



**GLEN EIRA CITY COUNCIL**  
**ORDINARY COUNCIL MEETING**

**TUESDAY 3<sup>RD</sup> JULY 2018**

**AGENDA**

**Meeting to be 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 Tony Athanasopoulos  
Councillor Clare Davey  
Councillor Mary Delahunty  
Councillor Margaret Esakoff  
Councillor Jamie Hyams  
Councillor Jim Magee  
Councillor Joel Silver  
Councillor Dan Sztrajt  
Councillor Nina Taylor

**Chief Executive Officer:** Rebecca McKenzie

**INDEX**

- 1. ACKNOWLEDGEMENT**
- 2. APOLOGIES**
- 3. OATH OF OFFICE AND DISCLOSURE OF INTERESTS**
- 4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**
- 5. RECEPTION AND READING OF PETITIONS**
- 6. DOCUMENTS FOR SEALING**
- 7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**
- 8. REPORTS FROM COMMITTEES**

**1. Advisory Committees**

- a. Memorial Structure For Holocaust Survivors Project Working Group – 29 May 2018
- b. Community Grants Advisory Committee – 5 June 2018
- c. Community Consultation Advisory Committee – 6 June 2018

**2. Records of Assembly**

- a. 29 May 2018 (Memorial Structure For Holocaust Survivors Project Working Group)
- b. 29 May 2018
- c. 5 June 2018
- d. 12 June 2018 Pre-meeting

**9. PRESENTATION OF OFFICER REPORTS**

9.1	14-22 Woorayl Street, Carnegie
9.2	43-45 Kokaribb Road, Carnegie
9.3	VCAT Watch
9.4	Clayton Regional Landfill Budget 2018/19
9.5	Planning Scheme Review 2016 - Progress Update
9.6	MAV Councillor Development Weekend 2018
9.7	Financial Management Report for the Period Ending 31 May 2018

**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**

That pursuant to Section 89(2) of the Local Government Act 1989, the Council resolves that so much of this meeting be closed to members of the public, as it involves Council consideration of matters coming within some or all of the following categories listed in Section 89(2) of such Act.

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayers;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments
- (f) Legal advice
- (g) Matters affecting the security of Council property'
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

**12.1 Tender 2019.3 Wallace Avenue Reconstruction**

**Local Government Act 1989 Section 89(2)(d)** given it relates to contractual matters.

**12.2 Tender 2019.2 Buckingham Avenue, Drainage Works Stage 1 & 1A**

**Local Government Act 1989 Section 89(2)(d)** given it relates to contractual matters.

**13. CLOSURE OF MEETING**





**AGENDA for the ORDINARY MEETING OF THE  
GLEN EIRA CITY COUNCIL to be held on TUESDAY 3<sup>rd</sup> July 2018.**

**1. ACKNOWLEDGEMENT**

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

**2. APOLOGIES**

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

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.

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

Copies of Minutes previously circulated.

**Recommendation**

That the minutes of the Ordinary Council Meeting held on 12 June 2018 and the Special Council Meeting held on 26 June 2018 be confirmed.

**5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS****5.1 Joint Letter: Carnegie Sports Precinct Redevelopment**

A joint letter containing 34 signatures was submitted to the Council Meeting.

The joint letter read as follows:

We ask for your commitment to:

1. The preservation of Koornang Park in its existing place and environment including;
  - The Paper bark trees on Koornang Road.
  - The War Memorial on Koornang Road including the memorial trees immediately behind it.
  - The Koornang Park oval where it is.
  - The Koornang Park Grandstand where it is including the WW2 Honour Board mounted inside the building.
  - The essential features of the Caulfield War Memorial Swimming Pool aka Carnegie Swim Centre and particularly the Hill, the 50 metre outdoor pool and the other two existing outdoor pools and the entrance pavilion. If a pool needs to be replaced or rebuilt and facilities improved so be it.
  - The existing environment of Koornang Park and Lords Reserve being open green spaces surrounded by trees.
2. Please understand that we are opposed to, and cannot understand, that you are considering demolishing the existing pool facility and Grandstand, relocating Koornang Park and building a GESAC type facility on Koornang Park abutting Koornang Road. Please resist the random renaming of our existing environment, e.g. The Caulfield War Memorial Swimming Pool becomes the "Carnegie Swim Centre".

**Recommendation**

That:

1. the joint letter be received and noted;
2. the joint letter be considered as part of the Carnegie Sports Precinct Redevelopment; and
3. a letter be sent to the lead petitioner advising the process for this project.

**5.2 Petition: Request For 2 Storey Height Limit In Caulfield South**

A petition containing 268 signatures was submitted to the Council Meeting.  
The petition read as follows:

'We, the residents of Caulfield South Neighbourhood Centre and surrounding areas, request the Council to impose a height limit of 2 storeys for future buildings in our residential side streets.'

**Recommendation**

That Council:

1. receives and notes the petition;
2. notes that Council's Activity Centre, Housing and Local Economy Strategy identifies Caulfield South as a Large Neighbourhood Centre. A key action of the Strategy is to undertake structure plans (or similar precinct planning approach) for Glen Eira's activity centres, which includes Caulfield South; and
3. will assess each planning application on its own merit and will have regard to the relevant planning controls and the neighbourhood character when determining whether the height of a building is acceptable.

**5.3 Petition: South Caulfield Neighbourhood Centre**

A petition containing 251 signatures was submitted to the Council Meeting.

The petition read as follows:

'We the undersigned, having a commercial interest in the South Caulfield Neighbourhood Centre, ask that you look favourably on any proposal for the introduction of a substantial supermarket in this precinct.'

**Recommendation**

That Council:

1. receives and notes the petition;
2. notes that Council's Activity Centre, Housing and Local Economy Strategy identifies Caulfield South as a Large Neighbourhood Centre. The Strategy's shared vision for this centre is:  
*Caulfield South will be a convenient, diverse and attractive shopping strip that is vibrant both during the day and at night. Enhanced pedestrian and cycling amenity and greenery will foster an active, safe and friendly environment.*
3. notes that a key action of the Strategy is to undertake structure plans (or similar precinct planning approach) for Glen Eira's activity centres, which includes Caulfield South.

