13. Carry out detailed consultation with the community about building design and development guidelines.
14. Undertake a precinct by precinct review of development controls for each neighbourhood.
15. Implement new environmental and water sustainable design policies.

# THEME ONE: PLACE-MAKING

## WELL CONNECTED AND DISTINCTIVE NEIGHBOURHOODS

### OBJECTIVES

#### 1.1 CULTURALLY RICH COMMUNITIES

Glen Eira's neighbourhoods have long and layered histories, which are reflected in many heritage listed buildings and streetscapes.

Glen Eira is a proudly multicultural municipality that is made up of a range of ethnicities, including Indian, Chinese, Greek and Israeli communities. Glen Eira is also home to one of Australia's largest Jewish communities, with 18.9 per cent of our population identifying as Jewish (compared to 1.1 per cent across greater Melbourne). Our diversity should be celebrated and enhanced through local activities that build on these unique neighbourhoods.

Our activity centres will be culturally rich places, reflecting the unique characteristics and aspirations of their local neighbourhood.

#### 1.2 CREATE PLACES FOR PEOPLE

Our neighbourhoods should be centred around a shopping strip that not only provides for the shopping needs of the surrounding residential areas but also provides spaces and enjoyment for the community, including green spaces.

Glen Eira has the lowest amount of open space as a proportion of land area available and per person. Parks, gardens and public spaces enhance our centres by providing the community with meeting points and areas of enjoyment that are accessible by all members of the community.

We will continue to create open spaces that contribute to the recreational, physical and social needs of all community members.

#### 1.3 CONNECTED NEIGHBOURHOODS

Car parking and traffic congestion is a common concern for the Glen Eira community. The State Government has recently invested more than \$2 billion into Glen Eira to facilitate the removal of seven level crossings, rebuild six train stations and construct approximately 3.8 kilometres of elevated rail and new open space.

We need to ensure that population growth is supported by a range of sustainable travel choices that reduce car dependency, including walking; cycling; motor cycling; and public transport. Simultaneously, a strategic approach needs to be taken to mitigate car parking and traffic issues.

#### 1.4 BETTER QUALITY AND GREENER STREETSCAPES

Our streetscape and public realm are a major contributor to the identity of a neighbourhood. Our centres should be clean and attractive, and they should promote active transport options, particularly walking.

We must improve the walkability of our neighbourhoods by increasing pedestrianisation of our centres and ensuring safe and convenient access for all members of the community.

### OUTCOMES

- I.1.1 Celebrate the local uniqueness of each neighbourhood and its people.
- I.1.2 Strengthen our unique cultural communities (both long-standing and emerging).
- I.1.3 Explore ways to celebrate the history, heritage and stories of each place.
- I.1.4 Enrich our centres through place-making, art and community festivals.
- I.1.5 Preserve historical buildings, places of interest and culturally important features.
- I.1.6 Ensure new buildings in key cultural and heritage locations are well designed buildings that reflect the local community and its aspirations.

- I.2.1 Encourage family-friendly and socially inclusive places that cater to the needs of all community members.
- I.2.2 Provide functional, multipurpose community hubs and public spaces.
- I.2.3 Create safe and exciting places for people that become a destination for the wider community.
- I.2.4 Promote events that cater to all members of the community.

- I.3.1 Implement the 20 minute neighbourhood concept, by creating a greater mix of uses within neighbourhoods.
- I.3.2 Proactively plan for the future in an integrated manner by undertaking a precinct approach to all future planning and project matters.
- I.3.3 Encourage an innovative approach to car parking and take a strategic approach to transport planning.
- I.3.4 As the technology of cars change in the future, actively explore ways to reduce the impact of cars and car parking on the place and its people.

- I.4.1 Create green spaces and streetscapes with large canopy trees and lush plantings.
- I.4.2 Upgrade streetscapes and public realm for enjoyment by the local community.
- I.4.3 Promote the upkeep and maintenance of existing buildings and shopfronts.
- I.4.4 Strongly encourage walking and cycling as the main travel methods to local centres through creating safe, friendlier and tree lined routes.

# THEME TWO: LOCAL ECONOMY

## VIBRANT ACTIVITY CENTRES WITH A THRIVING LOCAL ECONOMY

### OBJECTIVES

#### 2.1 MORE LOCAL JOBS — LESS COMMUTING

*Plan Melbourne* estimates that there will be an additional 60,000 jobs required within Melbourne's inner south east region within the period of 2015 to 2031, representing an annual growth rate of 1.3 per cent per annum. Key industries supporting this growth will be retail trade; healthcare and social assistance; professional, scientific and technical services; and education and training.

By 2036, the total number of working residents in Glen Eira will increase by 21 per cent from 70,030 to 84,980. The professional, scientific and technical services and financial and insurance services sectors are together expected to account for 34 per cent of this growth, with the healthcare and social assistance sector accounting for a further 24 per cent. To ensure residents do not need to commute to the CBD for work, more jobs need to be provided within Glen Eira, particularly within these growing industries.

There is opportunity to co-locate employment opportunities for professional industries within designated nodes to strengthen Glen Eira's competitive and innovative capacity. Greater employment options should also be encouraged that cater to the employment demands of the community.

**We must reduce the negative impacts of commuting by improving the numbers of local jobs in our City, in particular through the creation of new office space for professional employment.**

#### 2.2 FOSTER HUMAN EXPERIENCES

In terms of the retail sector, changes are occurring due to a number of different factors, including demographic changes; the global financial crisis; recent level crossing removals; and the movement towards a digital economy. New and innovative ways to conduct business are constantly being created, such as the introduction of online shopping, which leads to a reduction in the need for physical retail space.

These changes lead to a shift in the composition of our shopping strips with more opportunities arising for physical experiences and less for mere transactions, such as an increase in the number of cafes and restaurants or the introduction of co-working office spaces.

It is important that Glen Eira's activity centres are great places to visit with shops and services providing human experiences that cannot be found online.

**We will have a strong focus on place-making and will continually adapt to the changing economy to ensure our municipality is vibrant, prosperous and sustainable, and that the aspirations of our community are met.**

#### 2.3 STRENGTHEN THE HEART OF THE COMMUNITY

As the community grows so does its need for infrastructure, including community services, schools, open space and cultural events.

In our major activity centres, libraries provide a great anchor of community life. Libraries are also departing from the traditional quiet place to borrow books and are more recently emerging as community hubs with more people depending on these spaces for social interaction and co-working spaces.

Glen Eira's library programs are the fifth highest attended across 47 libraries within the *Public Libraries Victoria Network (PLVN)*. It is expected that in 2036 our growing population will generate almost 154,000 additional library visits per year.

**Our activity centres will become the centre of community life, thanks to contemporary well-placed and well-serviced community hubs and libraries.**

#### 2.4 VIBRANT NIGHTLIFE AND WEEKENDS

A total of 2,178 businesses in Glen Eira are located at ground floor in activity centres, 34 per cent of which are in Carnegie, Bentleigh and Elsternwick. Only a small percentage of stores are open after dark.

Hospitality related activities, such as cafes and restaurants, represent the biggest driver for night-time and weekend activity, they also represent an increasing amount of floorspace (approximately 64,000 square metres). Together with takeaway food outlets, they account for 32 per cent of total floorspace within all activity centres.

**We must proactively foster our centres as vibrant nightlife and weekend destinations through the creation of additional floorspace designated to hospitality uses.**

### OUTCOMES

- |   |   |   |  |
|---|---|---|--|
| <p>2.1.1 Encourage the growth of employment opportunities that meet the needs of the present and future community, particularly within professional industries (office, health and education).</p> <p>2.1.2 As jobs in the future become more mobile, ensure our neighbourhoods can adapt to provide more local jobs close to local homes.</p> <p>2.1.3 Facilitate the clustering of 'smart industries' based around anchor uses such as government offices, universities, hospitals or schools.</p> <p>2.1.4 Explore opportunities to facilitate local flexible working opportunities such as co-working spaces or expanded library areas.</p> <p>2.1.5 Explore ways to ensure 'fit-for-purpose' new office stock is constructed as part of large development opportunity sites.</p> | <p>2.2.1 Ensure activity centres have sufficient diversity to serve the retail needs of the current and future local population.</p> <p>2.2.2 Plan for future trends in the economy and embrace the digital era.</p> <p>2.2.3 Encourage an innovative approach to shopping and employment.</p> <p>2.2.4 Strategically locate future parcel pick-up stations and other digital transactions facilities within activity centres that encourage community interaction.</p> | <p>2.3.1 Locate contemporary regional community facilities in major activity centres.</p> <p>2.3.2 Locate and group together key neighbourhood community services and facilities within activity and neighbourhood centres.</p> <p>2.3.3 Ensure key community needs are provided in each centre (such as banks, post office, grocers, butchers and bakers).</p> <p>2.3.4 Foster activity centres as socially and culturally diverse places with accessible and convenient meeting places.</p> <p>2.3.5 Guide future change based on the community-owned place vision.</p> <p>2.3.6 Foster 'bottom-up' change through a focus on place-making.</p> | <p>2.4.1 Promote extended trading hours for both commercial and community uses.</p> <p>2.4.2 Encourage a broad range of entertainment and recreational venues particularly around public spaces and train stations.</p> <p>2.4.3 Facilitate footpath trading to create street life and vibrancy.</p> <p>2.4.4 Explore a range of street festivals and markets that foster community life.</p> <p>2.4.5 Improve safety at night with high quality pedestrian lighting and street activity at key locations.</p> <p>2.4.6 In areas with little night-time or weekend activity, explore the potential of short-term businesses, such as food trucks or markets to initiate more permanent activity in the future.</p> |
|---|---|---|--|

# THEME THREE: HOUSING

## QUALITY HOUSING AND BUILDINGS FOR THE FUTURE

### OBJECTIVES

#### 3.1 PROVIDE HOUSING FOR ALL

It is likely that by 2031, an additional 9,000 dwellings will be required within Glen Eira. These additional dwellings should be best considered as 'homes' that are proactively planned for to address the future needs of the community.

Young family households are the fastest growing household in Glen Eira, increasing by 22.6 per cent between 2001 and 2011. The established family home is therefore in high demand and new apartment developments are limited in the range of household types that they attract.

By prioritising a greater supply of medium density three-bedroom townhouses, a range of household types can be accommodated, including young families.

**We must plan for the housing needs of the community and ensure that diverse housing options are made available to accommodate all situations and aspirations.**

#### 3.2 RESPECT AMENITY AND LOCAL CHARACTER

Council's existing, long standing policies closely link housing growth with our activity centre hierarchy. Although we must accommodate an increase in our population, a centre that is of a higher order can not necessarily accommodate large scale buildings.

Housing capacity and building scale can be separated from activity centre hierarchy by clearly identifying housing typologies that can accommodate growth in strategic locations that respond to their immediate context and neighbourhood character, and also reduce impacts on amenity.

**We must plan for the right development in appropriate locations by encouraging buildings that respond to their immediate urban context.**

#### 3.3 PLAN FOR THE FUTURE HOUSING NEEDS OF THE COMMUNITY

Population increases lead to increased development pressure, especially considering that *Plan Melbourne* directs 70 per cent of housing growth to occur within our established suburbs.

To ensure that development does not unreasonably impact on our community's amenity, we must plan for growth by identifying areas that are suitable for development and ensuring the type of development that occurs is respectful of the area.

**We must proactively plan for change by considering the future needs of the community.**

#### 3.4 BUILD A SUSTAINABLE FUTURE

*Plan Melbourne* states that energy use in buildings accounts for around a quarter of Australia's greenhouse gas emissions. By implementing sustainable development initiatives we can attempt to mitigate the effect our increased population has on the environment for the benefit of the future Glen Eira community.

**We must demonstrate a clear focus on environmental sustainability.**

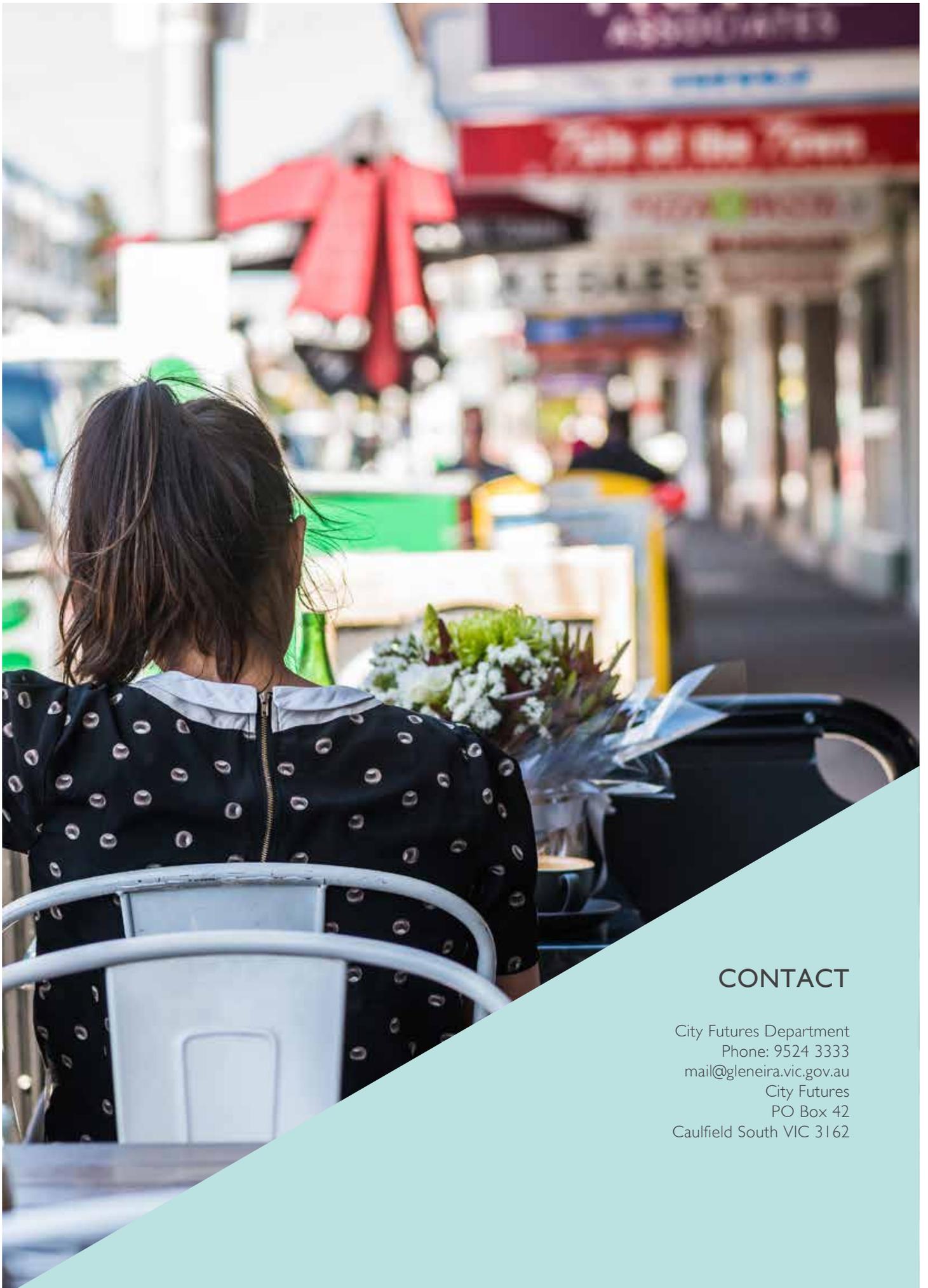
### OUTCOMES

- 3.1.1 Plan for and manage the supply of new housing in the right locations to meet future population growth, demographic changes and social needs.
- 3.1.2 Focus the majority of new housing close to existing services, jobs and public transport.
- 3.1.3 Provide dwelling choice that caters to a broad demographic and the needs of the community.
- 3.1.4 Prioritise a greater supply of affordable medium density family housing within a broad mix of household types located close to activity centres and public transport.
- 3.1.5 Assist older community members to age in place by encouraging a greater supply of well-located, age-appropriate developments.
- 3.1.6 Encourage development that caters to low to moderate-income households, such as affordable or social housing.

- 3.2.1 Ensure amenity of existing residents is protected.
- 3.2.2 Celebrate our heritage and unique places.
- 3.2.3 Provide certainty about the scale of growth within established neighbourhoods.
- 3.2.4 Ensure new buildings add to the sense of place and local character.
- 3.2.5 Ensure buildings appropriately respond to their immediate context.

- 3.3.1 Encourage larger buildings to be in larger sites and located where amenity impacts can be best managed.
- 3.3.2 Create fit-for-purpose, forward thinking urban renewal precincts that cater for the emerging community.
- 3.3.3 Facilitate development that demonstrates local community benefit.
- 3.3.4 Encourage well designed and sustainable buildings.
- 3.3.5 Implement developer contributions for community infrastructure.

- 3.4.1 Encourage greener buildings and facilitate development that minimises impacts on the environment and climate change.
- 3.4.2 Plan for the future by ensuring that larger developments and urban renewal sites include advanced precinct wide sustainability measures.
- 3.4.3 Promote sustainability as a matter of priority.



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**ITEM 9.9            OUTER CIRCLE RAILWAY LINEAR PARK (BOYD PARK,  
SPRINGTHORPE GARDENS AND RILEY RESERVE)**

**Author:**            *Russell Smith – Coordinator Strategic Planning (acting)*

**File No:**            *N/A*

**Attachments:**    *N/A*

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**PURPOSE AND SUMMARY**

To provide a report for Council in accordance with the resolution of 21 March 2017 about strengthening the significance and further protection of the Outer Circle Railway linear park (Boyd Park, Springthorpe Gardens and Riley Reserve).

**RECOMMENDATION**

That Council:

1. Notes this report.
2. Widens the scope of the upcoming 'major heritage review' to include an investigation on the heritage significance of the Outer Circle Railway Linear Park (the Land).

**BACKGROUND**

On 21 March 2017 Council requested a report from Council officers on the following:

*That officers prepare a report on how Council can further preserve the 'Outer Circle Railway Linear Park' (Boyd Park, Springthorpe Gardens & Riley Reserve) to protect its integrity and significance to both the Council and community by way of planning controls such as Heritage or Character Overlays, and broadening the scope of Council's major Heritage Review to include this unique part of Glen Eira.*

Boyd Park was originally part of the Outer Circle Railway Line corridor. The nearby Springthorpe Gardens and Riley Reserve were separate local parks, but their proximity, and the narrow intervening section of former drainage reserve, combines the three reserves into a significant local open space network.

Figure 1 shows a map taken from the *Outer Circle Railway Linear Park, Landscape Management Plan (2003)* that identifies the Land.



In terms of local history, local environment and local open space linkages, these parks are important to the wider Glen Eira Community.

The land is currently managed in accordance with the Outer Circle Railway Linear Park, Landscape Management Plan (2003) prepared by Mark McWha Pty Ltd Landscape Architect (Management Plan).

The Management Plan has been used to identify the range of user requirements and management issues for the open space as well as providing a framework for maintenance so as to act as a guide to Council park managers, parks and garden staff, maintenance staff, recreation space planners. The Management Plan is still a living document used for immediate and ongoing matters relating to the Open Spaces.

In addition to the Management Plan, Council's Open Space Strategy 2014 (the Strategy) revisited the town planning context and also provided a recommendation on future outcomes for the open spaces.

Table 1: Planning controls recognising heritage landscape character (*Management Plan* pages 26 & 27)

Open Space	Overlay	Description
Boyd Park Outer Circle Railway Linear Park, Springthorpe Gardens and Riley Reserve.	Neighbourhood Character Overlay Schedule 6 (NCO6)	The Neighbourhood Character Overlay extends over these open spaces recognising the adjoining residential neighbourhood derives its distinctive character from its setting around these public open space reserves.
Springthorpe Gardens	Significant Landscape Overlay Schedule 1 (SLO1)	This overlay applies to the private property adjoining the eastern boundary of Springthorpe Gardens. The private property has well established trees of more than 30 metres height that form an important backdrop and overhead canopy to Springthorpe Gardens. The Gardens are noted as having retained their original picturesque style and character in keeping with the Interwar housing development of the surrounding neighbourhood.
Boyd Park in the Outer Circle Railway Linear Park	Vegetation Protection Overlay Schedule 1 (VPO1)	This Vegetation Protection Overlay recognises the remaining significant remnant indigenous plant community which makes a positive contribution towards the locality's former ecology and landscape. 44 mature River Red Gums and 29 indigenous plants are present in the reserve.

The Strategy also made recommendations for the individual parks and these are shown below in Table 2.

Table 2: Open Space Strategy Open Space Recommendations for Murrumbena

Open Space	Recommendation	Priority
Boyd Park	Continue to implement existing management plan with an emphasis on strengthening the indigenous and landscape character of this reserve.	Ongoing
Riley Reserve	Minor upgrade to provide additional informal recreation facilities including seats and walking path to improve accessibility. Investigate the need for a pedestrian crossing between Riley Reserve and Springthorpe Gardens to improve linear links.	Medium
Springthorpe Gardens	Continue to maintain this open space and link through to Boyd Park, and implement recommendations in the existing Boyd Park Management Plan.	Ongoing

## ISSUES AND DISCUSSION

The existing Management Plan and the Strategy predominantly relate to the usability, accessibility between spaces and overall operation or maintenance of the open spaces. The existing planning controls go some way in reflecting the cultural and landscape values of the land. Whilst Neighbourhood Character Overlay Schedule 6 directly affects the open space, the primary purpose is to control the land around the open space to be designed sympathetically to the local area. The Significant Landscape Overlay Schedule 1 covers property adjacent to the park which provides a vegetation back drop to Springthorpe Gardens, it does not directly affect the site.

In 2016 Council adopted the Glen Eira Planning Scheme Review 2016. This was a major review of the Planning Scheme that included substantial community engagement. The Review also included a work plan that is envisaged to be completed over the next 4-5 years. One of the projects listed was the *Heritage - Major Review* whose purpose was to *identify and protect individually significant heritage properties currently not identified within the planning scheme and update heritage guidelines*. The work plan also directed what topics the project will cover: *Heritage Protection for significant buildings/sites not currently captured by heritage overlay*.

The Vegetation Protection Overlay does affect part of the garden space and aims to protect the significant landscape values of the open space particularly the vegetation toward the southern end. Considering the purpose and functionality of the Neighbourhood Character Overlay Schedule 6 and the Significant Landscape Overlay Schedule 1 there does appear to be an opportunity within the planning scheme to directly strengthen the significance of the open spaces in a more direct fashion. An expansion to the scope to the upcoming Heritage Major Review is a good way to provide a thorough investigation to achieve this. Whether a Heritage Overlay or another specific planning control (such as a Significant Landscape Overlay) is best suited can possibly be a recommendation from the investigation.

## FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

Expanding the scope of the upcoming heritage major review to include an investigation into the outer circle railway linear park is not expected to incur in significant increase to the project cost.

## POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy or legislative implications from the proposed recommendation.

**COMMUNICATION AND ENGAGEMENT**

The Heritage Major Review will involve extensive community and stakeholder engagement.

**LINK TO COUNCIL PLAN**

Community building and engagement: to build a strong connected community that actively participates and engages with Council to improve outcomes for the community.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

It is recommended that Council widens the scope of the upcoming Heritage Major Review to include an investigation into the Outer Circle Railway Linear Park to provide for the long term recognition and protection of the land's heritage significance.

**Moved: Cr Esakoff**

**Seconded: Cr Silver**

That Council:

1. notes this report.
2. widens the scope of the upcoming 'major heritage review' to include an investigation on the heritage significance of the Outer Circle Railway Linear Park (the Land).

**CARRIED UNANIMOUSLY**

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**ITEM 9.10 Support for Elsternwick traders during Coles redevelopment**

**Author:** Aidan Mullen, City Futures Manager

**File No:** N/A

**Attachments:** N/A

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**PURPOSE AND SUMMARY**

At the 7<sup>th</sup> February 2017 Ordinary Council Meeting, Council resolved:

*“That Officers prepare a Report outlining options that Council can explore to actively support traders affected by the future redevelopment of the Coles Elsternwick site into a multi-storey residential and commercial hub.*

*The report should explore options that facilitate patron access to Elsternwick shopping centre, and parking for patrons and nearby residents during construction.”*

**RECOMMENDATION**

That Council notes this report.

**BACKGROUND**

A planning permit was approved by Council in December 2015 for an eight storey redevelopment of the Coles site at 441-461 Glenhuntly Road and 9 Beavis Street, Elsternwick. The planning permit allows for mixed use development for shops and a supermarket, with apartments above. The permit will expire if construction is not commenced by 11 December 2017. To date, construction has not commenced.

The existing Coles supermarket, the only one in Elsternwick, is relatively small in size (2,300m<sup>2</sup>) when compared to modern full-line supermarkets. Recent Economic advice to Council suggests that the current supermarket is one of Coles' strongest performing stores based upon sales per square metres.

A recent telephone survey commissioned by Council of 402 Glen Eira residents in February 2017, show that 93% of Glen Eira residents complete fresh foods and grocery shopping at least once per week, with 51% indicating they shop for these items 2-3 times per week. The survey respondents indicate that Elsternwick (11%) is the third most popular location for fresh food and grocery shopping, following Bentleigh and Carnegie.

## ISSUES AND DISCUSSION

It is understood that some traders in Elsternwick are concerned that the temporary loss of the only supermarket in the centre will result in a significant loss of trade to the centre and a reduction in the service available to the local community.

However, the same economic advice commissioned by Council, states that *'typically, strong synergies exist between supermarkets, as the retail anchor of centres, and other food retailers. However, within Elsternwick, such synergies do not appear to be as strong as in centres such as Bentleigh and Carnegie. This may reflect a number of factors including strong competition from fresh produce retailers in Ripponlea Village, fresh produce being purchased independently of a trip to the Elsternwick centre's Coles supermarket, or shopper's satisfaction with purchasing fresh produce at the Coles supermarket.'*

The existing at-grade car park on the site is a Coles customer car park and includes 114 parking spaces, restricted as 2 hour parking, 8am-6pm Monday-Saturday.

In order to address impacts on the wider precinct both during and post construction, Council imposed conditions as part of the approved planning permit, including the provision of a car parking management plan and a construction management plan, for review and approval.

A car parking management plan, was submitted in November 2016 but has not yet been approved by Council traffic engineers. The proposal outlines the provision of 457 on-site car parking spaces including 17 car spaces at ground level. It allows for a total of 226 short term parking spaces available for customers of the supermarket, a nearby clinic and the public. The large majority of these spaces (209) are proposed to be paid parking. The remaining unpaid spaces (17 spaces) are to consist of one disability compliant space and short-term spaces in the ground level carpark for use by patients of the adjacent clinic. The car parking plan indicates shoppers will have two hours of free parking should they spend a minimum of \$20, at any on-site retail.

The construction management plan has not yet been submitted by the developer, nor has a building permit been lodged yet. The construction management plan provides an opportunity to review and manage the impact of construction on the wider precinct.

Until the construction management plan and the building permit have been lodged, Officers do not have a clear understanding of the timeframes or impact that construction will have on

the precinct. It is not clear, how long the supermarket or the carpark will be closed, however it is not expected that these will be closed the entire timeframe of the project.

Once a construction management plan and car parking management plan are approved, these plans will set the framework for managing car parking and access for patrons and nearby residents around the Elsternwick Shopping Centre.

Council is currently preparing a Structure Plan for Elsternwick which will set the future vision for the centre and outlines ways to deliver this vision. Council also recently approved the reintroduction of the Special Rate to assist the Traders Association to undertake marketing to promote the centre over the next 5 years.

Council will also, through the City Economy and Place Making Team continue to work with the traders and the wider community to undertake place making opportunities that create a more vibrant and attractive centre, in line with the community feedback and Structure Plan vision for Elsternwick.

### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

### **POLICY AND LEGISLATIVE IMPLICATIONS**

N/A

### **COMMUNICATION AND ENGAGEMENT**

Council has recently undertaken considerable community consultation in Elsternwick as part of the Structure Plan process, where over 430 survey responses have been collected over two rounds of consultation (356 respondents in stage one and 81 in stage two).

### **LINK TO COUNCIL PLAN**

*Theme 8 – Community building and engagement:* To build a strong connected community that actively participates and engages with Council to improve outcomes for the community.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

### **CONCLUSION**

It is arguable whether the redevelopment of the Coles site will occur in the near future. To date, a building permit has not been lodged and the pre-requisite approval of various planning permit documents is yet to occur.

Council continues to support the Elsternwick shopping precinct, including the administration and renewal of the Special Rate, undertaking a structure plan and exploring place making opportunities.

**Moved: Cr Silver****Seconded: Cr Athanasopoulos**

*It is recorded that Cr Esakoff vacated the Chamber at 9.47pm.*

That Council:

1. notes this report.
2. receives a further report once the required construction management plan and car parking management plan have been received.

**CARRIED UNANIMOUSLY**

**Procedural Motion**

**Moved: Cr Hyams****Seconded: Cr Delahunty**

That Council extends the meeting to finish at 11pm.

**CARRIED UNANIMOUSLY**

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**ITEM 9.11 SHOPPING CENTRES: TRANSPORT MODE CHOICE AND ECONOMIC BENEFITS**

**Author:** *Mat Bonomi Coordinator City Transport and Place Design*

**File No:** *N/A*

**Attachments:** *N/A*

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**PURPOSE AND SUMMARY**

At the 12 April 2017 Ordinary Council Meeting, Council resolved:

*'That officers prepare a report comparing the economic benefits to a shopping centre between different modes of transport to a centre: private cars, public transport, cycling, and walking. The report should cover the patron time spent in the centre, the monetary spending, any social benefits, and the amount of infrastructure space needed for each travel mode. The report reviews studies (both local and abroad) conducted in this field'.*

This report responds to the resolution by providing information and reviewing best practice research regarding the complex issue of the provision of on street car parking within retail centres.

**RECOMMENDATION**

That Council notes this report.

**BACKGROUND**

The provision of on street parking within retail strips has long been a complex and emotive issue that local governments throughout Australia's cities have attempted to manage. The traditional school of thought suggests that the commercial viability of retail precincts is directly linked to the availability of on street car parking.

The community concern regarding car parking in our activity centres has been highlighted and prioritised through Council's community plans over a number of terms. The ongoing concern of regarding parking, suggests that the issue may benefit from being reviewed from a range of fresh perspectives.

**ISSUES AND DISCUSSION**

Many recent research papers and case studies have suggested that visitors to a local retail centre who arrive by walking, cycling or public transport actually play a much larger role in the viability of their local centre and ultimately spend more time and money than traditionally thought.

While there are case studies that can be referred to reflect changes in patron spend linked with changes in priority for transport mode, it is difficult to directly transfer these to another centre, as each centre has its own unique circumstances. Likewise, it is difficult to correctly forecast the effect changes may have in each centre as it relies on an intimate understanding of that centre's community and their expectations and behaviours, both now and into the future.

The easiest comparison can be made when understanding the aspiration role of a centre (or future vision), where the following questions apply:

- is it intended to serve the needs of a regional catchment or just its neighbourhood?

- is it intended to be a café and eating precinct or a retail shopping precinct?

As such, this report looks at highlighting some key learnings from recent community consultation, industry leading literature and some relevant case studies. This report does not attempt to apply these learnings to any particular centre in Glen Eira or suggest that the same benefits would directly translate.

## 1. Glen Eira Behaviour Surveys

### Shopping Strip Survey

Recent community consultation undertaken by Council of over 2,100 surveys completed, reflect respondent modes of transport when accessing their local centres. Respondents were able to select more than one mode if they do access their centres in different ways.

	% Drive	% Walk	% Other ( Bik, PT)
<b>Major Activity centres</b>			
Bentleigh	46	43	11
Carnegie	36	47	17
Caulfield Junction	35	48	17
Elsternwick	34	51	15
Moorabbin	45	35	20
<b>Major Average</b>	<b>39</b>	<b>45</b>	<b>16</b>
<b>Neighbourhood Activity Centres</b>			
Alma Village	25	66	9
Bentleigh East	60	35	5
Caulfield Park	22	68	10
Caulfield South	39	54	7
Gardenvale	21	63	16
Glen Huntly	31	55	14
Hughesdale	17	63	20
Mckinnon	28	56	16
Murrumbeena	29	60	11
Ormond	37	55	8
Patterson	28	50	22
Ripponlea	30	65	5
<b>Neighbourhood Average</b>	<b>31</b>	<b>58</b>	<b>11</b>
<b>Municipal Average</b>	<b>33</b>	<b>54</b>	<b>13</b>

### Household Shopping Behaviour Survey

A recent telephone survey commissioned by Council of 402 Glen Eira residents in February 2017, show that 93% of Glen Eira residents complete Fresh Foods and Grocery shopping at least once per week, with 52% indicating they shop for these items 2-3 times per week.

The survey respondents indicate that Bentleigh (28%) and Carnegie (16%) are the two most popular locations for fresh food and grocery shopping, followed by Elsternwick (11%). This is most likely a reflection of the range of food and grocery shopping options within each centre with:

- Bentleigh offering Coles, Woolworths and Aldi supermarkets as well as a strong mix of fresh food retailers;
- Carnegie offering a large, new format, Woolworths supermarket and an Aldi within Carnegie Central; as well as a second Woolworths and a variety of fresh food retailers within the Koornang Road strip; and
- Elsternwick offering a relatively small, older format, Coles supermarket and fewer fresh produce retailers than either Bentleigh or Carnegie.

The fourth most popular centre for fresh food and grocery shopping was the Glen Huntly Activity Centre (7%), which offers a refurbished Woolworths supermarket.

Given that this survey focusses on fresh food and groceries, which is mostly undertaken in supermarkets, which are located in our major centres with an approximate catchment of 2km, it is reasonable that 75% of respondents indicate that they drive to undertake this activity, compared to 16% who walk.

#### Public Transport Victoria Passenger Behaviour Survey

Public Transport Patronage data collected at each station in 2013-14 showing arrival mode types.

	% Bus	% Car	% Bike	% Other	% Train	% Tram	% Walk
<b>Major Activity Centre</b>							
Bentleigh	10.4	24.7	0.9	0	4.0	0.0	59.9
Carnegie	8.6	18.4	0.5	0	1.0	0.0	71.5
Caulfield	4.7	15.1	0.8	0	17.6	10.6	51.3
Elsternwick	5.3	22.6	0.0	0	2.3	18.6	51.3
Average	7.25	20.2	0.05	0	6.3	7.3	58.5
<b>Neighbourhood Activity Centre</b>							
Hughesdale	10.1	23.5	1.1	0.0	1.3	0.0	64.0
Mckinnon	4.5	23.5	0.7	0.0	0.0	0.5	70.8
Murrumbeena	3.0	31.2	0.0	0	0.0	0.0	65.8

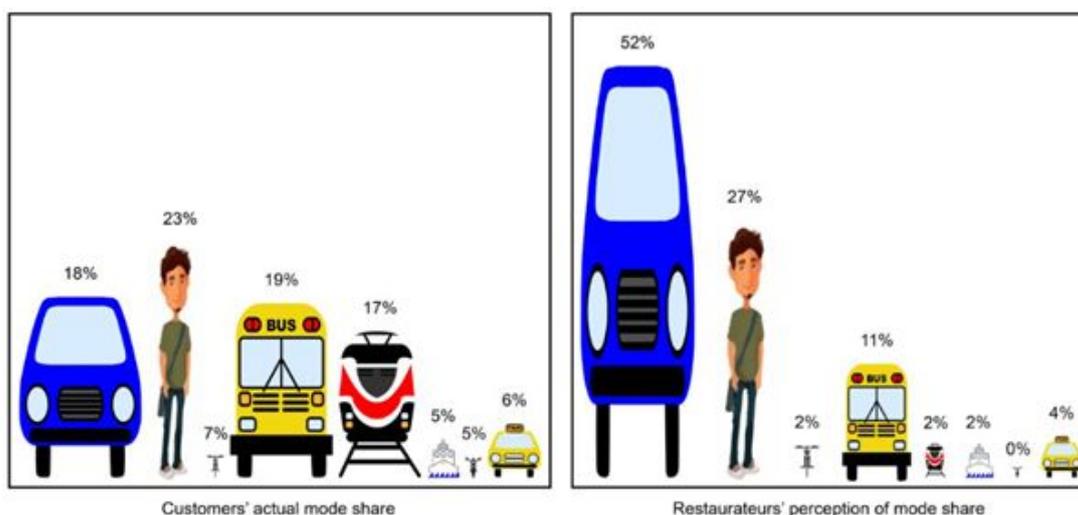
Ormond	10.4	21.0	1.7	0	0.6	0.	66.3
Patterson	0.0	17.7	3.8	0	0.0	0.0	78.6
Average	5.6	2.3	1.4	0	0.04	0.01	69.1
Municipal Average	5.2	19.3	0.9	0	2.8	3.3	57.2

**2. Literature Review**

*1. Do restaurant precincts need more parking? Differences in business perceptions and customer travel behaviour in Brisbane, Queensland, Australia*

A study of restaurant precincts within Brisbane completed by the *Urban Research Program* at Griffith University, sought to cross-analyse businesses’ perceptions with customers’ travel behaviour. Researchers evaluated the validity of traders’ perceptions about the importance of car travel and parking, along with perceptions about transport infrastructure needs.

The following figure shows the difference between the customers’ actual travel mode share and the restaurants’ perception of mode share. The results indicated that businesses overestimated the representation of customers travelling by car by more than double, whilst they underestimated the number of patrons travelling by public transport.



(Visualisation of customer mode share vs. businesses perception of mode share, source Urban Research Program: Griffith University.)

Further, out of customers travelling by car to the restaurant precincts, 26 per cent ranked parking availability lower than 5 out of 10. This suggests that just over one-quarter of customers assume that they will find parking most of the time.

In contrast, 85.7 per cent of the restaurateur respondents ranked the importance of parking availability higher than 6, suggesting that they believe parking is often not available for their customers.

Interestingly, patrons who travelled by car brought in less revenue than those travelling by other modes, and accounted for less than 20 per cent of revenue for the restaurants they were frequenting.

The biggest portion of restaurant income (66 per cent) came from customers who walked (25 per cent) or took public transport (19 per cent for bus, 16 per cent for train and six per cent for ferry).

## 2. *Sustainable Transport Choices and the Retail Sector 2006*

The *Commission for Integrated Transport London* reviewed the way in which the business community viewed the role of sustainable transport and validity of these perceptions.

Historically, members of the retail business community in certain towns and cities where sustainable transport strategies are in place, perceived the implementation of these strategies as having a damaging effect on the local retail economy. Therefore, the concerns of the business community were seen by the Commission as a barrier to the future implementation of sustainable transport policies and to the future development of the retail centres.

Key findings of the study include:

- There isn't a great disparity between the spending habits of car users and public transport users.
- The way shoppers travel has very little effect on how much they spend, with income level being a more significant determinant.
- When deciding where to shop, people will consider parking availability and cost. However, parking may not be as singularly significant of a determinant as the total shopping experience (e.g. range of shops, pedestrian-friendly shopping area).
- Shoppers forgoing the car as a mode of transport are more likely to support their local town and city centres, and local shops, thereby visiting them more frequently

## 3. *Recognising the economic role of bikes: sharing parking in Lygon Street, Carlton: Alison Lee & Alan March*

This research paper debates the best allocation of public space, particularly between cars versus other potential users. As attention is increasingly paid to the quality of the public realm for pedestrians, alternative transport modes are considered more carefully, and the implications of streets' detailed design are recognised more fully. In retail or recreational areas, pedestrianisation has often been a key element of projects to improve aesthetics, safety, and the provision of greater amounts of land for community uses.

In appropriate areas, economic benefits may be achieved from replacing car parking with bike parking in public space areas, particularly as intensification of activity occurs as part of urban change, and as transport mode shifts over time.

In the inner city case study, car users averaged more overall spending per hour than bike riders. However, the small area of public space required for bike parking means that each square metre allocated to bike parking generated \$31 per hour, compared to \$6 generated for each square metre used for a car parking space.

## 4. *Good for Busine\$\$: The benefits of making streets more walking and cycling friendly: The Heart Foundation South Australia*

Good for Busine\$\$ is a discussion paper for built environment professionals and business people to highlight the positive and financial benefits of making streets more accessible for cyclists and pedestrians. The report suggests that a well-designed, quality street environment that promotes walking, cycling and public transport creates positive outcomes for business owners.

A New Zealand study found that retailers and shoppers have different priorities. When asked about transportation and urban design of local shopping areas, it was found that a high level of importance was placed on active and public transport infrastructure such as pedestrian crossings, wide footpaths and frequent bus services, whilst on-road parking was less concerning for shoppers.

Conversely, retailers considered parking as the primary concern and high quality urban design and provision for sustainable transport were identified as important by both shopper and retailer.

It is traditional for retailers to pursue increases in car parking numbers, and to resist measures that may result in a net decrease of parking – although pedestrian friendly shopping areas tend to be the most successful commercially

### **3. Case Studies**

#### **Victorian examples**

##### Acland Street, City of Port Phillip

Studies conducted in 2003 on the Acland Street shopping precinct showed chronic congestion on narrow public footpaths prevented the safe and comfortable movement of pedestrians. By relocating existing footpath trading into the parking bays, the City of Port Phillip effectively widened the footpath for pedestrians. The repurposing of nine on road car parking bays was originally opposed by trader groups but research now demonstrates 57 per cent of expenditure is 'walked' into the centre and with the new wide footpaths footfall has increased by 35 per cent.

##### Northcote, City of Darebin

Prior to the installation of accessible tram stops on High Street Northcote, the City of Darebin undertook extensive surveys to understand visitor and business behavior and expectations regarding the impact of a reduction of on street parking. Business respondents tended to overestimate car based travel and underestimate walking and public transport use amongst visitors to the Northcote shopping precinct. The study confirmed the overemphasis placed on car travel and parking by business when thinking about the vitality of strip shopping.

#### **International examples**

##### Times Square, New York City

Midtown Manhattan lacked public space. Whilst being a major tourist attraction, *Times Square* was filled with congestion and traffic. An experimentation project that cheaply created a pedestrian mall overnight has now become permanent, yielding 84 per cent more visitation.

##### Barracks Row, Washington DC

*Barracks Row* was a high street in decline, with a lack of suitable footpaths, street lights and fast moving traffic. After an increase in footpath size and the addition of street trees, the *Row* attracted 40 new businesses and created 200 more jobs.

##### Valencia Street, San Francisco

Traffic lanes were reduced to slow traffic and accommodate other users. Retailers reported that the changes to the street enhanced the area, and approximately 40 per cent of retailers reported increased sales.

#### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

#### **POLICY AND LEGISLATIVE IMPLICATIONS**

N/A

#### **COMMUNICATION AND ENGAGEMENT**

N/A

#### **LINK TO COUNCIL PLAN**

*Theme 2 – Traffic Parking and Transport:* to promote a safe movement of pedestrian, bicycle and vehicle traffic in a way that minimises the impact of traffic and parking on the local amenity and physical environment.

#### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

#### **CONCLUSION**

The findings demonstrate that where appropriate, centres would be well served by improvements to public transport and streetscape public realm rather than just an increase of parking. Creating safe, vibrant and active spaces where people want to stay have been shown time and time again to increase commercial viability.

Key topics for consideration are:

- Streetscape enhancement adds value to an area: this is associated with higher rents and the attraction of new tenants and visitors.
- A higher proportion of all retail expenditure comes from local residents and workers who are within a walking catchment
- Driving to the centre is often linked to its role, i.e doing your weekly shop at the supermarket located within a major centre.

**Moved: Cr Athanasopoulos**

**Seconded: Cr Davey**

That Council:

1. notes this report; and
2. provides a copy of the Council report to the traders association and the groups within Glen Eira.

*It is recorded that Cr Esakoff entered the Chamber at 9.51pm.*

**Procedural Motion**

**Moved Cr Delahunty**

**Seconded Cr Davey**

That Cr Athanasopoulos is granted a 2 minute extension of speaking time.

**CARRIED UNANIMOUSLY**

**Procedural Motion**

**Moved Cr Delahunty**

**Seconded Cr Sztrajt**

That Cr Taylor is granted a 2 minute extension of speaking time.

**CARRIED UNANIMOUSLY**

The Motion moved by Cr Athanasopoulos and Seconded by Cr Davey was

**CARRIED UNANIMOUSLY**

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**ITEM 9.12 RESILIENT MELBOURNE STRATEGY UPDATE**

**Author:** *Rebecca McKenzie, Chief Executive Officer*

**File No:** *n/a*

**Attachments:** *Appendix 1 - Resilient Melbourne Strategy Actions alignment with Draft Council and Community Plan themes*  
*Appendix 2 – Resilient Melbourne Strategy Action Descriptors*  
*Appendix 3 – Resilient Melbourne Strategy Action Update – April 2017*

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**PURPOSE AND SUMMARY**

At the Council meeting on 28 June 2016 Council resolved that officers be requested to report back to Council in 12 months' time with a paper considering Glen Eira's future involvement in "Resilient Melbourne" once the potential value of the program to the Glen Eira community is clearer.

This report addresses that resolution.

**RECOMMENDATION**

That Council:

- a. Note this report;
- b. Authorise officers to continue Council's involvement in the Strategy over the next 12 months on a project by project basis, where initiatives align with agreed Council and community priorities;
- c. Authorise officers to make payment of \$15,000 plus GST to the City of Melbourne for the 2017/18 financial year in order to ensure that City of Glen Eira continues to participate as a partner in this wider metropolitan Melbourne initiative;
- d. Support the nomination of a Council officer to participate on the Resilient Melbourne Steering Committee

**BACKGROUND**

The 100 Resilient Cities (100RC) Challenge – Pioneered by the Rockefeller Foundation, was launched in 2013, with Melbourne accepted into the first round of cities, on the basis that the work undertaken would be metropolitan-wide (ie broader than just City of Melbourne).

The global program seeks to drive greater understanding of urban resilience around the world highlighting the critical role of local government in managing the chronic stresses and acute shocks that cities face.

The Resilient Melbourne strategy (the Strategy) was developed with involvement from over 1,000 individuals from 230 organisations, Victorian Government departments and, fundamentally, in collaboration with Melbourne's 32 councils. This is Australia's first urban resilience strategy and the first time in Melbourne's 180 year history that a metropolitan wide strategy has been led by local government.

In June 2016 Council resolved to 'note' the Strategy and authorised officers to consider Council's involvement in the Strategy over the following 12 months on a project by project

basis, where initiatives align with agreed Council and community priorities. Council further resolved to ask officers to report back to Council in 12 months' time with a paper considering Glen Eira's future involvement once the potential value of the program to the Glen Eira community is clearer.

## ISSUES AND DISCUSSION

### a) Alignment to Glen Eira's Draft Council and Community Plan Objectives

It is important that if Council is to invest in the Resilient Melbourne Delivery Office that there is a benefit of that participation that will flow to the City of Glen Eira and an alignment with our own forward work plan.

While the full Strategy document is accessible at [www.resilientmelbourne.com.au](http://www.resilientmelbourne.com.au), **Appendix 1** provides a visual summary of where Resilient Melbourne Strategy Actions align with Council's own Draft Council and Community Plan themes.

**Appendix 2** provides a summary description for each of the Resilient Melbourne Strategy Actions.

In summary, there is a close alignment between both Council and Community Plan themes, and there is also close alignment with a number of specific Glen Eira City Council strategic objectives as follows :

- **Create prosperous, accessible and vibrant urban places (Theme one)** –The Neighbourhood Project.
- **Encourage development that benefits the community (Theme one)** - Community-led neighbourhood development and renewal projects
- **Develop a holistic approach to transport and parking, which involves planning and accommodating for residents and visitors, the individual's journey as a whole (Theme two)** – Citymart Challenge and Metropolitan cycling network
- **Deliver programs and activities to promote a healthy and resilient community (Theme three)** – Young and resilient living labs
- **Preserve and develop our open space to meet current and future needs (Theme four)** – Metropolitan urban forest strategy

### b) Resilient Melbourne Delivery Office and Governance Arrangements

The early years of the Strategy's development and delivery have been managed by the Resilient Melbourne Delivery Office (Office), hosted at City of Melbourne and jointly funded by City of Melbourne and State agencies (through the Department of Premier and Cabinet).

From 2017 onwards the model assumes part funding by participating metropolitan councils. The Office is now seeking a commitment of \$45k over 3 years (ie \$15k per year) for this purpose.

The purpose of the Office is to:

- a) implement the actions outlined in the Strategy; and
- b) embed resilience practice in local and state government and other organisations.

The Office's activities are guided by the Resilient Melbourne Steering Committee. It is comprised of CEOs from the five metropolitan sub-regions (about to be updated to six following the release of Plan Melbourne Refresh), as well as Victorian State Government representatives. It is understood that there is an opportunity for Glen Eira to be represented on the Steering Committee if this was of interest to the Council. This could work to ensure that Glen Eira is more actively involved in projects of direct local benefit.

All milestones set in the Resilient Melbourne strategy are updated and progress is reported monthly through the Resilient Melbourne Strategy Action Update circulated via metropolitan CEOs. A full account of the Office's actions in the first year will be released through the annual report following the financial year end and on an annual basis thereafter.

### **c) Achievements to Date**

Since commencement, the Office has been working to implement the actions outlined in the Strategy.

The Office has access to a number of 100RC 'Platform Partners' that can provide *pro bono* and reduced rate services to assist the implementation, some of which are seconded employees to progress specific actions and processes.

Through these measures and actions the Office has multiplied resource inputs 2.5 times, leveraging \$2.5 million of output from an initial \$1 million of funding. The benefits of these and additional resources will manifest across Councils in FY17-18.

Beyond this, the Office presents an opportunity to achieve greater alignment and better outcomes for communities in individual councils as well as across our metropolitan city.

The recently circulated Resilient Melbourne Strategy Action Update is attached as Appendix 3.

### **LINK TO COUNCIL PLAN**

As already outlined above, there is a close alignment between Resilient Melbourne and all five of the draft 2017-2021 Council and Community Plan themes.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

In addition to local strategic alignment, Resilient Melbourne's engagement with State agencies has ensured consistency with the objectives of both Plan Melbourne and Infrastructure Victoria's 30 year Infrastructure Strategy. The State, through Emergency Management Victoria and the Department of Premier and Cabinet has also adopted the 100RC definition of resilience and Resilient Melbourne strategy actions.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

Resilient Melbourne is a Melbourne wide initiative that seeks to drive greater understanding of urban resilience around the world highlighting the critical role of local government in managing the chronic stresses and acute shocks that cities face. It seeks to do so through the implementation of local projects and initiatives that together work to build city resilience and community connectedness.

Given the alignment to City of Glen Eira's own priorities, and considering the small financial outlay and limited risk involved, ongoing participation is recommended.

**Moved: Cr Hyams****Seconded: Cr Delahunty**

That Council:

- a. notes this report;
- b. authorises officers to continue Council's involvement in the Strategy over the next 12 months on a project by project basis, where initiatives align with agreed Council and community priorities;
- c. authorises officers to make payment of \$15,000 plus GST to the City of Melbourne for the 2017/18 financial year in order to ensure that City of Glen Eira continues to participate as a partner in this wider metropolitan Melbourne initiative; and
- d. supports the nomination of a Council officer to participate on the Resilient Melbourne Steering Committee.

**CARRIED UNANIMOUSLY**

Appendix 1 - Glen Eira Draft Council and Community Plan 2017-2022 – Resilient Melbourne Strategy Action

		Glen Eira Draft Council and Community Plan Themes				
		1. Liveable and well designed	2. Accessible and well connected	3. Safe, healthy and inclusive	4. Clean and sustainable	5. Informed and engaged
ADAPT	Metropolitan urban forest strategy	•			•	
	Integrated water management framework				•	
	The Neighbourhood Project	•	•	•	•	
	New apartments trial	•				•
	Local Government Renewables Group Purchasing				•	
SURVIVE	EMV community resilience framework			•		
	Drivers of community resilience			•		•
	Community-based resilience compendium			•		•
	Innovative insurance					
THRIVE	Metropolitan cycling network		•	•	•	
	Community-led neighbourhood renewal projects	•			•	•
	Citymart Challenge		•			
	Young and Resilient Living Labs					
	STEM Mentoring Melbourne			•		
	Innovative business models					

## Appendix 2 – Resilient Melbourne Strategy Action Descriptors

PROJECT	PROJECT DESCRIPTION
Metropolitan Urban Forest Strategy	Coordinate with The Nature Conservancy, a 100RC Platform Partner, and other partners to develop a strategy and plan for implementing a metropolitan-wide urban forest
Integrated Water Management Framework	Work with DELWP and other agreed partners to identify tools to support development and roll-out of integrated water management solutions for local government
The Neighbourhood Project	Provide support, input and promotion for The Neighbourhood Project and its associated activities; integrate lessons learned into other strategy actions
New Apartments Trial	Facilitate partnerships to assist the uptake of a new approach to providing pathways to home ownership and reduce waiting times in Commission housing
Local Government Renewables Group Purchasing	Work with local government and other partners to scale the approach to renewable energy origination instigated by the Cities of Melbourne, Moreland, Port Phillip and Yarra
EMV Community Resilience Framework	Support and provide input into the framework developed by Emergency Management Victoria and play an ongoing role in supporting testing and refinement of the framework over time
Drivers of Community Resilience	Facilitate and promote research into drivers of community resilience that will inform policies and approaches applied within the Resilient Melbourne strategy and beyond
Community- based Resilience Compendium	Work with academic and other partners to develop a repository of information about community resilience
Innovative Insurance	Work with the key actors in the insurance sector to identify activities and offerings that can support community resilience, beginning with Essentials by AAI.
Metropolitan Cycling Network	Facilitate councils and other partners to integrate cycle network investments and develop a metro- scale cycling strategy
Community-led Neighbourhood Renewal Projects	Initiate pilot projects to test approaches and share evidence-based good practices regarding innovative, community-led models of development
Citymart Challenge	Work with Citymart, a 100RC Platform Partner, to deliver an innovation challenge to identify approaches to addressing transport congestion and social cohesion
Young and Resilient Living Labs	Facilitate an approach with interested councils and external partners to develop and launch a living lab focused on youth mental well-being
STEM Mentoring Melbourne	Work with LifeJourney to make young people, especially those less privileged, aware of careers and opportunities in STEM-based industries
Innovative Business Models	As a first step, support B-corporation partners to provide mentorship and training to innovative businesses (to be scaled / evolved based on pilots)
RMDO	Manage all aspects of the Resilient Melbourne Delivery Office in line with agreements with the Victorian Government, City of Melbourne and other metropolitan Councils.
Chair in Resilient Cities	Support development of Chair's workplan and collaborate to develop individual projects and opportunities to engage in strategy actions
Resilience training for Local Government	Develop and deliver resilience training for local government and other critical partners

# RESILIENT MELBOURNE STRATEGY ACTION UPDATE

Reporting Period April 2017



## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

### Legend

#### Current status

Green	Low-risk / on-track
Amber	Some risks / delayed
Red	High-risk / off-track

#### Change since last period

↑	Improvement since last period
→	No change since last period
↓	Greater challenges since last period

### Project Overall Status

#### Metropolitan urban forest strategy

<b>RMDO Scope</b>	Coordinate with The Nature Conservancy, a 100RC Platform Partner, and other partners to develop a strategy and plan for implementing a metropolitan-wide urban forest
Green	→ <i>Progressing but slowly</i> Continuing data collection and preparing for preliminary council outreach
<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Finalised project planning and workplan updates for sign-off by Resilient Melbourne and The Nature Conservancy</li> <li>- Progressed discussions regarding data provision with DELWP</li> <li>- Convened Senior Reference Group</li> </ul>
<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Resolve data requirements and analysis challenges with platform partners and pursue alternative course of action as needed</li> <li>- Continue development of draft technical support document</li> <li>- Begin outreach to local councils regarding tree and other data sources</li> </ul>

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

Integrated water management framework	<b>RMDO Scope</b>	Work with DELWP and other agreed partners to identify tools to support development and roll-out of integrated water management solutions for local government
	<b>Green</b> →	<i>Progressing but slowly</i> Preparing to convene Working and Alignment Group to begin to progress action content
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Agreed structure and membership for Working and Alignment Group with DELWP and Rob Skinner</li> <li>- Recruited local council members to Working and Alignment Group</li> <li>- Met with DELWP and EY to discuss IWM project financing framework</li> <li>- Began collecting set of case studies to use in 'pre-prospectus' to inform funding approach</li> <li>- Provided input on the City of Melbourne IWM Plan</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Participate in IWM workshop held by City of Manningham</li> <li>- Work with Rob Skinner to prepare for first Working and Alignment Group meeting, to be held in late June</li> <li>- Begin developing case studies for use in IWM financing prospectus</li> </ul>
The Neighbourhood Project	<b>RMDO Scope</b>	Provide support, input and promotion for The Neighbourhood Project and its associated activities; integrate lessons learned into other strategy actions
	<b>Green</b> →	<i>On track / no delays</i> Renewing agreement with CoDesign Studio while transitioning to Phase II of The Neighbourhood Project
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Wrapped up Phase I of The Neighbourhood Project</li> <li>- Held meeting with CoDesign Studio to discuss the partnership moving forward and how to formalise by signing a Project Partner Agreement</li> <li>- Co-delivered Great Neighbourhoods - a community placemaking summit on 27 April</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Contribute to launch of The Neighbourhood Project Phase II</li> <li>- Circulate and promote the Expression of Interest for The Neighbourhood Project Phase II</li> <li>- Finalise Project Partner Agreement with CoDesign Studio</li> </ul>

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

New apartments trial	<b>RMDO Scope</b>	Facilitate partnerships to assist the uptake of a new approach to providing pathways to home ownership and reduce waiting times in Commission housing
	Amber →	<i>Progressing but slowly</i> Continuing conversations with Melbourne Apartments Project developer
	<b>Summary of Accomplishments</b>	- Met with Maribyrnong and Moreland City Councils, who have expressed interest in the project and are reviewing background documents to determine next steps
	<b>Summary of Planned Activities</b>	- Convene meetings between the developer and Moreland and Maribyrnong councils
Local Government Renewables Group Purchasing	<b>RMDO Scope</b>	Work with local government and other partners to scale the approach to renewable energy origination instigated by the Cities of Melbourne, Moreland, Port Phillip and Yarra to enable group
	Green →	<i>On track / no delays</i> Continuing discussions with DELWP and local councils about a partnership approach to action roll-out
	<b>Summary of Accomplishments</b>	- Met with City of Melbourne and DELWP representatives to discuss partnership approach to action roll-out, including potential for DELWP to provide resources to support structuring of renewable energy group purchasing program
	<b>Summary of Planned Activities</b>	- Conduct follow-up conversations with DELWP to progress framing of partnership for action roll-out (already scheduled)
EMV community resilience framework	<b>RMDO Scope</b>	Support and provide input into the framework developed by Emergency Management Victoria and play an ongoing role in supporting testing and refinement of the framework over time
	Green →	<i>On track / no delays</i> Draft framework developed and undergoing finalisation
	<b>Summary of Accomplishments</b>	- N/A
	<b>Summary of Planned Activities</b>	- Prepare to support EMV in roll-out of Framework when ready (EMV managing process with State government)

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

<b>Drivers of community resilience</b>	<b>RMDO Scope</b>	Facilitate and promote research into drivers of community resilience that will inform policies and approaches applied within the Resilient Melbourne strategy and beyond
	<b>Green</b> →	<i>Completed</i> Future partners and research to be determined
	<b>Summary of Accomplishments</b>	- Continued to use research to inform planning for new projects
	<b>Summary of Planned Activities</b>	- N/A
<b>Community-based resilience compendium</b>	<b>RMDO Scope</b>	Work with academic and other partners to develop a repository of information about community resilience
	<b>Green</b> →	<i>On track / no delays</i> Beginning evaluation process for current compendium
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Onboarded project manager (Lucy Saaroni, from City of Yarra)</li> <li>- Drafted compendium evaluation framework and questions</li> <li>- Contacted EMV and provided list of evaluation questions for review</li> <li>- Contacted MUDRI and provided evaluation questions and a request for data analytics from the compendium website</li> </ul>
	<b>Summary of Planned Activities</b>	- Finalise evaluation methodology and questions, collate and present to all stakeholders upon MUDRI team return to Melbourne

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

<b>Innovative insurance</b>	<b>RMDO Scope</b>	Work with the key actors in the insurance sector to identify activities and offerings that can support community resilience, beginning with Essentials by AAI, which is designed to provide households on	
	<b>Green</b>	→	<i>Progressing but slowly</i> New local government contacts made; discussions with insurance sector partners ongoing
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Established new contact at Whittlesea to discuss insurance products developed with Good Shepherd Microfinance</li> <li>- Met with Good Shepard Microfinance to discuss FIAP and relationship to Innovative Insurance</li> <li>- Presented to VMIA Board and held follow-up conversations about partnership opportunities and potential secondment to Resilient Melbourne</li> <li>- Met with SwissRe, a 100 Resilient Cities platform partner interested in regional collaborations with Australian and New Zealand 100RC cities</li> <li>- Agreed on plans to conduct a workshop with Edge Environment, Insurance Council of Australia and local councils in June regarding risk identification and mitigation strategies that can reduce insurance premiums</li> </ul>	
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Meet with Whittlesea and commence promotion of products</li> <li>- Finalise opportunity to include IAG new product in promotion process</li> <li>- Confirm specific opportunities for partnership with VMIA, including potential secondee to be provided to RMDO</li> <li>- Begin planning for June workshop with Edge Environment, ICA and local councils</li> </ul>	
<b>Metropolitan cycling network</b>	<b>RMDO Scope</b>	Facilitate councils and other partners to integrate cycle network investments and develop a metro-scale cycling strategy	
	<b>Amber</b>	→	<i>Scoping project plan</i> Project planning for Jacobs sprint-start workshop commenced
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Onboarded interim project manager</li> <li>- Prepared project plan for Phase 1 (lead-up to Jacobs sprint-start workshop)</li> <li>- Reinitiated engagement with Jacobs - 100RC platform partner who will lead Phase 1 workshop</li> </ul>	
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Identify initial action stakeholders and develop workshop invitation list</li> <li>- Define and formalise engagement of Jacobs as 100RC platform partner contracted to conduct sprint-start workshop</li> <li>- Commence workshop content development and workshop logistics / planning</li> </ul>	

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

Community-led neighbourhood renewal projects	<b>RMDO Scope</b>	Initiate pilot projects to test approaches and share evidence-based good practices regarding innovative, community-led models of development
	<b>Green</b> →	<i>Progressing but slowly</i> Preparing to release Expression of Interest to potential pilot participants
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Completed draft of web-based Expression of Interest form</li> <li>- Conducted positive stakeholder engagement with University of Melbourne and an interested developer</li> <li>- Reviewed draft report with EY on possible pilot funding and longer-term social impact financing options for the concept</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Release Expression of Interest by end of May</li> <li>- Form and convene Project Advisory Group</li> <li>- Form and brief Assessment Panel about evaluating and selecting participants from Expression of Interest responses</li> </ul>
Citymart Challenge	<b>RMDO Scope</b>	Work with Citymart, a 100RC Platform Partner, to deliver an innovation challenge to identify approaches to addressing transport congestion and social cohesion
	<b>Green</b> →	<i>On track / no delays</i> Citymart Challenge open and receiving submissions
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Began receiving submissions for the Citymart open innovation challenge</li> <li>- Continued communications and promotions activity by: <ul style="list-style-type: none"> <li>- disseminating messages across a range of CoM and RMDO channels</li> <li>- requesting Challenge Panel and Working Group organisations, metro Melbourne councils and allies of the Smart City Office to do the same</li> <li>- coordinating blog post development and publishing by the Challenge Panel</li> <li>- coordinating and supporting the General Assembly Hack</li> </ul> </li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Develop the online assessor's online facility</li> <li>- Hold Hackathon organised by General Assembly as part of Melbourne Knowledge Week</li> </ul>

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

Young and Resilient Living Labs	<b>RMDO Scope</b>	Facilitate an approach with interested councils and external partners to develop and launch a living lab focused on youth mental well-being
	Amber →	<i>Progressing but slowly</i> Determining collaborative model with local partners to implement the action
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Met with Hobsons Bay Council's Youth Team to discuss possibility of partnership - significant alignment and opportunity exists</li> <li>- Held a conversation with University of Western Sydney regarding the future partnership without CRC support</li> <li>- Drafted project plan</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Meet with FYA and University of Western Sydney</li> <li>- Approach potential funders</li> <li>- Finalise project plan</li> </ul>
STEM Mentoring Melbourne	<b>RMDO Scope</b>	Work with LifeJourney to make young people, especially those less privileged, aware of careers and opportunities in STEM-based industries
	Red ↓	<i>Partner constraints</i> Toby Kent and Rebecca Rennie met with CEO of LifeJourney to discuss future of partnership
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Met with new Director of Education and Engagement</li> <li>- LifeJourney staff have decided not to continue working with RMDO until a formal agreement is in place</li> <li>- Partnership concerns escalated to both CEO and Chairman of LifeJourney</li> <li>- Met with CEO of LifeJourney to discuss future partnership, potential activities identified by LifeJourney</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Review activities to progress partnership identified by LifeJourney</li> <li>- Attend LifeJourney Cyber Security Program Launch event in Sydney</li> </ul>

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

Innovative business models	<b>RMDO Scope</b>	As a first step, support B-corporation partners to provide mentorship and training to innovative businesses (to be scaled / evolved based on pilots)
	Amber →	<i>Scoping project plan</i> Continuing discussions with project partners and finalising project plan
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Conducted successful scoping workshop with BLab to discuss roles, responsibilities and draft workplan</li> <li>- Prepared project plan and workplan for internal review and sign-off</li> <li>- Held successful first meeting with Victoria Graduate School of Business (Vic Uni) to gauge interest in participating in pilot project</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Complete and sign-off RMDO project plan and workplan for action</li> <li>- Hold second meeting with Victoria University (and ideally sign an MoU)</li> <li>- Engage with councils to assess interest in participating in pilot project (focus will be on three councils in the West)</li> </ul>
RMDO	<b>RMDO Scope</b>	Manage all aspects of the Resilient Melbourne Delivery Office in line with agreements with the Victorian Government, City of Melbourne and other metropolitan Councils, and as guided by the
	Green →	<i>On track / no delays</i> Team developing annual plan and City Resilience Index materials
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Continued year 1 annual report development</li> <li>- Began data collection and held internal training for City Resilience Index</li> <li>- Developed tool for capturing local council interest in participation in Resilient Melbourne strategy actions</li> <li>- Began planning for 2017/18 workplan</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Complete draft of annual report</li> <li>- Continue data collection for City Resilience Index</li> <li>- Develop draft of 2017/18 workplan</li> </ul>

## RESILIENT MELBOURNE STRATEGY ACTION UPDATE

<b>Chair in Resilient Cities</b>	<b>RMDO Scope</b>	Support development of Chair's workplan and collaborate to develop individual projects and opportunities to engage in strategy actions
	<b>Green</b> →	<i>On track / no delays</i> Continuing to provide support to individual actions and identifying new opportunities for engagement
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Continued development of Chair in Resilient Cities workplan</li> <li>- Participated in discussion about Resilient Melbourne collaboration with University of Melbourne on housing-related projects</li> </ul>
	<b>Summary of Planned Activities</b>	- Review and sign-off Chair in Resilient Cities workplan with City of Melbourne and University of Melbourne
<b>Resilience training for Local Government</b>	<b>RMDO Scope</b>	Develop and deliver resilience training for local government and other critical partners
	<b>Green</b> →	<i>On track / no delays</i> Developing training content and exploring training delivery approaches
	<b>Summary of Accomplishments</b>	<ul style="list-style-type: none"> <li>- Drafted Resilient Melbourne training framework mapped against the City Resilience Framework / Index and provided to LGV for comment</li> <li>- Met with LGPro CEO and identified best contact within LGPro to progress conversations about training content and possible delivery models</li> <li>- Held conversations with various project partners regarding their involvement, e.g., Melbourne Water, Councils</li> </ul>
	<b>Summary of Planned Activities</b>	<ul style="list-style-type: none"> <li>- Further develop training content and proposed options with recommendations for delivery</li> <li>- Share content with 100RC Network and Learning Director and other stakeholders for input</li> </ul>

**ITEM 9.13 CONDUCT MANAGEMENT IN COMMUNITY SPORT**

**Author:** *Andrew Barden, Acting Group Manager Recreation and Leisure*

**File No:**

**Attachments:** *Attachment 1: Victorian Code of Conduct*

*Attachment 2: Local Law clause 404 – Code of Conduct*

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**PURPOSE AND SUMMARY**

At the 12 April 2017 Ordinary Council Meeting Councillors requested:

That officers prepare a report detailing what (if any) standards Council requires sporting associations to meet in their handling of player/participant misconduct, where affiliated clubs use Council's facilities.

**RECOMMENDATION**

That Council notes this report.

**BACKGROUND**

Every person in Glen Eira has the right to participate in community sport which is safe, welcoming and inclusive. Equally, every person involved in community sport plays a part in ensuring that participation is free of anti-social behaviour both on and off the field.

State Sporting Associations (SSA), clubs and Council are responsible for ensuring these values are adhered to through the development and implementation of relevant codes and policies.

**ISSUES AND DISCUSSION**

The Victorian Code of Conduct for Community Sport (attachment 1) outlines behaviours which are expected to be followed by every person involved in community sport, as well as identifying the behaviours which must not be tolerated. The Code of Conduct states:

Every person: spectator, player, club member, official, participant, administrator, coach, parent or member of the community involved in sport, should work to ensure:

- inclusion of every person regardless of their age, gender or sexual orientation
- inclusion of every person regardless of their race, culture or religion
- opportunities for people of all abilities to participate in the sport and develop to their full potential
- respect is shown towards others, the club and the broader community
- a safe and inclusive environment for all
- elimination of violent and abusive behavior
- protection from sexual harassment or intimidation.

This code applies to community sport, training and club sanctioned activities.

SSA are responsible for promoting the Code of Conduct to all people involved in the sport or club and to ensure appropriate assessment and reporting processes are in place. Penalties

are issued if a reported breach has been confirmed through an appropriate assessment process by the relevant SSA or club.

SSA and clubs who don't adhere to and enforce the code will not be eligible for funding from Sport and Recreation Victoria (SRV) and any existing funding will cease.

While there is no direct agreement between the SSA and Council, Council's Community Sport – Management of Grounds Policy includes the Victorian Code of Conduct for Community Sport. Under an allocation agreement, Clubs must comply with this policy as well as the Conditions of Use of Sportsgrounds and Pavilions, other Council policies and the Local Law. Clause 404 of the Local Law (attachment 2) sets out a code for appropriate conduct on Council Land, Council Premises and Roads within the Municipal District.

The process for handling misconduct matters depends on the incident. For example, an umpire will address an on field incident which may also be referred to a tribunal process. Council is not always advised of incidents of misconduct that are handled by the SSA.

If the incident involves damage to Council land or facilities, Council will be notified and the matter will be dealt with under the Conditions of Use. The Community Sport – Management of Grounds Policy sets penalties for non-compliance with performance and tenure matters. Non-compliance with the policy can impact on a clubs future sportsground allocation.

Acts of violence, discrimination and vilification are illegal acts within Victoria. It is the club's responsibility to report these to the appropriate legal authorities.

## **POLICY AND LEGISLATIVE IMPLICATIONS**

Community Sport – Management of Grounds Policy

## **LINK TO COUNCIL PLAN**

Theme 5: provide access to Council facilities (including sporting grounds and pavilions) for community activities and sport.

## **OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

## **CONCLUSION**

SSA, clubs and Council have a role to play in the handling of misconduct both on and off the field. The manner in which misconduct is handled is dependent on the incident and reliant on everyone involved in community sport having an understanding of the codes and policies that outline behaviours that are expected to be followed.

Implementation of these codes and policies ensures that community sport remains safe and inclusive for all.

**Moved: Cr Silver**

**Seconded: Cr Athanasopoulos**

That Council notes this report.

**CARRIED UNANIMOUSLY**

*Attachment 1: Victorian Code of Conduct for Community Sport***Code of Conduct**

Every person: spectator, player, club member, official, participant, administrator, coach, parent or member of the community involved with the sport, should work to ensure:

- inclusion of every person regardless of their age, gender or sexual orientation
- inclusion of every person regardless of their race, culture or religion
- opportunities for people of all abilities to participate in the sport and develop to their full potential
- respect is shown towards others, the club and the broader community
- a safe and inclusive environment for all
- elimination of violent and abusive behaviour
- protection from sexual harassment or intimidation.

This Code applies to community sport, training and club sanctioned activities.

**Breaches of the Code**

Penalties will be issued once the breach has been confirmed through an appropriate assessment process by the relevant State Sporting Association or club. The following behaviours are considered breaches of the Code:

- Violent or abusive behaviour towards another person.
- Vilification of any kind towards another person.
- Discrimination against another person based on their age, gender or sexual orientation.
- Discrimination against another person based on their race, culture, religion or any other irrelevant personal characteristic.
- Sexual harassment or intimidation of another person.
- Victimisation of another person for exercising their rights through the Code of Conduct.
- Failure to maintain a safe environment.

**State Sporting Association responsibility**

The responsibility of a State Sporting Association through the Code of Conduct is to:

- promote the Code of Conduct to all persons involved in the sport or club
- ensure reporting and assessment processes are in place to identify and penalise breaches of the Code

- report on the implementation of the Code to the State Government on an annual basis
- ensure that every person involved in the sport is able to exercise their rights without fear of victimisation.

#### **Implementation of the Code**

In 2010 all State Sporting Associations (SSAs) will be required to sign onto the Code and pledge their support by confirming the following actions:

- Ensure all components of the Code are included in an existing SSA code or through the creation of a new code for the SSA.
- Develop appropriate reporting and assessment processes for issuing penalties for breaches of the Code.
- Identify what penalties they will put in place for any breaches of the Code.
- Inform all affiliated clubs of their obligations under the Code, their expectations for reporting, assessing and acting upon breaches.

Any SSA or club applying for funding through Sport and Recreation Victoria (SRV) from 2010/11 will need to demonstrate their adherence and enforcement of the Code in order to be eligible for funding.

SSAs and clubs who don't adhere to and enforce the Code will not be eligible for funding through any SRV grants programs.

Councils applying for funding from SRV, must ensure that sporting associations and clubs who are tenants at the site of the project are enforcing the code.

Sports Associations and clubs not aligned to an SSA will still be required to adhere to and enforce the Code in order to be eligible for funding from Sport and Recreation Victoria, if not any existing funding will cease.

#### **Definitions**

**Person:** spectator, player, official, club member, participant, administrator, coach, parent or member of the community involved with the sport.

**State Sporting Association:** the peak body for a particular sport in the state and affiliated with its National Sporting Organisation. The SSA is responsible for the development of the sport and the management and communication of the sport's rules and regulations to its affiliated clubs and members.

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*Attachment 2: Local Law Clause 404 – Code of Conduct***CODE OF CONDUCT**

<b>POLICY NUMBER:</b>	<b>Council Policy 12.10</b>
<b>ADOPTED BY:</b>	<b>Glen Eira City Council</b>
<b>DATE ADOPTED:</b>	<b>24 November 2009</b>
<b>REFERENCE IN LOCAL LAW 2009:</b>	<b>Clause 404</b>

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**1. Objective**

To set out a code for appropriate conduct on Council Land, Council Premises and Roads within the Municipal District.

**2. Policy**

2.1 A person must not, on Council Land, Council Premises or a Road behave in an offensive or disorderly manner, which includes but is not limited to: -

- a) behaving in an indecent, offensive, insulting, threatening or riotous manner;
- b) using indecent, offensive, insulting, threatening or abusive language;
- c) acting in a manner that endangers any other person;
- d) interfering with another person's use and enjoyment of any part of the Council Land, Council Premises or Road;
- e) engaging in rough or boisterous play or conduct;
- f) acting in a manner contrary to any restriction or prohibition contained in the inscription on a sign erected or authorised by the Council at, on or in the Council Land, Council Premises or Road;
- g) except for a child under the age of six years in the care of a responsible person of the opposite gender, entering or using any dressing room, shower, convenience or other area which has been appropriated for persons of the opposite gender;
- h) obstructing, hindering or interfering with any member of staff or representative of the Council in the performance of his or her duties.

2.1.1 The following persons may give directions in relation to the conduct of persons in or on relevant Council Land, Council Premises or a Road:-

- (a) an Authorised Officer of Council; or
- (b) a member of staff or representative of the Council or firm engaged by Council in control of the relevant premises.

2.3 A direction under clause 2.2 may include, without limitation and whether or not a fee for admission to the premises has been paid, a direction to leave the premises. A person to whom a lawful direction is given under clause 2.2 must comply with the direction.

2.4 A person who behaves in a manner or carries out a matter or activity contrary to this Code of Conduct may be guilty of an offence under clause 404 of the Glen Eira Local Law 2009.

**ITEM 9.14            2016-17 SUMMER SEASON SPORTSGROUND ALLOCATION  
REVIEW**

**Author:**            *Mark Collins, Group Manager Recreation and Leisure*

**File No:**            xxxxx

**Attachments:**

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**PURPOSE AND SUMMARY**

To report to Council on the 2016-17 summer season sportsgrounds allocation and any tenure matters with clubs, as required under the Community Sport – Management of Grounds Policy.

**RECOMMENDATION**

That Council notes this report.

**BACKGROUND**

The Community Sport – Management of Grounds Policy governs the allocation of sportsgrounds for use by clubs. It is designed to provide a consistent and transparent process for the use of Council sportsgrounds and associated facilities.

Under the Community Sport – Management of Grounds Policy:

*3.9.2 Each Season, a written report will be submitted to a public Council Meeting on the implementation of this Policy, including levels of participation in community sport.*

The document also sets penalties for non-compliance with performance and tenure matters including both on-field and off-field matters such as unsatisfactory behaviour and the cleanliness of pavilions.

At the end of every season, a report is prepared for Council's consideration on clubs' participation, and any issues or club non-conformances during the season.

**ISSUES AND DISCUSSION**

All Glen Eira seasonal sports clubs were allocated sporting facilities in the 2016–17 summer season. There were no permanent vacancies.

**2016-17 Summer Season Participation**

The following table lists the participation details for all Glen Eira seasonal sports clubs.

<b>SEASONAL CLUB ALLOCATION DETAILS :</b>						
<b>Sport type:</b>	<b># of Clubs</b>	<b># of senior men's teams</b>	<b># of senior women's teams</b>	<b># of junior boys teams</b>	<b># of junior girls teams</b>	<b># of disability programs</b>
Football (Soccer)	1	2	0	0	0	0
AFL Football	1	N/a	N/a	N/a	N/a	0
Cricket	20	78	2	99	4	1
Baseball	1	3	0	3	0	0
Softball	1*	0	5	0	5	0
Cycling	1	N/a	N/a	N/a	N/a	0
Athletics	4	N/a	N/a	N/a	N/a	1
Netball	1*	N/a	20	N/a	154	0
Other**	1					
<b>Total</b>	<b>31</b>	<b>83</b>	<b>27</b>	<b>102</b>	<b>163</b>	<b>2</b>

*\*denotes that Council has an allocation with the sporting Association, not individual clubs. The numbers of teams participating at Council venues are coordinated by the Association and are listed above.*

*\*\* Dog Companion School*

**2016 Summer Season Penalty Issues**

Six clubs were issued penalties for minor non-conformances, namely:

- Lost keys during the season. Associated doors and keys were re-keyed to maintain security of the facilities.
- Unsatisfactory cleaning of the pavilion by one club at the conclusion of the season.
- A function was held outside of one club's allocation time. Council received noise complaints from nearby residents.

**POLICY AND LEGISLATIVE IMPLICATIONS**

Community Sport – Management of Grounds Policy

**LINK TO COUNCIL PLAN**

Theme 5: provide access to Council facilities (including sporting grounds and pavilions) for community activities and sport.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

There were no major issues during the summer season with the sporting clubs using Council's facilities. The non-conformances under Council's policy are minor and have been addressed with the individual clubs.

**Moved: Cr Hyams****Seconded: Cr Silver**

That Council notes this report.

**CARRIED UNANIMOUSLY**

**ITEM 9.15 ROAD MANAGEMENT PLAN (RMP) REVIEW**

**Author:** *Paul Samaratunge, Manager Infrastructure Assets*

**File No:** *60/040/00033*

**Attachments:** *Nil*

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**PURPOSE AND SUMMARY**

To review Council's Road Management Plan as legislatively required after a general Council election.

**RECOMMENDATION**

That Council:

1. Notes the report;
2. Authorises officers to commence a process to consider amendments to the 2014 Road Management Plan.

**BACKGROUND**

Council's Road Management Plan (RMP) sets minimum standards by which Council inspects, maintains and repairs the roads, laneways and footpaths that Council manages.

The RMP is Council's legal policy defence should someone claim damages against Council in relation to use of road assets that Council manages<sup>1</sup>.

A copy of Council's RMP, which was last updated in 2014, is available on Council's website.

The Road Management (General) Regulations 2016 (Vic) (Regulations 8 & 9) include an obligation for each Council to review its Road Management Plan after a general Council election. Council has until 30 June 2017 to review its RMP.

**ISSUES AND DISCUSSION**

Regulation 9 also requires that Council:

- In undertaking the review, ensures the standards and priorities given to inspection, maintenance and repair are appropriate.
- Reviews that the classes of road to which the RMP applies are appropriate.
- In having completed the review, produces a report summarising the findings and conclusions (this report).
- Makes the report available for copying or inspection on the Council website.

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<sup>1</sup> The Road Management Act 2004 allows Council this policy defence.

## Review

Officers have reviewed the Plan with regard to standards and priorities given to inspection, maintenance and repair. The structure and contents was also reviewed in the context of the current case law precedence<sup>2</sup>. In undertaking the review officers relied on officers' experience in using the document, available resources, and an internal Audit facilitated by an independent consultant.

The review confirmed that Council's RMP meets its obligations and that the standards and the priorities given to inspecting, maintaining and repair of Council roads and footpaths are generally appropriate.

The review also identified areas for further improvements and enhancements to Council's RMP and it is proposed that these amendments be considered and implemented through due process in the next 12 months, and presented to Council.

Areas identified in the review for future improvement in the RMP for Council to consider include:

### *General*

- Review the Road Asset Management Plan (RAMP) to confirm alignment with the RMP definitions of defects and defect intervention levels. The RAMP is an internal working document specific to road asset management business planning for the long term.
- Relate the RMP in the RAMP to avoid any conflicts in information and definitions in both documents.
- A clear distinction between emergency and non-emergency inspections. Develop a Q & A checklist protocol for customer service staff to qualify the emergency requests from the community.
- Develop a separate questionnaire for customer service footpath reports to prioritise inspection and responses to fall events, likely insurance claims and emergencies.
- The use of the words safety, make safe and hazard in the RMP is minimised to avoid subjective misinterpretation.
- Complex tables are replaced with simple flow charts.

### *Inspections*

- More clearly distinguish between scheduled inspections and reactive inspections.
- Clearer demarcation to separate reactive inspections as emergency or non-emergency.
- Include response times specific to insurance claim inspections.

### *Defects and Intervention Levels*

- Amend pothole dimension to be more clear that it includes any dimension greater than 300mm (depth remains the same).

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<sup>2</sup> Kennedy vs Campaspe Shire

### *Response Times*

- Remove any reference to use of the word “immediate”.
- Set clear response times for emergency and non-emergency inspections.

### *Boundary Roads agreements and demarcation of responsibilities*

- Undertake a separate review of the currency and status of the boundary road agreements.
- Undertake a separate review and update of Rail Safety Interface Agreements for asset ownership and maintenance responsibility on completion of the Level Crossing Removal Works.

## **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

No implications for current resources given that the intervention levels and scheduled inspections frequencies for footpath and road defects are considered reasonable and are not being upgraded to a higher standard. Benchmarking of similar councils suggest no significant variations in standards.

## **POLICY AND LEGISLATIVE IMPLICATIONS**

- Road Management Act 2004.
- The Road Management (General) Regulations 2016 (Vic)
- Road Management Codes of Practices

## **COMMUNICATION AND ENGAGEMENT**

There is no legislative requirement for public notification of the review. Legislation requires that a copy of the review report (this report) be made available on the Council web site as per Regulation 9 of the Road Management (General) Regulations 2016 (Vic).