**6. DOCUMENTS FOR SEALING**

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

**8. REPORTS FROM COMMITTEES****8.1 Advisory Committees**

- a. Memorial Structure For Holocaust Survivors Project Working Group – 29 May 2018
- b. Community Grants Advisory Committee – 5 June 2018
- c. Community Consultation Advisory Committee – 6 June 2018

**Recommendation**

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

- a. Memorial Structure For Holocaust Survivors Project Working Group – 29 May 2018
- b. Community Grants Advisory Committee – 5 June 2018
- c. Community Consultation Advisory Committee – 6 June 2018

**8.2 Records of Assembly**

- a. 29 May 2018 (Memorial Structure For Holocaust Survivors Project Working Group)
- b. 29 May 2018
- c. 5 June 2018
- d. 12 June 2018 Pre-meeting

**Recommendation**

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

- a. 29 May 2018 (Memorial Structure For Holocaust Survivors Project Working Group)
- b. 29 May 2018
- c. 5 June 2018
- d. 12 June 2018 Pre-meeting



## **MEMORIAL STRUCTURE FOR HOLOCAUST SURVIVORS (MSHS)**

### **PROJECT WORKING GROUP**

**TUESDAY 29 MAY 2018**

**OGAKI ROOM**

---

## **MINUTES**

### **Assembly of Councillors Record**

**5.30pm – 6.00pm**

#### **Purpose:**

The role and function of the Project Working Group is to proceed with recommendations adopted by Council at an Ordinary Council Meeting, 5 September 2017, "that Council:

1. establish a project working group, consisting of Councillors Silver, Sztrajt and Athanasopoulos and four Community representatives by invitation to:
  - a. develop a brief detailing what the memorial structure/public artwork should entail
  - b. invite a range of suitably qualified artists to respond to this brief by submitting their concepts/ideas
  - c. subsequently recommend a preferred artist/artwork to Council
  - d. review potential locations and recommend to Council a suitable location
2. officers present a report to Council based on the recommendation to the project working group.
3. considers the item in conjunction with the 2018/19 budget.

#### **Present:**

Cr Joel Silver  
Cr Dan Sztrajt  
Cr Tony Athanasopoulos

Peter Jones (Director Community Wellbeing)  
Deidre Pellizzer (Manager Libraries, Arts & Culture)  
Paul Wood (Manager Urban Planning)

#### **Apologies**

Nil

**Matters considered:**

1. Terms of Reference
2. Project Working Group membership
3. Review of location and timelines
  - a. Update on Selwyn Street (Paul Wood)
4. Next Steps
5. Other Business & Next Meeting

**1. Welcome & introductions**

Cr Joel Silver assumed the Chair, by consent of the Committee.

Director Community Wellbeing, Peter Jones introduced Deidre Pellizzer, who has been recently appointed Manager Libraries, Arts & Culture at Glen Eira.

**2. Terms of Reference**

Officers will prepare a draft Terms of Reference for Committee's consideration.

**3. Project Working Group Membership**

In line with Council's recommendation, PWG members suggested the community four representatives might include:

- a representative from the Holocaust Museum
- a public art representative
- a philanthropist

**4. Review of location and timelines****(a) Update on Selwyn Street (Paul Wood)**

- The PWG is of the view that the timeframe for the memorial project is linked to the timeframe for the Elsternwick Structure Plan and in particular, a Selwyn Street Urban Design Framework and its subsequent implementation.
- Officers advised that the planning scheme controls to implement the Elsternwick Structure Plan should be finalised in the first half of 2019, although actual construction in the area might be some years away. Council has an existing clear commitment to the vision for the Selwyn Street cultural precinct.



- The PWG members are of the view that plans for a memorial can be separate from any of Council's plans for developing a cultural precinct, however there is a clear strategic benefit to linking the two.
- Officers advised that a lot of planning work is currently underway, such as the initial work on options to underground parking and how the street might be better pedestrianised.
- The PWG members suggested that an artist or artists would need plenty of time for research, development of ideas and scoping technical requirements so that developing both the brief and the expressions of interest process could begin ahead of the final implementation of controls to implement the Structure Plan.
- On the other hand, PWG members recognised that in developing ideas for the memorial, an artist would need to consider all aspects of the site, the detail of which will not be available until planning is complete.
- Officers advised that consideration of the memorial artwork can be included in developing the Urban Design Framework.

## **5. Actions Arising from the Meeting.**

1. Officers will prepare a draft Terms of Reference for consideration by the MSHS Project Working Group.
2. Officers to include consideration of a memorial work in the development of the Selwyn Street Urban Design Framework.
3. As soon as is practicable in terms of the development of the Urban Design Framework, officers to develop a draft design brief for the memorial for the PWG's consideration.,
4. Membership of the PWG –
  - a) Councillors to approach a philanthropist who may be interested in joining the PWG;
  - b) Officers to invite a representative from the Holocaust Centre and a public art representative.

## **6. Other Business – Nil.**

## **7. Next Meeting – to be advised.**



## COMMUNITY GRANTS ADVISORY COMMITTEE MEETING

### Minutes

Tuesday 5 June 2018

---

#### Purpose:

To support and assist not-for-profit community-based groups to meet identified community priorities and strengthen the Glen Eira community.

#### Aims:

- Support community initiatives committed to community strengthening.
- Develop an accessible and inclusive community.
- Encourage community initiatives that promote self-sufficiency and innovation.
- Help strengthen local participation in the planning and implementation of services and programs

---

### Assembly of Councillors Record

Meeting opened at 5:33pm

#### 1. Present and Apologies

Cr Margaret Esakoff

Cr Jamie Hyams (Chair)

Cr Mary Delahunty

Peter Jones – Director Community Wellbeing

Gaye Stewart – Manager Community Development and Care

#### 2. Declaration of conflict of interest

No declarations of conflict of interest under Section 79 of the Local Government Act were received in relation to grants discussed

#### 3. Matters considered

- I. Facility Hire Grant Applications
  - Bayside Auxiliary Royal Flying Doctor Service
  - Zenon Cultural Centre
- II. 2017-2018 Community Grants Program – requests for extension
  - Inclusion Melbourne
  - JEMP
- III. Glen Eira Kindergarten Association (GEKA) Service Level Agreement
- IV. Proposed 2018-2019 Community Grants Program assessment meeting

## I. Facility Hire Grant Applications

### *Bayside Auxiliary Royal Flying Doctor Service*

Bayside Auxiliary Royal Flying Doctor Service submitted a facility hire grant application to hire the Bentleigh Rotunda on six occasions from 3 August 2018 to 6 July 2019 for a total of \$822. The purpose of the bookings is to hold fundraising stalls to raise funds for medical equipment for the Royal Flying Doctors.

**Recommendation:** That Council funds a Facility Hire Grant of \$822 for Bayside Auxiliary Royal Flying Doctor Service to hire the Bentleigh Rotunda on six occasions.

**Moved:** Cr Delahunty

**Seconded:** Cr Esakoff  
**Motion passed unanimously**

### *Zenon Cultural Centre*

Zenon Cultural Centre submitted a facility hire grant application to hire the Auditorium on 26 October 2018 for \$1,440. The purpose of the event is to perform an annual concert which will be presenting Homers Odyssey. Students will demonstrate their learnings by performing, narrating, singing and dancing to this stage play.