## **LINK TO COUNCIL PLAN**

Theme 7: Sustainable community assets and infrastructure – To enhance and develop sustainable community assets and infrastructure to meet the needs of current and future generations.

## **OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

## **CONCLUSION**

This report signifies the completion of Council’s review of its Road Management Plan as required by the Road Management Act 2004 and associated Regulation 9.

A copy of this report must be made available for inspection on the Council website.

The review confirmed that Council’s RMP meets its obligations and that the standards and the priorities given to inspecting, maintaining and repair of Council roads and footpaths are generally appropriate.

Officers recommend that Council considers amending its RMP under the Road Management (General) Regulations 2016 (Vic) (Regulation 10) to include enhancements as identified in the review. This will require commencement of a new process.

To amend the RMP the next steps would involve Council:

- Considering a report on the RMP amended with the proposed changes.
- Giving public notice of the amended RMP and invite public submissions.
- Considering public submissions.
- Adopting the amended RMP.

**Moved: Cr Davey**

**Seconded: Cr Esakoff**

That Council:

1. notes the report;
2. authorises officers to commence a process to consider amendments to the 2014 Road Management Plan.

**CARRIED UNANIMOUSLY**

**ITEM 9.16 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 30 APRIL 2017**

**Author:** John Vastianos (*Chief Financial Officer*)

**File No:** 17/1121381

**Attachments:** Yes

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**PURPOSE AND SUMMARY**

To report Council's finances in the Financial Management Report for the period ending 30 April 2017.

**RECOMMENDATION**

That Council notes the Financial Management Report for the period ending 30 April 2017.

**BACKGROUND**

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

This report also provides a review of the 2016-17 Capital Works Program, cash flow reports and investment reports.

**ISSUES AND DISCUSSION**

Council's forecast cash balance has improved but is still expected to remain at relatively low levels, sufficient to cover current liabilities.

One of the items which has placed additional pressure on Council's Liquidity Ratio is classification of leave entitlements. Notwithstanding a majority of leave entitlements are not expected to be settled within 12 months, almost all leave entitlements are classified as current liability provisions in Council's balance sheet, placing greater pressure on the liquidity ratio.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

The key financial objectives for Council are:

- Manage finances appropriately within the constraints set by the State Government's Rate Capping regime.
- Generate funds to provide additional public open space and renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set rates and fee increases that are manageable and sustainable.
- Focus on continuous improvement.
- Keep day-to-day costs and rates below our peers.

**POLICY AND LEGISLATIVE IMPLICATIONS**

Section 138 of the *Local Government Act 1989* (the Act).

**COMMUNICATION AND ENGAGEMENT**

Council officers in preparing the Financial Management Report, take into account other plans and strategies in regard to services and initiatives which commit financial and non-financial resources for the current financial year.

**LINK TO COUNCIL PLAN**

Theme 4: Governance – To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

The positive operating result year to date is higher than was anticipated when the annual budget was set. The Balance Sheet position and the cash position are sound.

**Moved: Cr Delahunty**

**Seconded: Cr Silver**

That Council notes the Financial Management Report for the period ending 30 April 2017.

*It is recorded that Cr Taylor vacated the Chamber at 10.28pm and re-entered at 10.30pm.*

**CARRIED UNANIMOUSLY**

**ATTACHMENT:  
Financial Management Report for the period ending 30 April 2017****1. Contents**

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Capital Works Program Expenditure .....	19

**Executive Summary*****for the period ending 30 April 2017*****a) Current Month Budget Result**

At the end of April 2017, the performance against budget from ordinary activities showed a positive variance of \$10.74m due to higher than anticipated income of \$6.57m and favourable variance in operating expenditure of \$4.18m (refer to page 14 for details of the variances).

**b) Current Month Forecast Result**

The forecast result expected for the financial year is an operating surplus of \$27.71m compared with the original adopted *2016-17 Annual Budget* of \$17.22m.

Any surplus from day-to-day operations is used to accelerate capital works projects. The current monthly forecast movement shows an increase in operating revenue of \$209k and a decrease in operating expenditure of \$513k.

**c) Liquidity**

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 needs to ensure working capital is maintained such that sufficient cash reserves are available to meet normal cash flow requirements. Over the last few years, Council has invested heavily in its capital works program by fully utilising cash reserves.

Council will continue to have a large investment in capital works projects. 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*.

**d) Open Space Contributions****Contributions**

All multi-unit developers now need to pay a uniform 5.7 per cent of the value of the land (or give Council 5.7 per cent of the area of the land). All money raised by the levy will go into more and better open space.

The uniform rate of 5.7 per cent is the highest rate ever achieved across a whole municipality by any suburban council.

Council formulated the new levy in 2014, based on the analysis in the Open Space Strategy. The 5.7 per cent levy was supported by an independent panel in October 2014 and was approved by the State Planning Department. The higher rate took effect from 12 March 2015.

**Open Space Reserve**

The balance of the Open Space Reserve as at 30 April 2017 is as follows:

Description	2016-17 Current Month Actual	2016-17 Year-to-Date
Open Space Contributions Received	\$246,690	\$6,390,956
Open Space Capital Expenditure *	(\$699,441)	(\$8,342,901)
<b>Net Movement</b>	<b>(\$452,751)</b>	<b>(\$1,951,945)</b>
<b>Opening Balance as at 1 July 2016</b>		<b>\$4,093,307</b>
<b>Closing Balance – Open Space Reserve</b>		<b>\$2,141,362</b>

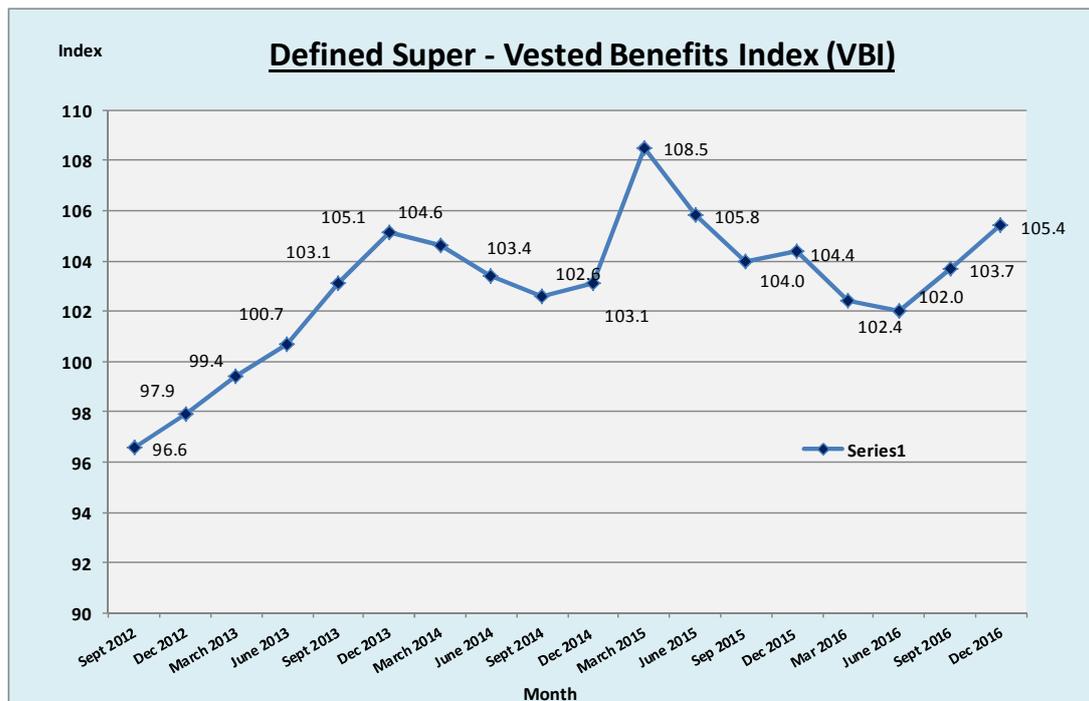
*\*Includes: Booran Reserve, 6 Aileen Ave, Caulfield South and 53 Magnolia Road, Gardenvale.*

**Superannuation – Defined Benefits Scheme**

***Vested Benefits Index (VBI)***

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.

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more. Below is the estimated VBI since 30 September 2012:



**Forecast adjustments for April 2017*****Income from ordinary activities increase of \$209k***

The favourable income forecast movement is mainly due to:

**Statutory Fees and Fines** – relate mainly to fees and fines levied in accordance with legislation and include animal registrations, health act registrations and parking fines.

The increase of \$258k is mainly due to higher than forecast parking infringements income across the municipality. This increase is due to the emphasis on safety around schools and balancing trader and patron parking due to increased building activity and the grade separation works.

***Expenditure from ordinary activities decrease of \$513k***

The favourable expenditure forecast movement is mainly due to:

- **Employee Costs** – includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and WorkSafe. The decrease of \$545k is due to the timing of staff recruitment and periodic leave provision adjustments.

**Capital Works Expenditure Program**

As at the end of April 2017, total capital works expenditure in 2016-17 is expected to be \$39.38m, represented by:

- New capital works projects as per the 2016-17 Annual Budget \$31.36m
- Capital works funding \$1.94m
- Carry forward expenditure from the 2015-16 financial year \$2.05m
- Forecast increase year to date \$4.02m.

There are no forecast adjustments for the month of April.

## 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 2015-16 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 9 provides indicators for Glen Eira City Council.

### (a) Financial sustainability risk indicators

Indicator	Formula	Description
Net result (%)	Net result / Total revenue	A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term. Net result and total revenue is obtained from the comprehensive operating statement.
Liquidity (ratio)	Current assets / Current liabilities	This measures the ability to pay existing liabilities in the next 12 months. A ratio of one or more means there are more cash and liquid assets than short-term liabilities.
Internal financing (%)	Net operating cash flow / Net capital expenditure	This measures the ability of an entity to finance capital works from generated cash flow. The higher the percentage, the greater the ability for the entity to finance capital works from their own funds. Net operating cash flows and net capital expenditure are obtained from the cash flow statement.
Indebtedness (%)	Non-current liabilities/own-sourced revenue	Comparison of non-current liabilities (mainly comprised of borrowings) to own-sourced revenue. The higher the percentage, the less able to cover non-current liabilities from the revenues the entity generates itself. Own-sourced revenue is used—rather than total revenue—because it does not include grants or contributions.
Capital replacement (ratio)	Cash outflows for property, plant and equipment / Depreciation	Comparison of the rate of spending on infrastructure with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciating rate. 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 cash flow statement. Depreciation is taken from the comprehensive operating statement.
Renewal gap (ratio)	Renewal and upgrade expenditure/depreciation	Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1:1 indicate that spending on existing assets is faster than the depreciating rate. Similar to the investment gap, 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. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.

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

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

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

Source: Victorian Auditor-General's Office.

Financial Strategy (continued)

Monthly Report Relative to Financial Strategy

Financial Sustainability Risk Indicators	Objective	2015-2016 Actuals	2016-2017 Annual Budget as at 30 June 2017	2016-2017 Annual Forecast as at 30 June 2017	2016-2017 Risk based on Annual Forecast as at 30 June 2017	Comment
(1) Net Result	Generating surpluses consistently of greater than 0%.	7.73%	10.41%	16.09%	Low	Council is generating positive surpluses.
(2) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	0.99	1.04	1.17	Low	Council's forecast to 30 June 2017 indicates a Liquidity Ratio of around 1.0.
(3) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	19.48%	16.91%	15.79%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(4) Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	121.00%	116.94%	129.97%	Low	Council is generating enough cash from operations to fund new assets.
(5) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.72	1.57	1.81	Low	Council operates at a low level of risk with respect to capital replacement.
(6) Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.42	1.22	1.22	Low	Council spends sufficient funds on its asset base.
Council aims to keep average rates and charges significantly below benchmark Councils and provide a pensioner rate rebate over the State Government's universal rebate.	Council aims to keep average rates and charges significantly below benchmark Councils and the pensioner rate rebate above the State Government's universal rebate.	\$1,532	\$1,594	\$1,599		Average rates and charges are well below the average of inner metropolitan Councils. In 2015-16 Glen Eira is the second lowest of the 21 Inner Melbourne Councils (2014-15: also second lowest) and is \$269 per assessment (\$17.02m) below the average outcome. This means that Council charges \$17.02m p.a. less than inner metropolitan municipalities and has \$17.02m p.a. less for upgrading or providing facilities and services.
<ul style="list-style-type: none"> <li>Average Rates and Charges</li> <li>Pensioner Rate Rebate</li> </ul>		\$270	\$270	\$270		
Operating costs per property should be kept as low as possible in order to generate <u>both</u> operating surpluses <u>and</u> lower Rates.	Council should aim to keep average operating costs below the average benchmark Councils.	\$1,996	\$2,340	\$2,280		In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$48 less per assessment (\$3.04m) than the average for the Inner Melbourne Councils grouping.

**Assurance Map**

The assurance map considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks. The Assurance Map is indicative of the type of activity in place to provide Council Management with comfort that the control environment is operating as intended. A formal review of strategic risks is undertaken annually by Executive. The risks have been identified, assessed and ranked in order of risk exposure to Council. The assurance map will be updated after every formal review and when assurance activities are proposed or undertaken.

Council's Strategic Risks	Risk Rating	Type of Assurance					Internal Audit	Previous and proposed IA activity 2016/17-2017/18-2018/19, and/or other independent reviews/checks
		Management	External Parties			Internal Audit		
		Management Review / self-assessment	Insurance Coverage	LG Investigations / Compliance Inspectorate	VAGO Performance Audits*	Independent Consultants / External party review		
State Government decisions impacting our community	E							Food Safety (2011/12) Statutory Planning (2013/14)
Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014) Disaster Recovery Planning and Business Continuity Planning (2017/18)
Vulnerability to cyber attack	H							Cyber Security Review including mobile devices website management and penetration testing (2016) Development of Information Management Strategy (2017/18)
Contracts – contracting process by Council	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
Vulnerability to litigious action	H							Risk Management Framework(2015-16) Fraud Management Review (2016-17)
Failure to keep pace with emerging technologies and digital environment	H							IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites Development of Information Management Strategy (2017/18)
Vulnerability to significant fraud	H							Fraud Review (2013/14) Financial Controls (2014/15) Financial Compliance transaction analysis (ongoing) Risk Management Framework(2015-16) Fraud Management Review (2016-17) Procurement and Contracts (2017/18)
Not sufficiently agile to respond to change	H							Change Management Framework Promapp
Failure to effectively plan for the changing demographic of our workforce	M							SafetyMAP recertification (2013/14) OH&S Review (2015/16) People and Culture Audit (2018/19)
Transformation program fails to deliver anticipated benefits for the organisation and community.	M							

\* Reviews performed are ad-hoc and Council may or may not be included in selected sampling. Level of coverage provided where not all aspects of the risk may have been addressed by assurance activity.



Please note that the External Audit process is designed to enable the AG to express an opinion on the annual financial report. The external audit is not a comprehensive audit of all systems and processes and is not designed to uncover all deficiencies, breaches and irregularities in those systems & processes.

## Income Statement

for the period ending 30 April 2017

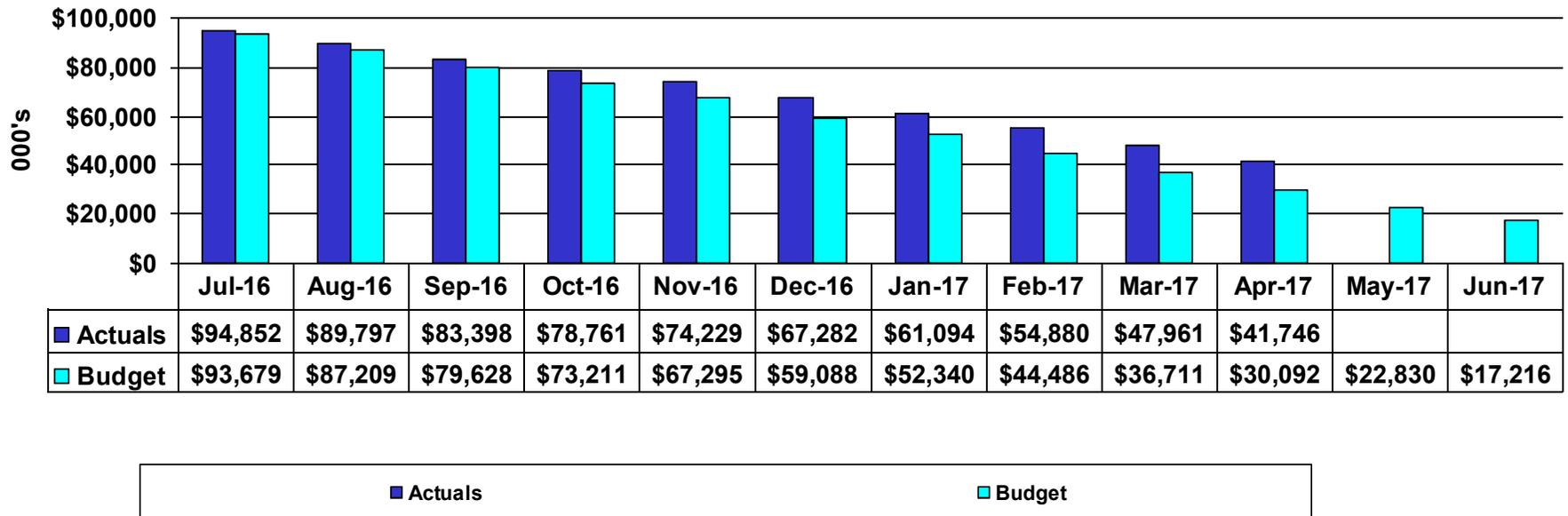
	2016-17 Year to Date Actual	2016-17 Year to Date Budget	2016-17 Year to Date Variance	2016-17 Year to Date Variance	2016-17 Last Month Forecast	2016-17 Current Month Forecast	2016-17 Current Month Forecast Movement	2016-17 Annual Budget	2016-17 Budget Forecast Variance	2016-17 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's	(%)
<b>Income</b>										
<b>Income from Ordinary Activities</b>										
General Rates	85,274	85,051	223	0.3%	85,247	85,274	27	85,051	223	0.3%
Supplementary Rates	808	800	8	1.0%	864	858	(6)	800	58	7.3%
Waste and Recycling Charges	14,696	14,670	26	0.2%	14,777	14,847	70	14,821	26	0.2%
Grants (Operating and Capital)	20,498	20,013	485	2.4%	25,216	25,067	(149)	24,443	624	2.6%
Interest Received	1,148	750	398	53.1%	1,263	1,298	35	900	398	44.2%
User Fees	22,043	21,404	639	3.0%	26,160	26,194	33	25,500	693	2.7%
Statutory Fees and Fines	7,298	4,562	2,737	60.0%	8,089	8,347	258	5,610	2,737	48.8%
Contributions (Monetary)	6,391	4,691	1,700	36.2%	7,253	7,096	(158)	5,500	1,596	29.0%
Other Income	1,817	1,466	350	23.9%	2,572	2,671	99	2,321	350	15.1%
<b>Total Income from Ordinary Activities</b>	<b>159,973</b>	<b>153,406</b>	<b>6,565</b>	<b>4.28%</b>	<b>171,442</b>	<b>171,651</b>	<b>209</b>	<b>164,947</b>	<b>6,704</b>	<b>4.1%</b>
<b>Expenses</b>										
<b>Expenses from Ordinary Activities</b>										
Employee Costs	57,827	59,605	1,778	3.0%	69,399	68,854	545	70,660	1,805	2.6%
Materials and Consumables	4,199	4,999	800	16.0%	5,622	5,513	109	6,040	527	8.7%
Contractor Payments	23,693	24,216	523	2.2%	29,482	29,649	(168)	29,729	80	0.3%
Maintenance	4,782	5,274	492	9.3%	6,108	6,036	72	6,323	287	4.5%
Utility Services	3,205	3,535	330	9.3%	4,081	4,119	(38)	4,218	100	2.4%
Insurances	759	938	179	19.1%	934	935	(1)	1,075	140	13.0%
Other Expenses	3,790	3,665	(126)	(3.4%)	4,569	4,640	(71)	4,438	(202)	(4.5%)
Grants and Subsidies	617	822	205	24.9%	777	717	60	922	205	22.2%
Borrowing Costs	647	646	(1)	(0.2%)	766	763	3	762	(1)	(0.2%)
<b>Total Expenses from Ordinary Activities</b>	<b>99,519</b>	<b>103,698</b>	<b>4,179</b>	<b>4.0%</b>	<b>121,739</b>	<b>121,226</b>	<b>513</b>	<b>124,166</b>	<b>2,940</b>	<b>2.4%</b>
<b>Surplus before non operational activities</b>	<b>60,453</b>	<b>49,708</b>	<b>10,744</b>	<b>21.6%</b>	<b>49,703</b>	<b>50,425</b>	<b>722</b>	<b>40,781</b>	<b>9,644</b>	<b>23.6%</b>
<b>Non-operational Activities</b>										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	502	420	82	19.4%	621	582	(38)	481	102	21.1%
Written Down Value of Assets Sold/Disposed	1,286	1,275	(11)	(0.8%)	1,485	1,541	(56)	1,531	(11)	(0.7%)
Depreciation and Amortisation	17,923	18,762	838	4.5%	21,881	21,754	127	22,514	760	3.4%
<b>Surplus for the period</b>	<b>41,746</b>	<b>30,092</b>	<b>11,653</b>	<b>38.7%</b>	<b>26,957</b>	<b>27,712</b>	<b>755</b>	<b>17,216</b>	<b>10,495</b>	<b>61.0%</b>
<i>Key to Variance - Positive figures relate to an increase in revenue and a decrease in expenditure. Negative figures relate to a decrease in revenue and increase in expenditure.</i>										

**Balance Sheet***for the period ending 30 April 2017*

	Actuals 2015-16	Annual Budget 2016-17	Annual Forecast 2016-17	Year to Date Actual 2016-17	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
<b>Assets</b>					
<b>Current Assets</b>					
Cash and Cash Equivalents	45,930	45,582	54,569	57,287	60,858
Trade and Other Receivables	10,408	8,984	10,408	33,335	36,434
Other Assets	1,297	1,309	1,297	0	11
<b>Total Current Assets</b>	<b>57,635</b>	<b>55,875</b>	<b>66,274</b>	<b>90,622</b>	<b>97,303</b>
<b>Non-Current Assets</b>					
Property, Infrastructure, Plant and Equipment	2,047,138	1,727,370	2,192,804	2,181,092	2,051,673
Intangible Assets	1,042	750	1,042	769	789
Investments in Joint Operations	2,125	2,595	2,125	2,125	2,125
Other Financial Assets	5	5	5	5	5
<b>Total Non-Current Assets</b>	<b>2,050,310</b>	<b>1,730,720</b>	<b>2,195,976</b>	<b>2,183,992</b>	<b>2,054,592</b>
<b>TOTAL ASSETS</b>	<b>2,107,945</b>	<b>1,786,595</b>	<b>2,262,250</b>	<b>2,274,614</b>	<b>2,151,895</b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Trade and Other Payables	16,494	11,832	14,994	6,698	7,133
Trust Funds and Deposits	25,501	24,670	25,501	33,966	33,379
Provisions	12,891	13,692	12,891	12,354	12,364
Interest-Bearing Liabilities	3,149	3,349	3,349	3,328	3,316
<b>Total Current Liabilities</b>	<b>58,035</b>	<b>53,543</b>	<b>56,735</b>	<b>56,347</b>	<b>56,193</b>
<b>Non-Current Liabilities</b>					
Provisions	1,186	1,187	1,186	1,393	1,393
Interest-Bearing Liabilities	21,734	18,113	18,113	18,974	19,259
Other Liabilities - Joint Operations	2,568	3,352	2,568	2,568	2,568
<b>Total Non-Current Liabilities</b>	<b>25,488</b>	<b>22,652</b>	<b>21,867</b>	<b>22,935</b>	<b>23,220</b>
<b>Total Liabilities</b>	<b>83,523</b>	<b>76,195</b>	<b>78,602</b>	<b>79,282</b>	<b>79,413</b>
<b>Net Assets</b>	<b>2,024,422</b>	<b>1,710,400</b>	<b>2,183,648</b>	<b>2,195,333</b>	<b>2,072,482</b>
<b>Equity</b>					
Accumulated Surplus	890,150	908,144	920,376	933,848	939,610
Asset Revaluation Reserve	1,130,179	797,983	1,259,179	1,259,343	1,130,278
Public Open Space Reserve	4,093	4,273	4,093	2,141	2,594
<b>Total Equity</b>	<b>2,024,422</b>	<b>1,710,400</b>	<b>2,183,648</b>	<b>2,195,333</b>	<b>2,072,482</b>

Performance Graphs

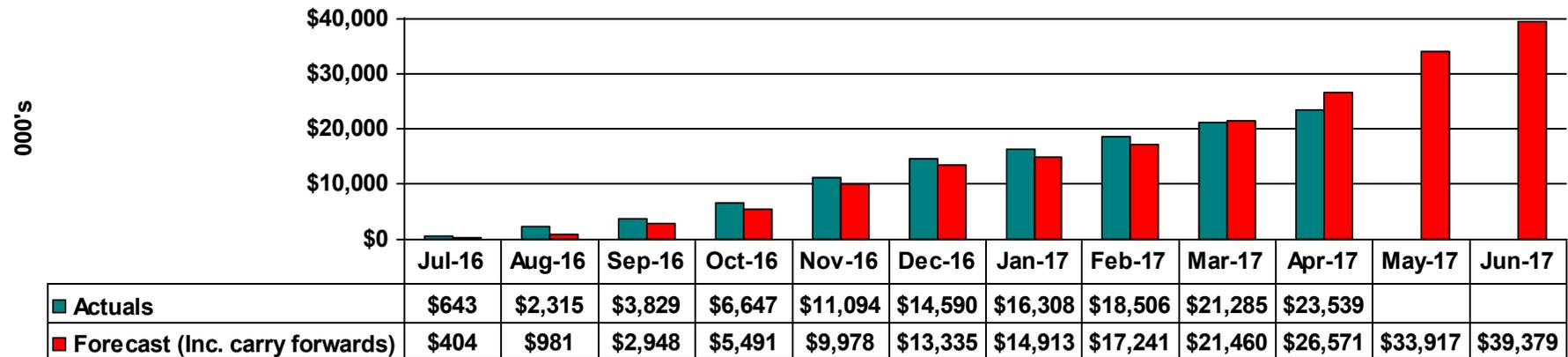
**Financial Performance**  
*for the period ending 30 April 2017*



The April 2017 year to date financial performance was \$11.65m better than the year to date budget mainly due to:

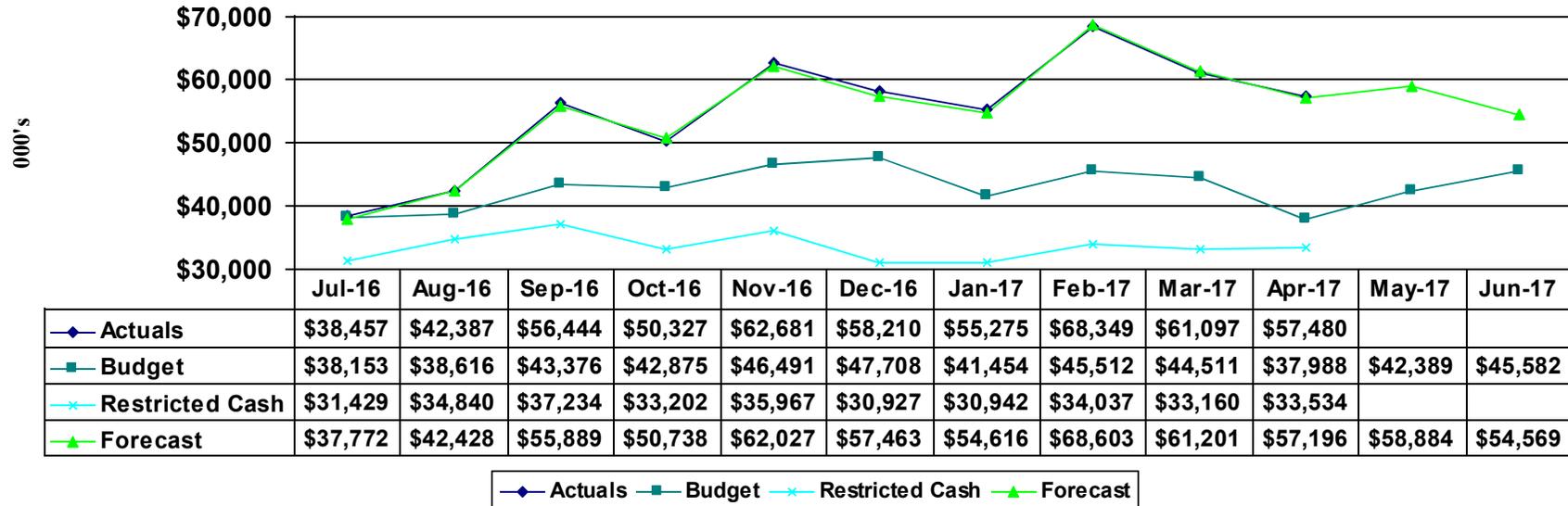
- Better than anticipated income received for statutory fees and fines \$2.74m, open space contributions \$1.7m, user fees \$639k, government grants \$485k, interest received \$398k, other income \$350k and general rates and charges \$257k.
- Favourable variances in expenditure items including: employee costs \$1.78m, materials and consumables \$800k, contractors \$523k, maintenance \$492k, utility services \$330k, grants and subsidies \$205k and insurances \$179k.

**Capital Works Expenditure  
for the period ending 30 April 2017**



Council's capital expenditure is behind forecast by \$3.03m mainly due to GESAC Wellness Centre and Defect Rectification works \$545k, Traffic Engineering \$513k, Vehicle Replacement \$513k, Road Rehabilitation \$432k, Annual Shopping Centre Streetscapes \$396k, Building Improvements \$327k, Recreation \$313k, Car Park Rehabilitation \$274k. Offsetting this is capital expenditure ahead of forecast mainly due to timing of Information Systems \$170k and Warm Season Grass \$156k.

**Cash and Investments Balances  
for the period ending 30 April 2017**



Council's year to date cash balance of \$57.48m is higher than budget for the current month. Council's forecast position to June 2017 of \$54.57m has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.

Council has cash assets that are subject to restrictions. Restricted funds as at 30 April 2017 include: residential aged care deposits of \$26.43m, trust funds and deposits \$4.34m (including asset protection permits), open space reserve \$2.14m and fire services property levy \$626k.

**Rates Income and Debtors**  
**for the period ending 30 April 2017**

**Rate and Charges Income** – is an important source of revenue, accounting for approximately 61 per cent of the total revenue received by Council annually. Glen Eira continues to have the second-lowest average rates and charges in metro Melbourne.

**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.

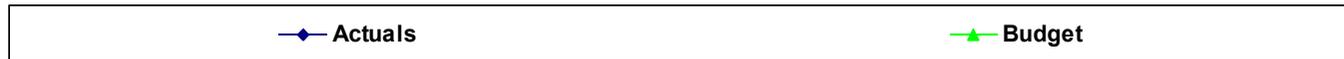
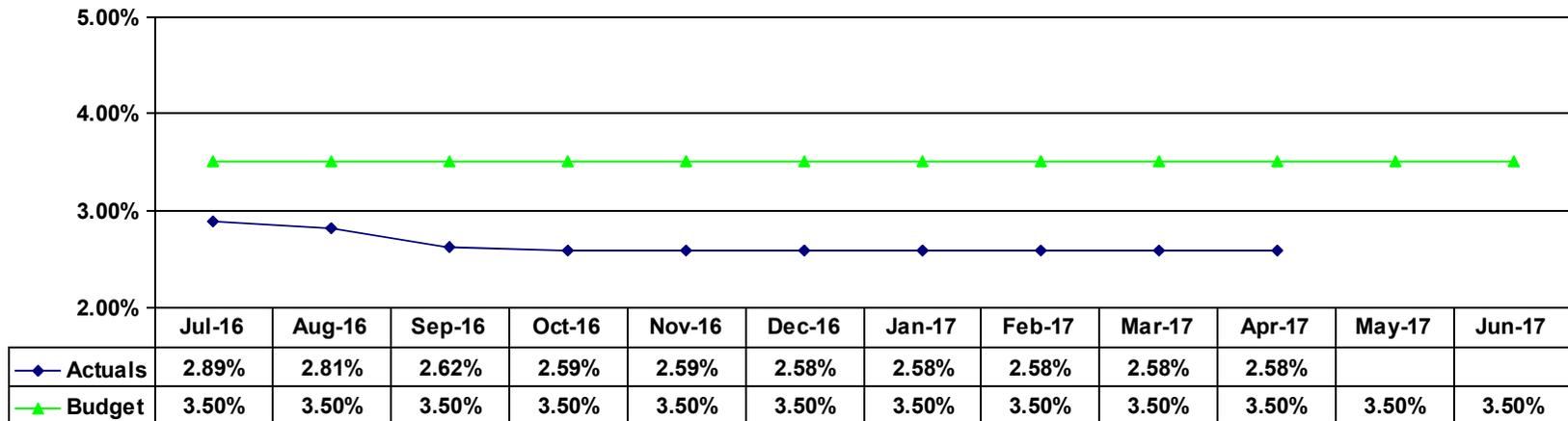
Each year the Minister for Local Government sets the average rate cap increase for Councils.

The cap for 2016-17 was set at forecast CPI last year (at 2.5%) - the first year Victorian Councils operated under a rate cap.

**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 30 April 2017.

Rate Debtors	2016-2017 Year to date
	\$'000
Arrears Brought Forward	5,104
2016-17 Rates & Garbage Generated	99,459
2016-17 Fire Services Property Levy	12,232
<b>Total Rates &amp; Charges</b>	<b>116,795</b>
<b>Payments/Adjustments:</b>	
Glen Eira Pension Rebate	(412)
State Government Rebate	(1,738)
Fire Services Property Levy Rebate	(398)
Receipts	(87,673)
Interest	344
Supplementary Valuations	1,072
Adjustments	62
<b>Total Payments/Adjustments</b>	<b>(88,743)</b>
<b>Rates &amp; Charges Balance at Month End</b>	<b>28,053</b>

**Actual Interest Rate vs Budget Interest Rate  
for the period ending 30 April 2017**



Council achieved a lower return of 2.58% against the budget of 3.50%.

## Capital Works Program Expenditure

for period ending 30 April 2017

Description	2016-17 Carry Forwards from 2015-16	2016-17 Adopted Annual Capital Budget	2016-17 Capital Grant Funding	2016-17 Budget Plus 2015-16 Carry Forward	2016-17 YTD Work In Progress	2016-17 YTD Forecast	2016-17 YTD Variance	2016-17 Annual Forecast Projected end of June 2017 expenditure	2016-17 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS: PRIORITY ITEMS</b>									
Information Systems	-	837,500	-	837,500	312,455	142,000	(170,455)	837,500	-
Vehicle Replacements	-	1,706,112	-	1,706,112	1,151,295	1,663,973	512,678	1,706,112	-
Footpath Replacement	-	1,725,000	-	1,725,000	1,404,543	1,437,500	32,957	1,725,000	-
Kerb and Channel Replacement	-	160,000	-	160,000	65,208	140,000	74,792	160,000	-
Road Rehabilitation	-	3,082,409	-	3,082,409	1,006,991	1,439,409	432,418	3,082,409	-
Drainage Improvement	-	3,482,000	-	3,482,000	2,575,211	1,982,000	(593,211)	3,482,000	-
Local Road Resurfacing	-	1,500,000	-	1,500,000	1,102,457	498,000	(604,457)	1,500,000	-
Right of Way Renewal	-	330,000	-	330,000	407,021	312,000	(95,021)	330,000	-
Traffic Signal Renewal	-	100,000	-	100,000	-	70,000	70,000	100,000	-
Local Area Traffic Management (LATM) Replacement	-	500,000	-	500,000	79,446	300,000	220,554	500,000	-
Car Park Rehabilitation	-	775,000	-	775,000	365,680	640,000	274,320	775,000	-
Roads to Recovery	-	714,999	665,001	1,380,000	528,194	675,000	146,806	1,380,000	-
<b>TOTAL PRIORITY ITEMS</b>	-	<b>14,913,020</b>	<b>665,001</b>	<b>15,578,021</b>	<b>8,998,501</b>	<b>9,299,882</b>	<b>301,381</b>	<b>15,578,021</b>	-
<b>CAPITAL WORKS: ROLLING ANNUAL ENVIRONMENTAL INITIATIVES</b>									
Bicycle Strategy Implementation	101,000	250,000	-	351,000	63,209	40,000	(23,209)	351,000	-
Warm season grass Program	-	600,000	700,000	1,300,000	506,349	350,000	(156,349)	1,300,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-ENVIRONMENTAL INITIATIVES</b>	<b>101,000</b>	<b>850,000</b>	<b>700,000</b>	<b>1,651,000</b>	<b>569,558</b>	<b>390,000</b>	<b>(179,558)</b>	<b>1,651,000</b>	-
<b>CAPITAL WORKS: ROLLING ANNUAL-LIBRARIES</b>									
Library and Information Services	-	793,467	62,811	856,278	637,113	774,812	137,699	856,278	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-LIBRARIES</b>	-	<b>793,467</b>	<b>62,811</b>	<b>856,278</b>	<b>637,113</b>	<b>774,812</b>	<b>137,699</b>	<b>856,278</b>	-
<b>CAPITAL WORKS: ROLLING ANNUAL-TRAFFIC MANAGEMENT</b>									
Blacksport Treatment	-	18,000	-	18,000	-	7,000	7,000	18,000	-
Traffic Engineering	412,955	1,075,000	-	1,487,955	583,907	1,096,955	513,048	1,487,955	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-TRAFFIC MANAGEMENT</b>	<b>412,955</b>	<b>1,093,000</b>	-	<b>1,505,955</b>	<b>583,907</b>	<b>1,103,955</b>	<b>520,048</b>	<b>1,505,955</b>	-
<b>CAPITAL WORKS: ROLLING ANNUAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>									
Playground Minor Equipment/Art Rolling Program	-	345,000	-	345,000	348,941	340,000	(8,941)	365,000	20,000
Carnegie Swim Centre Capital Maintenance	-	50,000	-	50,000	-	50,000	50,000	50,000	-
Minor Park Improvements	-	899,050	-	899,050	483,366	624,050	140,684	899,050	-
Sports Ground Lighting	-	80,000	-	80,000	72,532	80,000	7,468	80,000	-
Public Hall Furniture	-	4,000	-	4,000	4,900	4,000	(900)	4,000	-
Shade Sails Rolling Program	-	105,000	-	105,000	56,010	87,500	31,490	105,000	-
Plinth Curbing	-	85,000	-	85,000	75,709	45,000	(30,709)	85,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	-	<b>1,568,050</b>	-	<b>1,568,050</b>	<b>1,041,458</b>	<b>1,230,550</b>	<b>189,092</b>	<b>1,588,050</b>	<b>20,000</b>

## Capital Works Program Expenditure

for period ending 30 April 2017 (continued)

Description	2016-17 Carry Forwards from 2015-16	2016-17 Adopted Annual Capital Budget	2016-17 Capital Grant Funding	2016-17 Budget Plus 2015-16 Carry Forward	2016-17 YTD Work In Progress	2016-17 YTD Forecast	2016-17 YTD Variance	2016-17 Annual Forecast Projected end of June 2017 expenditure	2016-17 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</b>									
Building Improvements	-	550,500	-	550,500	346,938	485,700	138,762	624,500	74,000
Kitchen/ Joinery Renewal	-	30,000	-	30,000	23,800	30,000	6,200	30,000	-
Roof Renewal	-	113,700	-	113,700	79,864	90,960	11,096	113,700	-
Painting Program	-	111,650	-	111,650	19,922	93,200	73,278	111,650	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</b>	-	<b>805,850</b>	-	<b>805,850</b>	<b>470,524</b>	<b>699,860</b>	<b>229,336</b>	<b>879,850</b>	<b>74,000</b>
<b>CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</b>									
Annual Shopping Streetscape Program	-	567,000	-	567,000	(27,675)	368,500	396,175	567,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</b>	-	<b>567,000</b>	-	<b>567,000</b>	<b>(27,675)</b>	<b>368,500</b>	<b>396,175</b>	<b>567,000</b>	-
<b>TOTAL ROLLING ANNUAL</b>	<b>513,955</b>	<b>5,677,367</b>	<b>762,811</b>	<b>6,954,133</b>	<b>3,274,885</b>	<b>4,567,677</b>	<b>1,292,792</b>	<b>7,048,133</b>	<b>94,000</b>
<b>CAPITAL WORKS: MAJOR PROJECTS</b>									
Lord Hex Pavilion, Carnegie	-	220,000	-	220,000	-	132,000	132,000	220,000	-
Duncan Mackinnon Pavilion	-	-	-	-	13,828	-	(13,828)	-	-
Marlborough Pavilion, Bentleigh East	-	25,000	-	25,000	-	-	-	25,000	-
Carnegie Swim Centre	-	280,000	-	280,000	380	100,000	99,620	280,000	-
<b>TOTAL MAJOR PROJECTS</b>	-	<b>525,000</b>	-	<b>525,000</b>	<b>14,208</b>	<b>232,000</b>	<b>217,792</b>	<b>525,000</b>	-
<b>CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION</b>									
Open Space Strategy Initiatives	-	900,000	-	900,000	328,706	550,000	221,294	900,000	-
Booran Reserve	-	3,962,495	97,000	4,059,495	4,840,827	4,059,495	(781,332)	4,059,495	-
<b>TOTAL OPEN SPACE STRATEGY IMPLEMENTATION</b>	-	<b>4,862,495</b>	<b>97,000</b>	<b>4,959,495</b>	<b>5,169,533</b>	<b>4,609,495</b>	<b>(560,038)</b>	<b>4,959,495</b>	-
<b>SHORT TERM PROJECTS</b>									
<b>CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</b>									
Building Improvements	-	716,676	-	716,676	433,418	526,294	92,876	716,676	-
Park Lighting Energy Efficiency Upgrade	-	218,337	-	218,337	69,575	-	(69,575)	218,337	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</b>	-	<b>935,013</b>	-	<b>935,013</b>	<b>502,993</b>	<b>526,294</b>	<b>23,301</b>	<b>935,013</b>	-
<b>CAPITAL WORKS: SHORT TERM-AGED CARE</b>									
Building Improvements	-	83,000	-	83,000	-	83,000	83,000	83,000	-
ILU Refurbishment	-	120,000	-	120,000	62,144	96,000	33,856	120,000	-
Residential Services Minor Improvements	-	220,000	-	220,000	148,281	140,000	(8,281)	220,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-AGED CARE</b>	-	<b>423,000</b>	-	<b>423,000</b>	<b>210,425</b>	<b>319,000</b>	<b>108,575</b>	<b>423,000</b>	-
<b>CAPITAL WORKS: SHORT TERM-FAMILY &amp; CHILDREN'S SERVICES</b>									
Replacement FDC of Equipment	-	10,000	-	10,000	9,658	10,000	342	10,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-FAMILY &amp; CHILDREN'S SERVICES</b>	-	<b>10,000</b>	-	<b>10,000</b>	<b>9,658</b>	<b>10,000</b>	<b>342</b>	<b>10,000</b>	-

## Capital Works Program Expenditure

for period ending 30 April 2017 (continued)

Description	2016-17 Carry Forwards from 2015-16	2016-17 Adopted Annual Capital Budget	2016-17 Capital Grant Funding	2016-17 Budget Plus 2015-16 Carry Forward	2016-17 YTD Work In Progress	2016-17 YTD Forecast	2016-17 YTD Variance	2016-17 Annual Forecast Projected end of June 2017 expenditure	2016-17 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	
<b>CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>									
ILU Refurbishment	-	50,000	-	50,000	14,748	40,000	25,252	50,000	-
Multi-purpose Sports Court redevelopment	99,880	165,000	-	264,880	93,729	185,000	91,271	264,880	-
Recreation	130,000	875,000	195,000	1,200,000	324,030	637,500	313,470	1,200,000	-
Parks & Gardens	-	158,000	-	158,000	90,719	218,000	127,281	308,000	150,000
Outdoor Fitness Stations and Instructional Signage	-	70,000	-	70,000	17,160	70,000	52,840	70,000	-
Bin Enclosures	-	37,500	-	37,500	34,006	37,500	3,494	37,500	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	<b>229,880</b>	<b>1,355,500</b>	<b>195,000</b>	<b>1,780,380</b>	<b>574,392</b>	<b>1,188,000</b>	<b>613,608</b>	<b>1,930,380</b>	<b>150,000</b>
<b>CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</b>									
Parking Ticket Machines	-	150,000	-	150,000	-	150,000	150,000	150,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>-</b>
<b>CAPITAL WORKS: SHORT TERM-BUILDING WORKS</b>									
Renewal of Heating Ventilation Air Conditioning	-	972,000	-	972,000	33,466	-	(33,466)	972,000	-
Land Acquisition- 6, Aileen Avenue, Caulfield South	-	-	-	-	2,106,281	2,100,000	(6,281)	2,100,000	2,100,000
Land Acquisition- 53, Magnolia Road, Gardenvale	-	-	-	-	1,394,993	1,400,000	5,007	1,490,000	1,490,000
Building Improvements	-	538,635	219,000	757,635	477,564	805,000	327,436	947,635	190,000
Disability Access Upgrade	-	65,000	-	65,000	44,945	65,000	20,055	65,000	-
GESAC	1,311,128	250,000	-	1,561,128	475,259	1,020,000	544,741	1,561,128	-
Public Toilet Exeloo	-	180,000	-	180,000	-	60,000	60,000	180,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-BUILDING WORKS</b>	<b>1,311,128</b>	<b>2,005,635</b>	<b>219,000</b>	<b>3,535,763</b>	<b>4,532,508</b>	<b>5,450,000</b>	<b>917,492</b>	<b>7,315,763</b>	<b>3,780,000</b>
<b>CAPITAL WORKS: SHORT TERM-LIBRARIES</b>									
Smart Sorter Machine	-	250,000	-	250,000	184,579	-	(184,579)	250,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-LIBRARIES</b>	<b>-</b>	<b>250,000</b>	<b>-</b>	<b>250,000</b>	<b>184,579</b>	<b>-</b>	<b>(184,579)</b>	<b>250,000</b>	<b>-</b>
<b>CAPITAL WORKS: SHORT TERM-OTHER</b>									
Furniture & Fittings	-	50,000	-	50,000	34,900	50,000	15,100	50,000	-
Refurbishment of outdoor play space	-	45,000	-	45,000	7,408	45,000	37,592	45,000	-
Drainage Asset Management Decision tool	-	28,000	-	28,000	-	24,000	24,000	28,000	-
Annual Plant and Equipment Replacement	-	131,000	-	131,000	25,168	100,000	74,832	131,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-OTHER</b>	<b>-</b>	<b>254,000</b>	<b>-</b>	<b>254,000</b>	<b>67,476</b>	<b>219,000</b>	<b>151,524</b>	<b>254,000</b>	<b>-</b>
<b>TOTAL SHORT TERM PROJECTS</b>	<b>1,541,008</b>	<b>5,383,148</b>	<b>414,000</b>	<b>7,338,156</b>	<b>6,082,031</b>	<b>7,862,294</b>	<b>1,780,263</b>	<b>11,268,156</b>	<b>3,930,000</b>
<b>TOTAL CAPITAL WORKS EXPENDITURE</b>	<b>2,054,963</b>	<b>31,361,030</b>	<b>1,938,812</b>	<b>35,354,805</b>	<b>23,539,158</b>	<b>26,571,348</b>	<b>3,032,190</b>	<b>39,378,805</b>	<b>4,024,000</b>

**ITEM 9.17      QUARTERLY REPORTING**

**Author:**            *Peter Swabey (Director, Corporate Services)*

**Attachments:**    Yes

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**PURPOSE AND SUMMARY**

To report to Council on the Services Report, Community Plan, Public Questions, and Action Items from Council Meetings.

**RECOMMENDATION**

That Council notes the attached Services Report, Community Plan Report, and reporting on Public Questions.

**BACKGROUND**

The level of activity undertaken by Council is not always apparent from financial information. Statistical information complements monthly financial reporting and provides more detailed information on the diverse range of activities undertaken by Council. Regular reporting can provide an indication of where productivity or efficiency gains have been made along with identifying trends that will assist in decision making and resource allocation.

**ISSUES AND DISCUSSION****Services Report**

The attached Services Report provides statistical information on services provided to the Glen Eira community for the period ending 31 March 2017. Of particular note in this report is:

- Storytime and Babytime attendance at Libraries continues to receive large numbers of attendees.
  - Maternal and Child Health key age and stage visits are well above target.
  - Immunisation encounters are higher than at the same time last year.
  - Home maintenance hours are over target by 410 hours.
  - The utilisation rates at Council Early Learning Centres is lower than at the same time last year and is likely to have been impacted by the growing number of early years places across the City.
  - The building boom is seeing higher levels of active statutory planning applications and higher levels of statutory inspections notifications.
  - Parking tickets issued for the first nine months of 2016-17 has increased compared to the previous year to emphasise safety around schools and balancing trader and patron parking due to increased building activity and the grade separation works.
  - Council has a low number of bins missed across all streams of bin collections (green waste; recycling; and general waste collections).
  - In the last quarter, our average queue wait times increased considerably. This was due to a number of reasons including staff shortages; severe weather incidences; volumes and types of requests taken and training requirements.  
While the increase in queue wait times is disappointing, Councillors may be reassured to know that GECC recently participated in a local council customer experience and customer service survey. The results found that GECC scored higher against peer Councils on overall customer satisfaction with the entire experience with Council and scored an overall satisfaction level of 88% for customer phone/website experience.
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**Community Plan**

The attached Community Plan report is the updated report for the period ending 31 March 2017 against the Glen Eira Community Plan that was updated by Council in June 2016 and provides a benchmark against which to measure the Council's 2016/17 performance. This report lists the Key Strategic Activities outlined in Council's Community Plan and the progress towards achieving the 2016/17 performance measures.

**Public Questions**

Public questions for the period 7 February'17 to the Ordinary Council meetings of 21 March'17 were as follows:

Number asked	38
Number ruled inadmissible	0
Number answered at the Meetings	20
Number answered after Meetings (person submitting question not present)	18
Number taken on notice	0
Time taken to reply to questions taken on notice (average)	0 days

**Items for action from Council Meetings**

Refer Attachment

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

Not applicable

**POLICY AND LEGISLATIVE IMPLICATIONS**

Not applicable

**COMMUNICATION AND ENGAGEMENT**

Not applicable

**LINK TO COUNCIL PLAN**

Theme 4: Governance – To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

Statistical information complements monthly financial reporting and provides more detailed information on the diverse range of activities undertaken by Council.

**Moved: Cr Silver**

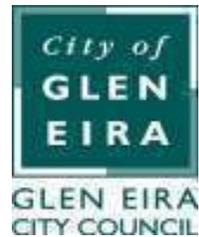
**Seconded: Cr Hyams**

That Council notes the attached Services Report, Community Plan Report and reporting on Public Questions.

**CARRIED UNANIMOUSLY**

**Glen Eira City Council**

**SERVICES REPORT**



**Period ended March 2017**

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*Please note that the figures disclosed in the Services Report were correct at time of printing, however may be subject to amendment following review by the external auditors and/or use in the Annual Report.*

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**Services Report**  
**Arts and Culture**

**March 2017**

<b>Exhibition Attendance</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>YTD 16/17</b>	<b>YTD 15/16</b>
Visitors – 16/17	2,821	694	656	946	794	432	171	800	1,370				8,684	0
Visitors – 15/16	2,166	551	1,295	1,816	1,669	1,260	N/A	817	1,269	875	748	1,660	0	10,843

<b>My Brother Jack Awards</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>YTD 16/17</b>	<b>YTD 15/16</b>
Entries 16/17	N/A				0									
Entries 15/16	N/A	613	N/A	N/A		0								

<b>Storytelling Festival</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>YTD 16/17</b>	<b>YTD 15/16</b>
Attendance 16/17	N/A				0									
Attendance 15/16	N/A	10,076		0										

<b>Carols</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>YTD 16/17</b>	<b>YTD 15/16</b>
Attendance 16/17	N/A	NA	N/A	N/A	N/A	6,500	N/A	N/A	N/A				6,500	0
Attendance 15/16	N/A	N/A	N/A	N/A	N/A	5,500	N/A	N/A	N/A	N/A	N/A	N/A	0	5,500

<b>Outdoor Events</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>YTD 16/17</b>	<b>YTD 15/16</b>
Attendance 16/17	N/A	N/A	N/A	150	7,500	N/A	5,500	2,000	15,000				30,150	0
Attendance 15/16	N/A	N/A	N/A	431	6,425	N/A	3,000	6,000	8,500	N/A	250	N/A	0	24,356

**Comment:**

The February Party in the Park event achieved lower than expected attendance due to heavy rain.  
An additional Groove and Graze event was held so far in 2017, compared to 2016. This took place in March'17.

**Library Services**

Services	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	YTD 16/17	YTD 15/16
Loans*	119,365	114,644	112,457	113,050	107,034	107,667	120,969	96,693	106,305				998,184	1,021,328
Visits	61,693	61,010	59,676	64,098	56,725	50,194	58,793	51,446	59,564				523,199	520,331
Home Visits	189	189	190	189	188	189	187	187	187				1,695	1,690
Storytime & Babytime attendance**	5,466	6,368	5,224	5,438	5,254	4,115	4,478	4,798	5,443				46,584	45,138

**Comments:**

\* Includes loans from library branches, web page, and e-collections (eBooks, eAudio books, music downloads and eMagazines)

\*\* Storytime and Babytime attendance includes children and adults.

## Early Learning Centres

Utilisation Rate

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	90.97	91.12	92.81	91.52	91.61	88.75	72.84	69.69	74.67				85	
Carnegie 15/16	82.53	80.63	86.51	88.44	87.11	80.80	81.73	80.50	79.41					83
Caulfield 16/17	99.24	96.68	97.07	97.28	96.00	97.39	85.28	87.07	86.50				94	
Caulfield 15/16	93.24	93.16	94.62	94.78	94.72	92.70	91.47	94.96	96.16					94
Murrumbeena 16/17	91.22	91.78	89.51	90.65	89.35	87.44	79.36	81.22	84.60				87	
Murrumbeena 15/16	89.17	90.49	93.22	93.44	93.06	91.11	88.93	92.68	90.96					91

**Comments:**

Budgeted Utilisation is 90%

The number of early years places across the City has been steadily growing and supply now appears to exceed demand. For example, over the past nine months, three large new centres have opened in Glen Eira offering a total of 417 new places. There are now 45 Early Learning Centres operating in the municipality, offering approximately 3,680 places. This is impacting on the utilisation rates of Council Early Learning Centres.

Number of Children using the service

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	62	65	65	65	65	61	46	45	52				58	
Carnegie 15/16	59	60	64	65	64	59	54	55	56					60
Caulfield 16/17	84	87	90	93	93	89	75	77	78				85	
Caulfield 15/16	88	90	86	91	87	95	78	78	78					86
Murrumbeena 16/17	68	65	68	70	68	66	59	62	63				65	
Murrumbeena 15/16	76	77	78	80	78	75	73	63	68					74

**Comments:** At the Murrumbeena Early Learning Centre the number of children is down slightly from this time last year and this is due to children dropping days and going from potentially full time care to part time.

**Services Report****March 2017****Number of families using the service**

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	54	59	58	57	57	52	42	41	48				52	
Carnegie 15/16	55	53	57	61	61	55	49	50	52					55
Caulfield 16/17	72	74	72	84	81	75	67	60	69				73	
Caulfield 15/16	73	76	74	76	72	75	73	70	69					73
Murrumbeena 16/17	65	61	65	65	64	60	51	52	52				59	
Murrumbeena 15/16	74	79	83	80	75	72	71	66	64					74

**Comments:** Number of families using the Murrumbeena service is down slightly this year compared to this time last year as some families have more than one child at the Centre.

**Number of agency hours used by the service**

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	0	0	0	0	0	0	0	0	0				0	
Carnegie 15/16	0	0	0	0	0	0	0	0	0					0
Caulfield 16/17	0	0	0	0	0	0	0	0	0				0	
Caulfield 15/16	0	0	0	0	0	0	0	0	0					0
Murrumbeena 16/17	0	0	0	0	0	0	0	0	0				0	
Murrumbeena 15/16	0	0	0	0	0	0	0	0	0					0

**Comments:** No agency hours used

**Family Day Care**

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Numbers of hours care provided: 16/17	13521	13805	13264	12769	12850	11599	8190	11303	12086				12154	
Numbers of hours care provided: 15/16	14215	13902	17697	15534	15272	13758	9238	12891	12926					13937
Number of children cared for: 16/17	175	183	178	169	172	152	97	141	190				162	
Number of children cared for: 15/16	175	175	224	192	186	93	116	172	173					167
Average hours of care per child: 16/17	77	75	74	76	74	76	84	80	64				76	
Average hours of care per child: 15/16	81	79	79	81	82	148	80	74	75					86
Effective full time places (target 140): 16/17	96	98	94	91	91	83	59	80	86				86	
Effective full time places (target 140): 15/16	101	99	126	110	109	98	66	92	92					99
*Number of home visits by field workers 16/17	54	55	57	45	49	38	40	42	44				47	
*Number of home visits by field workers 15/16	75	63	53	67	53	51	64	65	53					60

**Comments:**

\*Fieldwork staff visit educators in their homes to monitor the childcare, support and resource the educators. Target 53

Lower number of children, or children requiring less hours of care (ie part time) resulted in reduced hours of care provided in 2016/17. In addition to this the number of educators reduced in 16/17, resulting in less home visits. In addition, more educators and families took leave in the month of December 2016 as opposed to December 2015

**Maternal and Child Health**

% of key visits for children at each significant milestone

GECC Key Age and Stage Visits	GECC Targets %	Average % Year to Date 2016/2017 (Financial Year)	Average % 2015/2016 (Financial Year)
Home Visit	98	99	101**
2 weeks	98	98	98
4 weeks	98	97	98
8 weeks	95	93	96
4 months	95	95	95
8 months	90	93	93
12 months	90	89	93
18 months	85	87	87
2 years	81	85	89
3.5years	77	81	91

Enhanced Maternal & Child Health Families	GECC Target	2016/2017 (Financial Year) To date	2015/2016 (Financial Year)
Number of Closed Cases	72	57	85

**12,532 Key Ages and Stages visits year to date (Yearly Target 15,000)**

\*\* Targets are aligned with the specific ages of children in each month. Percentages over 100% can occur when children seen in a month exceed those due a visit.

**Youth Services**

**Program activity and participation [Each person counted by number of contacts]**

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Number of Program Sessions 2016/2017	21	23	17	35*	43*	7	8	29	22				205	
Number of Program Sessions 2015/2016	18	31*	35*	57*	50*	6	2	18	17	12	28	18		234
Number of young people participating in overall sessions 2016/2017	827 <sup>&amp;</sup>	476	597*	1086*	1176*	98	148	404 <sup>++</sup>	258				5070	
Number of young people participating in overall sessions 2015/2016	165	770*	545*	1100*	744*	62	16	171	231	163	628 <sup>@</sup>	342		3804
Special Events (i.e. talks, street festivals) 2016/2017	432	0	186	455 <sup>+</sup>	62	131	0	162 <sup>^^</sup>	172 <sup>^^</sup>				1600	
Special Events (i.e. talks, street festivals) 2015/2016	42	0	309 <sup>^</sup>	0	24	90 <sup>&amp;</sup>	0	100	0	160	56	0		565
Client support (individual young people) 2016/2017	4	9	3	6	2	1	1	2	0				28	
Client support (individual young people) 2015/2016	4	0	2	1	3	2	0	6	34 <sup>§</sup>	15 <sup>§</sup>	11 <sup>§</sup>	5		52

**Comments: 2015/2016**

\* Moving Up & KidsMatter school based programs continue to be highly requested programs in Primary schools.

^ Sounds Of Glen Eira (SOGE) 2015 and Parent Information Night 'Tricky conversations with boys'. The attendance for SOGE was down compared to 2014 due to 2 bands pulling out last minute before the event.

& One off program, Sound Session; run for young people with additional needs who created and presented their song at the Disability Awareness Day held at GESAC.

§ Increased promotion of Youth Worker Support saw a large number of complex clients access our services multiple times over March, April and May (issues around housing, education and mental health)

@ New Secondary and Primary Schools programs introduced around Leadership and Healthy Relationships.

**Comments: 2016/2017**

+ Increased number of entries and attendance to the Youth Art Expo and new Combined Schools Transitions Expo

\* Increase again in the number of schools picking up Moving Up Program & Healthy Relationship program run in Secondary Schools

++ Leadership and Teamwork Primary School Program

^^ New Resilient Youth Forum and YouthVoice Consultation

### Public Health Food Safety

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Total Inspections 16/17	234	187	161	101	124	134	121	165	152				1,379	
Total Inspections 15/16	195	162	192	154	176	99	109	144	170	162	224	200		1,401

**Comments:** Food businesses receive at least one statutory inspection each year to assess compliance with relevant food safety standards and to determine the risk they pose to the public. As part of this inspection all food safety risks are examined and businesses are assessed against 5 star criteria. In addition to these statutory assessments, a number of other inspections are completed including inspections to obtain food samples, to investigate complaints or to follow up food safety concerns identified during previous assessments.

### Food Sampling

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Food samples taken 16/17	39	35	45	24	21	17	14	17	26				238	
Food samples taken 15/16	65	31	24	31	32	49	21	22	29	29	38	66		304
Compliant % – 16/17	95%	77%	98%	96%	90%	94%	100%	94%	84%				92%	
Compliant % - 15/16	97%	90%	92%	100%	96%	98%	94%	82%	86%	94%	95%	100%		93%

**Comments:** The *Victorian Food Act* requires Council to take a minimum of 189 food samples each year from childcare centres, aged care facilities, hospitals, restaurants, cafes and takeaway businesses. Food samples are analysed for levels of bacteria and non-conformances are followed up by Environmental Health Officers.

## Immunisation

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Immunisation encounters 16/17	449	2,478	459	476	501	419	491	584	1,642				7,499	
Immunisation encounters 15/16	519	1,237	634	447	441	423	431	391	1,757	846	2,813	429		6,280

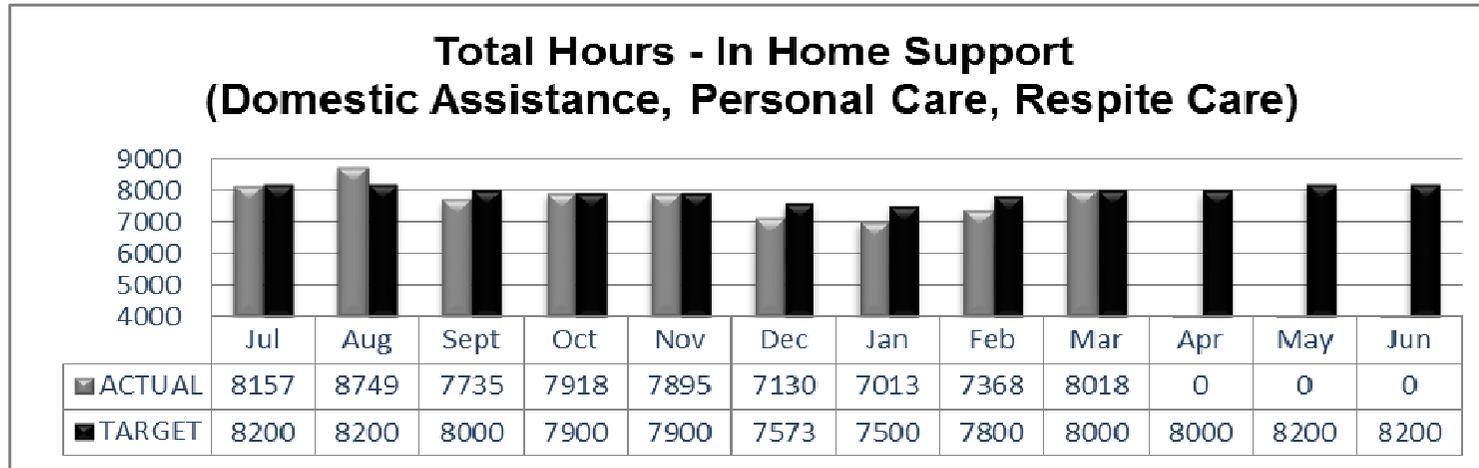
**Comments:** Council provides 11 community immunisations each month at various locations throughout the municipality. Children receive vaccinations at ages 2 months, 4 months, 6 months, 12 months and 4 years of age. Council also provides a Secondary School Vaccination Program to all Year 7 Students and Year 10 students.

## Quarterly Immunisation Coverage 2016/2017

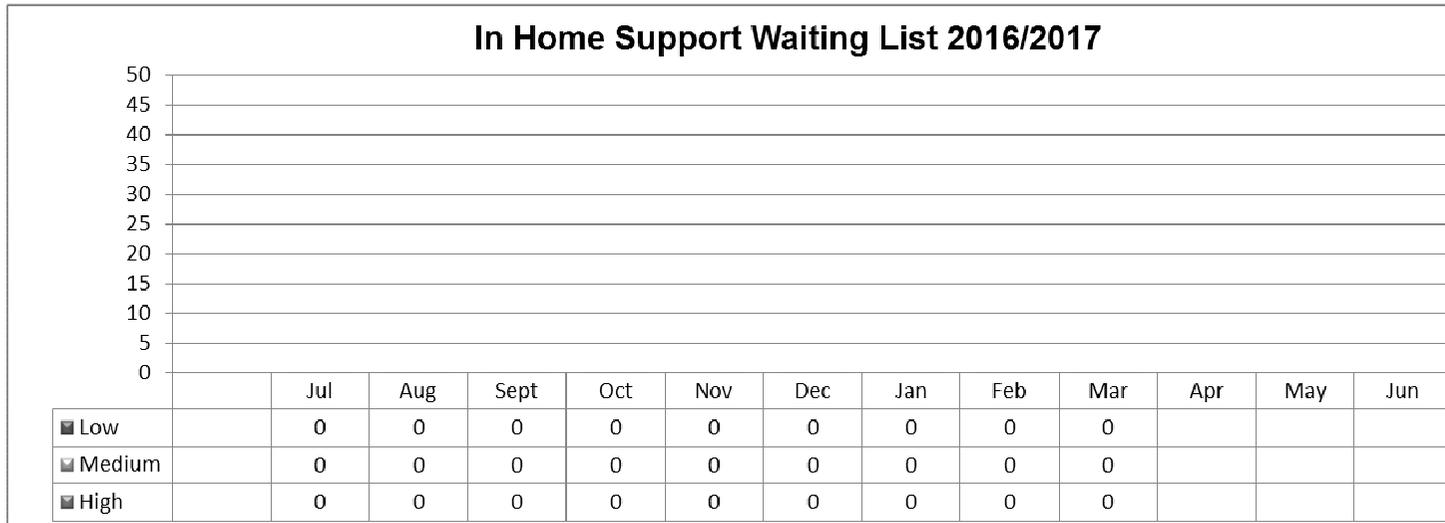
Services	Sep 16	Dec 16	Mar 17	Jun 17
Cohort 1	94.44%	94.99%	93.18%	
Cohort 2	91.97%	91.4%	92.32%	
Cohort 3	93.02%	93.53%	93.04%	

**Comments:** Cohort 1 = children aged of 1 year and three months  
Cohort 2 = children aged of 2 years and three months  
Cohort 3 = children aged of 5 years and three months

Hours of service delivery for Home Care, Personal Care, and Respite Care.



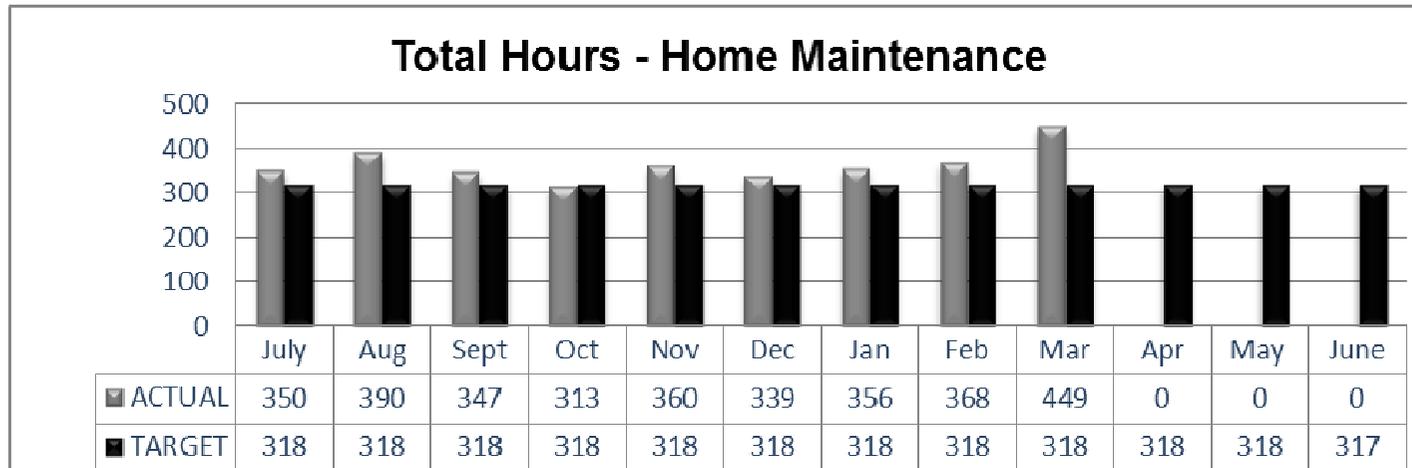
**Comments:** Year to date, In Home Support was under target (-1090hrs)



**Comments:** *There were no residents on the In Home Support waiting list in the March quarter.*

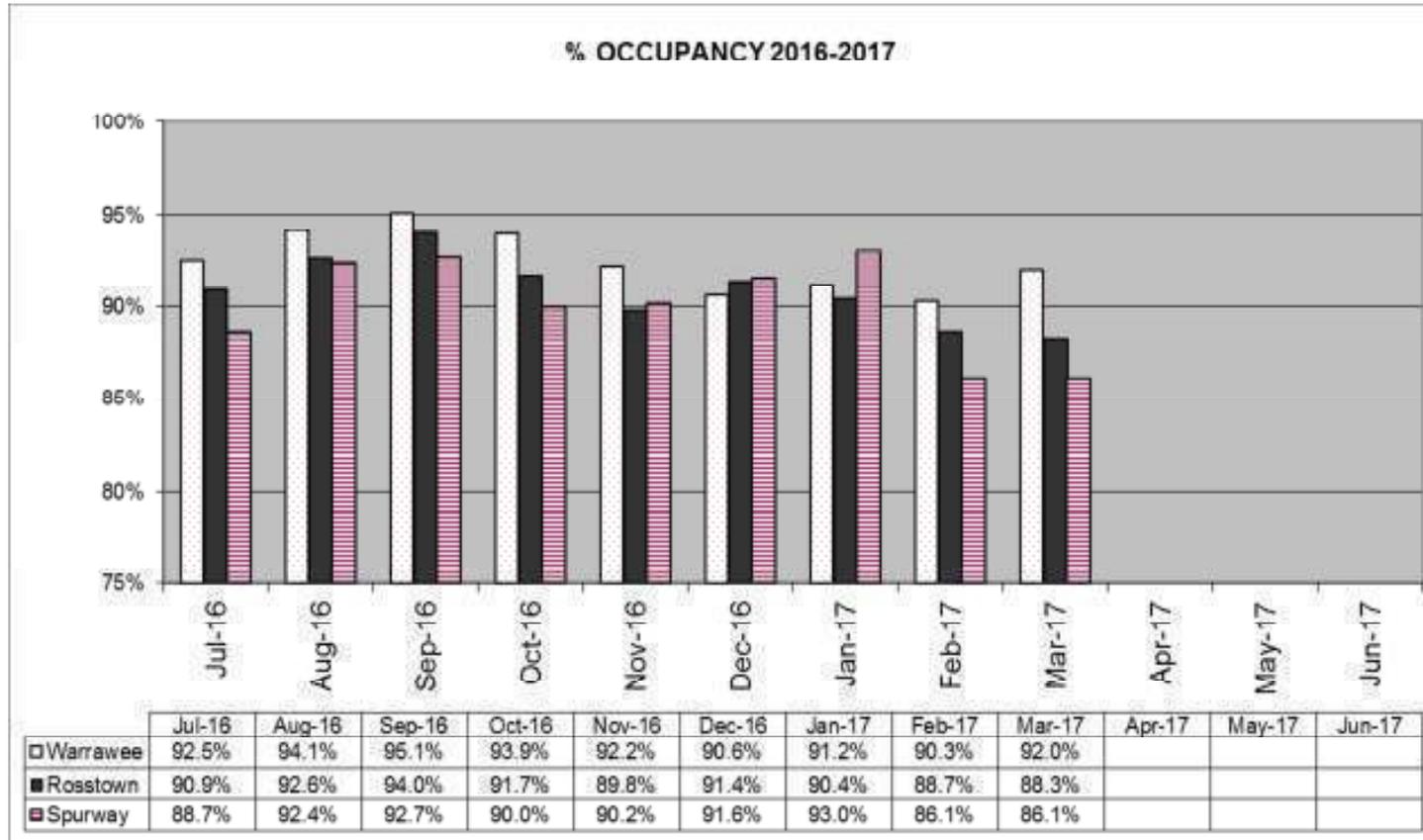
Number of Meal Referrals for the quarter (Jan 17 - March 17)	Number of Meal Referrals Accepted for the quarter (Jan 17 - March 17)	Year to Date Meal Referrals (July 16 - March 17)	Year to Date Meal Referrals Accepted (July 16 - March 17)	Year to Date Meals Delivered (July 16 - March 17)
50	29	122	86	32,687

*Comments: Year to date, delivered meals were under target with 32,687 meals delivered against a target of 36,000. (-3,313 meals year to date). All requests for meals are being met.*



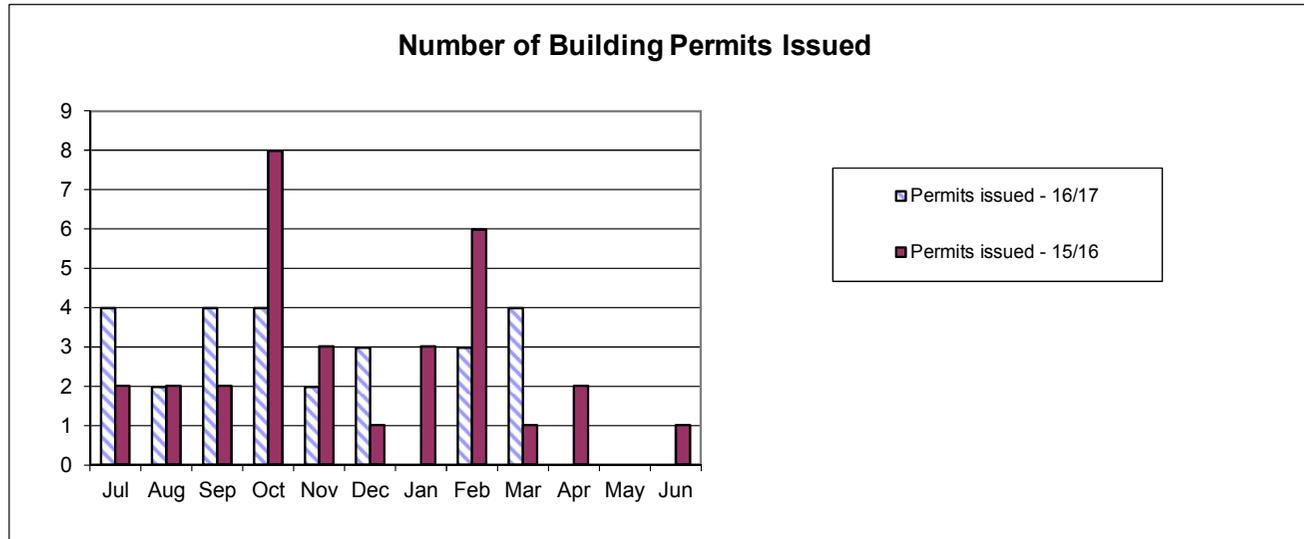
*Comments: Year to date, Home Maintenance hours were over target (+410hrs).*

Residential Aged Care Services – Occupancy



**Civic Compliance**

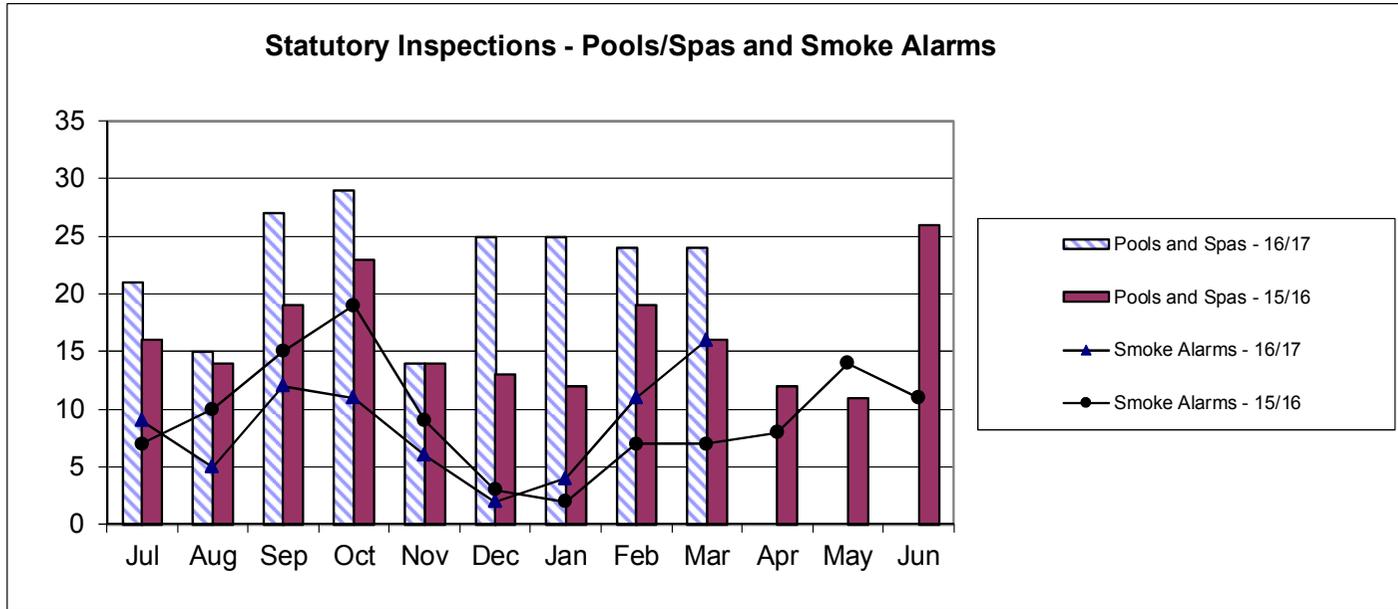
**Building**



Building Permits	YTD 2016-17	YTD 2015-16
Permits issued	26	28

**Comments:**

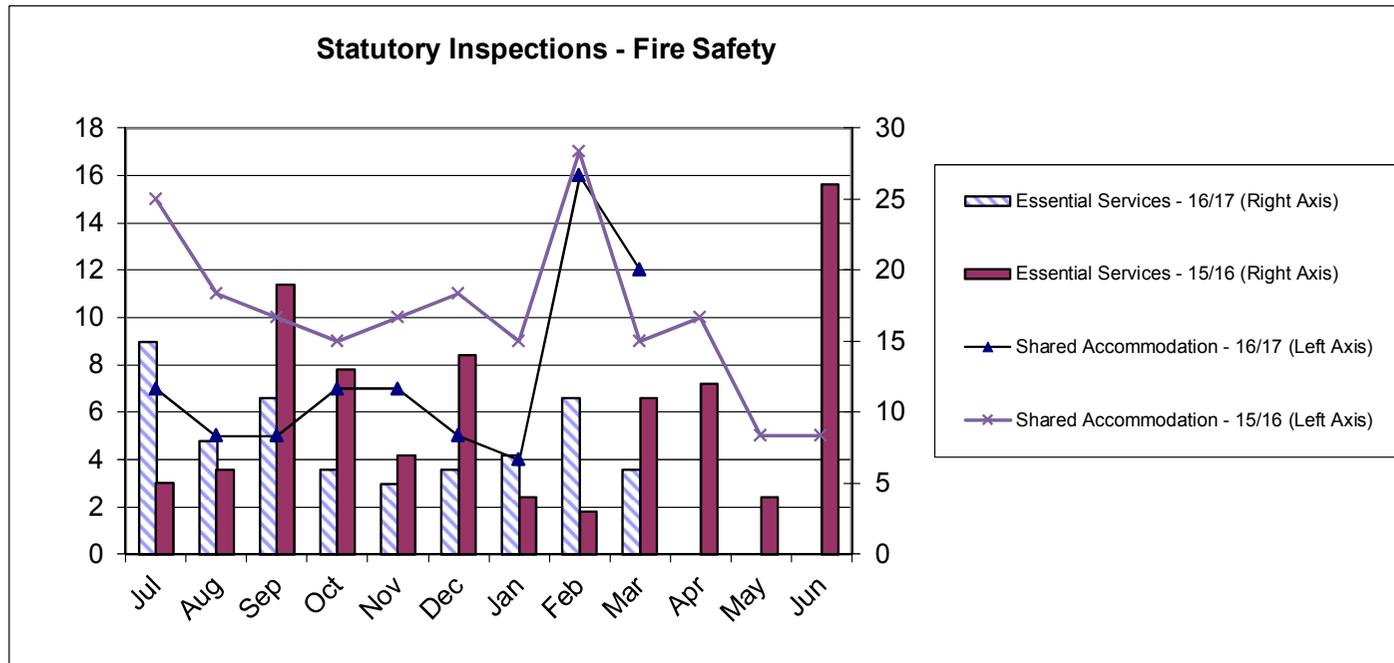
Private building surveyors continue to issue the majority of building permits in the municipality.



Statutory inspections - Pools/Spas & Smoke Alarms	YTD 2016-17	YTD 2015-16
Pools and Spas	204	146
Smoke Alarms	76	79

**Comments:**

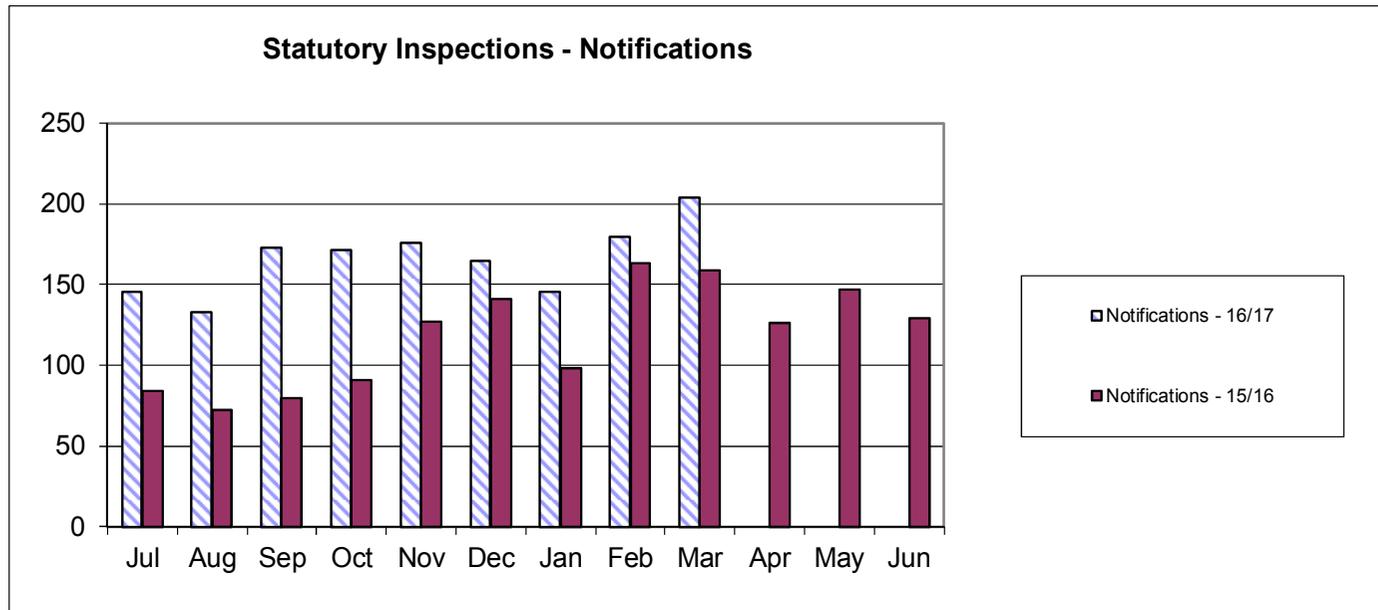
Council's pool/spa and smoke alarm inspections continue to safeguard the community. Council's media awareness campaign from December 2016 continues to create public awareness over the summer months when pools are in full use.