Zenon Cultural Centre is an accredited Greek Language School that operates after school and Saturday morning programs from several facilities in Glen Eira. Their aim is to develop a Greek Australian identity for Greek speaking students, to assist them to gain confidence in using the Greek language and prepare them for further language study.

**Recommendation:** That Council funds a Facility Hire Grant of \$1,440 for Zenon Cultural Centre to hire the Auditorium on 26 October 2018.

**Moved:** Cr Esakoff **Seconded:** Cr Delahunty

**Motion passed unanimously**

## II. 2017-2018 Community Grants Program – requests for extension

### *Inclusion Melbourne*

Inclusion Melbourne received a community grant of \$3,406 in the 2017 -18 grant round to provide workshops to community group volunteers on disability awareness training to support social inclusion for people with intellectual disabilities. This included \$634 for facility hire (to be paid by internal transfer), \$2,052 for course development and \$720 for training delivery.

Inclusion Melbourne has requested an extension of time to expend the grant as it experienced a number of organisational disruptions late in 2017 which delayed the implementation of the training workshops. The content of the training has been prepared and the organisation plans to deliver the training workshops between July and October 2018.

Inclusion Melbourne has not submitted a community services grant or festivals and events grant for 2018-19.

**Recommendation:** That Council supports the extension of Inclusion Melbourne 2017-18 Community Services Grant to 30 November 2018.

**Moved:** Cr Delahunty

**Seconded:** Cr Esakoff  
**Motion passed unanimously**

*JEMP – Jewish Emergency Management Plan*

JEMP received a grant of \$3,000 to contribute towards the redesign of its 20 question booklet - a booklet that provides cultural information on the Jewish community and is distributed to emergency services organisations.

JEMP has requested an extension of six months for the completion of the project. The JEMP administration officer departed in March 2018 and they are temporarily being overseen by the Jewish Community Council of Victoria (JCCV) who is helping out with the administration until a new person is recruited. They have progressed their project but need more time to finalise it.

Neither JEMP nor JCCV have submitted a community services grant or festivals and events grant for 2018-19.

**Recommendation:** That Council supports the extension of JEMP 2017-18 Community Services Grant to 31 December 2018.

**Moved:** Cr Esakoff

**Seconded:** Cr Delahunty  
**Motion passed unanimously**

**III. Glen Eira Kindergarten Association (GEKA) Service Level Agreement**

Officers have been in negotiations with GEKA regarding a Service Level Agreement to allow them to develop community building projects and activities for their member kindergartens with an annual CPI increase. The Agreement is based on \$3,333 per kindergarten to be allocated annually by GEKA management.

The agreement is for a term of three years.

**Recommendation:** That Council endorses the GEKA Service Level Agreement with an amount of three thousand three hundred and thirty three dollars (\$3,333) per kindergarten to be paid annually, with an annual (CPI all Melbourne group) adjustment.

**Moved:** Cr Delahunty

**Seconded:** Cr Esakoff  
**Motion passed unanimously**

**IV. Proposed 2018-2019 Community Grants Program assessment meeting**

The meeting for assessment of the 2018-2019 grant applications is confirmed as Tuesday 12 June 2018, 1-5pm. Papers for the meeting were distributed.

**Next Meeting - TBA**

Meeting closed at 5:40pm



**Community Consultation Advisory Committee Meeting  
Minutes  
6 June 2018**

---

**Purpose:**

*To make recommendations to Council in relation to the ways in which Council consults with residents, ratepayers and other stakeholders in the community to ensure maximum participation, communication and value to the community.*

---

**Assembly of Councillors record**

Meeting commenced at 6:35 pm

**1. Present and apologies**

**Present**

Cr Mary Delahunty	Councillor (Chair)	Arrived at 6:41pm
Cr Jamie Hyams	Councillor	Arrived at 6:46pm
Dr Iris Levin	Community Representative	
Elizabeth Orlov	Community Representative	
Peter Jones	Director Community Wellbeing	
Gaye Stewart	Manager Community Development and Care	
Anna Morath	Community Engagement Officer	
Ana Tsaganos	Community Development Team Leader	

**Apologies**

Cr Tony Athanasopoulos	Councillor (Mayor)
Ann Van Leerdam	Community Representative
Megan Dunkley	Community Representative

**2. Matters considered**

- i. Actions from last meeting:
  - On-site signage for Recreation and Open Space,
  - Traffic Engineering parking decisions
  - City of Boroondara Consultation
- ii. Community Engagement for the Reconciliation Action Plan (RAP)
- iii. Community Voice update and Summary Report
- iv. Quarterly Community Engagement Report
- v. IAP2 training
- vi. Connecting with Youth Strategy

### **i. Actions from last meeting**

The Committee noted that:

- on-site signage is used by Recreation and Open Space to promote location-specific community engagement opportunities.
- Council's traffic engineers use a 'majority approach' for making decisions about changes to parking.

Cr Delahunt arrived at 6:41pm

- the large number of respondents to consultation undertaken by the City of Boroondara for their Community Plan 2017-27 was supported by a budget of approximately \$250,000.

Cr Hyams arrived at 6:46pm

### **ii. Community Engagement for the Reconciliation Action Plan (RAP)**

Council's approach to developing the RAP was presented with a focus on engagement activities that had been undertaken:

- Benchmarking against other local councils
- Forming a Reconciliation Action Plan Advisory Group made up of Aboriginal and Torres Strait Islander peoples, community leaders and key agency representatives
- Forming a Reconciliation Action Plan Working Group made up of key staff from business units across Council
- Have your say open forum

The Committee complimented the work that has been done so far and suggested Officers be opportunistic in building community understanding of reconciliation and cultural recognition across Glen Eira: respond to comments on have your say, do more public notice that we are developing a RAP.

**Actions: Include Acknowledgement of Country on the Glen Eira website and include information on why we do this acknowledgement.**

**Periodically report back to the Committee on relationship building activities with local Aboriginal and Torres Strait Islander peoples.**

### **iii. Community Voice update and Summary Report**

The first Community Voice profile snapshot was tabled and noted. Targeted recruitment to address gaps in some demographic groups is being undertaken; particularly people aged 18-34 years of age, males, and people who live in Bentleigh East, Caulfield and St Kilda East.

The summary of the engagement findings from the first Community Voice survey was tabled and noted. The Committee was interested in the responses and noted that it was a smaller response rate (62%) than anticipated. The Committee was interested to know the perceptions of members; particularly those who were dissatisfied with the first survey or who did not respond. Planning for the second survey is underway and will be available for Community Voice members from 15 June 2018.

- Actions:**        **Provide an update on the demographic profile of Community Voice at the next Committee meeting.**
- Provide a Summary Report of the second Community Voice survey findings.**
- Provide an update on the evaluation of Community Voice members' experiences of the first survey.**

**iv.     Quarterly community engagement report**

The quarterly report for January-March 2018 was tabled and noted. The reporting protocols of the quarterly community engagement report will be revised to reflect our commitments in the Community Engagement Strategy which was endorsed by Council on 22 May 2018. The Committee agreed that the report could be summarised into a 'dashboard-style' format that would better present Council's engagement activities. The Committee also suggested that it would be useful to report trend lines and changes in behaviour over time.

- Actions:**        **Develop a new report template that reflects the Community Engagement Strategy to roll out from July 2018.**
- Design a dashboard-style report template for the Committee for the first quarter reporting in the 2018-19 financial year.**

**v.     IAP2 Training update**

Comments were invited on the IAP2 Engagement Essentials training which was held on Thursday 19 April. It was agreed that the training was well received and provided a good amount of information and practical tools. The trainer linked Council's Community Engagement Strategy and Engagement Plan template to the training, to give participants a better understanding of how the training relates to the engagement work that Council does.

**Other Business**

**vi.     Connecting with Youth Strategy**

It was noted that the Youth Engagement Strategy is before Council for endorsement on Tuesday 12 June.

**Next meeting:**        TBA

Meeting closed at 7.32pm



## **MEMORIAL STRUCTURE FOR HOLOCAUST SURVIVORS (MSHS)**

### **PROJECT WORKING GROUP**

**TUESDAY 29 MAY 2018**

**OGAKI ROOM**

---

## **Record of Assembly**

### **Assembly of Councillors Record**

**5.30pm – 6.00pm**

#### **Present:**

Cr Joel Silver  
Cr Dan Sztrajt  
Cr Tony Athanasopoulos

Peter Jones (Director Community Wellbeing)  
Deidre Pellizzer (Manager Libraries, Arts & Culture)  
Paul Wood (Manager Urban Planning)

#### **Apologies**

Nil

#### **Matters considered:**

1. Terms of Reference
2. Project Working Group membership
3. Review of location and timelines
  - a. Update on Selwyn Street
4. Actions arising from the meeting
5. Other Business
6. Next Meeting



**Assembly of Councillors**

**29 May 2018**

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

**Meeting commenced at 6.50PM.**

**A. Present**

Cr Tony Athanasopoulos  
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  
Samantha Krull  
Peter Swabey  
Peter Jones  
Ron Torres  
Alexandra Fry  
Aidan Mullen  
James Kearney

**B. Matters considered.**

- (i) Apology – Cr Delahunty
- (ii) Dandenong Integrated Water Management – Draft Strategic Directions Paper
- (iii) Key Advocacy Priorities & Every Bit Counts – Update
- (iv) ABC Studio Site (8 Gordon St)

Cr Magee left the Assembly at 7.45pm and returned at 7.50pm

- (v) Update on the Implementation of the Structure Plans

Assembly adjourned at 9.05pm

Assembly resumed at 9.24pm

**Present**

Cr Tony Athanasopoulos  
Cr Clare Davey  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

(vi) Major Heritage Review 2018

(vii) Affordable Housing Statement

(viii) Classified Tree Register

(ix) General Business

Cr Hyams

- Information signs in Mallanbool Reserve.

Cr Esakoff

- Cyclists on footpaths in shopping centres.

Director Infrastructure, Environment and Leisure

- EE Gunn Cricket Nets.

Cr Taylor

- Parking in proximity to driveways.

- Planning Delegations

Cr Magee

- East Bentleigh Reservoir

Cr Athanasopoulos

- General Business at Assemblies of Councillors.

**Assembly finished at 11.06pm**

**Assembly of Councillors**

**5 June 2018**

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

**Meeting commenced at 6.45PM.**

**A. Present**

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

**Council Officers**

Rebecca McKenzie, CEO  
Samantha Krull  
Peter Swabey  
Peter Jones  
Ron Torres  
Paul Wood  
Janice Pouw

**B. Matters considered.**

- (i) Apology – Nil
- (ii) General Business items
  - a) Cr Taylor – Community Garden
  - b) Cr Delahunty – Street Sweeping
  - c) Cr Delahunty – Refugee Welcome Zone
  - d) Cr Hyams – Claire Street McKinnon
  - e) Cr Athanasopoulos – Keep Me Posted campaign
    - Refugee Welcome Zone
    - MAV Councillor Development Weekend
  - f) Director Infrastructure, Environment & Leisure – Murrumbena Station site visit
- (iii) Draft Council papers for the 12 June 2018 Council Meeting comprising 16 officer reports together with standing items on the agenda.
  - Minutes of 22 May 18 Council meeting
  - Item 8.2 - Records of Assembly

- Item 9.1 - Integrated Transport Strategy
- Item 9.2 – 167 Bambra Road, Caulfield
- Item 9.3 – 23, 25 & 27 Prince Edward Avenue, McKinnon

7.33pm Cr Silver left Assembly and re-entered at 7.35pm

7.43pm Cr Athanasopoulos declared a conflict of interest and left the Assembly  
Cr Hyams chaired the Assembly for Item 9.4 – 43-45 Kokaribb Road, Carnegie

- Item 9.4 – 43-45 Kokaribb Road, Carnegie

8.02pm Cr Athanasopoulos entered the Assembly

- Item 9.5 – VCAT Watch
- Item 9.6 – Foundation for Youth Excellence Applications Council Recommendations Quarter 2, 2018
- Item 9.7 – Connecting with Young People Strategy 2018-2021
- Item 9.8 – Community Safety Plan

8.07pm Cr Taylor left the Assembly and re-entered at 8.10pm.

- Item 9.9 – Council Procurement Policy – Annual Review
- Item 9.10 – Biodiversity in Glen Eira
- Item 9.11 – Administrative update to Delegations under the Planning and Environment Act 1987
- Item 9.12 – Sale of Properties to Recover Unpaid Rates – 6 Properties
- Item 9.13 – Dandenong Integrated Water Management – Strategic Directions Paper
- Item 9.14 – Submissions received on the 2018-19 Draft Council and Community Plan and Strategic Resource Plan
- Item 9.15 – Submissions on the 2018/19 Draft Budget
- Item 9.16 – Financial Management Report for the period ending 30 April 2018
- Item 11.1 Requests for reports from officers

#### General Business

##### Director Community Wellbeing

- Community Satisfaction

.