Statutory inspections - Fire Safety	YTD 2016-17	YTD 2015-16
Essential Services	75	82
Shared Accommodation	68	101

**Comments:**

There has been an increased number of enquiries from the community resulting in the additional rooming house inspections. The number of essential service inspections is within expected range. Follow up inspections are booked in advance at 1, 2 and 5 yearly intervals depending on the risk analysis.



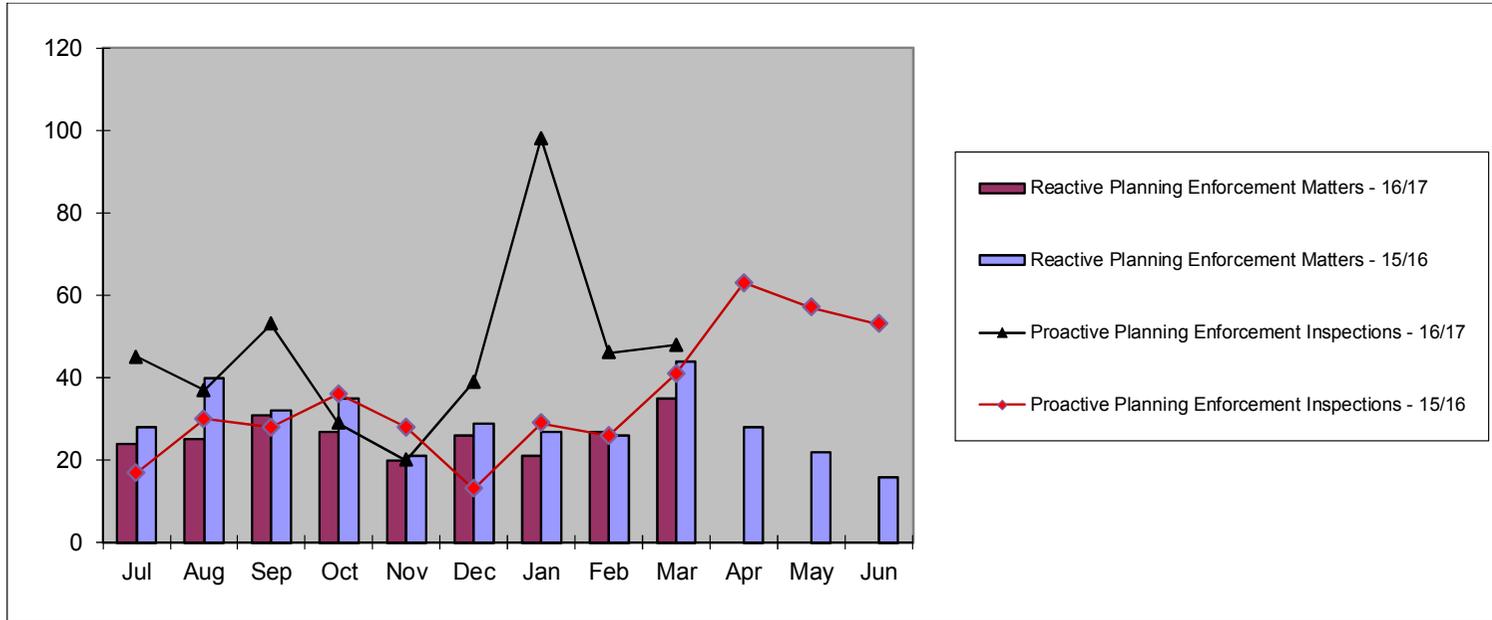
Statutory inspections - Notifications	YTD 2016-17	YTD 2015-16
Notifications	1495	1015

**Comments:**

Growth continues, particularly with large scale developments which attract greater attention from community. High levels are expected to continue.

**Planning Enforcement**

**Number of Planning Enforcement Matters – inquiries, follow ups and investigations**

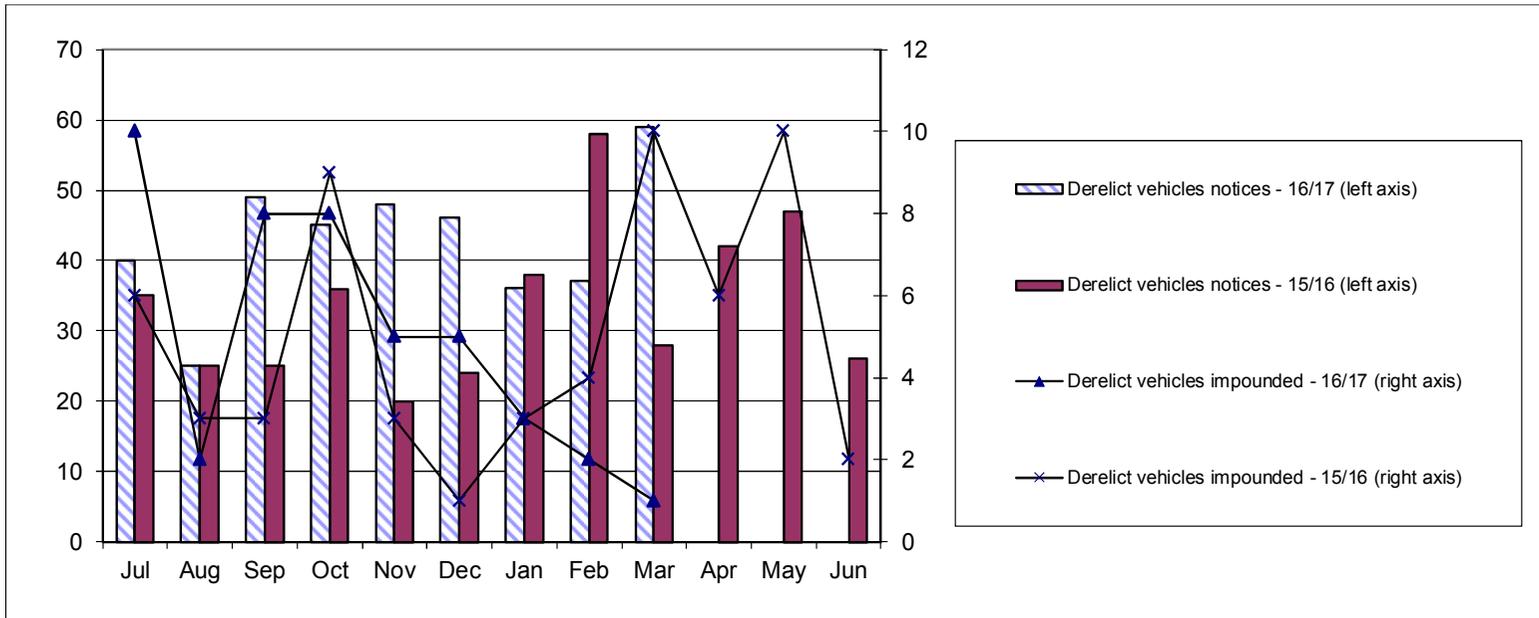


Planning Enforcement Matters	YTD 2016-17	YTD 2015-16
Reactive Planning Enforcement Matters	236	282
Proactive Planning Enforcement Inspections	415	248

**Comments:**

Proactive inspections continue to be successful in reducing reactive inspections, in particular with tree protection zones and general site compliance. Proactive inspections will continue to fluctuate depending on available resources.

Number of Derelict vehicle notices issued vs Derelict vehicles impounded

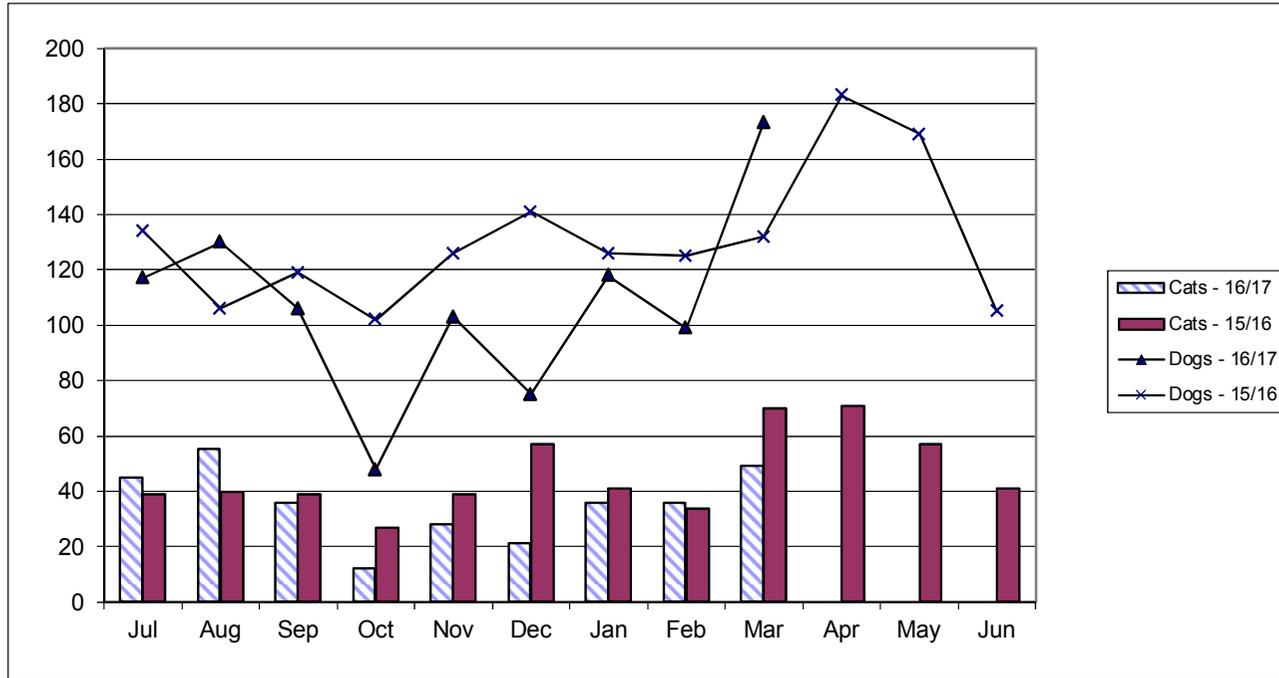


Derelict Vehicles	YTD 2016-17	YTD 2015-16
Derelict vehicles notices	385	289
Derelict vehicles impounded	44	42

**Comments:**

Although a high number of notices have been issued impoundments have decreased. High construction activity and limited on street parking continue to contribute to the high number of complaints in high density areas.

**Animal Management - new dog and cat registrations received (first time registrations)**



New Animal Registration	YTD 2016-17	YTD 2015-16
Cats	318	386
Dogs	969	1111

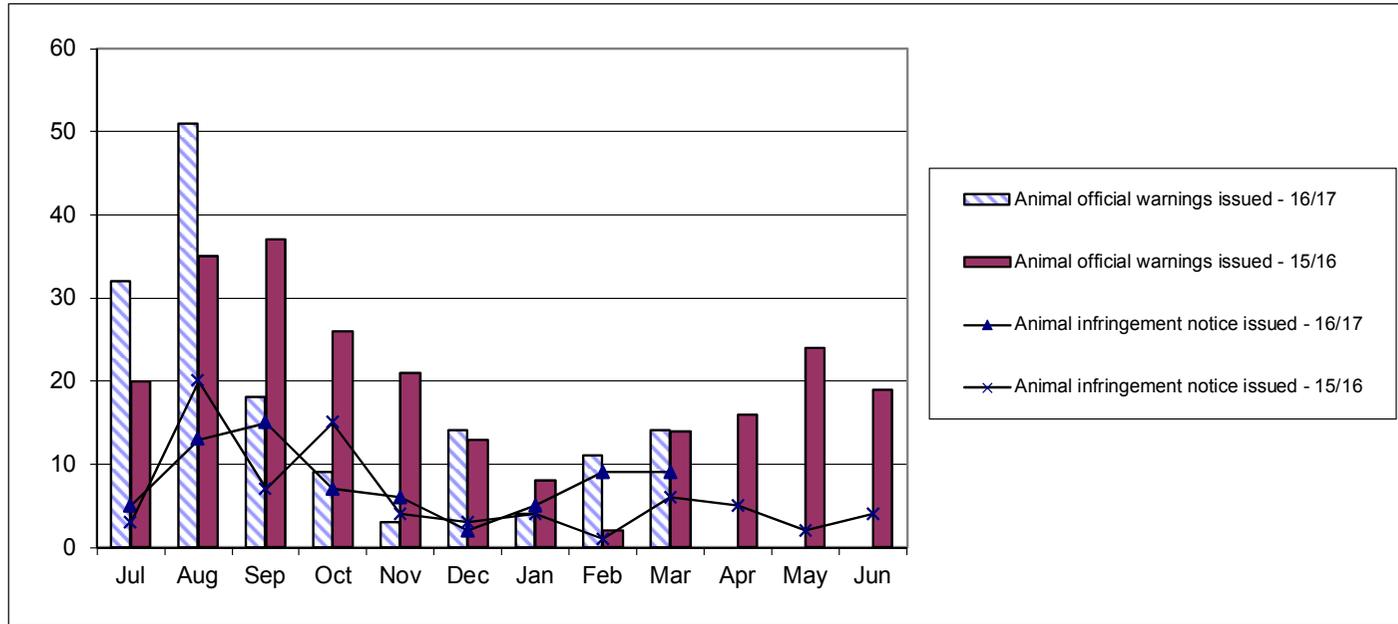
**Total Registration Figures – all dogs/cats currently registered with Council**

Registrations	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
Dog	11265	11489	11441	11600	11375	12053	12342	11924	11945	11953	12419
Cat	6157	5950	5742	5581	5164	5305	5349	5100	5124	5113	5276

**Comments:**

Total animal registration levels have risen slightly. This will be due to current annual registration renewals and an extensive media campaign regarding the importance of registering dogs and cats.

Number of Animal Official Warnings vs Infringement Notices issued



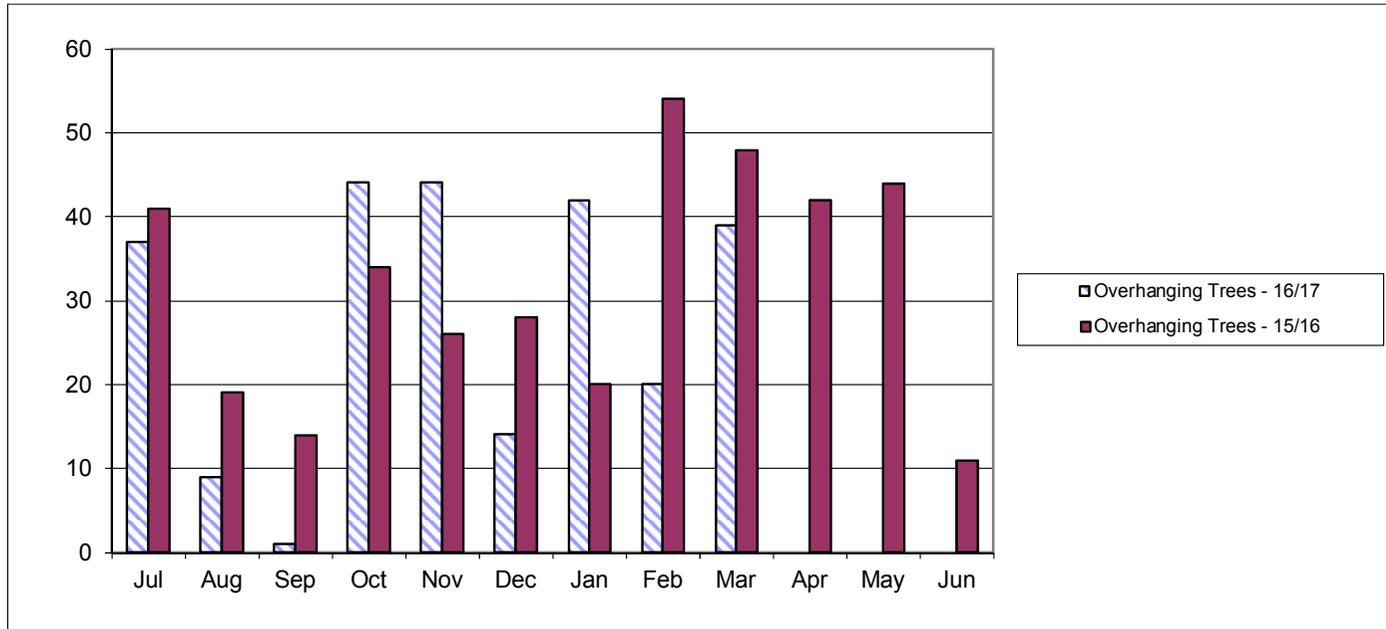
	YTD 2016-17	YTD 2015-16
<b>Animal Infringements</b>		
Animal official warnings issued	156	176
Animal infringement notice issued	71	71

Comments:

Targeted media campaigns continue to educate animal owners on responsible pet ownership.

**Local Laws**

**Number of overhanging tree notices issued**

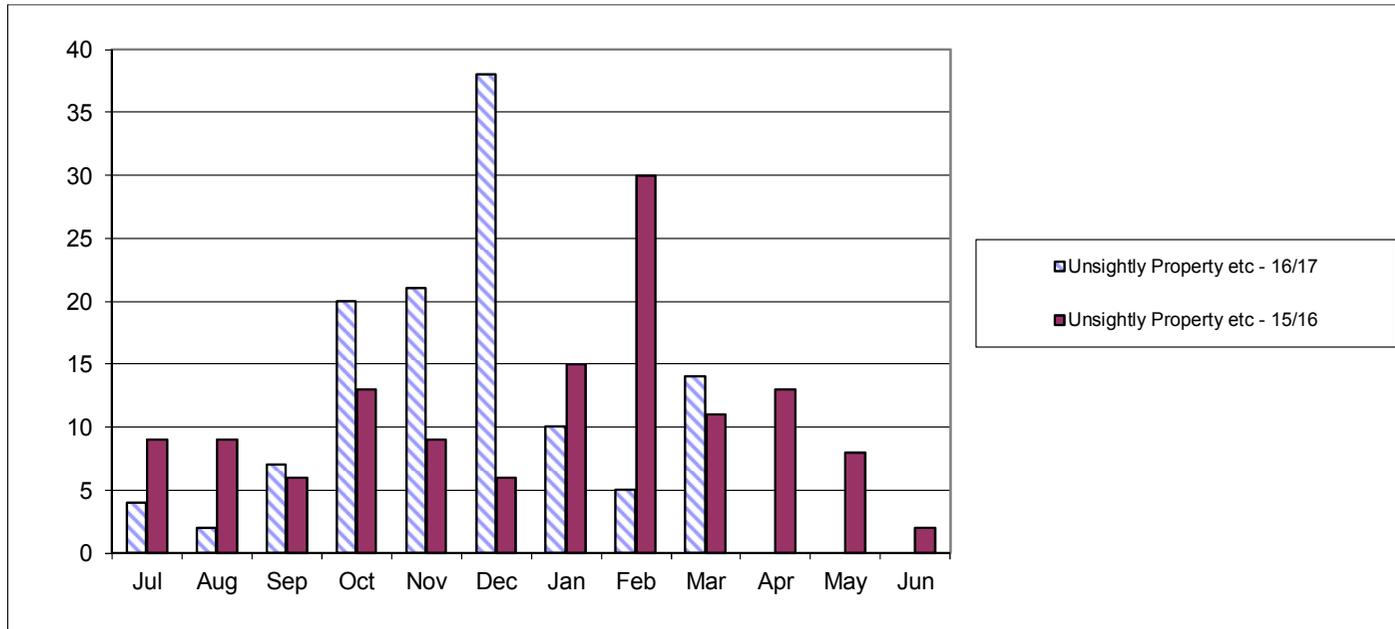


Notices Issued - Overhanging Trees	YTD 2016-17	YTD 2015-16
Overhanging trees	250	284

**Comments:**

Overhanging notices are dictated by seasonal factors such as rainfall and other weather conditions.

Number of Unightly Property, Dangerous Land and Fire Hazard notices issued

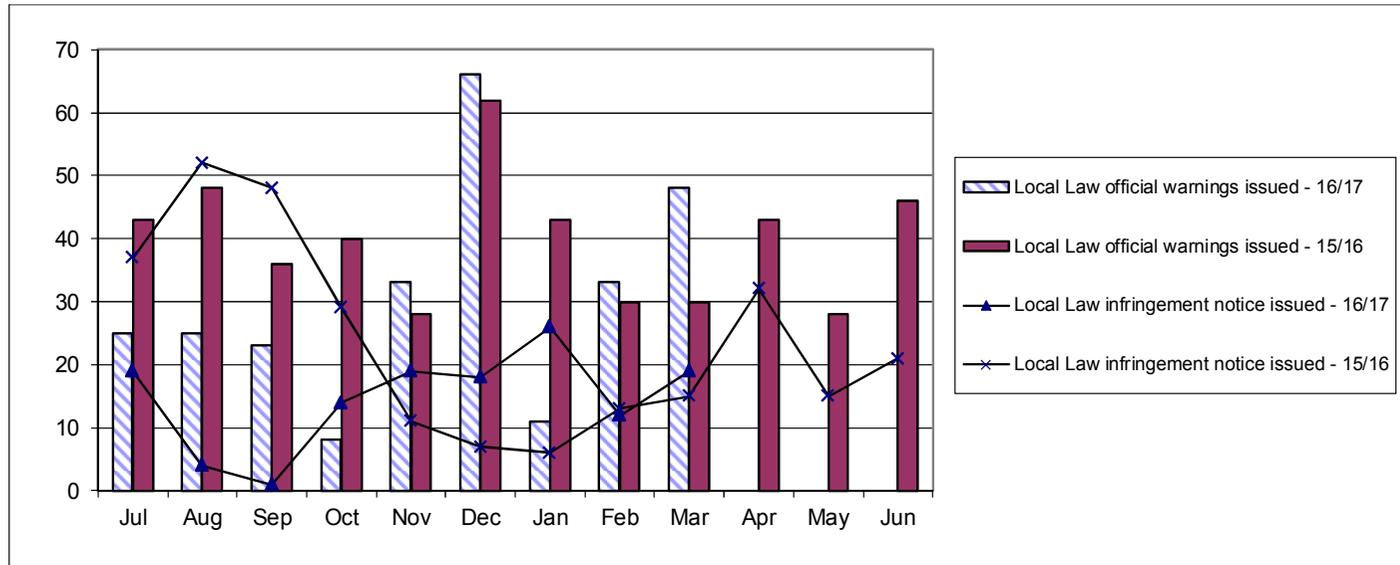


	YTD 2016-17	YTD 2015-16
<b>Unightly Property Notices</b>		
Unightly property notices issued	121	108

**Comments:**

Unoccupied properties are no longer laying idol. This is possibly due to quick turnaround times to build once permits have been issued particularly with large scale developments.

Number of Local Law Official Warnings versus Infringement Notices issued

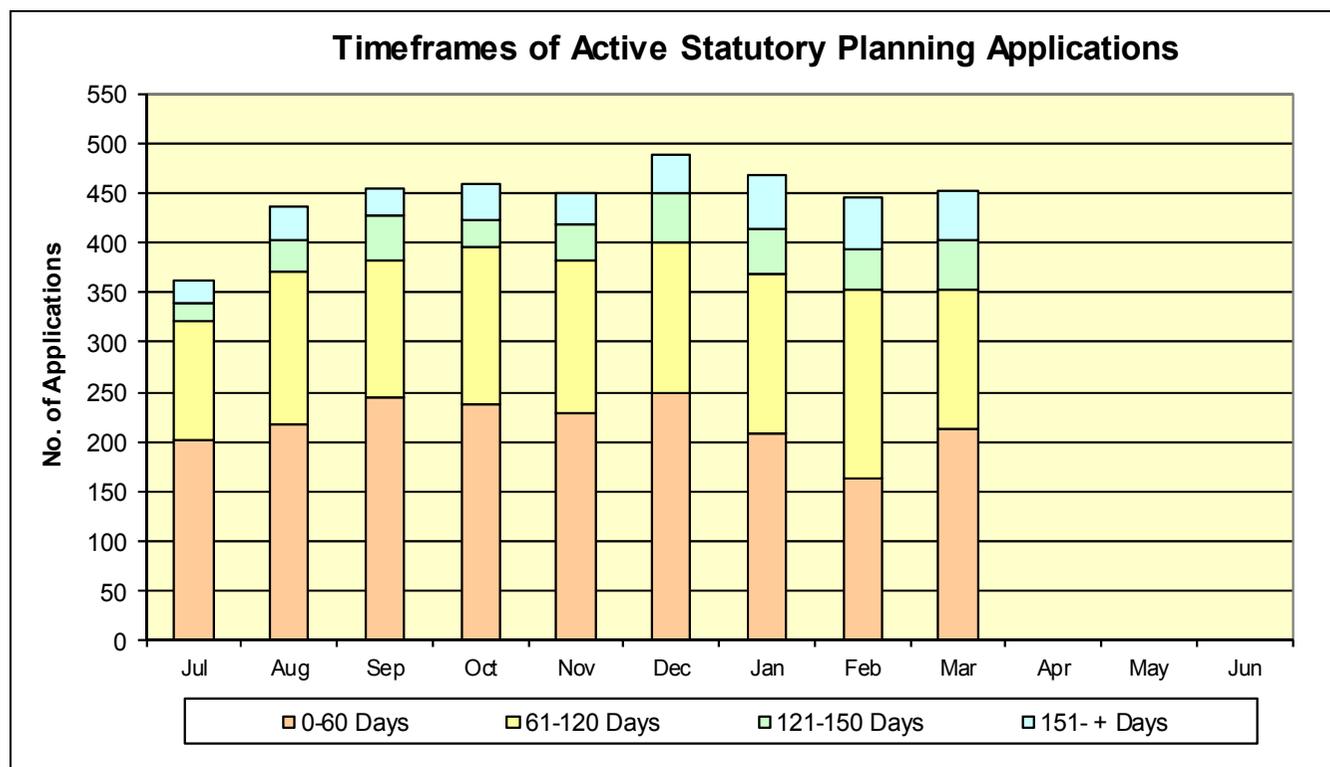


Local Law Notices	YTD 2016-17	YTD 2015-16
Local Law official warnings issued	272	360
Local Law infringement notice issued	132	218

Comments:

This measure tends to fluctuate depending on the scale and intensity of building activity across the municipality.

Total Active Statutory Planning Applications

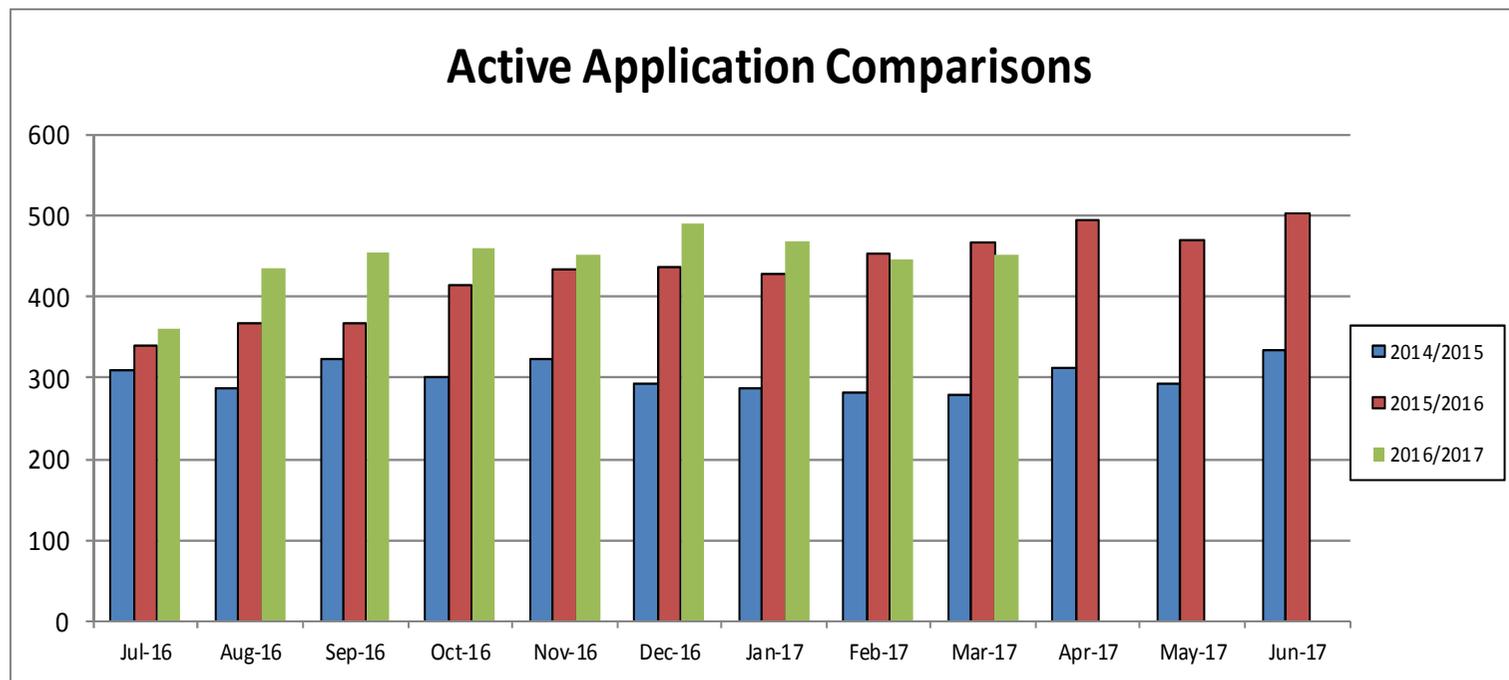


Statutory Planning Applications - Active (Critical Issues / Councillors Report 16-17)												
No of days	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
0-60 Days	202	217	245	238	228	250	209	163	214			
61-120 Days	120	155	138	158	155	151	160	191	139			
121-150 Days	17	31	45	27	35	50	46	40	50			
151- + Days	22	33	27	37	33	38	52	51	49			
Total	361	436	455	460	451	489	467	445	452	0	0	0

Comments:

The increase in active application numbers is due to the high number of applications received before the holiday period.

**Total Active Statutory Planning Applications**

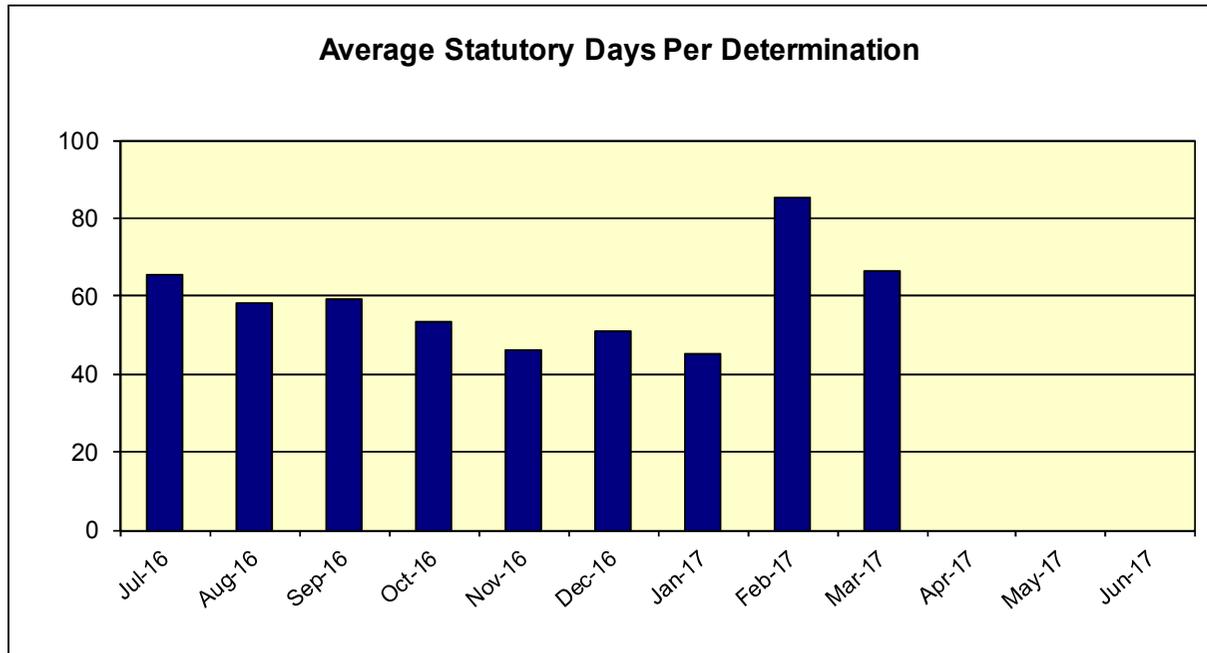


Total Active Apps / Month												
	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17
2014/2015	310	287	322	302	323	293	288	281	278	313	292	335
2015/2016	339	368	368	413	434	435	429	453	466	495	470	501
2016/2017	361	436	455	460	451	489	467	445	452	0	0	0

**Comments:**

The number of active applications in the current financial year is higher than previous years due to Metropolitan Melbourne's ongoing development boom.

Average Statutory Days Per Determination



Comments

The average days to determine a planning application has improved despite the increase in planning application numbers.

**PLANNING DECISIONS BY DECISION MAKER – RESIDENTIAL DEVELOPMENT ONLY – for quarter ending 30 March 2017**

Decision Maker	Total Number of Residential Applications Decided	Average Number of Objections per Decision	Number of decisions made by application type			
			Dwellings		Storeys	
			4 dwellings or more	3 dwellings or less	4 storeys or more	3 storeys or less
Council Resolution	7	36	7	0	6	1
D.P.F.	64	2.5	10	54	0	64

**Comments:**

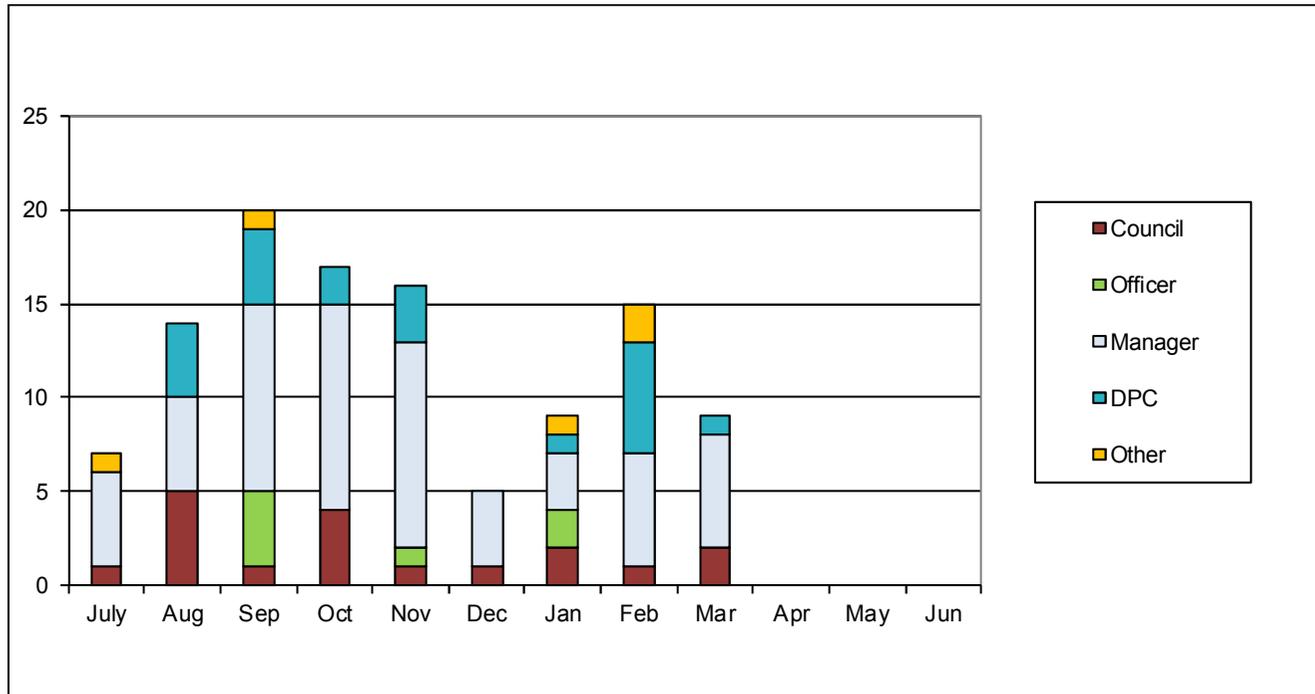
This Table covers applications for residential development which have received objections. Other matters such as Planning Scheme Amendments, applications for non-residential development and applications which have not attracted objections are not included.

The Act requires Council to consider all written objections.

At Glen Eira, all objectors have the opportunity to speak to their objection either at a Planning Conference or at a Delegated Planning Forum meeting.

All of the above decisions are subject to appeal at VCAT.

Planning Appeals Lodged – 2016 / 2017



Comments:

Non-compliant applications continue to be refused by the Town Planning Manager. As a result, the majority of appeals lodged are against Manager decisions.

Planning Appeals Lodged – 2015/2016 and 2016/2017 comparison

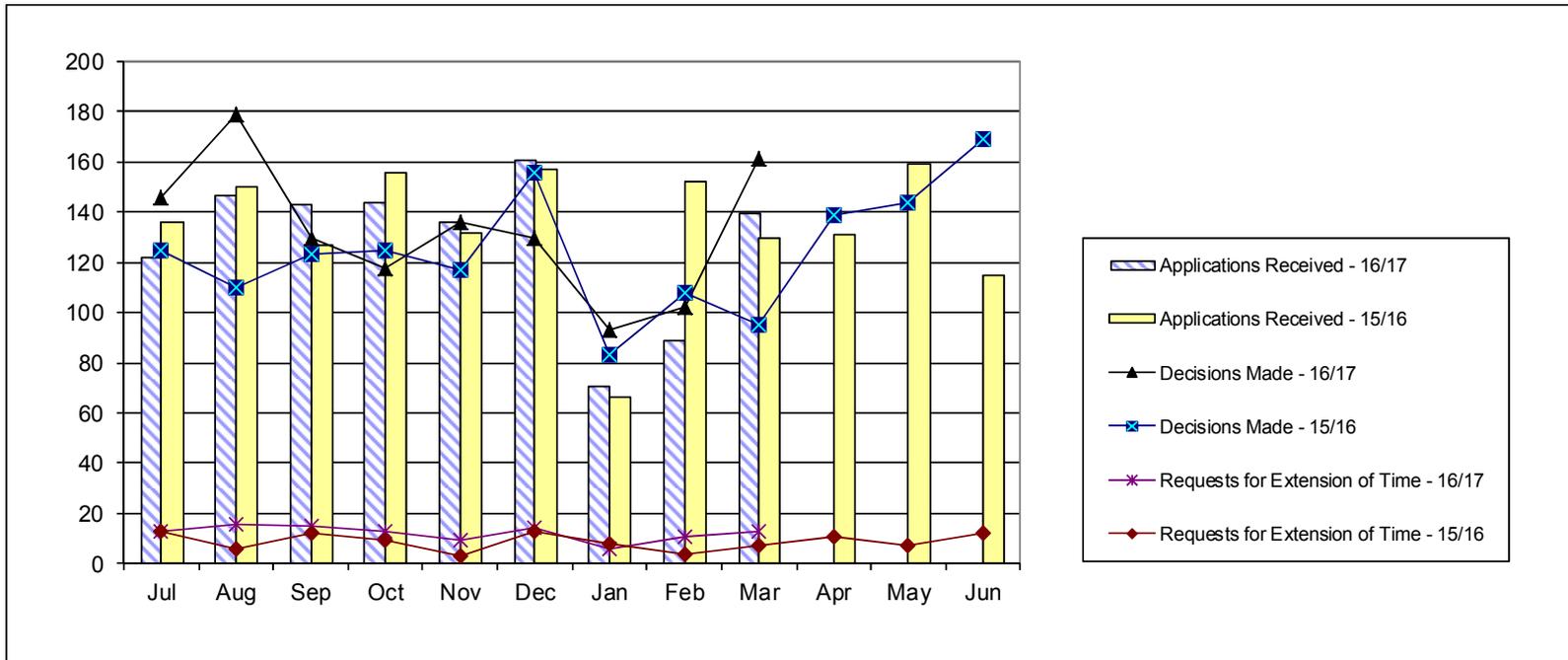
Planning Appeals Lodged	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Authority												
Council	1	5	1	4	1	1	2	1	2			
Officer	0	0	4	0	1	0	2	0	0			
Manager	5	5	10	11	11	4	3	6	6			
DPC	0	4	4	2	3	0	1	6	1			
Other	1	0	1	0	0	0	1	2	0			

Authority	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 2016/2017	YTD 2015/2016
<b>Council - 2016/2017</b>	1	5	1	4	1	1	2	1	2	0	0	0	18	
Council - 2015/2016	7	2	2	1	2	1	2	2	3	2	2	1		22
<b>Officer - 2016/2017</b>	0	0	4	0	1	0	2	0	0	0	0	0	7	
Officer - 2015/2016	0	2	0	3	0	2	0	0	0	0	0	0		7
<b>Manager - 2016/2017</b>	5	5	10	11	11	4	3	6	6	0	0	0	61	
Manager - 2015/2016	12	8	7	12	8	5	11	18	14	6	14	11		95
<b>DPC - 2016/2017</b>	0	4	4	2	3	0	1	6	1	0	0	0	21	
DPC - 2015/2016	5	7	7	5	2	0	4	3	4	5	2	5		37
<b>Other - 2016/2017</b>	1	0	1	0	0	0	1	2	0	0	0	0	5	
Other - 2015/2016	0	0	0	0	2	0	0	1	0	0	0	0		3
														164

Comments:

Appeal numbers as a result of refusal decisions made by the Manager remain high.