##### Chief Executive Officer

- Office accommodation requirements
- Board appointment

##### Cr Esakoff

- Rates overdue fees

##### Cr Athanasopoulos

- Refugee Welcome Zone
- Keep Me Posted campaign

- MAV Councillor Development weekend

8.53pm Cr Athanasopoulos declared a conflict of interest and left the Assembly

Cr Hyams chaired the Assembly

- 32 Kokaribb Road and 259-263 Neerim Road, Carnegie

**Assembly finished at 8.57pm**

**Council Pre-Meeting**

**12 June 2018**

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

**Meeting Commenced at 6.51pm**

**A. Present**

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

**Apologies**

Nil

**Officers**

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

**B. Matters considered**

1. Item 9.1 – Submissions on the 2018/19 Draft Budget
2. Item 9.4– 167 Bambra Road, Caulfield
3. Item 9.5 – 23, 25 & 27 Prince Edward Avenue, McKinnon
4. Item 10 – Urgent Business  
Queen's Birthday Honours
5. Item 9.3 – Integrated Transport Strategy
6. Item 9.11 – Biodiversity in Glen Eira
7. Cr Magee – Open Space Contributions
8. Cr Athanasopoulos – Planning conference 14-22 Woorayl St Carnegie

**Pre-meeting finished at 7.25pm**

**9. PRESENTATION OF OFFICERS REPORTS**

9.1	14-22 Woorayl Street, Carnegie
9.2	43-45 Kokaribb Road, Carnegie
9.3	VCAT Watch
9.4	Clayton Regional Landfill Budget 2018/19
9.5	Planning Scheme Review 2016 - Progress Update
9.6	MAV Councillor Development Weekend 2018
9.7	Financial Management Report for the Period Ending 31 May 2018

**9.1 14-22 WOORAYL STREET CARNEGIE**

**Author:** Zachary Van Grondelle, Town Planner

**Trim No:** 18/1142912

**Attachments:** 1. 14-22 Woorayl Street CARNEGIE - Advertised Plans

---

**PURPOSE AND SUMMARY**

The purpose of this report is to provide an assessment and recommendation for an application to amend a planning permit that allows the construction of a 13 storey mixed use building.

The original permit was issued at the direction of VCAT. Construction has commenced under the original planning permit.

The amendments are minor and include an increase in commercial floor space, modifications to the car park layout and design, consolidation of dwellings with a resulting reduction of 2 dwellings, addition of a small pool and gymnasium structure at level 10, addition of 4 pergola structures, and minor façade alterations. The proposed amendments do not result in an increase in height to the originally approved building.

The application was advertised and 7 objections were received with concerns that include the height of the proposal, impact on character, parking and traffic issues and overshadowing impacts on adjoining properties.

The proposal is considered to be generally in accordance with the requirements of the Glen Eira Planning Scheme.



The following plan shows the location of the subject site and the context of the surrounding area:



## RECOMMENDATION

That Council issues a Notice of Decision to Amend a Planning Permit for Application No. GE/PP-27197/2014/B at 14-22 Woorayl Street, Carnegie, subject to the following:

1. Deletion of condition 1x which required details of the stacker system;
2. Rewording of conditions 1a, 1e, 1t, 1u and 1y as follows (with strikethrough indicating removed text and bold indicating additional text):
  - a) The dimensions of each car space annotated on the plans in accordance with Clause 52.06 of the Glen Eira Planning Scheme and/or AS/NZS 2890.1:2004, ~~with the exception of car stacker spaces which can have a minimum platform width of 2.4 metres.~~
  - e) 'Give way' line marking provided across the 6.45 metre wide access aisle (ground floor car park) and **aligned with the edge of the internal ramp.**
  - t) Appropriate sightlines provided between motorists exiting the ground floor car park and the basement car park. The wall between ~~the disabled shared area car space~~ **GFP16 and between GFP12** and the accessway ramp should be no greater than 900mm in height;

- u) ~~Car spaces 5, 7 and 15 on Level 1 a minimum width of 2.7 metres and spaces 4 and 6 a minimum width of 2.9 metres~~ **all other spaces adjacent to a wall to have a minimum width of 2.9 metres or a 300mm clearance be provided between the spaces and the walls/columns if not in accordance with Diagram 1 of Clause 52.06;**
  - y) ~~A 1:8 transition at the bottom of the accessway of basement level 1 to be a minimum of 2.5 metres in length as shown at the bottom of the accessway ramp of the basement level 2.~~ **The dimensions and grades of all parts of all ramps to be shown and to be in accordance with AS2890.1 (the 1:8 graded sections at the bottom of the basement ramps to measure a minimum of 2.5 metres in length in order to not scrape) and a minimum 4 metre inside radius and minimum 11.8 metres outside radius is required along the curved section of two-way ramp.**
3. The addition conditions 1z, aa and bb as follows:
- z) 300mm clearance to be provided between car space GFP11 and the storage room. This needs to be dimensioned on the plan. Alternatively, the storage room needs to be cutback to be no longer than 1.75 metres.
  - aa) The motorcycle space adjacent to parking space GFP12 to be removed or relocated to the satisfaction of the Responsible Authority. All motorcycle spaces are to be dimensioned in accordance with AS2890.1 (a minimum length of 2.5 metres by 1.2 metres in width).
  - bb) Car space 08 (the parallel space) needs to be dimensioned measuring a minimum of 6.7 metres in accordance with Table 2 of Clause 52.06.

For clarity the full conditions on an amended permit would read as follows:

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 identified as ATP10025-ATP40403 all dated 7 February 2018 prepared by the Buchan Group but modified to show:
  - a) The dimensions of each car space annotated on the plans in accordance with Clause 52.06 of the Glen Eira Planning Scheme and/or AS/NZS 2890.1:2004
  - b) The vehicle accessway to Arawatta Street designed generally in accordance with plan reference 12109AT01/MW prepared by Ratio Consultants dated 14 April 2015.
  - c) Provision of an intercom system in a location to the satisfaction of the Responsible Authority.
  - d) All vehicle access ramps to have 300 millimetre wide kerbs on each side (or 500 millimetre wide kerbs on the outside around bends). The plans need to detail and dimension the kerbs.
  - e) 'Give way' line marking provided across the 6.45 metre wide access aisle (ground floor car park) and aligned with the edge of the internal ramp.
  - f) The directional 'one-way' arrows within the basement levels deleted.

- g) Longitudinal cross sections provision to show height clearances along each ramp. This must include ramp grades and dimensions. Headroom clearance above the ramps is required to be measured as per Figure 5.3 of AS2890.1:2004.
- h) All columns within car spaces to accord with Diagram 1 of Clause 52.06 of the Glen Eira Planning Scheme or as otherwise approved by the Responsible Authority.
- i) Provision of a written report prepared by a suitably qualified Traffic Engineer confirming that the parts of condition 1 that relate to traffic engineering have been satisfied.
- j) A wall on the east side of the vehicle ramp at the ground and first floor to fully enclose the ramp with the eastern side of the wall facing the external void area to be rendered and painted.
- k) The plans annotating the window shown at the western end off the corridor on Level 8 to the satisfaction of the Responsible Authority.
- l) Any canopy constructed over the footpath along Woorayl Street must be continuous across the entire frontage and setback a minimum of 0.75 metres from the kerb with a minimum height clearance of 3.0 metres.
- m) Each dwelling provided with externally accessible storage space in a location to the satisfaction of the Responsible Authority.
- n) A schedule of construction materials, external finishes, colours (incorporating samples), glazing and ramp treatments to the satisfaction of the Responsible Authority.
- o) A detailed landscape plan in accordance with Condition 15.
- p) An acoustic report in accordance with Condition 18.
- q) 17 horizontal bicycle spaces in a convenient location at ground level with directional signage provided to advise visitors and customers of the location and a minimum 1.5 metre wide pedestrian path needs to be provided. The design and layout of the bicycle parking spaces should accord with AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria and be clearly dimensioned on the plans.
- r) A glazing treatment to the master bedroom to apartment 201 that prevents views into the bedroom whilst enabling view out to be maintained (ie one way glass);
- s) Provision of cut outs outside the saddleback bedroom windows on levels 3-12 (apartments 310, 311, 312, 313, 409, 410, 411, 412, 509, 510, 511, 512, 608, 609, 610, 611, 708, 709, 710, 711, 804, 805, 806, 807, 902, 904, 905, 906 & 907);
- t) Appropriate sightlines provided between motorists exiting the ground floor car park and the basement car park. The walls between car space GFP16 and the accessway ramp and between GFP12 and the accessway ramp should be no greater than 900mm in height;
- u) Car spaces 7 and 15 on Level 1 a minimum width of 2.7 metres and all other spaces adjacent to a wall to have a minimum width of 2.9 metres or a 300mm clearance be provided between the spaces and the walls/columns if not in accordance with Diagram 1 of Clause 52.06.
- v) A minimum width of 1.5 metres for the pedestrian path between car space B1P16 and the entrance to the bicycle parking area;

- w) Minimum width pedestrian paths of 1 metre provided adjacent to the entry of all storage cages within the car parks;
- x) ...deleted...
- y) The dimensions and grades of all ramps to be shown and to be in accordance with AS2890.1 (the 1:8 graded sections at the bottom of the basement ramps to measure a minimum of 2.5 metres in length in order to not scrape) and a minimum 4 metre inside radius and minimum 11.8 metres outside radius is required along the curved section of two-way ramp.
- z) 300mm clearance to be provided between car space GFP11 and the storage room. This needs to be dimensioned on the plan. Alternatively, the storage room needs to be cutback to be no longer than 1.75 metres.
- aa) The motorcycle space adjacent to parking space GFP12 to be removed or relocated to the satisfaction of the Responsible Authority. All motorcycle spaces are to be dimensioned in accordance with AS2890.1 (a minimum length of 2.5 metres by 1.2 metres in width).
- bb) Car space 08 (the parallel space) needs to be dimensioned measuring a minimum of 6.7 metres in accordance with Table 2 of Clause 52.06.

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

2. Before the development commences, a car parking management plan prepared by an appropriately qualified traffic consultant must be submitted to and approved by the Responsible Authority. When approved, the car parking management plan will be endorsed and form part of this permit. The car parking management plan must address, but is not necessarily limited to, the following:
  - a) 42 car spaces designated for residential visitors and office/retail tenancies. Of these 42 car spaces, 15 car spaces designated for residential visitors and 27 car spaces designated to office/retail tenancies with 8 of the 42 car spaces being shared between residential visitors and office/retail tenancies depending on the time of day and the day of the week.

The car parking management plan must be implemented to the satisfaction of the Responsible Authority. No alterations may be made without the prior written approval of the Responsible Authority.

3. The windows of the offices fronting Arawatta Street must remain transparent, allow views into the offices, operate as an 'active frontage' and not be filled in, covered, obscured by shelving, blanked out or used for other than temporary advertising or modified in any way without the prior written consent of the Responsible Authority.
4. 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. This does not apply to the exemptions specified in Clause 62 of the Glen Eira Planning Scheme. Note: This does not obviate the need for a permit where one is required.
5. The layout and description of the uses 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.
6. 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 or the use is not started within four (4) years  
of the date of this Permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension to the periods referred to in this condition.

7. 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.

8. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
9. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building without the prior written consent of the Responsible Authority.
10. 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.
11. The Permit holder must ensure that all dwellings within the development are protected from noise associated with any on-site mechanical plant equipment, consistent with the requirements of the State Environment Protection Policy N-1.
12. 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) Collection services to take place outside typical peak times to minimise any disruption to vehicular, cycle and pedestrian traffic along Arawatta Street.
  - c) To provide for private service collection. The private collection must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.

- d) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
- e) 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.

13. Prior to the commencement of any demolition works, the owner must submit a 'Construction Management Plan for Demolition' to the Responsible Authority for approval. The Plan must include a Traffic Management Plan to the satisfaction of the Responsible Authority. Demolition is not permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority.

Prior to commencement of any site works (with the exception of demolition works detailed above), the owner must submit a 'Construction Management Plan for Construction' to the Responsible Authority for approval. No works are permitted to occur until the Plan has been approved in writing by the Responsible Authority (with the exception of demolition works detailed above). Once approved, the Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. Both Construction Management Plans listed above 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) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - c) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - d) Any requirements outlined within this permit as required by the relevant referral authorities;
  - e) Hours for construction or demolition activity in accordance with any other condition of this permit;
  - f) Measures to control noise, dust, water and sediment laden runoff;
  - g) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - h) Any construction or demolition lighting to be baffled to minimise intrusion on adjoining lots.
14. 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.
15. 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) 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.
  - b) Landscaping and planting within the relevant communal open space areas of the site and planters in private spaces used for limiting views.
16. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.
17. 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.
18. Before the commencement of buildings and works, an acoustic report prepared by a suitably qualified acoustic engineer must be submitted to and approved by the Responsible Authority. The report must prescribe the form of acoustic treatment to:
- a) Protect nearby dwelling occupants (including future residents within the building) with a direct interface to commercial tenancies above, next to or below from associated commercial noise sources, including plant and equipment;
  - b) Protect all dwelling occupants from external noise sources with specific regard to railway;
  - c) The mechanical plant equipment and ventilation mechanisms installed or constructed as part of the development.
19. 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.
20. A Vehicular crossing must be constructed to the road to suit the proposed driveway 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.
21. 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).

22. 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.

---

*Conditions End*

---

**NOTES:** *(The following notes are for information only and do not constitute part of this permit or conditions of this permit)*

- 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.
- B. 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. 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 150mm 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.
- 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.