Planning Applications Received and Decisions Made



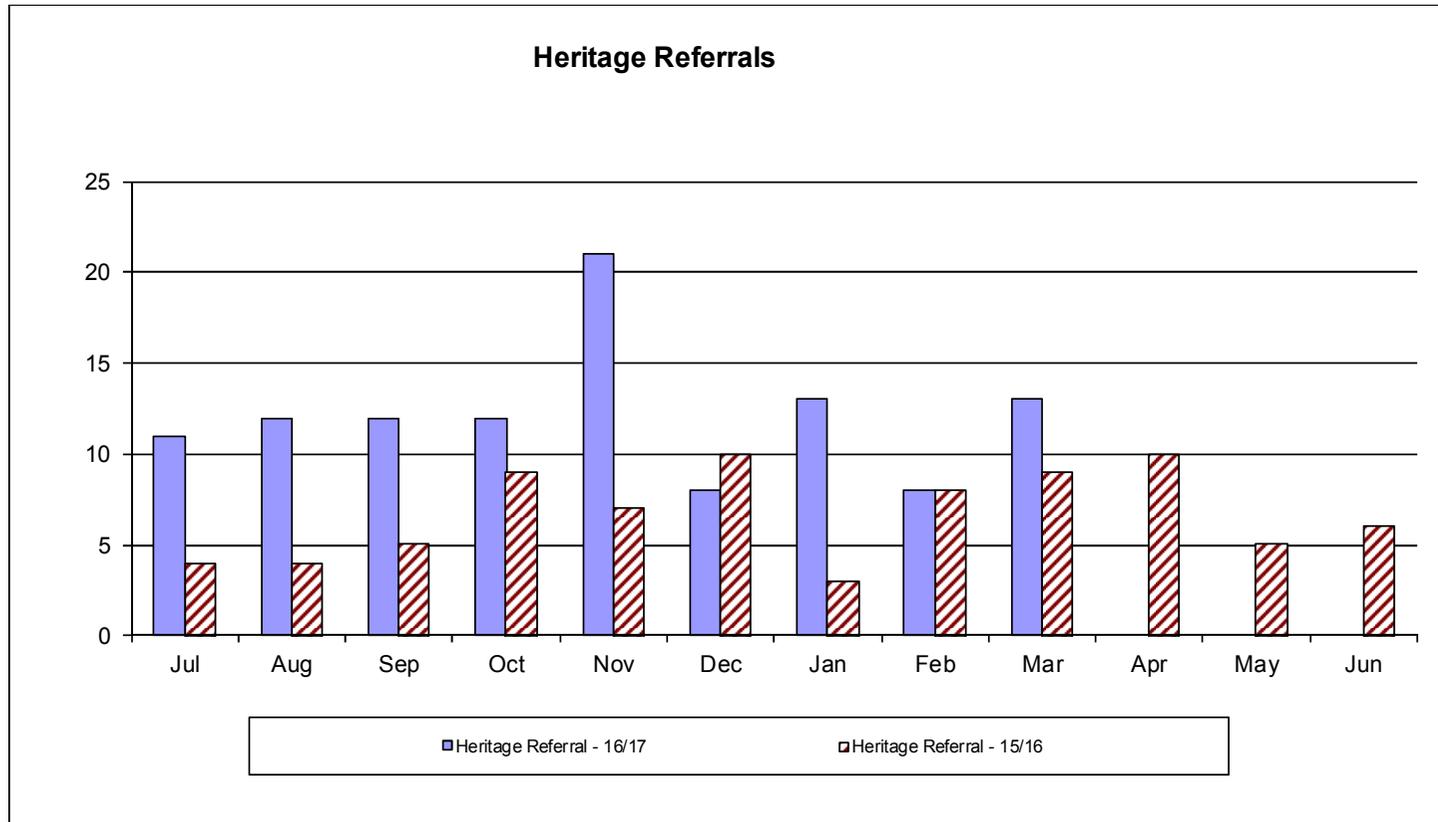
Planning Applications Received & Decisions Made	YTD 2016-17	YTD 2015-16
Applications Received	1153	1206
Decisions Made	1195	1042
Requests for Extension of Time	110	75

Comments:

There has been a consistently high number of planning applications received. However, the number of decisions made to-date is higher than the previous year.

Strategic Planning

Heritage Referrals



Comments:

The heritage referral service continues to benefit the community.

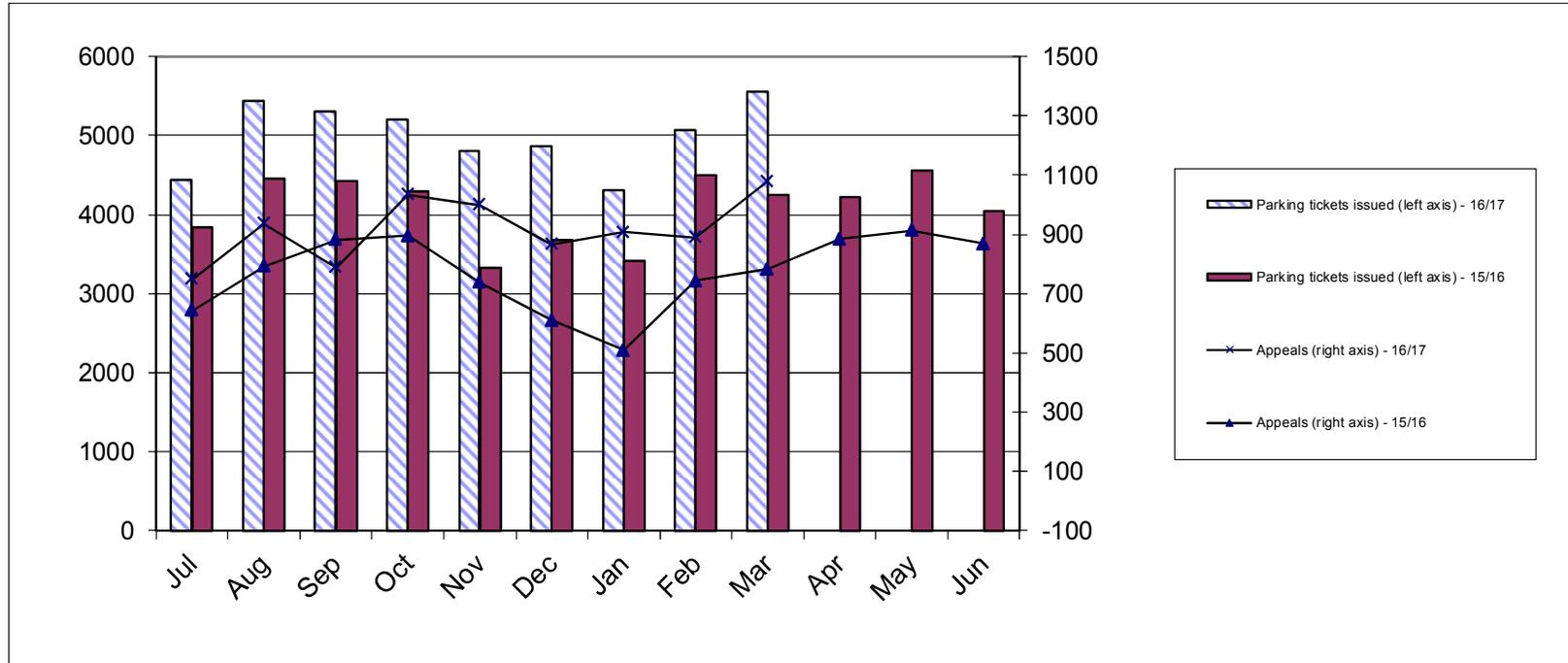
## STATUS OF PLANNING SCHEME AMENDMENTS

Amendment	Prepared	Exhibited	Panel	Council Decision	Minister
Amendment C70 Special Building Overlay Additions and overlay boundary alterations (The Special Building Overlay relates to flood prone areas throughout the municipality)	On hold. (Melbourne Water)				
Amendment C71 Special Building Overlay Subtractions	On hold. (Melbourne Water)				
Amendment C143 88-100 McKinnon Road, McKinnon Rezone to Mixed Use and apply an EAO (This amendment rezones the land to allow a wider variety of uses, proposes height and building setback controls to protect the adjoining residential properties to the rear and provides a control that will ensure any land contamination is cleaned up before residential uses are allowed on the site.)	Authorisation 13 October 2016	17 November – 23 December 2016	Directions Hearing held on 19 <sup>th</sup> April 2017.  Panel hearing set for one day in the week commencing 22 May 2017.		
Amendment C146 333-345 Hawthorn Road and 2-4 Briggs St, Caulfield Rezone land to Commercial 1, apply an EAO and a DDO (This amendment rezones the land to Commercial, provides a control that will ensure any land contamination is cleaned up before residential uses are allowed and includes mandatory height controls and setbacks to protect the streetscape and adjoining residential properties)	Authorisation 20 October 2016	17 November – 23 December 2016	N/A	Council resolved to abandon the amendment 21 March 2017.	N/A

Amendment	Prepared	Exhibited	Panel	Council Decision	Minister
<p>Amendment C147 Bentleigh Urban Village Interim DDO (This amendment provides height limits to the commercial areas of the shopping center as well as design objectives to ensure character and amenity of neighbouring properties are protected)</p>	Lodged with DELWP on 31 August 2016	N/A	N/A		The Minister approved the amendment on 4 April 2017.
<p>Amendment C148 Carnegie Urban Village Interim DDO (This amendment provides height limits to the commercial areas of the shopping center as well as design objectives to ensure character and amenity of neighbouring properties are protected)</p>	Lodged with DELWP on 31 August 2016	N/A	N/A		The Minister approved the amendment on 4 April 2017.

**Parking and Prosecutions**

**Parking tickets issued versus Appeals received**

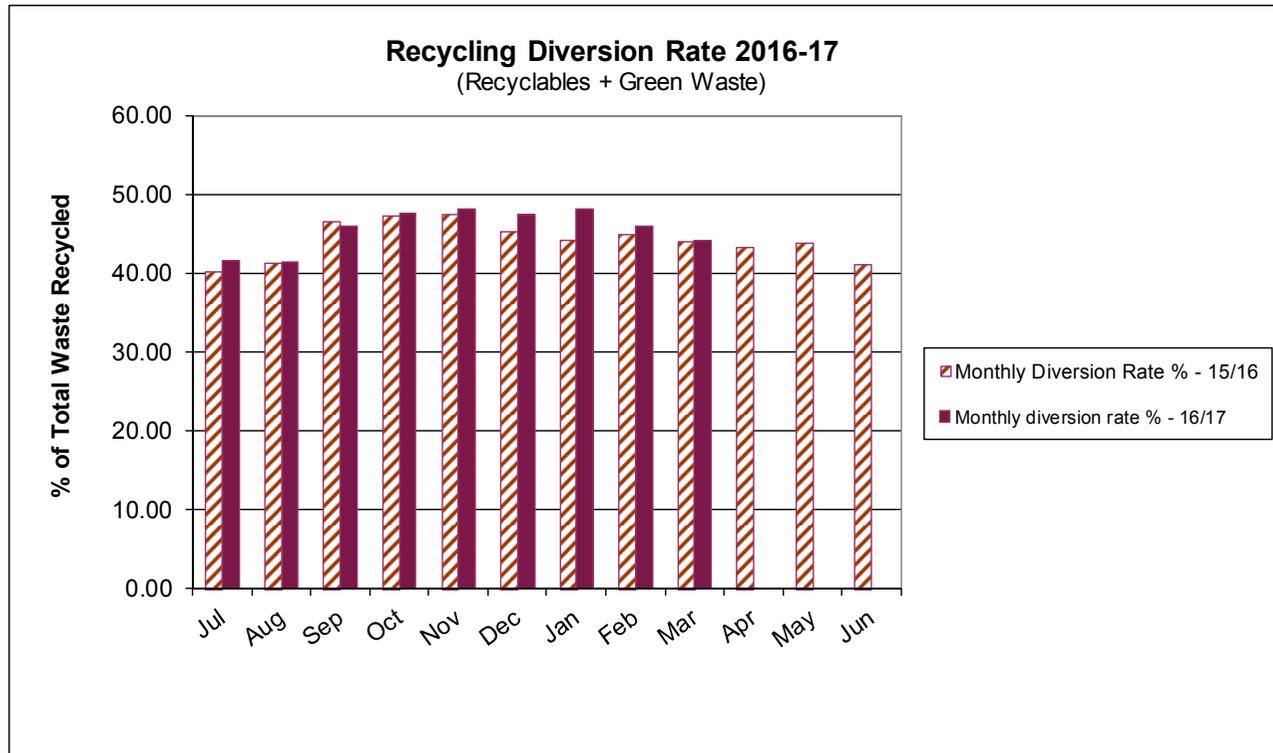


**Comments:**

Continued concentration around the grade separation works and building sites. Enforcement of clearways, No Stopping and public carparks continues to assist traffic flow across the municipality.

**Recycling and Waste Management**

**Recycling**

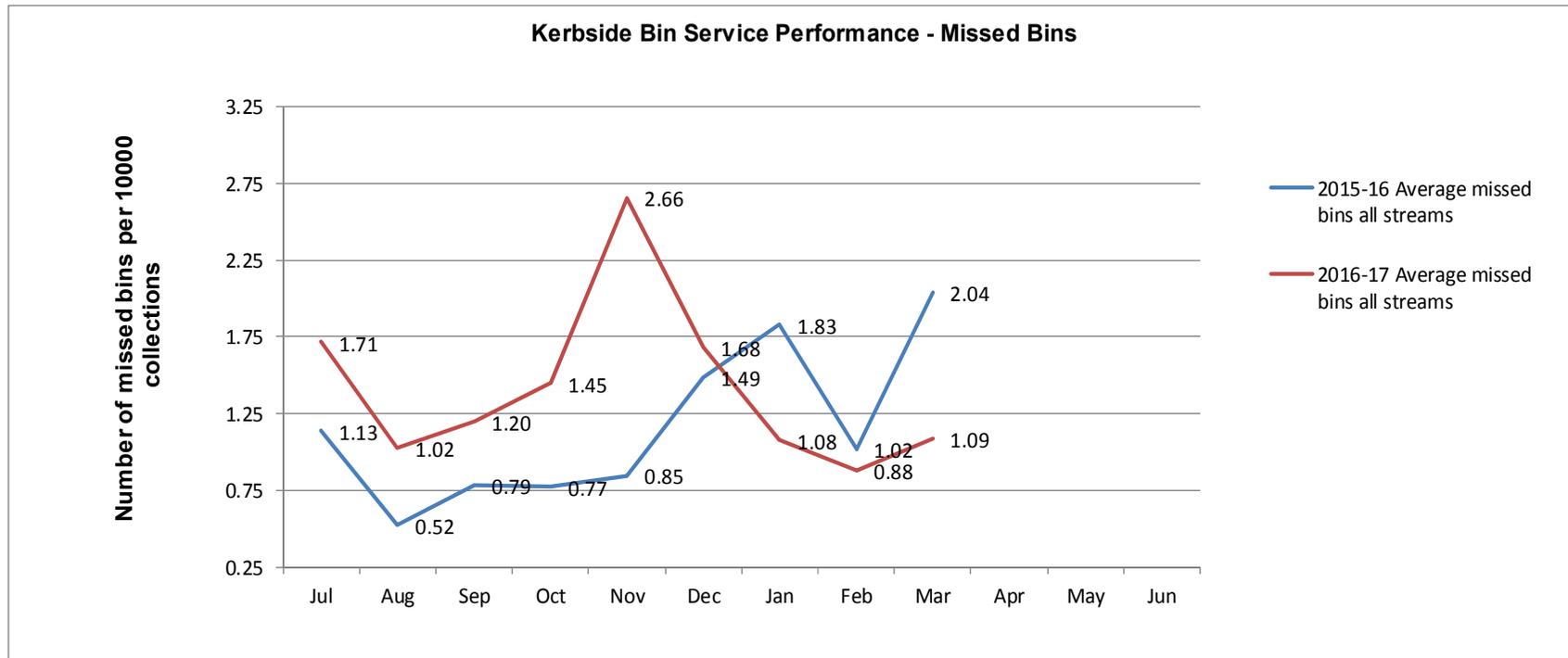


**Comments:**

The first three quarters of financial year 16/17 saw an increase in the recycling rate compared to the same period in the previous year from 44.6% in 15/16 to 45.4% this year.

Council collected significantly more green waste than the previous year and less garbage and less recycling. The green waste recycling rate varies due to weather and plant growth.

**Kerbside Bin Service Performance – Missed Bins**

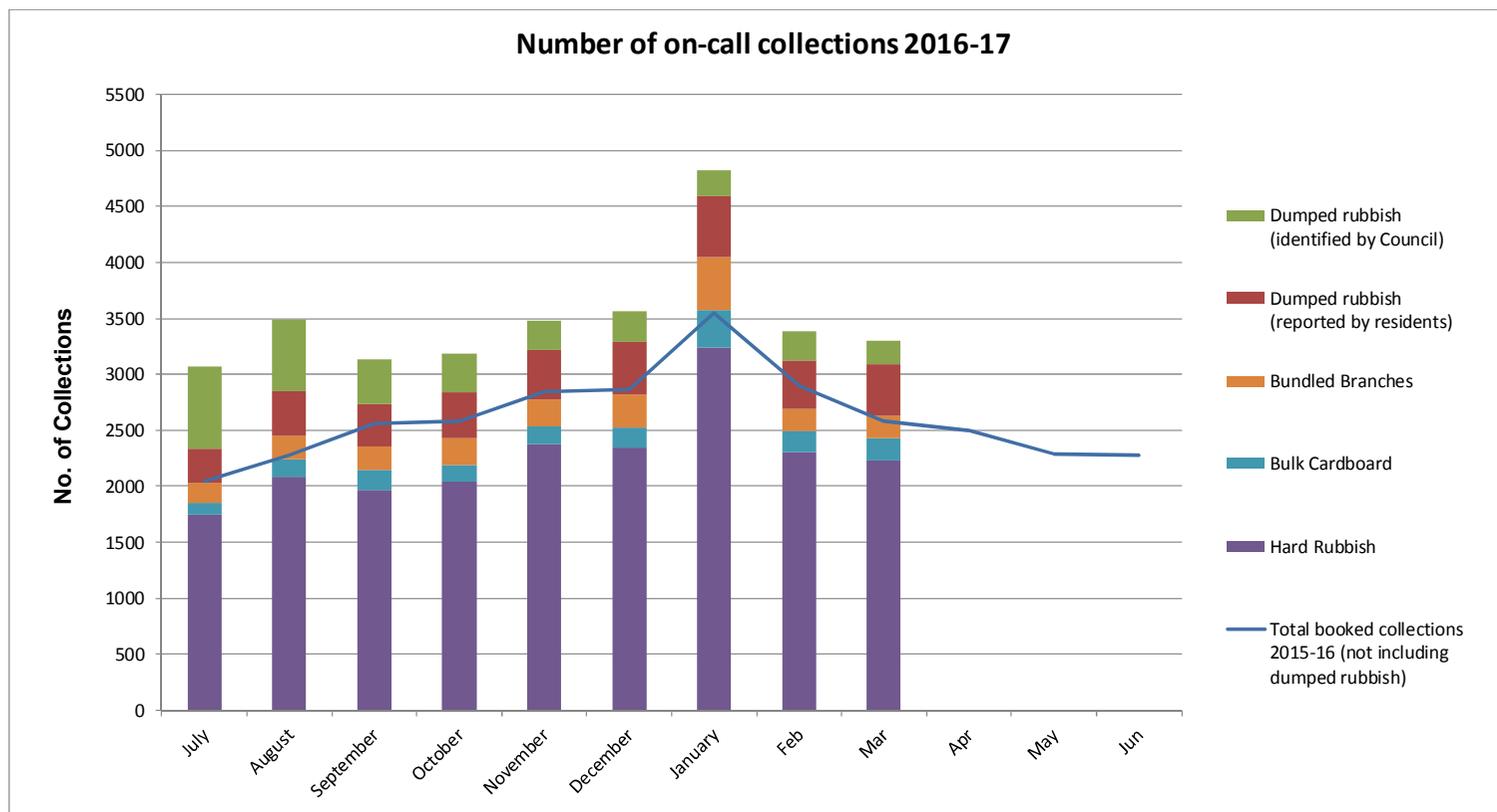


**Comment:**

Council's service is performing at an excellent level and has some of the lowest numbers of missed bins in Melbourne. On average, there were 1.62 missed bins per 10,000 scheduled collections for the first two quarters across the three waste streams.

Council empties around 90,000 bins around the City each week. The number of missed bins is a key indicator of how well the service is performing.

**Hard rubbish, dumped rubbish and other large collections**



**Comments:**

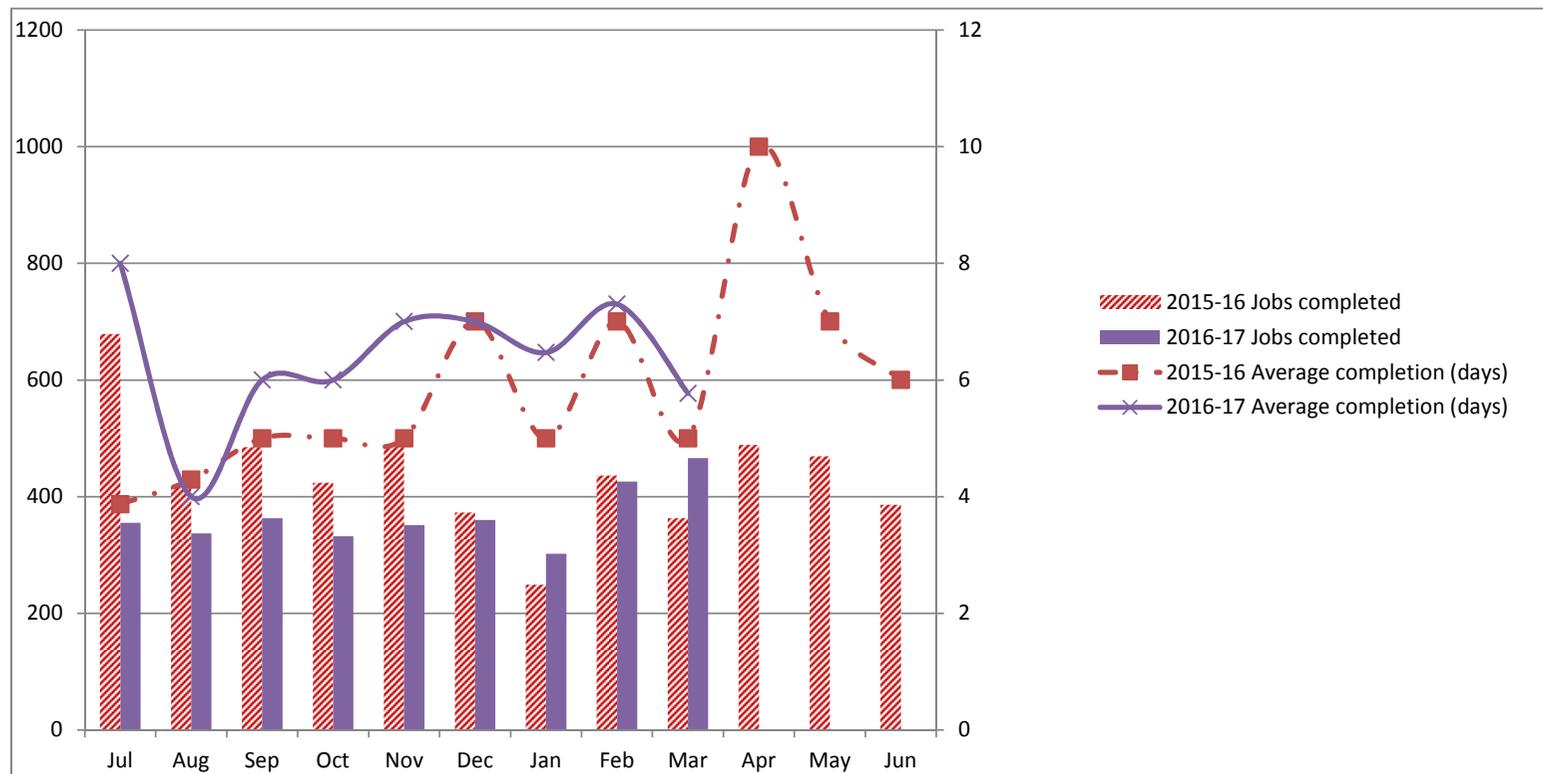
Council offers residents up to three on-call collections for hard rubbish, bulk cardboard and bundled branches. The first two quarters of 16/17 saw a small decrease in requests for on call collections compared to the previous year. The number of bulk cardboard collections has increased and the hard rubbish and bundled branches bookings had a small decrease compared to the previous year.

In 2015 Council introduced a program to identify dumped rubbish on streets. Since then more dumped rubbish has been identified and removed, and rubbish stays on streets for less time resulting in fewer complaints.

Hard rubbish is sorted for recycling and e-waste is recycled (including TVs, computers, appliances, printers, microwaves etc.). Bundled branches and bulk cardboard is recycled. Collection numbers usually peak over summer and decrease again through winter.

## Buildings and Properties

### Building maintenance reactive services

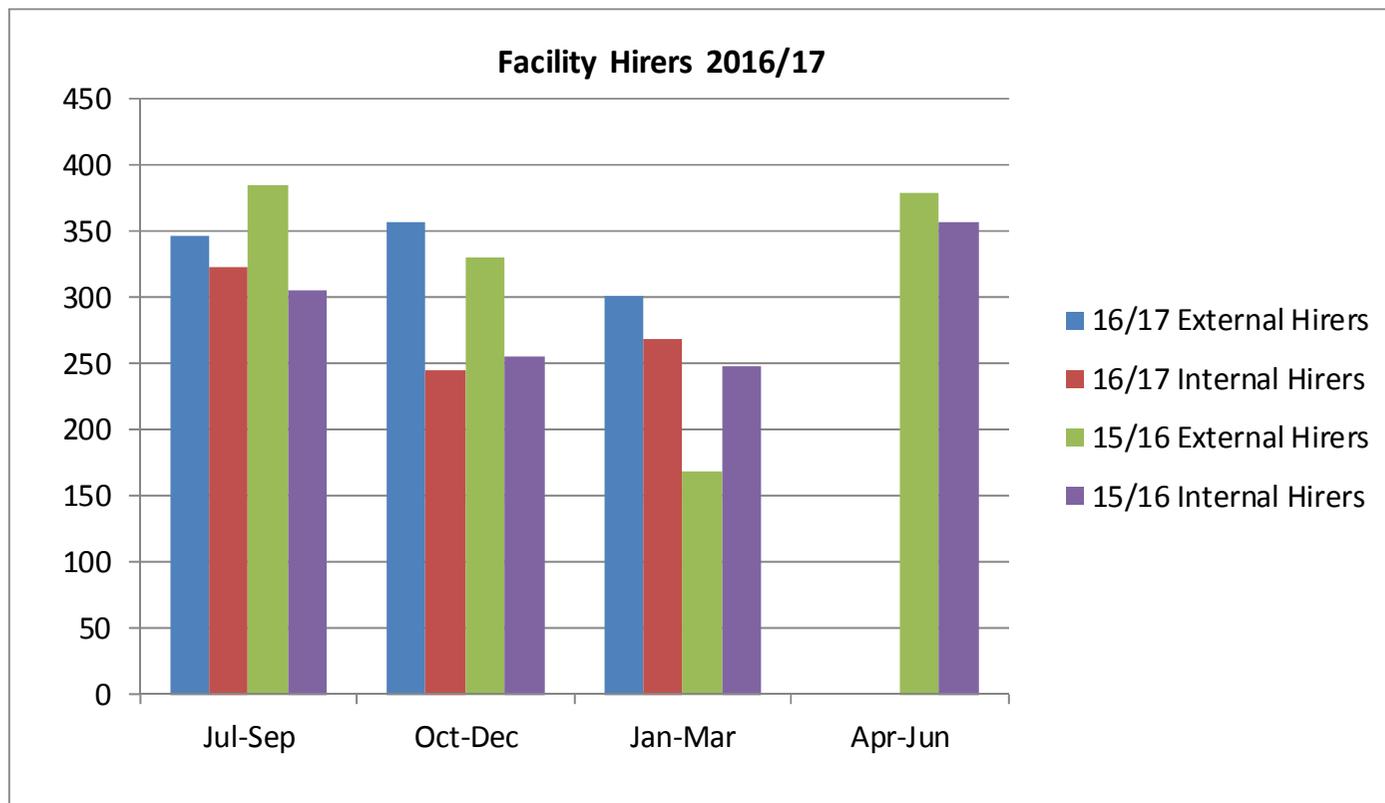


**Comments:**

The third quarter of financial year 16/17 saw an increase in reactive jobs compared to the same period last year from 1048 to 1194. It is normal for there to be more jobs after the holiday period.

The average completion time was similar to last year and most jobs were completed well within target time frames. The target response time varies depending on the type of maintenance activity.

**Facilities services**

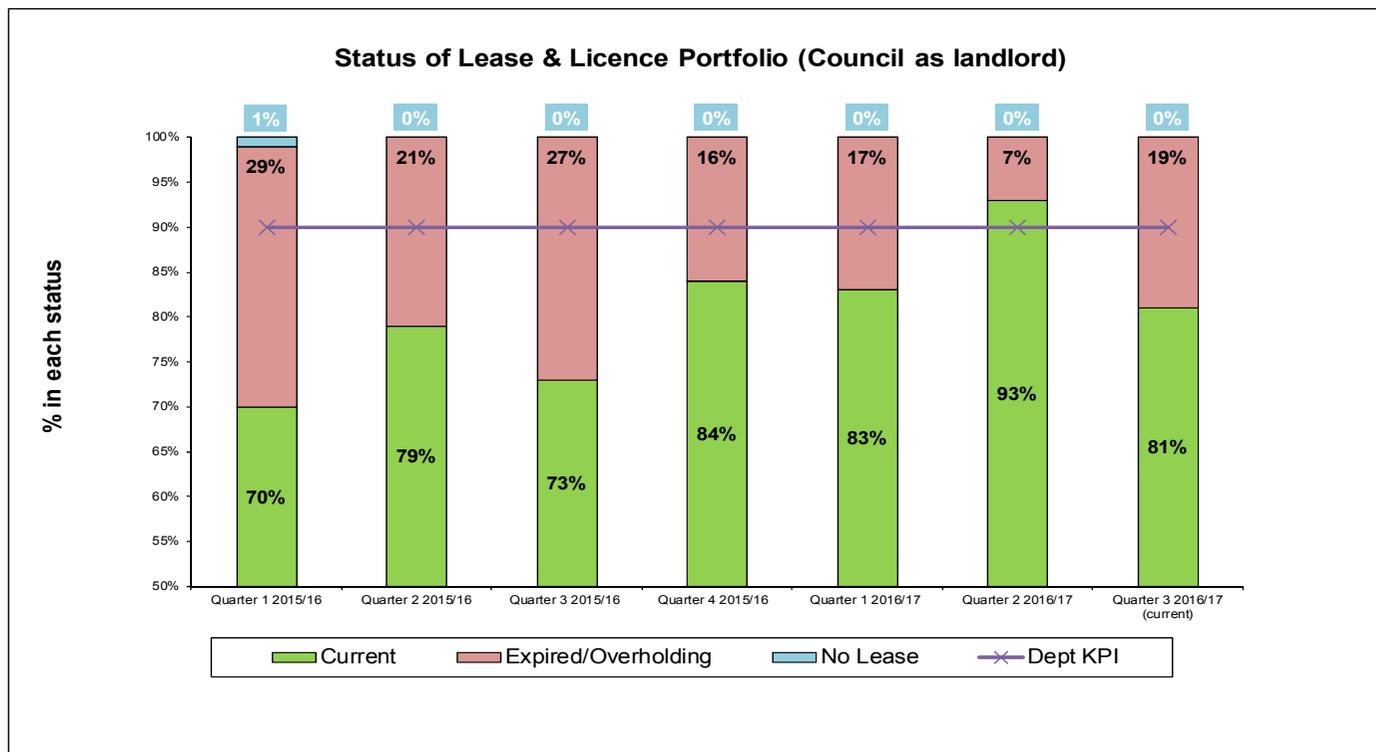


**Comments:**

Council manages meeting rooms and function rooms at Glen Eira Town Hall and other sites.

Council aims to make good use of its facilities and has a target of 2,000 bookings over the year. Council is on track with 1,840 total bookings for the period ended 31<sup>st</sup> March 2017.

**Leases & Licenses**



**Comments:**

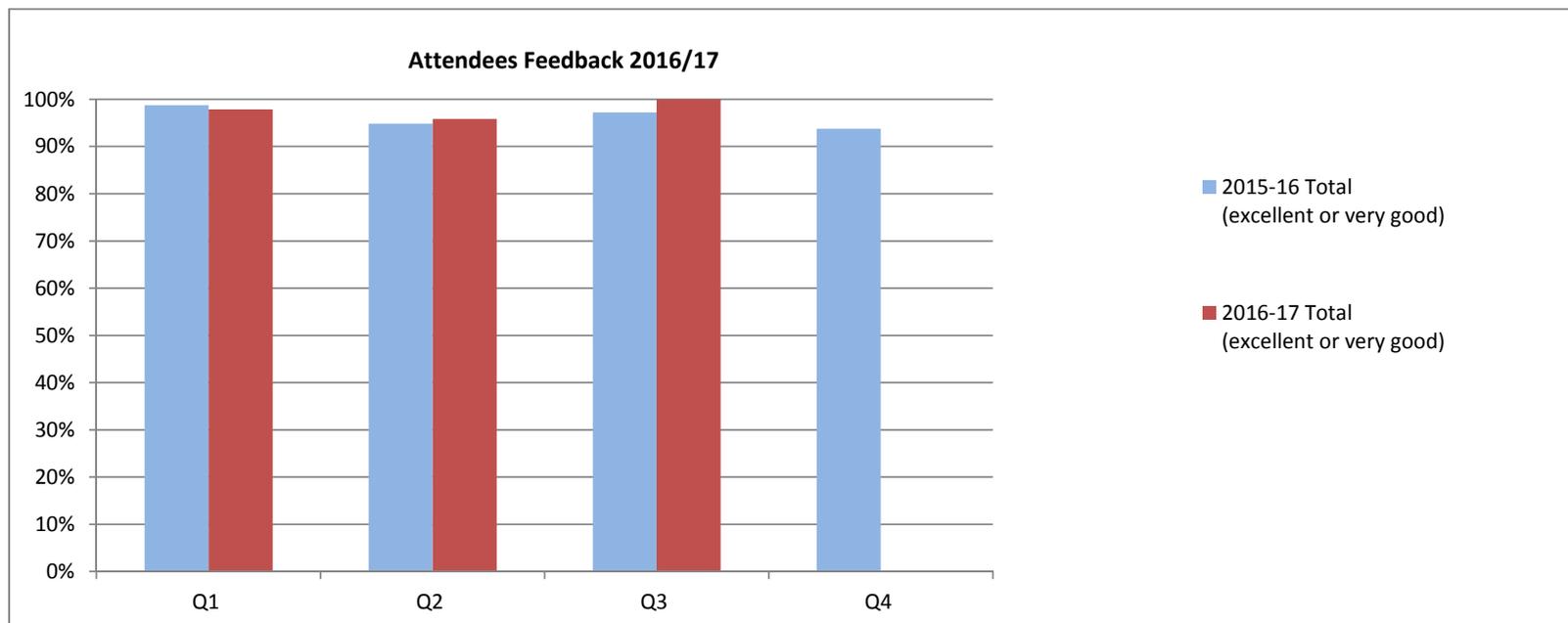
For the local government sector, Council has a high proportion of current leases and this has been increasing. Council currently administers 88 leases and licenses covering a variety of community and commercial tenancies.

We aim to renew leases ahead of their expiry dates. If they are not immediately renewed they move to 'overholding' or a month by month basis. Sometimes there are good reasons that leases/licenses have not been renewed (for example, detailed negotiation or consideration of long term strategic issues).

48 leases or licenses were renewed in the 2016 calendar year and the department KPI of 90% target was exceeded.

In the first quarter of 2017 11 kindergarten licenses rolled over to 'over holding' and new licenses are being finalised for distribution.

**Sustainability Education – community satisfaction with events**



**Comments:**

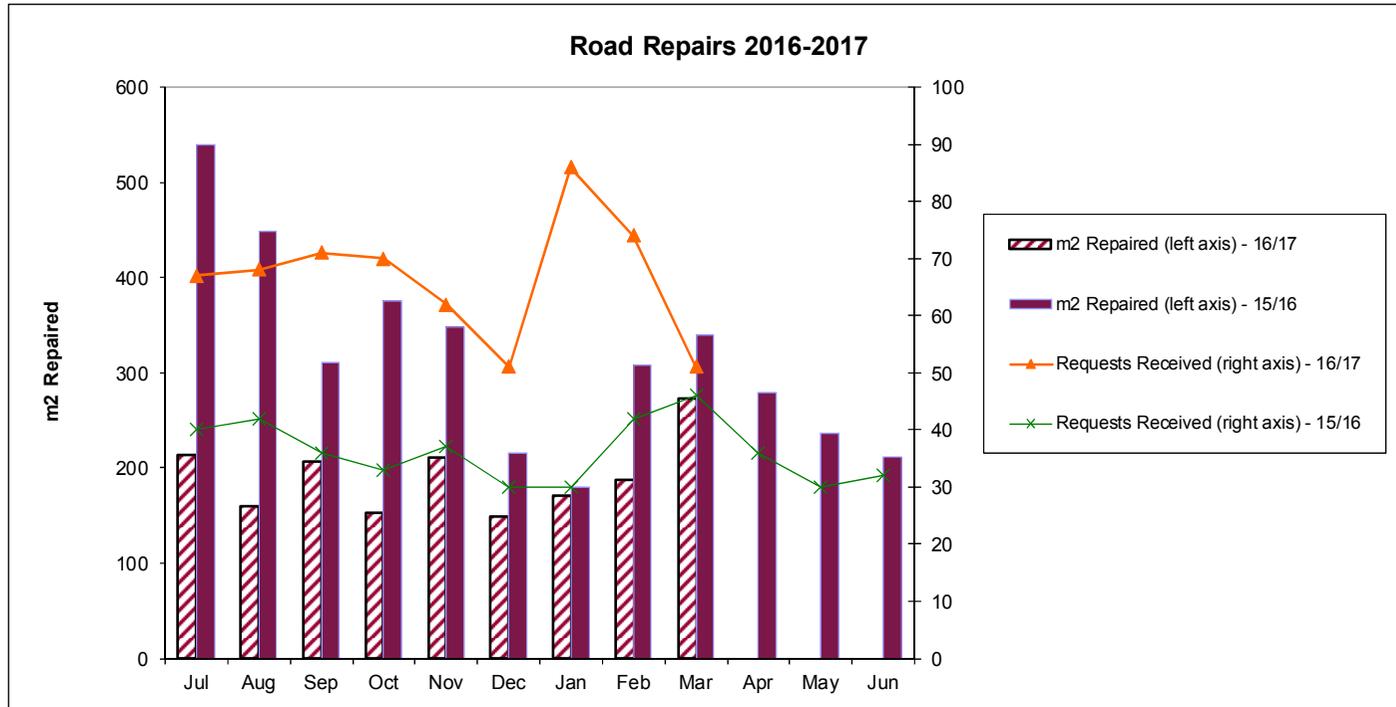
Feedback from Council’s sustainability education program shows a very high level of community satisfaction and that many respondents plan to put what they have learnt into action. 292 respondents to our feedback survey said they will do or may do something differently following the presentation.

Council delivers a program of free community presentations on sustainability topics including sustainable gardening practices, energy efficiency, water saving, recycling and reducing waste. The program aims to assist residents to become more sustainable in their own homes and gardens.

Twelve presentations were held between July 2016 and March 2017: Spring Vegetable Gardening, Gardening in Australia's Climate; Habitat Gardening and Frog Ponds; Bike Repair Café; Passive-solar House; Backyard Food Forest and Urban Harvest Swap; Love Your Soil; Bug Detectives; Solar Panels and Batteries; Build Your Backyard Friends a Home; Earth Hour Free Movie; and Community Garden Tour.