<b>Address</b>	14-22 Woorayl Street, Carnegie
<b>Title details</b>	Lot 11, 13 of Plan of Subdivision 004836, Lot 1 & 2 of Plan of Subdivision 017178.
<b>Restrictions on title</b>	None
<b>Proposal</b>	The proposal is to make minor amendments to an approved 13 storey development including an increase in commercial floor space, modifications to the car park layout and design, consolidation of dwellings with a resulting reduction of 2 dwellings, addition of a small pool and gymnasium structure at level 10, addition of 4 pergola structures, and minor façade alterations.
<b>Zoning and Overlay Controls</b>	Mixed Use Zone – Schedule 1 Design and Development Overlay – Schedule 9 Parking Overlay – Schedule 2-2
<b>Permit requirements</b>	<p>The relevant planning controls that relate to this application include:</p> <ul style="list-style-type: none"> <li>• Clause 32.04-6 – Construct two or more dwellings on a lot in the Mixed Use Zone</li> <li>• Clause 32.04-2 – Use of the land as an office and retail (and associated works)</li> <li>• Clause 52.06-3 – Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5</li> </ul> <p>The recently introduced Design and Development Overlay (Interim Height Controls) did not apply to the original application. This planning control implements a preferred maximum building height of 23m comprising up to 7 storeys at this location. The approved permit allows for a 13 storey building and this is not changing. A planning permit is however required to construct a building or construct or carry out works under the Design and Development Overlay, however consideration is limited to the amended aspects of this proposal.</p>
<b>Relevant Planning Scheme provisions</b>	22.05 – Urban Villages
<b>Seriously entertained amendments</b>	The Activity Centre Structure Plan for Carnegie was adopted as Council Policy on 27 February 2018 but has not yet attained the status of a seriously entrained planning scheme amendment and has not been given weight in the assessment of this application.
<b>Notification</b>	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including 4 notices on site and 147 notices mailed surrounding properties
<b>Submissions</b>	7 objections received and are detailed in the report
<b>Cultural Heritage Management Plan required</b>	None required

**DESCRIPTION OF PROPOSAL**

This amendment includes several changes and subsequently permit conditions as outlined below:

Use

- Increase in the commercial space by 138sqm
- Reduction of 2 apartments

Internal Changes

- Internal rearrangement to the parking facilities including the removal of car stackers
- Internal rearrangement to several of the apartments

External Changes

- Pool, gymnasium and associated structure being added to the level 10 terrace
- Pergolas added to four of the external terraces
- Extended built form along west façade level 1
- Minor alterations to the building façade including changes to architectural details, window modifications to accommodate revised internal layouts and modifications to four of the approved balconies.

**LAND DESCRIPTION AND SURROUNDING AREA**

The site is 2738m<sup>2</sup> and has two street frontages (Woorayl Street to the south and Arawatta Street to the north). The site is located within the Carnegie Urban Village, opposite Carnegie Railway Station. There are a number of commercial properties along Koornang Road to the west and also a large shopping complex to the north. To the east however are predominately low density residential properties. The area is undergoing significant change and Council recently adopted a structure plan for this area.

**RELEVANT HISTORY**

The original application was issued at the direction of VCAT on 27 May 2015 following Council's decision to issue a 'Notice of Refusal to Grant a Planning Permit'. The permit was subsequently amended by VCAT in March 2016 to allow for one more level, bringing the development from 12 to 13 floors. Plans were endorsed on 10 January 2018.

The permit allows: "the construction of a building and carrying out of works in a Mixed Use Zone (a thirteen-storey building plus two basement levels), use of land in the Mixed Use Zone for offices and retail (other than gambling premises, hotel or tavern), a reduction in the car parking requirements associated the use of the land for dwellings, offices and retail". The original application attracted 25 objections.

Works have commenced under the original planning permit. The permit will expire if the development is not completed by 27 May 2020.

**CONSULTATION AND ENGAGEMENT**

There were 7 objections received as part of the notification process and included the following concerns:

- Parking / Traffic Issues
- Excavation
- Height of the development
- Local infrastructure
- Overshadowing
- Character

It is noted that a number of the objections relate to the principle of the development that has already been approved and therefore have very limited weight in the context of this amended application.

A planning conference was chaired by Cr. Athanasopoulos and attended by the applicant and 2 objectors. The following concerns were raised at the planning conference:

- Traffic and Parking Issues
- Overshadowing
- Validity of the original permit

## REFERRALS

The following is a summary of comments and requirements from relevant referral areas:

Non-statutory referrals	
Transport Planning	Traffic Engineering commented on the rearrangement of the four levels of parking. It is considered that the parking quantum is still met, and there is now a surplus of residential spaces. This has been determined based on parking rates and waivers applied by VCAT, and not a prescriptive application of Planning Scheme Rates. Traffic Engineering provided comments on the layout of the parking areas, and has recommended conditions to further clarify dimensions and improve safety and access. This includes rearrangement or removal of some of the storage cages and motorcycle spaces, as well as a rearrangement of internal access in order to improve amenity. Overall, the amendments are supported. A condition has also been recommended to allocate commercial spaces to specific premises to avoid a monopolisation of spaces however this has already been captured by the parking management plan.

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts including internal amenity
- Landscaping
- Car parking and traffic
- Objectors concerns
- Council's adopted Structure Plan for Carnegie
- Effects on existing permit

Zoning and policy context

The subject site is located in a Mixed Use Zone 1. The proposed use of a retail and office space at ground floor with apartments above continues to be consistent with the purpose of the zoning and the relevant State and Local Policy and remains consistent with the decision of the Tribunal in approving the original development.

The site is also currently affected by a Design and Development Overlay, introduced into the Planning Scheme in April 2017. The current requirements of the Design and Development Overlay affecting the site stipulate a preferred height of 23 metres (comprising up to 7 storeys). The existing approval of 13 storeys clearly exceeds this requirement. However, the height controls cannot be retrospectively applied to a valid planning permit approved before the introduction of the overlay into the Scheme.

Neighbourhood character

The proposed alterations themselves are very minor in nature and do not materially alter the approved form and character of the building. The proposed changes will have no adverse bearing on the approved development's acceptability within the immediate site context.

Height, scale and massing

The approval of the thirteen storey development was granted at VCAT in 2015. The amendment currently before Council does not propose to increase the height of the building. Furthermore, setbacks and massing of the development remain generally in accordance with the previously endorsed plans. A structure is proposed to be added to the terrace on Level 10, however given the height it is situated at, and the design of the structure, it is not considered that this addition will cause further visual mass and will have limited visual appearance from the public realm.