**Works Depot**

**Road Repairs**

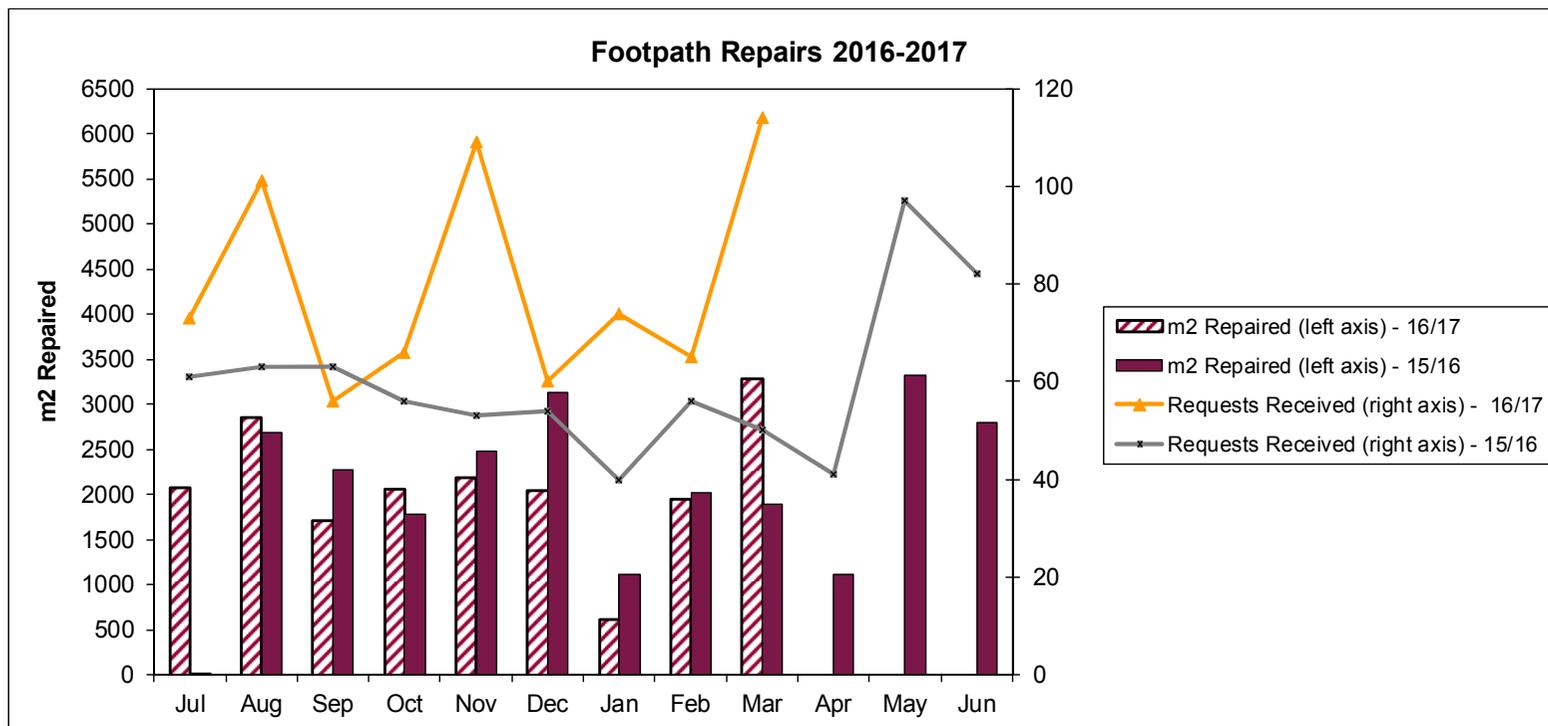


Road Repairs	YTD 2016-17	YTD 2015-16
m2 Repaired	1,095	3,067
Requests Received	389	336

**Comments:**

The number of requests is higher than the same time last year; however most of these were for small repairs resulting in less m<sup>2</sup> than the same period last year. All requests received were actioned and resolved within, and often exceeding, required performance measures.

**Footpath Repairs**



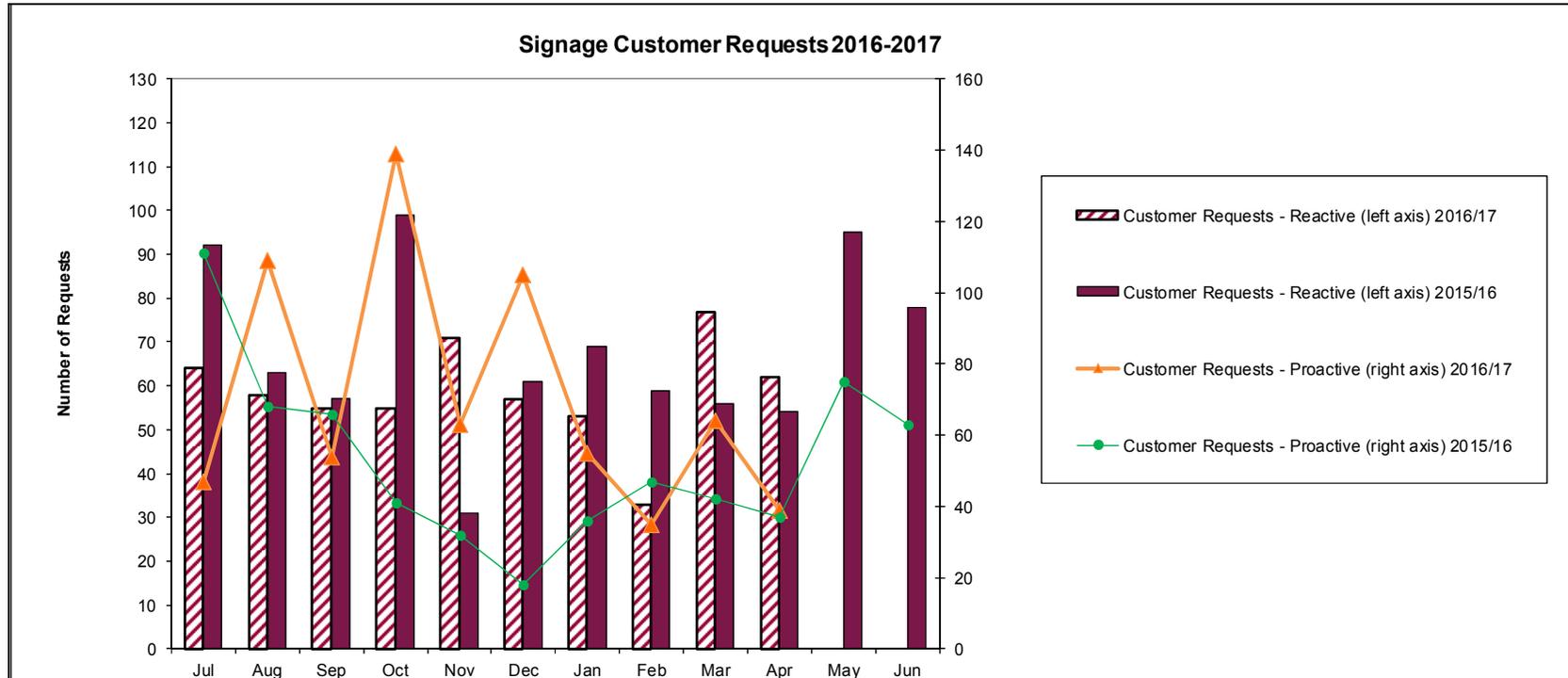
Footpath Repairs	YTD 2016-17	YTD 2015-16
m2 Repaired	12907	17374
Requests Received	465	496

**Comments:**

The condition of footpaths is being maintained to the required service levels in Council’s Road Management Plan. Residents’ requests were significantly up in March compared to last year and as a result so were the total number of repairs completed. Most of these were done in March to avoid wet weather and align with contractor availability.

Required repairs are identified in a number of ways, including annual inspection programs and customer service requests. Physical works fluctuate monthly based on the number of requests, the area of footpath requiring work and the scheduling of work crews.

**Signage**

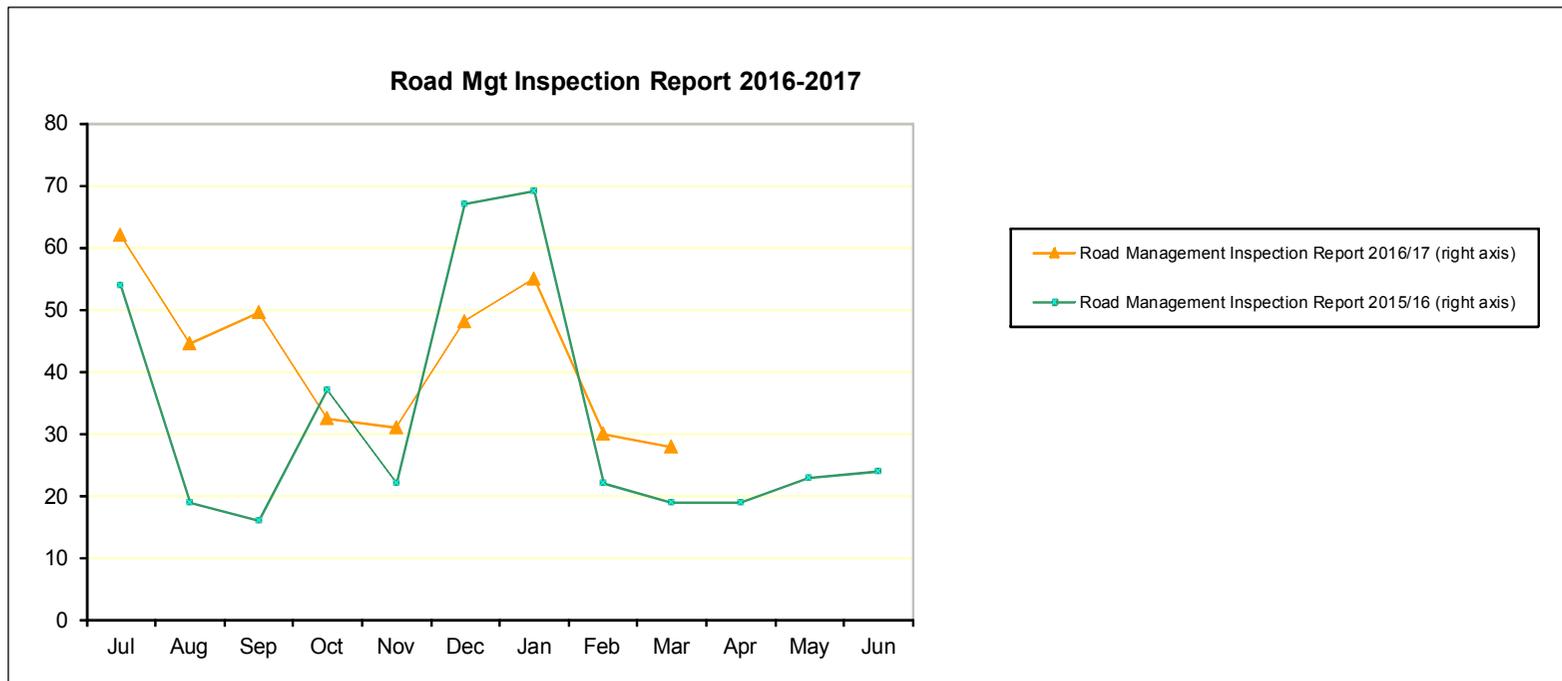


<b>Signage</b>	<b>YTD 2016-17</b>	<b>YTD 2015-16</b>
Customer Requests - Reactive	585	587
Customer Requests - Proactive	710	461

**Comments:**

The number of reactive requests is informed by Council's traffic engineers and reports by the public. There were fewer reactive requests in October and more in November this year. More proactive requests were recorded than in the same period last year. Proactive requests are identified through routine scheduled inspections by Council's Road Management Inspector.

**Road Management Inspection Report**



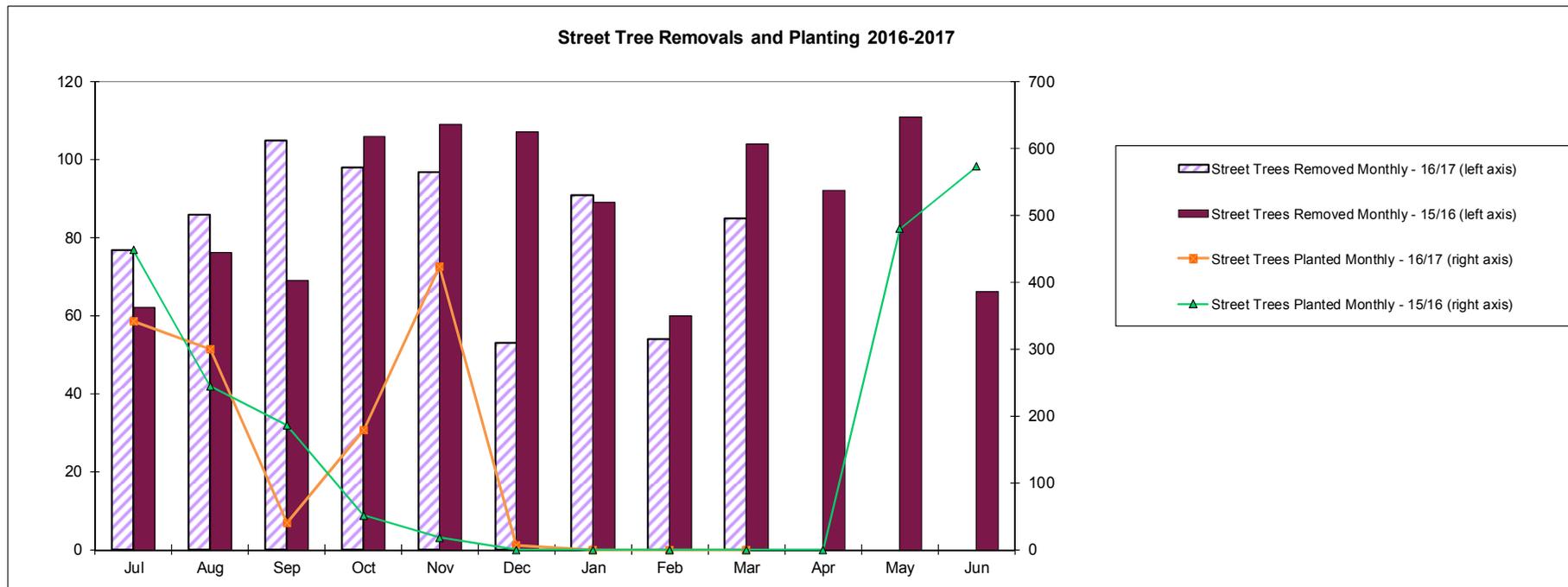
Road Management Inspection Report	YTD 2016-17	YTD 2015-16
Road Management Inspection Report	381	325

**Comments:**

Council repairs signs and other damage on roads based on reports from Council traffic officers as well as scheduled routine inspections by the Road Management Inspector. In December and January a program of street furniture repairs was completed, which reflects in the increased works arising from the Road Management Inspections. These works were grouped together for efficiency and the increase does not indicate that more street furniture was in need of work during this period.

Road Management Inspection Report figures have remained consistent. This includes graffiti, damage or vandalism on street furniture and signs.

**Parks  
Tree Removals and Planting**



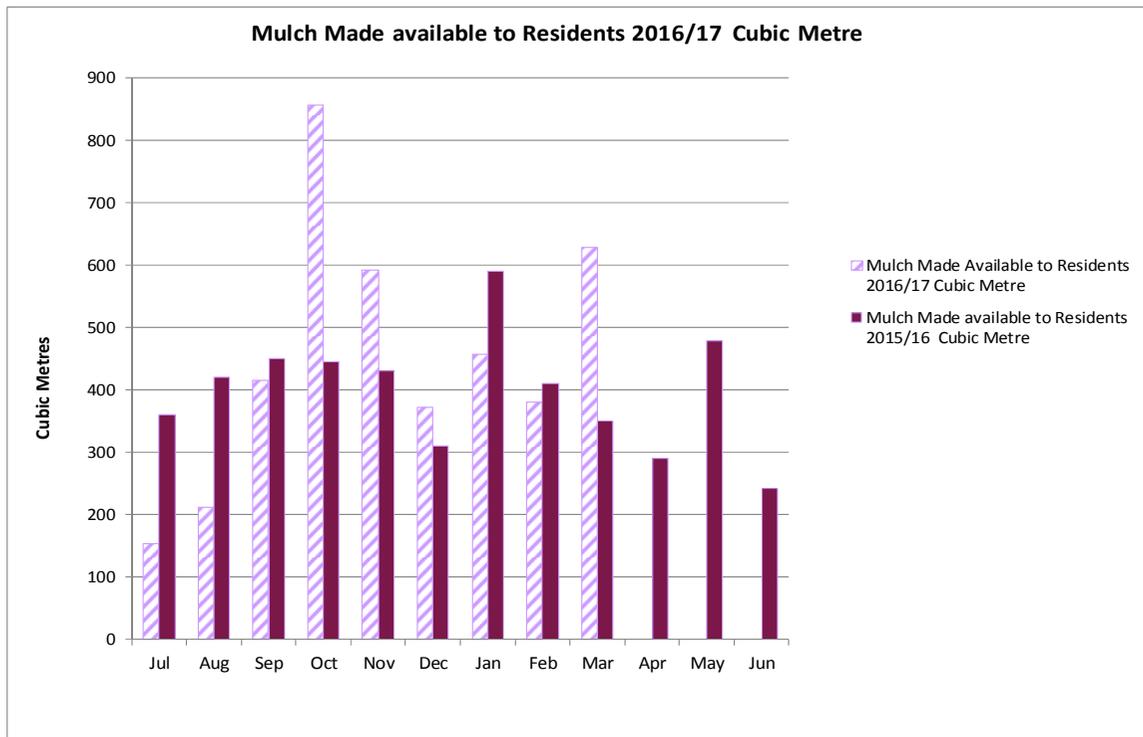
Tree Removals and Planting	YTD 2016-17	YTD 2015-16
Street Trees Removed	516	782
Street Trees Planted	1288	947

**Comments:**

Tree Removals: There were fewer removals than the same period last year, as tree management programmes move to the maintain and retain stage.

Tree Planting: There was no tree planting done this quarter due the warmer and drier weather conditions. Tree planting will commence in May 2017.

**Mulch Made Available to Residents**



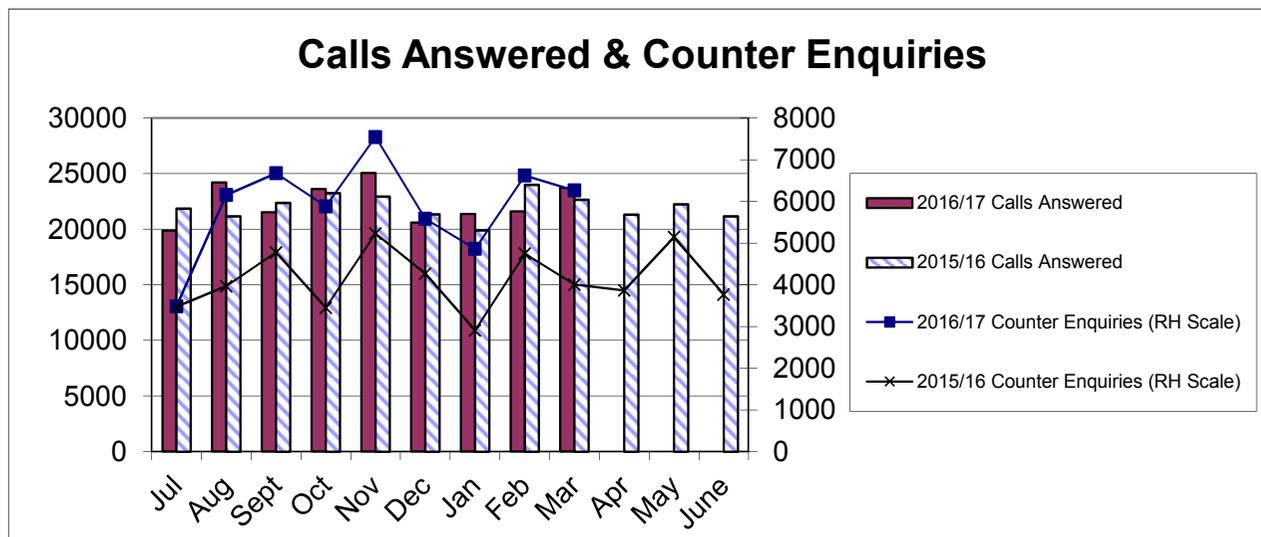
Mulch Made Available	YTD 2016-17	YTD 2015-16
Mulch Made Available to Residents	2593	3,765

**Comments:**

The woodchip mulch material stored at the Glen Huntly Park mulch facility is generated from tree pruning and removal works. The free mulch material is very popular with the community, and an important resource for mulching Council’s parks. An increase in mulch produced this quarter due to the comprehensive pruning programme.

**Service Centre**

**Number of Telephone Calls Answered and Counter Enquiries**

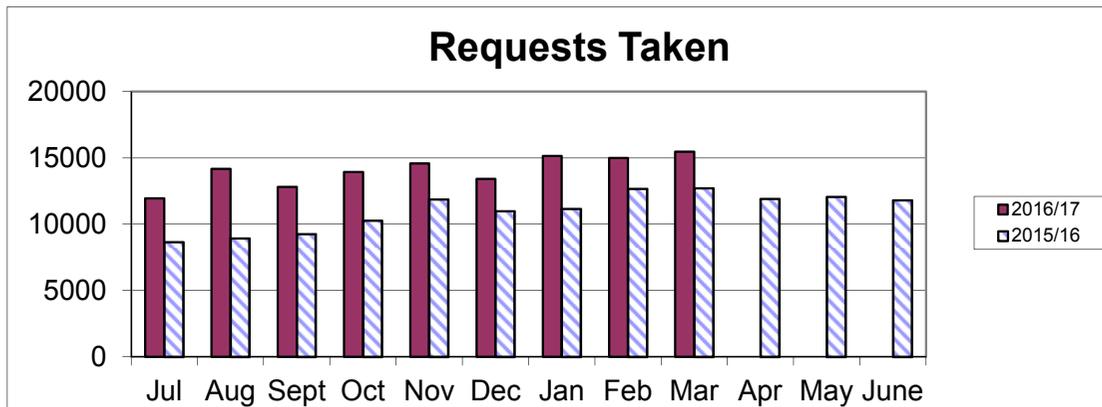


Calls Answered & Counter Enquiries	YTD 2016-17	YTD 2015-16
Calls Answered	201634	199565
Counter Enquiries	53087	36828

**Comments:**

The monthly volume of telephone calls and counter enquiries can vary due to the timing of certain Council business activities such as rate installment and dog registration deadlines. The daily average of calls answered is 1,200 and counter enquiries is 350. In the last quarter we have had an increase in calls and that is a combination of Rates, Planning and Waste management enquiries amongst of course all other enquiries such and Community Care, Civic Compliance, Glenworks and Parks.

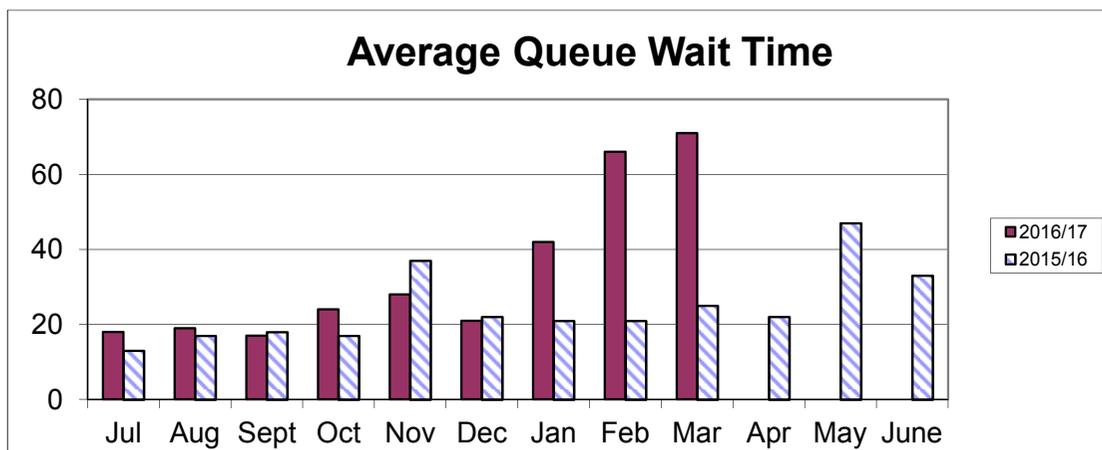
Number of Requests Taken



**Comments:**

Requests taken are phone calls which require further action, thus necessitating referral to other officers through Council's automated tracking system. The volume of requests has increased over the last few months. Again this is a combination of customers requesting more services together with a noticeable increase on planning, waste and rates enquiries.

Average Queue Wait Time by Seconds

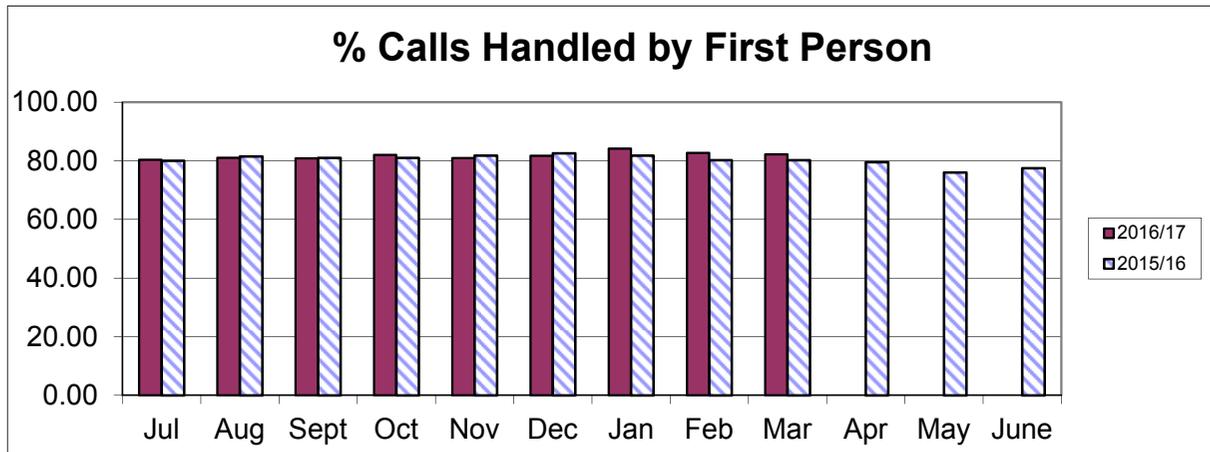


**Comments:**

Telephone response times are dependent on the monthly level of customer activity which can be affected by business seasonality factors and staffing levels. In the last quarter, our average queue wait times increased considerably. The main reasons for this are as follows:

1. Staff shortages – Secondments, leave and other duties. From late 2016 through early 2017, a number of experienced Service Centre staff have been seconded to other business units as permanent or back-fill replacements.
2. In late December’16, the City experienced a severe storm (the flow-on effect of this was felt in early January’17 in the Service Centre).
3. February’17 was also impacted by storm activities, causing the queue wait time to extend to over 2 minutes for a number of days.
4. The volume of requests taken has increased substantially from the previous year and the types of requests (more complex) have also increased;
5. Council advertised and recruited a number of new staff members to support the Service Centre in January/February’17. During March’17 (and also in April’17), training of these new officers occurred with experienced staff used to train new recruits on live calls (“buddy” system).
6. From time to time, the Service Centre experiences some technical phone issues, which need to be addressed by the phone provider.

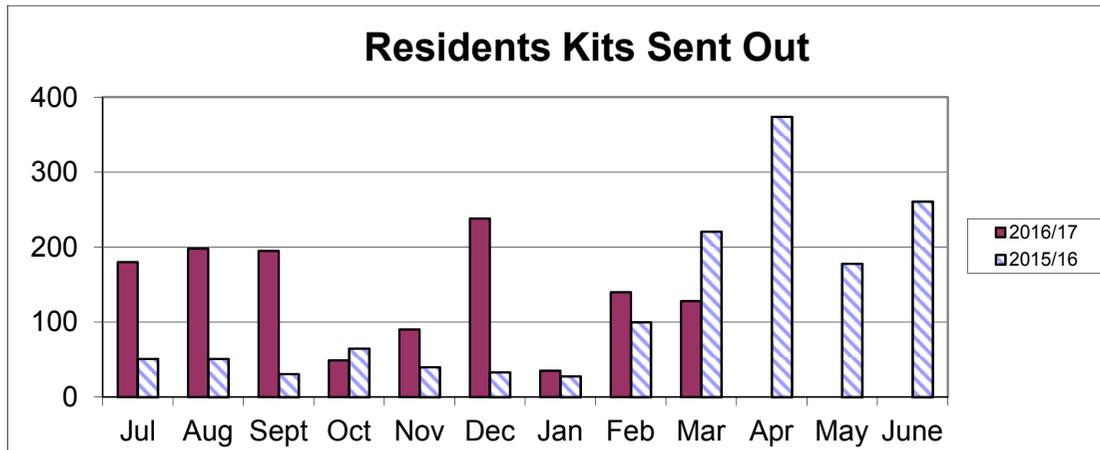
% Completed by First Person to Handle Call



**Comments:**

This graph demonstrates the percentage of telephone calls which are handled by the customer service officer, and do not require transfer to other officers or departments.

Number of New Resident Kits Sent Out



**Comments:**

The level of New Resident Kits distributed is totally dependent on the number of new residents identified from Council’s property database in any given month. The kit gives new residents information on Glen Eira services as soon as they move in.

**Risk Management**

Insurance Claims	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	YTD 16/17	YTD 15/16
Liability Received – 16/17	31	32	33	39	37	18	34	38	28				290	
Liability Received – 15/16	31	29	33	31	29	30	22	27	18	26	30	30		250
Liability Closed – 16/17 #	4	1	3	22	39	0	74	3	32				178	
Liability Closed – 15/16 #	20	33	1	43	25	29	2	58	5	32	61	30		216
Motor Vehicle Received – 16/17	1	6	2	0	3	1	0	1	4				18	
Motor Vehicle Received – 15/16	1	7	5	1	1	0	1	2	3	0	0	5		21
Motor Vehicle Closed – 16/17	1	3	3	1	3	3	0	1	0				15	
Motor Vehicle Closed – 15/16	7	3	3	4	7	0	1	0	5	1	0	1		30
Other Received – 16/17	0	0	0	0	0	0	0	0	0				0	
Other Received – 15/16	0	1*	0	0	0	0	0	0	0	0	0	0		1
Other Closed – 16/17	0	0	0	0	0	0	0	0	0				0	
Other Closed – 15/16	0	0	0	0	0	0	0	0	0	0	0	0		0

**Comments**

\* 25 August 2015 burst water pipe resulting in a water damage claim at Rosstown Community 6 Ames Avenue Carnegie.

# Liabilities closed is subject to the time it takes to manage a claim.

Community Plan 2016 / 2017

OT = On Track to achieve the action as at 30 June 2017

NOT = Not On Track to achieve the action as at 30 June 2017

ID = In Doubt, uncertain as to achieving the action as at 30 June 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 1: Services to support the community</b>			
<b>To maintain high quality service standards and deliver universal services that support the community, particularly the needs of families, youth, senior citizens and people with a disability.</b>			
Continue to provide a comprehensive range of community services that are responsive to the needs of the community.	Provide community services which minimise social isolation and build community identification.	Deliver social outings and exercise classes to at least 200 socially isolated residents each year.	Social outings and exercise classes delivered to 192 socially isolated residents
		Deliver Home Library Service to at least 200 socially isolated clients.	230 Home Library Service clients at end of March 2017
		Provide 23,433 hours of social support.	16,121 hours of social support provided. We are currently meeting all requests for service in social support,
	Provide 500 hours Maternal and Child Health specifically targeted at vulnerable clients.	662 hours have been provided to families year to date (March)	
	Implement the Municipal Public Health and Wellbeing Plan.	90% of 2016-17 actions complete.	80% of actions delivered
Inspect registered food businesses to assess compliance with National Food Safety Standards.	Conduct 850 food safety assessments.	661 food safety assessments conducted year to date	
Encourage residents to raise issues through letters, emails and calls to the Service Centre and provide timely and informative responses.	Customer Service Centre to resolve calls at first point of contact.	82% of calls resolved at first point of contact.	81.74% of calls resolved at first point of contact
	Ensure telephone calls are answered promptly.	Average call waiting time of 18 seconds or less.	Average call waiting time is 34 Seconds
Deliver children's services that provide support, education and improve health and wellbeing outcomes for young children and their families subject to State Government policies and funding arrangements.	Deliver maternal and child health services that meet state government targets.	15,000 Key Age and Stage visits delivered.	12,532 Key Ages and Stages visits delivered year to date (March)
	Implement the Municipal Early Years Plan.	90% of 2016-17 actions complete.	72% of actions complete year to date (March)
	Provide vaccinations to infants and school children in accordance with the National Immunisation Schedule.	8,000 vaccinations provided to infants and school children.	7,499 vaccinations provided year to date
Assist older people and people with a disability to maintain healthy, active and independent lifestyles in their own home and within the community.	Provide a range of services which support frail older people and people with disabilities to live independently at home.	Deliver all funded hours of Home Care, Personal Care and Respite Care to eligible residents currently set by DHHS at 95,000 hours.	69,983 hours delivered at end of March 2017. We are currently meeting all requests for service in Home Care, Personal Care and Respite Care.
		Meet all service requests from eligible residents for Home Maintenance Services.	All requests met with 3,272 hours of home maintenance delivered to date.
	Support senior citizens clubs to enhance social inclusion of older persons.	Council to provide 14,000 hours per annum of free facility use to local senior citizens clubs.	13,200 hrs of access provided as at end of March 2017
	Provide quality accredited residential aged care services that achieve a high level of resident satisfaction.	Achieve 90% resident satisfaction as measured by Annual Quality Performance Systems survey.	Warrawee 95%, Spurway 92%, Rosstown 94%
	Implement actions contained in the Glen Eira Ageing Strategy.	90% of 2016-17 actions complete.	75% of actions completed

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
Deliver a range of disability services that promotes community inclusiveness and access for all abilities.	Implement actions in the Disability Action Plan.	90% of 2016-17 actions complete.	75% of actions completed
Ensure Council libraries provide a broad range of books, e-books, learning materials, access to technology, activities and programs that entertain, enrich and develop the community.	Offer a range of library services and programs which encourage family and community involvement.	600,000 visits to Council libraries annually.	523,199 visits to Council libraries at end of March 2017
		Provide Story-time and Baby-time sessions for 50,000 attendees at the libraries in Bentleigh, Carnegie, Caulfield and Elsternwick.	46,584 attendees at Story-time and Baby-time sessions by end of March 2017
	Offer a range of library programs for adults that promote reading and encourage social connectedness.	Deliver at least 250 library programs aimed at information technology, community connections or enjoyment of reading.	469 library programs delivered by end of March 2017
Implement a range of centre and school-based programs to engage young people aged 10 – 25 years and encourage active participation.	Offer a range of centre and school based programs.	Provide more than 250 programs.	205 centre and school based programs delivered year to date (March)
Provide Youth Work support to young people and families to assist in positive development.	Assist and deliver support advocacy and referral to young people who are disadvantaged, isolated or at risk.	7,000 young people and their families supported through school and centre based programs, information and referral, service collaboration and special events.	7,616 young people and their families supported year to date.

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 2: Traffic, parking and transport</b>			
<b>To promote the safe movement of pedestrian, bicycle and vehicle traffic in a way that minimises the impact of traffic and parking on the local amenity and physical environment.</b>			
Improve safety and movement of road users and provide a fair and equitable balance of parking.	Investigate community requests about traffic and parking.	95% of reactive investigations responded to within 5 days, 50 community consultations undertaken, and the placing of the "Not So Fast" speed trailer at problem locations.	95% of reactive investigations responded to within 5 Days. 28 consultations undertaken to date and the speed trailer placed at 15 Locations.
Continue to promote walking, cycling and public transport options in Glen Eira as alternatives to motor vehicle use.	Implement actions outlined in the Walking Strategy Action Plan.	At least 90% of budgeted actions complete.	Completed 50% of the budgeted actions.
	Review the Bicycle Strategy Action Plan.	Complete the review of the Bicycle Strategy Action Plan.	Officers are currently preparing an Integrated Transport Strategy. As part of this body of work a new Bicycle Strategy will be developed. This project is being coordinated by City Futures.
Inform the community about local active transport options such as pedestrian, bicycle and public transport options including those arising from consultations.	Articles through Glen Eira News and Council's website.	Six active transport related articles in Glen Eira News and on Council's website.	8 articles to date
Improve safety around shopping centres, and schools by maintaining safe school crossings and installing traffic management treatments to protect vulnerable road users such as children and older residents.	Audit schools and identify improvements to safety and the movement of people.	Three audits completed and business cases prepared for supported recommendations.	Three road safety audits have been completed (Bentleigh West, Tucker Road and Bentleigh East Primary Schools). Business cases have also been prepared for funding to implement audit recommendations in 2017/18.
	Audit shopping centres and identify improvements to safety and the movement of people.	Two audits completed and business cases prepared for supported recommendations.	Centre & Mackie Roads Shops and Gardenvale Road Shops audits completed. Business cases have also been prepared for funding to implement audit recommendations in 2017/2018
Improve road safety and manage congestion on the local road network.	Implement capital program including traffic calming measures in local streets informed by the Transport Strategy, Road Safety Strategy and the Local Area Traffic Management Priority System.	All traffic capital works projects (identified in the Budget) at least 90% complete.	Completed 40% - delays receiving VicTrack approval for pedestrian lights at Patterson Road rail bridge and the speed humps in Seymour Road have been deferred due to redesign of streetscape and footpaths as a result of flood overlay.
	Undertake traffic counts within the City and add to Council's Local Area Traffic Management Priority System to inform future capital works projects.	At least 105 traffic counts completed.	97 traffic counts have been undertaken

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 3: Town Planning and Development</b>			
<b>To manage the rate and extent of change to the built environment consistent with State and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.</b>			
Plan for a mixture of housing types that allows residents to meet their housing needs in different stages of their life-cycle within the City.	Actively plan for a mix of dwelling types underpinned by the three residential zones (Neighbourhood Residential Zone, General	At least 50% of new dwellings to be located within the General Residential, Residential Growth and Commercial Zones.	71% of new dwelling located within the General Residential, Residential Growth and Commercial Zones
Enforce the provisions of the Glen Eira Planning Scheme and building control requirements across the City as well as compliance with any planning permits.	Conduct proactive and reactive site inspections for compliance with planning permit conditions and Local Law requirements.	300 proactive inspections completed and respond to 95% of reactive planning enforcement matters within 5 days.	415 proactive inspections undertaken to date. 95% with 5 days
	Enforce building control requirements and investigate building enforcement matters.	200 building enforcement matters investigated and respond to 95% of reactive building enforcement matters within 5 days.	302 Building enforcement matters investigated to date. 95% within 5 days
Ensure new multi-dwelling residential development is sympathetic to the existing neighbourhood character in Glen Eira's Neighbourhood Residential Zone.	Make decisions in accordance with Council's Neighbourhood Residential Zone with an emphasis on Neighbourhood Character.	Refuse under manager delegation all applications which do not satisfy the purpose of Council's Neighbourhood Residential Zone.	50 applications refused to date
Encourage and support community involvement in the planning permit application process.	Promote Council's suite of fast track permit application processes.	Report to Council, year on year, the percentage of applications using fast track process.	To date we have not had any fast track applications lodged in 2016-17. 4% of applications were lodged using the fast track process during the first quarter of 2015-16.
Provide an opportunity for all residents to be informed and to participate in town planning applications where they (and others) object.	Maintain both the non-statutory planning Conference (Council decision by resolution) and Delegated Planning Committee as forums for resident involvement in the town planning process.	Except for a Managerial Refusal of an application, ensure all objectors are provided with an opportunity to participate in a Consultation Meeting, Delegated Planning Committee Meeting or Planning Conference.	219 Delegated Planning Meetings and 17 Planning Conferences have been held to date.
Provide a fair, transparent and inclusive town planning decision making process.	Improve the Delegated Planning Committee (DPC) efficiency by reducing the number of planning applications needing to be referred for a decision by undertaking mediation.	Undertake ten (10) mediation meetings.	8 mediation meetings undertaken to date
Undertake community consultation and engagement to ensure the Glen Eira Municipal Strategic Statement, Glen Eira Planning Scheme and town planning process meets the needs of local residents and ratepayers.	Survey participants in the Delegated Planning Committee process to ascertain satisfaction rates.	80% satisfaction rating of participants in the DPC process.	92% of participants were happy with the DPC process to date

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 4: Governance</b>			
<b>To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.</b>			
Inform the community about Council's roles and activities through a broad range of media.	Ensure all Council endorsed strategies, plans and policies are available on the Council website.	All Council endorsed strategies, plans and policies published in a user friendly format on the Council website.	All Council endorsed strategies, plans and policies have been published on the Council website.
Maximise capital investment while continuing to keep operating costs and rates below the average of neighbouring Councils.	Continue to keep operating costs and rates per assessment low.	Average operating cost 5% below the average of our seven benchmark Councils.	Glen Eira's operating cost per property is approximately 5% below the average of all neighbouring Councils.
Ensure that Council complies with financial and performance reporting requirements.	The preparation and completion of Council's 2015-16 annual accounts.	Completion of 2015-16 Financial Report and Performance Statement by 30 September 2016 with an unqualified audit opinion.	Achieved. The 2015-16 Financial Report and Performance Statement was completed by 30 September 2016 with unqualified audit opinions.
	Delivery of the 2016-2017 Annual Budget in line with approved budget timelines.	Completion of the 2016-17 Budget - to be adopted by Council by 30 June 2016 and submitted to the Minister before 30 June 2016.	Achieved. The 2016-17 Budget was adopted by Council on 28 June 2016 and submitted to the Minister by 30 June 2016.
Ensure that Council adheres to the Charter of Human Rights.	Ensure all staff receive information about the Charter of Human Rights and comply with the Charter.	No breaches of the Charter.	Information about the Charter is provided in Induction packs for new staff and online training on the Charter is mandatory
Establish an effective monitoring and review process for the Glen Eira Community Plan to check and report progress towards community needs.	Regular reporting on progress against action items in the Community Plan.	Report progress to Council quarterly.	In progress
	All agendas and minutes of Council meetings are posted on Council website and are easy to locate and search.	Agendas and minutes on website.	Achieved. All Council and Special meeting agendas and minutes are placed on Council's website.
Implement the Council Risk Management Strategy to ensure that risk is effectively managed throughout the organisation.	Implement Council's Risk Management Strategy.	Rolling program of Business Unit risks to Audit Committee Meetings.	The rolling program covering Business Unit operational risks continues to be reported to the Audit Committee on a quarterly basis.
Continue to implement Occupational Health and Safety strategies to provide a safe workplace and protect staff from injuries.	Ensure compliance with Councils externally audited safety accreditation system (SafetyMAP).	Council complies with SafetyMAP criteria and maintains accreditation status.	The audit occurred on 13th and 14th of February 2017 and focused on the following work areas - Major Projects, Purchasing and Fleet and the Service Centre. Overall, SafetyMAP certification was maintained following the audit. The next audit is scheduled for November 2017.

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 5: Recreation and open space.</b>			
<b>To enhance recreation facilities and open space to meet current and future needs of the local community.</b>			
Upgrade or renew Council sporting pavilions in line with Council's Priorities for Pavilion Upgrades Report to provide clubs and groups with access to relevant and appropriate facilities and amenities.	Commence Design of the new Lord Reserve Pavilion to replace two existing pavilions.	Design completed incorporating energy and water efficiency features.	Lord Reserve Pavilion design on hold pending masterplan of Lord reserve/ Carnegie/ Koornang Park Precinct. Marlborough Pavilion design on hold pending developer plans for Virginia Park (East Village). Next pavilion priorities currently being assessed for inclusion in this program.
Implement an annual capital works program in relation to the open space and sporting facility upgrade.	Duncan Mackinnon Reserve outer walking track upgrade.	Complete upgrade.	The project scope has shifted slightly with the works now set to include Stage I and Stage II landscape enhancement works. This body of work is currently being prepared by Landscape Architect for Tender.
	Advocate for funding for Duncan Mackinnon Reserve athletics track upgrade.	Advocacy complete.	Funding approved by SRV. Project nominated for Council consideration as part of 2017/18 budget.
	Redevelop EE Gunn No 2 following grade separation soil stock piling.	Complete redevelopment.	Works currently underway, irrigation system completed and turf wicket table underway. Drainage, oval profile and turf works to follow.
	Redevelop Bailey Reserve No 2 sports ground.	Complete the sports ground redevelopment.	Works completed
	Upgrade the irrigation system to the main oval at McKinnon Reserve to improve reliability and minimise maintenance.	Complete upgrade.	Works completed in September 2016
	Upgrade the rubber play surface at Carnegie Library interactive Play area.	Upgrade completed.	Works in progress and on target for completion by 30 June 2017.
	Complete construction of Booran Reserve.	Park open for public use.	Practical Completion reached and Park officially open to public. Minor works are being completed.
	Upgrade sportsground lighting at Bailey Reserve.	Sports ground lighting upgrade at Bailey Reserve Oval 2.	Works completed
	Hopetoun Gardens landscape enhancement works.	Complete Hopetoun Gardens landscape works.	Works completed
	Upgrade Multipurpose Courts at East Caulfield and Koornang Park.	Upgrade completed.	East Caulfield project completed. Courts being utilised. Koornang Park project deferred and will be revisited as part of the Lord Reserve / Carnegie / Koornang Park masterplan in 2017/18.
Provide access to Council facilities (including sporting grounds and pavilions) for community activities and sport.	Accommodate at least 400 sporting teams on sporting fields in the municipality.	Teams allocated to grounds.	201 teams were allocated in the 2016/17 summer season. 2017 winter allocations are being reviewed.
	Provide local community rooms and encourage community use.	Provide use of Town Hall and Carnegie Community Centre for Council, community organisations and members of the community. More than 2,000 bookings.	External ( Community ) Bookings 1004, Internal (Council ) bookings 836. Total year to date 1,840.
	Install shade sails in Council parks and reserves.	Shade sail program at Elsternwick Plaza, North Avenue Park and Memorial Park.	North Avenue Park and Elsternwick Plaza shade sail installed. Contractor awaiting permits from Melbourne Water for Memorial Park.
Ensure the availability of a diverse range of passive recreational opportunities in local parks that meet the needs of the community.	Continue Stage 2 landscape upgrade works at Marara Road Reserve.	Complete upgrade.	Project currently at tender stage. Appointment of contractor and schedule of works to follow.

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
Provide a range of leisure and aquatic programs at GESAC that meet the needs of the community.	Provide a range of programs and events for the community at GESAC.	Maintain membership at not less than 14,000.	Membership currently at 15,687 at end of March.
Provide a range of leisure and aquatic programs at the Carnegie Swim Centre that meet the needs of the community.	Provide a range of programs and events for the community at Carnegie Swim Centre.	Six community events and programs held over the season.	Carnegie Swim Centre held 6 community events and programs as at 31 March 2017.
Work with key stakeholders to reduce water and energy consumption required to maintain parks and sporting facilities.	Progressively reduce energy use from lighting in parks including by moving to newer lighting technology.	Complete lighting installation at Caulfield Park, Gardenvale Park, Bentleigh Hodgson Reserve, Joyce Park and Princes Park.	Packer Park and Gardenvale Park works completed and Princes Park 80% complete. Procurement of poles for Joyce Park, Bentleigh Hodgson Reserve and Packer Park underway with works to follow.
Continue a program of upgrading or redeveloping playgrounds to ensure that a diverse array of play opportunities for children of all abilities is provided.	Implement Council's budgeted program to upgrade playgrounds.	Council program implemented.	Works completed. New playgrounds installed at Clee Street Reserve, North Avenue and Clapperton Street Reserve. New play elements installed at McKinnon Reserve.
Continue to provide a balance of both on and off leash areas for dogs across the City and educate pet owners on responsible pet ownership.	Complete 1,500 patrols of parks to educate the community about responsible pet ownership.	1,500 park patrols conducted to encourage responsible pet ownership.	1427 Park patrols undertaken to date
Continue to maintain and improve facilities in parks.	Install new automated public toilet at King George Reserve.	Complete installation.	Project currently at tender stage. Appointment of contractor and schedule of works to follow.
	Install outdoor fitness pod at Marara Road Reserve.	Complete installation.	Procurement process underway. Works to be undertaken in conjunction with Marara Road Stage 2 Landscape Works.
	Continue the rolling program to replace aged, unsafe and damaged park furniture infrastructure.	Expend at least 90% of the 2016-17 budget for replacing aged, unsafe and damaged park furniture.	Expended 26% and committed approx. 70% of the 2016-17 budget for replacing aged, unsafe and damaged park furniture as at 31 March 2017.
Continue to plant and maintain trees and other vegetation in our parks.	Undertake park tree pruning to uplift and shape trees associated with sightlines and pedestrian hazards.	2500 trees pruned.	3000 trees pruned as at 31 March 2017

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 6: Waste, graffiti and cleanliness</b>			
<b>To maintain a safe, clean and attractive City.</b>			
Provide a comprehensive waste management program to ensure the safe and responsible removal and treatment of local waste.	Continue to deliver kerbside waste collection, street sweeping, litter bin collection and hard rubbish collection services across the municipality.	Services delivered.	Services delivered generally at a good standard.
Develop and implement programs to reduce waste and increase rates of recycling within the community.	Introduce food waste collection as part of organics recycling services for the community.	Preparation and introduction complete.	Preparation has commenced. Food waste facility not available until January 2018
Deliver graffiti services that rapidly removes graffiti from Council owned assets and assists local residents and businesses to remove and prevent graffiti.	Prompt removal of graffiti from Council owned buildings.	90% of graffiti reported removed within five working days.	All reported graffiti removed within agreed response times.
	Assist with the removal of graffiti from private property where resources allow.	90% of requests responded to within ten working days.	All reported graffiti removed within agreed response times.

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 7: Sustainable community assets and infrastructure</b>			
<b>To enhance and develop sustainable community assets and infrastructure to meet the needs of current and future generations.</b>			
Deliver a strategic and informed program to renew, upgrade and build community assets to meet the current and future needs of the community.	Implement Council's Road Reconstruction Sub-program in accordance with Council's Asset Management Strategy.	Expend 90% of the budgeted capital works program for road reconstruction.	Expended 33% and committed approx. 47% of the budgeted Capital Works Program for Road Reconstruction.
	Deliver capital works program to renew, upgrade or build Council assets, community facilities and infrastructure.	\$25M spent on capital works projects.	\$21,284,754 spent on Capital Works projects year to date.
	Implement the Public Toilet Strategy including upgrading the Morton Avenue toilet in Carnegie.	Expend \$150,000 implementing the public toilet strategy.	Planned expenditure is on track. The renewal of the Morton Ave toilet has been deferred (until after the level crossing removal) and work has instead been on upgrading essential components over various sites which should make them more reliable. \$45,017 expenditure to date. Works worth a further \$125,271 have been committed. On target for completion by 30 June 2017.
	Implement \$1.7M footpath upgrade capital program at various locations around the City in accordance with Council's Road Management Plan.	Expend 90% of the budgeted capital works program for footpath installation.	\$1,220,737 (approx. 73% of budget spent). On target.
Maintain, renew and upgrade Council's drainage system to reduce the risk of flood damage.	Implement Council's Drainage Improvement and Flood Mitigation Sub Programs.	Expend 90% on Council's Drainage Improvement and Flood Mitigation Sub Programs.	Expended 65% and committed approx. 74% on Council's Drainage Improvement and Flood Mitigation Sub Programs.
	Inspect Council drainage pits.	10,000 pits inspected.	4,326 pits inspected. Due to heavy floods, pit sucker vehicle and all drainage staff have gone to re-active work
Improve the quality and cleanliness of Glen Eira's major activity and retail precincts to meet the needs of business, visitors and the community.	Progressively renew and revitalise Shopping Strip Streetscapes.	Expend \$400,000 on revitalisation of Shopping Strip Streetscapes	Plans to upgrade the streetscape along the Clarence Street shops is well underway, with the works tendered and appointed, due to be complete by mid 2017. The project seeks to revitalise the local shops and make the street safer for local school movements.
Continue to promote and support strategies to increase environmental biodiversity.	As part of the implementation of the Street Tree Strategy, plant additional street trees until vacant nature strip sites are filled.	Plant an additional 1,000 trees into vacant sites.	Planting suspended during the summer period, resuming in May but remains on target for completion by 30 June 2017.

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
Implement strategies to reduce the use of potable water, energy and natural resources of Council assets and operations.	Continue to support Council's commitment to purchasing 'green' products.	Purchasing of green products in 2016-17 to meet or better Council's green expenditure in 2015-16.	In progress
	Reduce energy consumption from existing buildings and lighting and increase use of renewable energy.	Invest \$800,000 in energy efficiency and renewable energy for existing Council buildings and lighting.	\$ 315,925 year to date expenditure in energy efficiency and renewable energy for existing Council buildings and lighting. Works worth a further \$315,984 have been committed. On target for completion by 30 June 2017.
	Investigate feasibility of future energy efficiency and sustainability options.	Complete investigations into next best energy efficiency and renewable energy opportunities for Council managed infrastructure. Subject to approval from the electricity distribution companies, replace HPNa street lights with a more energy efficient alternative.	Investigations into next best energy efficiency and renewable energy opportunities for Council managed infrastructure in progress. A 2017-18 capital bid has been prepared for Council consideration to replace HPNa street lights with a more energy efficient alternatives over the next 3 years.
Support the community to reduce their impact on the environment.	Run regular ongoing recycling education activities targeted to address key barriers. These to include regular articles and promotional ads, community presentations, direct mail and promotion in languages other than English.	Total of 10 articles in GE news and Leader Newspaper, 3 activities at community events; promotions in languages other than English.	11 Articles in GE News and 21 Articles in Leader Newspapers, 3 activities at community events and 1 language line article. Recycling In Glen Eira brochure translated into 5 languages and distributed to CALD community groups and available on website.
	Facilitate sustainability education activities related to sustainable energy use, water conservation and biodiversity with community networks.	10 activities for the community and 10 for schools and children, 20 articles published.	11 community activities, 7 activities for schools and children. A sustainability themed art project with 21 schools has been completed and was displayed in January and February 2017. There were 28 articles in the Leader and 47 articles in GE News.
	Deliver the Neighbourhood Sustainable Gardening Program and the Glen Eira Energy Saving Program to support community in practical ways.	10% increase in the number of participants in the Neighbourhood Sustainable Gardening Program. Increase participation in the energy saving program by 150.	12.8% increase in Neighbourhood Sustainable Gardening Program participants (123 new participants). Energy saving program: 41 new participants. LED lighting upgrades have now been included in the program, the number of participants has increased in the last quarter.

**Community Plan 2016 / 2017**

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
<b>Theme 8: Community building and engagement</b>			
<b>To build a strong connected community that actively participates and engages with Council to improve outcomes for the community.</b>			
Provide a range of events, festivals and community celebrations to build social connectedness and promote community inclusion.	Provide at least ten community celebrations, exhibitions and arts events including three Party in the Park celebrations, exhibitions of local artists work, a story telling festival, a series of musical events, three food and live entertainment events, and at least two group or thematic exhibitions , one "feature exhibition" in the Glen Eira Gallery.	Ten community celebrations, exhibitions and events delivered with 75% of participants satisfied based on exit surveys.	The Springtime Music series, the three Groove and Graze events, the three Party in the Park events, Carols in the Park and one Council curated exhibition have been presented. All exceeded 85% satisfaction
	Foster business, employment and marketing opportunities to enhance the social and economic wellbeing of residents and traders.	Provide a minimum of seven Glen Eira Women's Business networking events, encourage business leadership through the May Business Month educational program and facilitate support for business to access mentors and students.	5 Women's Business Networking Events held to date. Continual support of businesses affected by level crossing removal works through marketing, business support. A full and high profile review of the Women's Business Network has taken place over this quarter, with 75 local women responding to our survey and over 100 attending a focussed event. Officers are now preparing a plan for how to deliver a refreshed Women's Business program over the remainder of 2017 and beyond. An integrated team of 'frontline' officers have been set up to coordinate trader & community feedback in the level crossing removal centres, providing the ability for Council to quickly respond to practical issues where possible, such as parking matters and street cleanliness. Officers are currently exploring ways of working with traders to undertake 'quick win' placemaking opportunities in these centres.
Provide a range of initiatives and programs to build strong connected community groups.	Provide four newsletters to community groups to provide information about local community connectedness initiatives and grant opportunities.	Four newsletters produced and disseminated to community groups.	Three Connect Newsletters distributed, the first in August and the second in November 2016. The third edition was distributed in February 2017. The next edition is due in May 2017.
	Deliver three capacity building sessions for community groups annually to promote effective and resilient community organisations	Three capacity building sessions delivered to community groups.	One capacity building session delivered on 10 August with 67 attendees. The second was held on 2 November 2016 with 34 attendees with a 100% satisfaction rate by attendees. The next will be delivered in May 2017.
	Implement Arts and Cultural Strategy.	90% of 2016-17 actions complete.	All Arts and Cultural Strategy action items have been fully implemented. There are no Arts and Cultural Strategy action items for 2016-17. A new Strategy will be developed from 2017-18 onwards.
	Fund Community Information Glen Eira to provide community information and referral services to support the community.	\$139,000 delivered to Community Information Glen Eira for community information and referral services.	\$144,119 provided to Community Information Glen Eira as at end of March 2017

## Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 31 March 2017
Support local community groups through the provision of community grants to assist groups to meet identified community needs.	Continue to implement Council's community grants program with a funding priority encouraging community strengthening and inclusion.	Deliver at least \$350,000 in community grants to community groups to encourage community strengthening and inclusion activities.	\$399,396 delivered to community groups to encourage strengthening and inclusion activities.
Actively encourage and promote volunteering opportunities within the local community and recognise the achievements of local volunteers.	Conduct Volunteer Recognition Ceremony.	Volunteer Recognition Ceremony conducted.	Planning for Volunteer Recognition Ceremony over two evenings in May 2017 commenced. 232 eligible nominations have been received from 51 community groups.
	Provide funding for Community Information Glen Eira for the operation of Glen Eira Volunteer Resource Centre.	\$24,839 in funding provided to Community Information Glen Eira.	\$13,335 has been provided to Community Information Glen Eira as at end of March 2017.
Deliver a comprehensive range of community consultation processes that provide all members of the community with the opportunity to participate.	Deliver a range of consultations process to maximise community participation.	Use e-newsletter, "bang the table", questionnaires, surveys, public meetings and focus groups as part of consultation processes and ensure consultations comply with Community Engagement Strategy.	A range of community consultation activities undertaken for the development of the Community Plan including public meetings, Have Your Say online, promotion through newspapers and newsletters.
	Council e-newsletters distributed to provide information about community consultations and outcomes.	Four e-newsletters distributed annually and a 10% increase in the number of subscribers.	One newsletter delivered in July and a second delivered in October. A third newsletter delivered in January 2017. 11% increase in the number of subscribers year to date (currently 366 subscribers)
	Update community signage to provide information about community consultations and outcomes.	Community signage updated at least four times each year.	Community signage updated in August and October 2016 and in March 2017
Communicate and engage with the local community by providing accurate and up to date information about local issues and how they will be addressed by Council.	Distribute Glen Eira News to all households in Glen Eira.	11 editions of Glen Eira News published annually.	8 editions of Glen Eira News published (July, August, September, October, November, December, February and March)
	Publish corporate advertisements providing information on local issues and activities.	22 Council corporate advertisements published annually.	18 corporate ads published year to date

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
16-Dec-14	9.11	That Council (f) Review the 2006 Recreation Needs Strategy with a view to developing an appendix outlining changes in sporting demand and opportunities for Council to support such demand without conflicting with existing passive and active open space uses.	Report presented at Assembly on 14 March 2017. Presentation date to Council to be confirmed.	Director Infrastructure, Environment and Leisure
02-Feb-16	11.1(b)	That a report be prepared on the old Murrumbeena Police station as follows: 1. Council identifies the owner of the building. 2. What possible uses could Council see for this building.	On hold as report cannot be fully informed of the risks and benefits until it is clear how the rail corridor and activity centres nearby will function.	Director Infrastructure, Environment and Leisure
23-Feb-16	9.8	Re - policing and security of events on land or in facilities for which the Council is responsible - That officers prepare a report and recommendation that accord with the scope of the original request that this report and recommendation be placed on the agenda of a future Council meeting.	Presentation to Assembly on 13 September 2016. Follow-up report to Council in early 2017.	Director Infrastructure, Environment and Leisure
07-Jun-16	9.6	Montgomery Rest Home - (b) That this report be updated and placed on the meeting agenda immediately following the handing down of the recommendation from Heritage Victoria.	Report to be presented to the 12 April 2017 Council Meeting.	Director Planning and Place
28-Jun-16	9.6	That Council requests that a report update be prepared following the release of the 2016 ABS Census data (forecast population growth)	Awaiting ABS Stats.	Director Planning and Place
28-Jun-16	9.7	That Council requests a further report to be prepared on planning fees, and the effect of the new fees, at the end of the 2016-2017 Financial Year	Report to be presented to the 25 July 2017 Council Meeting.	Director Planning and Place
28-Jun-16	9.12	That Council request officers to report back to Council in 12 months' time with a paper considering Glen Eira's future involvement in "Resilient Melbourne" once the potential value of the program to the Glen Eira community is clearer.	Delayed pending a meeting between the CEO and Resilient Melbourne CEO which has now been held. Report to be presented to Council on 23 May 2017.	Chief Executive Officer
19-Jul-16	5(a)	Two hour parking restrictions - Hillside Ave, Harcourt Ave, Sylverly Grove, Hartley Ave, Alfred St, Gerard St That the petition be received and noted. That a report be prepared for the Council in February, 2017, following a review.	Report presented to Council on 28 February 2017.	Director Planning and Place

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
19-Jul-16	11.1(a)	That Officers prepare a report into the potential for Council to collaborate with schools in Glen Eira to utilise their open space and grounds for use by sporting clubs and the wider community.	Report to be prepared for Council.	Director Infrastructure, Environment and Leisure
9-Aug-16	11.1(a)	That a report be produced on the progress of the Ministerial commitments regarding the Caulfield Racecourse Reserve. The production of this report solicit and include the communication regarding the working group report to the Minister. Specifically any information regarding the completion of the report, the recommendations and the timing of any actions.	Report presented to Council on 30 August 2016.	Chief Executive Officer
30-Aug-16	11.1(c)	Manuka Street, Bentleigh East - Request for officers to prepare a report advising Council whether these intersections meet current traffic engineering standards. If they do not meet current traffic engineering standards, request that officers advise what design options are available to update these intersection so that they comply with current standards	Report presented at 7 February 2017 Council Meeting.	Director Planning and Place
19-Sep-16	9.1	88-100 McKinnon Road, McKinnon - That Council seeks authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C143	Authorisation from the Minister for Planning granted 13 October 2016; report presented to Council on 21 March 2017.	Director Planning and Place
19-Sep-16	9.2	333-335, 337, 339, 341, 345 and 355 Hawthorn Road, Caulfield, 2 and 4 Briggs Street Caulfield - That Council seeks authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C146	Authorisation from the Minister for Planning granted 20 October 2016; report presented to Council on 21 March 2017.	Director Planning and Place
19-Sep-16	9.11	GESAC Wellness Centre Potential Social Outcomes - That Council: (2) receives a report 12 months after opening to inform Council of the social partnering outcomes.	Wellness Centre due to open July 2017.	Director Infrastructure, Environment and Leisure

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
10-Oct-16	11.1(b)	That Council receives a report: 1. providing a summary of the current Tennis facility arrangements between Council and Tennis Clubs; 2. reviewing the current utilisation and future trends of Tennis in the municipality; 3. reviewing and benchmarking with neighbouring Councils on their arrangements with local Tennis Clubs; 4. contact Tennis Victoria regarding their strategic plans and how they relate to Glen Eira.	Report presented to Council on 7 February 2017.	Director Infrastructure, Environment and Leisure
10-Oct-16	11.1(c)	That a report be prepared outlining the options for greening Leslie Street Elsternwick including the possibility of street trees and planting schedules	Report presented to 21 March 2017 Council meeting.	Director Infrastructure, Environment and Leisure
15-Nov-16	11.1(a)	National Disability Insurance Scheme - That Council receives a report on what effect the National Disability Insurance Scheme will have on a Glen Eira resident who will turn 65 before 1 April 2018	Report presented to 7 February 2017 Ordinary Council meeting.	Director Community Wellbeing
20-Dec-16	9.11	Caulfield Racecourse Wedge - Crown Allotment 2013 That Council: 1. authorises officers to meet with DELWP to negotiate favourable conditions for Council's use of the land, including clarity on the type of recreation facilities that could be incorporated onto the site; 2. authorises officers to undertake any due diligence on the site and commence the process to form the Committee of Management for Crown Allotment 2031; 3. writes to the Minister for Energy, Environment, Climate Change and Suburban Development requesting: (a) Potential for the site to be rezoned in future for other uses, without a nett reduction in open space across the municipality; (b) An allocation of funds received by the State Government from the Melbourne Racing Club be made available to facilitate the development of this site; 4. receives a further report outlining this information for Council consideration prior to accepting the offer of Committee of Management.	Officers met with DEWLP on 9 March 2017 to progress. Report to go to 4 July 2017 OCM.	Director Infrastructure, Environment and Leisure
20-Dec-16	11.1(a)	Request for Report - Cr Hyams - Infrastructure Victoria That Council receives a report on the Infrastructure Victoria report 'Victoria's 30-year Infrastructure Strategy, December 2016' addressing the following: 1 Identify any changes from the draft report; 2 Identify any changes that relate to Council's submission; and 3 What steps Council can take to advocate to the Victorian Government on areas of concern.	Report presented to 28 February 2017 Council Meeting.	Director Infrastructure, Environment and Leisure

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
20-Dec-16	11.1(b)	Request for Report - Cr Delahunty - Planning provision options Caulfield Village That officers prepare a report on the planning provision options available to Council to strengthen the requirement to provide social housing in future stages of the Caulfield Village development with reference to past examples of municipal requirements of social housing in large developments.	Report presented to 7 February 2017 Council meeting.	Director Planning and Place
7-Feb-17	9.12	Review of Mayoral and Councillor Allowances That Council: 1. commences the statutory process pursuant to section 74(1) of the Local Government Act 1989 to review and determine the Councillor and Mayoral allowances for the period 2016 to 2020, and give public notice of such review in accordance with section 223 of the Local Government Act 1989 based on the following proposed allowances: - Mayoral allowance of \$94,641 per annum, being the maximum allowed for category 3 councils. - Councillor allowance of \$29,630 per annum, being the maximum allowed for category 3 councils; 2. schedules a meeting to hear any submissions requested to be made in person under section 223(1)(iv) in relation to the determining of Councillor and Mayoral allowances on Thursday 23 March 2017 at 6.30pm in the Council Chamber, Town Hall, corner Glen Eira and Hawthorn Roads, Caulfield; and 3. receives a report at a future Council meeting.	Report to be presented at 12 April 2017 Council Meeting.	Director Corporate Services
7-Feb-17	11.1(a)	Requests for reports from Officers - Cr Silver That Officers prepare a Report outlining options that Council can explore to actively support traders affected by the future redevelopment of the Coles Elsternwick site into a multi-storey residential and commercial hub.	Report to be presented to the 23 May 2017 Council Meeting.	Director Planning and Place
7-Feb-17	11.1(b)	Requests for reports from Officers - Cr Magee That Council receives a report on the community benefit of providing free membership to GESAC, for Glen Eira residents seventy years of age and over.	Report prepared for 4 June 2017 Assembly Meeting; then on to 4 July 2017 OCM.	Director Infrastructure, Environment and Leisure

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
7-Feb-17	11.1(c)	Requests for reports from Officers - Cr Athanasopoulos That Council officers prepare a report on the feasibility of providing data on car parking waivers given to approved but not yet built developments within all commercial centres. The report should also explore whether such data would strengthen Council's case at VCAT, when defending decisions to refuse applications seeking a reduction in car parking.	Report to be presented to the 12 April 2017 Council Meeting.	Director Planning and Place
28-Feb-17	5(a)	Newstead Street petition 1. That the petition be received and noted 2. That a report be prepared for Council, following a review.	Report to be presented at 2 May 2017 Council Meeting.	Director Planning and Place
28-Feb-17	9.7	PARKING REVIEW OF STREETS AROUND HAWTHORN ROAD, GLEN EIRA ROAD AND KOOYONG ROAD That Council : 1. notes this report 2. acknowledges that whilst parking conditions have changed since the adjustment of the parking restrictions, there is now a reasonable on-street parking supply that balances the diverse parking needs of the community. 3. writes to the Caulfield Hospital seeking an urgent meeting to discuss closing the pedestrian gate near Sylverly Grove (as it has done so at the laneway off Pretoria Street) and other options to enhance their contribution to parking amenity in the surrounding precinct. 4. continues to patrol the area and respond to resident concerns about parking restriction breaches and blocked driveways 5. consults with residents in affected streets to identify properties with driveway access difficulties and assess them against the eligibility criteria contained in Council's Policy "Painting of Roadside Parking Lines" 6. That if no agreement is reached with the Caulfield Hospital by 13 April 2017, then a further report is presented to the next available Ordinary Council Meeting outlining options for reinstating appropriate parking restrictions in the precinct (including consideration of restrictions in Sylverly Grove, Harcourt Avenue, Hillside Avenue, Gerard Street, Hartley Avenue and Alfred Street). 7. commits, as a Community Plan priority, to conduct a strategic, municipal wide review of car parking and traffic which might result in future changes in this and other precincts.	Officers to meet with Caulfield Hospital representatives in April 2017. Report to be presented at 2 May 2017 Council Meeting.	Director Planning and Place

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
28-Feb-17	9.8	EE Gunn Reserve Landscape Masterplan That Council: a) authorises officers to commence public consultation on the EE Gunn Reserve Concept Masterplan as outlined in this report; and b) at the conclusion of the consultation period, receives a report outlining community feedback received, recommended changes and seek adoption of the EE Gunn Reserve Masterplan.	Report prepared for 16 May 2017 Assembly Meeting; then on to 13 June 2017 OCM.	Director Infrastructure, Environment and Leisure
28-Feb-17	11.1(a)	Requests for reports from Officer – Cr Hyams That officers prepare a report on how safety can be improved for McKinnon Primary School students who need to cross Tucker Road during school hours, including considering extended 40kmh times, and how any improvements could be implemented.	Report presented to the 21 March 2017 Council Meeting.	Director Planning and Place
28-Feb-17	11.1(b)	Request for Report from Officers - Cr Taylor That officers prepare a report on Community Garden(s) including such aspects as viable location(s), resource requirements, setup and maintenance costs, social benefits and comparable activities in other Councils (E.g. Hobsons Bay).	Report to be presented to the 13 June 2017 Council Meeting.	Director Community Wellbeing
28-Feb-17	11.1(c)	Request for Report from Officers - Cr Taylor That officers prepare a report on options to landscape and plant vegetation other than grass on nature strips, evaluating regulatory, safety and educational requirements (where applicable) to heighten the probability of sustainable and well-maintained streetscapes.	Report to 6 June 2017 Assembly Meeting; then 4 July 2017 OCM.	Director Infrastructure, Environment and Leisure
28-Feb-17	11.1(d)	Request for Reports – Cr Hyams - Making Cecil one-way during school hours That officers prepare a report about the possibility of making Cecil St Bentleigh East a one-way street during peak school drop off and pick up times. The report should include a feasibility analysis, and the possible process should it be considered feasible (eg. community and stakeholder consultation etc).	Report to be presented at 13 June 2017 Council Meeting.	Director Planning and Place
21-Mar-17	9.10	Caulfield Village Planning Controls That Council: 1. notes this report; 2. notes potential gaps identified in the current controls relating to social/affordable housing, and the precinct boundaries; 3. commences a planning scheme amendment process to address these gaps in the controls, and seeks authorisation from the Minister for Planning to prepare and exhibit the amendment; and 4. seeks a further report from officers on the options available to provide more rigorous height provisions for the Smith Street precinct.	Report to be prepared for Council.	Director Planning and Place

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 March 2017	Officer
21-Mar-17	9.13	Joyce Park - Open Space Conversion and Consultation That Council: a) authorises officers to prepare the two proposed Joyce Park Concept Masterplan options for presentation to the community, and commence consultation as outlined in this report; and b) at the conclusion of the consultation period, receives a report outlining community feedback received, to consider a preferred option to proceed to detailed design development.	Report to 29 May 2017 Assembly Meeting; then to 13 June 2017 OCM	Director Infrastructure, Environment and Leisure
21-Mar-17	11.1(a)	Request for reports from Officers - Cr Esakoff That officers prepare a report on how Council can further preserve the 'Outer Circle Railway Linear Park' (Boyd Park, Springthorpe Gardens & Riley Reserve) to protect its integrity and significance to both Council and community by way of planning controls such as Heritage or Character Overlays, and broadening the scope of Council's major Heritage Review to include this unique part of Glen Eira.	Report to be presented at 23 May 2017 Council Meeting.	Director Planning and Place

**10. URGENT BUSINESS**

There were no items of urgent business submitted to the meeting.

**11. ORDINARY BUSINESS****11.1 Requests for reports from Officers - NIL****11.2 Right of reply - NIL****11.3 Councillor questions - NIL****11.4 Public questions to Council**

There were 9 questions received for the 23 May 2017 Council Meeting.

Mr Warren Green's question was not read at the meeting as he was not present in the Chamber. A letter will be sent to Mr Green including his question and the response in accordance with the Local Law.

**1. Michael Searle - Bentleigh**

Is there not one councillor who has asked council to cut costs like Nillumbik Mayor who has saved in real terms \$600,000 in their budget for 2017/18 and they are looking to continue the same real savings in the future. HS, 9/5/2017 reports "work harder to cut costs". Ratepayers Victoria has reported 60% of councils incoming revenue is spent on salaries. Why is there not one councillor who has asked council to cut spending so as to avoid rate increases? Our Mayor uses ambiguous terms as "reasonable cost" what is that; surely we need to use more transparent language that make for better accountability.

**Response:**

*All councillors have had oversight on the development of the budget and made enquiries of the costs and value delivered to ratepayers.*

*As the Mayor, I consider the term reasonable cost to refer to the value delivered to ratepayers.*

*I note your mention of Nillumbik. It is difficult to make direct comparisons between Councils as each Council has a different population base, provides different services and assesses reasonable cost and therefore value from a different starting point. By way of example, Nillumbik Council to which you refer, charges the highest level of rates in the State and also has one of the highest levels of expenditure per assessment across both Inner and Outer Metropolitan Councils.*

*I believe Glen Eira delivers good value for money on a comparable basis. In terms of Rates comparability, Glen Eira is the second lowest of the 22 Inner Melbourne Councils and is \$269 per assessment (\$17mil) below the average outcome. This means that Glen Eira Council charges \$17mil p.a. less than Inner Melbourne Councils and has \$17mil p.a. less for upgrading or providing facilities and services.*

*In terms of operational expenditure, Glen Eira ranks as spending \$152 less per assessment (\$9.6m) than the average for Inner Melbourne Councils.*

*As well as supporting the broad range of services we currently deliver, the 2017-18 budget includes a focus on improvements to services and assets and increasing our use of technology and contemporary ways of working. It has been the subject of much discussion among the councillor group and all councillors have had input. We look forward to the community feedback. Council is committed to continuously improving our services and improving efficiency, and are working towards success and sustainability for the long-term.*

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## **2. Rosetta Manaszewicz - McKinnon**

- 1) Will council immediately publish its cited commissioned papers – namely, *Glen Eira Draft Economic Analysis 2017* and *Glen Eira Draft Housing Opportunity Analysis 2017*?
- 2) Council's response to my public question at last council meeting contained two graphs. Could council please explain why the two graphs appear to be contradictory? Just one example is that in Graph 1 the figures for the year 2017 suggest roughly 1450 net new dwellings in housing diversity areas, mixed use areas and the priority development zones. Yet, when the purple sections (ie the same year) of the second graph are added, they appear far below this figure. In order to clear up this matter, could council please provide actual figures for each zone rather than graphs that are open to question?

### **Response:**

- 1) *Both the Glen Eira Draft Economic Analysis 2017 and Glen Eira Draft Housing Opportunity Analysis 2017 are supporting documents for the draft Activity Centre, Housing and Local Economy Strategy which was presented to Council tonight. The Strategy was endorsed to be released for community feedback, all three documents will be available to be viewed online at [www.gleneira.vic.gov.au/planningforthefuture](http://www.gleneira.vic.gov.au/planningforthefuture) later this week.*
- 2) *Tables have been prepared which contain data that was previously provided and new data to provide additional clarity as to the figures being depicted. They will be included in the letter that will be sent to you after this meeting.*

*In the table that will be provided, the figures from 2016/17 show 1,396 net new dwellings across all data sets. Broken down this equates to 220 in Neighbourhood Residential Zone and 1,176 in other zones (General Residential Zone 347, Residential Growth Zone 188, Commercial 1 Zone 196, Priority Development Zone 397, Mixed Use Zone 48).*

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## **3. Warren Green - Bentleigh**

- 1) Currently there is no structure plan, height controls in the commercial areas or traffic plan for McKinnon. In the absence of these, how can residents be assured that the draft Activity Centre direction for McKinnon of a "strong village feel which recognises and celebrates its heritage art and local history", will be delivered?

- 2) How many total submissions were received for Amendment C143 (88-100 McKinnon Road)? How many of these were in support and how many opposed? What was the breakdown number of those seeking abandonment, those specifically seeking GRZ and those specifically seeking NRZ?

**Response:**

- 1) *The structure plans currently envisaged by council are not the only major pieces of work aimed at shaping and protecting our neighbourhoods.*

*The McKinnon activity centre features prominently in our thinking, the projects currently underway in our City Futures Department that will deliver the vision for McKinnon include -*

- *Built Form Guidelines for apartment developments in Glen Eira. This will include design guidelines, appropriate building heights and setbacks which are tailored around each centre, ensuring developments sit well within existing centres and protect the character of each centre. This includes the McKinnon activity centre.*
- *Activity Centre, Housing and Local Economy Strategy — this will create the vision for Glen Eira's activity centres and form the basis for future policy development.*
- *Heritage Review — update and refresh of our existing Heritage Precincts and Heritage policy framework.*

- 2) *A total of 187 submissions were received in regards to Amendment C143.*

- *182 objected to the amendment and 5 supported the amendment.*
- *159 submissions requested that the amendment be abandoned.*
- *Submissions did not specifically seek a particular residential zone however, the majority of submissions did state that the only zoning appropriate for this area of McKinnon Road is residential.*

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**4. Ann Galvin - McKinnon**

- 1) When will Council be consulting with the community over the zoning options for C143?
- 2) Is it possible that a four storey development could occur in a GR22 zone at 88 McKinnon Road McKinnon?

**Response:**

- 1) *At the 21 March 2017 Council meeting, Council resolved to abandon the proposed Mixed Use Zone and substitute it with the General Residential Zone. It was further resolved to refer all submissions and the General Residential Zone to an Independent Panel. All parties that made a submission to amendment C143 (186) were notified of Council's position in relation to the Zoning and have been given the opportunity to become a party to the State Government's Independent Panel process.*

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- 2) *The maximum building height contained in the General Residential Zone (schedule 2) is 10.5 metres. This mandatory requirement is the equivalent of three storeys.*

*It applies to dwellings or residential buildings. As with the General Residential Zone throughout Victoria, non-residential buildings are able to apply for heights above the height requirement, although the decision guidelines of the zone discourage heights above the nominated height.*

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## **5. James Walker – Caulfield North**

- 1) What is the area of the land enclosed by wall and fences that is now designated the 'urban forest' at Booran Reservoir Reserve?
- 2) What percentage of the total area of the Booran Reservoir Reserve does this enclosed urban forest represent?

### **Response**

- 1) *The area of land enclosed by wall and fences that is now designated the 'urban forest' at Booran Reservoir Reserve is approximately 1800 m<sup>2</sup>*
  - 2) *The enclosed urban forest represents approximately 11% percent of the total area of Booran Reservoir Reserve.*
- 

## **6. Bette Hatfield – Caulfield North**

- 1) The rezoning process for 88 McKinnon Road is demanding on local residents and has significant implications. Given how unique and potentially stressful this process is, how has Council supported or assisted local McKinnon residents through the process?
- 2) Of the suite of residential zones, why hasn't Council assessed, and presented to the community, an analysis of zoning options for 88-100 McKinnon Road?

### **Response**

- 1) *During the exhibition process Council Officers prepared additional information on the amendment and the amendment process after feedback was received that some residents had difficulty in interpreting the amendment documentation. Ward councillors and on occasion the Mayor also met with residents to further explain the process. Following on from the Council resolution referring the amendment to Panel, Council officers have responded to several questions from residents about the amendment and the process. Council has also provided more detailed information of the amendment on the Council website. In addition, all correspondence sent from Council's City Futures department encourages people to contact the City Futures department if they require any clarification of the process.*
- 2) *Following on from the Independent Panel's Directions Hearing, a requirement of the proponent was to provide an analysis that compared the Mixed Use Zone and Design and Development Overlay with the General Residential Zone scenario. This is*

available on the Council website. Following on from the Planning Panel process the Council will release the Planning Panel's findings and recommendations on the Council website. The General Residential Zone is considered the "default" residential zone by the State Government and is the second most restrictive zone in Glen Eira (in terms of maximum building height and land use restriction).

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## 7. Markus Oswald - Carnegie

- 1) Does Council intend to specify the possible urban renewal sites in strategic locations within the Major Activity Centre (with Urban Renewal Opportunities) and areas not designated as urban renewal areas in the Activity Centre, Housing and Local Economy Strategy or another document? If yes, when is it expected that information will be made public?
- 2) What is the upcoming Heritage Major Review process and its timeline, particularly in regards to the Outer Circle Railway Linear Park recommendation?

### Response

- 1) *The upcoming structure plans for Carnegie and Elsternwick (two centres nominated as Major Activity Centres with Urban Renewal Opportunities) will identify sites that may be suitable for urban renewal. The structure plans will be going out to public consultation twice in the second half of this year.*
  - 2) *The current timing for the Heritage Major Review, is set to follow on from the Heritage Minor Review, with the work estimated to commence in 2018. An audit of properties will form the basis of the work that will be used to inform a planning scheme amendment process; more details of the project and its processes will be available closer to the commencement of the project. Item 9.9 of the Council Agenda recommends that the Outer Circle Railway Linear Park be included in the Major Heritage Review.*
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## 8. Colin Solomon - McKinnon

- 1) What is the number of development approvals in McKinnon since the introduction of the zones and why is further development associated with a GRZ2 zone in McKinnon?
- 2) Given no community consultation on zoning has occurred, what was the basis for Cr Jamie Hyams motion for GRZ2 zoning at 88 McKinnon Road?

### Response

- 1) *The number of development approvals in McKinnon since the introduction of the zones is 173. This includes permits for single dwellings, unit developments and apartment buildings. The GRZ schedule 2 is a transition zone to Council's Minimal Change Areas and the land affected by planning scheme amendment C143 sits within the middle of a pocket of GRZ2 land directly to the east, south west and across the road to the north of the land.*
- 2) *A General Residential Zone (GRZ2) was recommended to replace the Mixed Use Zone for the following reasons;*

- *It aims to address concern over excessive building height and bulk by reducing the building height and bulk from 14.5 metres to a maximum residential building height of 10.5 metres.*
- *It aims to address concern over future land uses that may be incompatible with surrounding residential properties.*
- *As stated in the answer to the first part of your question, the land affected by planning scheme amendment C143 sits within the middle of a pocket of GRZ2 land directly*
- *While there was no special consultation on GRZ2 so far, it is not uncommon for a Planning Scheme amendment application to change during the process. There are further opportunities for community consultation through the independent panel process and when the panel recommendation comes back to Council for a decision*

**12. CONSIDERATION OF ITEMS IN CAMERA****Recommendation**

That the meeting be now closed to members of the public under Section 89(2)(d) of the *Local Government Act 1989* in order to consider:

12.1 which relates to the awarding of the contract for **Tender number 2017.010 North Road Service Road (South) Reconstruction and Drainage Works.**

Number of tenders received	3
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$1,200,000.00

**Moved: Cr Hyams**

**Seconded: Cr Delahunty**

That the meeting be now closed to members of the public under Section 89(2)(d) of the Local Government Act 1989 in order to consider the following items:

- Item 12.1 – Tender Recommendation for consideration by Council Tender 2017.010 North Road Service Road (South) Reconstruction & Drainage Works.

**CARRIED UNANIMOUSLY**

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**12.1** Tender Recommendation for consideration by Council Tender 2017.010 North Road Service Road (South) Reconstruction & Drainage Works.

**Moved: Cr Davey**

**Seconded: Cr Sztrajt**

1. That Council appoints **VCrete Concrete Contractors Pty Ltd, ACN 055 492 683** as the contractor under Tender number 2017.010 North Road Service Road (South) Reconstruction & Drainage Works for an amount of \$1,113,963.11 exclusive of GST in accordance with the Schedule of Rates submitted.
2. That the contract be prepared in accordance with the Conditions of Contract included in the tender.
3. That the contract be executed in an appropriate manner by affixing of the Council Seal.
4. That this resolution be incorporated in the public minutes of this Meeting.

**CARRIED UNANIMOUSLY**

**Moved: Cr Silver**

**Seconded: Cr Taylor**

That the meeting be opened to the public.

**CARRIED UNANIMOUSLY**

**13. CLOSURE OF MEETING**

The Mayor closed the meeting at 10.51pm.

Confirmed this 13 Day of June 2017

Chairperson: .....