Amenity impacts

The proposed changes to the approved building envelope are minimal. Changes to architectural detailing such as blade walls and materials are not considered to cause further amenity impact on the surrounding area. Extensions to five approved balconies are proposed however these are all contained within or behind the existing roof line. The most obvious external alteration will be the additions to the level 10 terrace which include a pool and gymnasium with an associated structure. Given that this structure will be single level and set back within the approved terrace, it is considered that this will not be seen from adjoining properties or the street.

Internal amenity impacts

Several of the apartments are proposed to be rearranged internally. The majority of these amendments involve the living area increasing in size as a result of the secluded private open space of the dwellings being reduced. The applicable standard requires each dwelling to have 8m<sup>2</sup> of private open space. Each of the proposed dwellings is to have a minimum of 8 m<sup>2</sup> and therefore complies with the applicable requirements.

Landscaping

The amendment does not relate specifically to landscaping. A new landscaping plan has been submitted for review and endorsement which captures the proposed amendments.

#### Car parking and traffic

The internal layout of the basement and car parking levels is proposed to be rearranged. The application was referred to Council's Traffic Engineering department for comment. The quantum of parking spaces is improved from what was agreed at VCAT, including an additional 6 residential spaces which is considered to be an improvement on the previous application. This still represents a reduction in car parking, however is less of a reduction than the current approved development.

In terms of the layout and compliance with the design standards of Clause 52.06, Traffic Engineering has recommended a number of conditions to ensure compliance, including such things as improved safety markings.

#### Objector concerns

In regards to the objections regarding excavation, height of the development, impacts on local infrastructure, character and overshadowing, it is considered that these were all assessed during the original application and are not materially altered by the proposed amendments subject to this application.

In regards to the concerns regarding parking and traffic, Council's Traffic Engineering department has reviewed the plans, as well as the Town Planning department and it has been confirmed that the quantum of car parking has increased from the approved development.

It is estimated that the amended proposal would generate the same number of vehicles trips during each of the peak periods i.e. no change in traffic generation.

#### Effects on existing permit

As there is a valid permit in place, the Responsible Authority can only consider the changes proposed as part of this application and cannot consider aspects that have already been approved such as the building height, setbacks, massing, and car parking quantum for uses that are not changing. The conditions on the original permit have been reviewed and modified based on the proposed amendments. The recommendation therefore includes changes to Condition 1 requirements to reflect the changes required to this amended development.

All other permit conditions remain valid and necessary for this proposal.

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

All matter required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

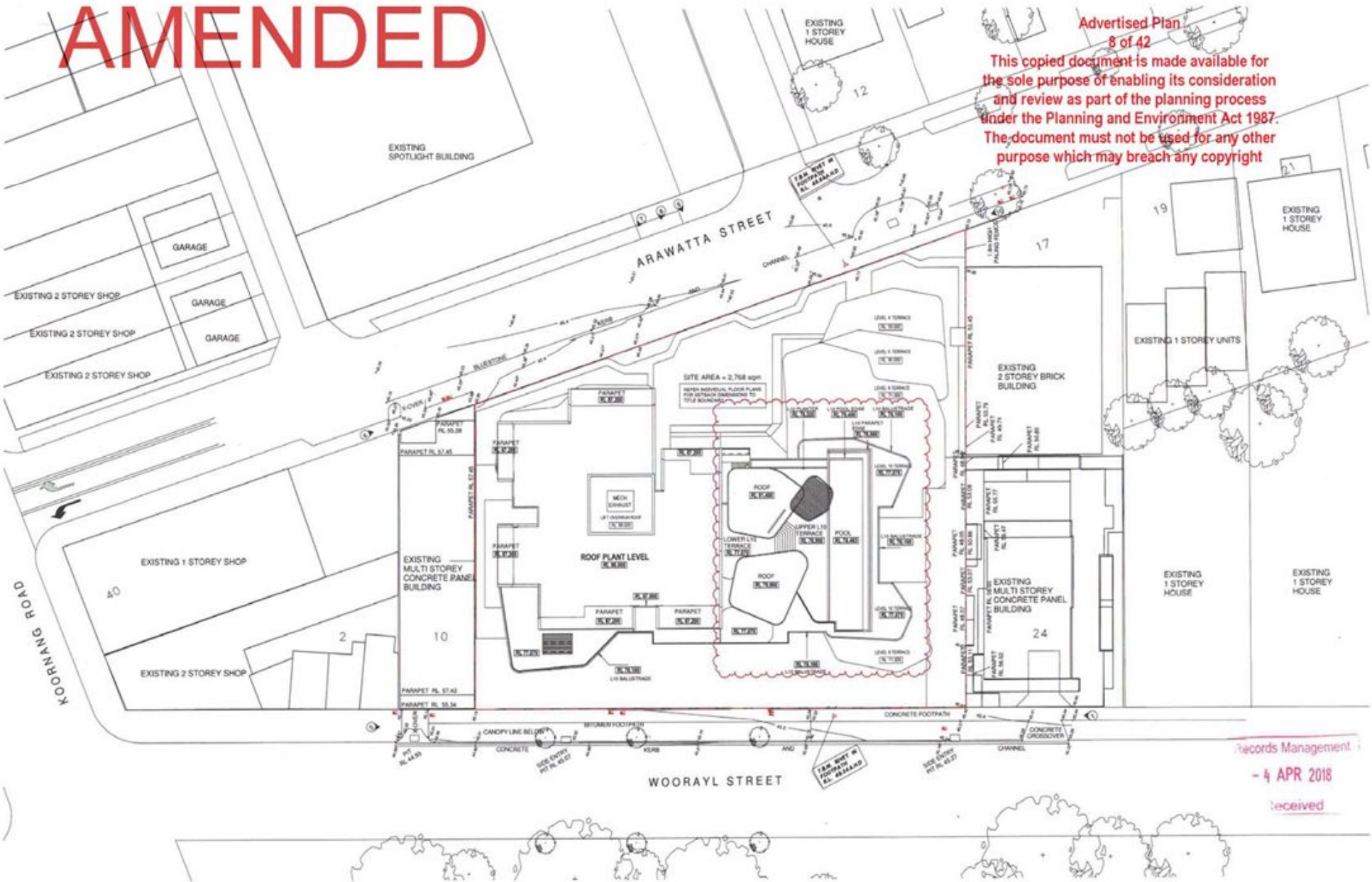
**CONCLUSION**

The proposed amendments are minor in nature, have no demonstrable harm to amenity of the area and provide an acceptable level of car parking consistent with the approved development. As such it is recommended that a Notice of Decision to Amend a Planning Permit be issued.

# AMENDED

Advertised Plan  
8 of 42

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 other purpose which may breach any copyright



Records Management

- 4 APR 2018

received

**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/00/18

Scale 68 A1  
1 : 200

**BUCHAN**

DRAWING TITLE  
PROPOSED SITE PLAN

DRAWING NUMBER  
ATP-10025

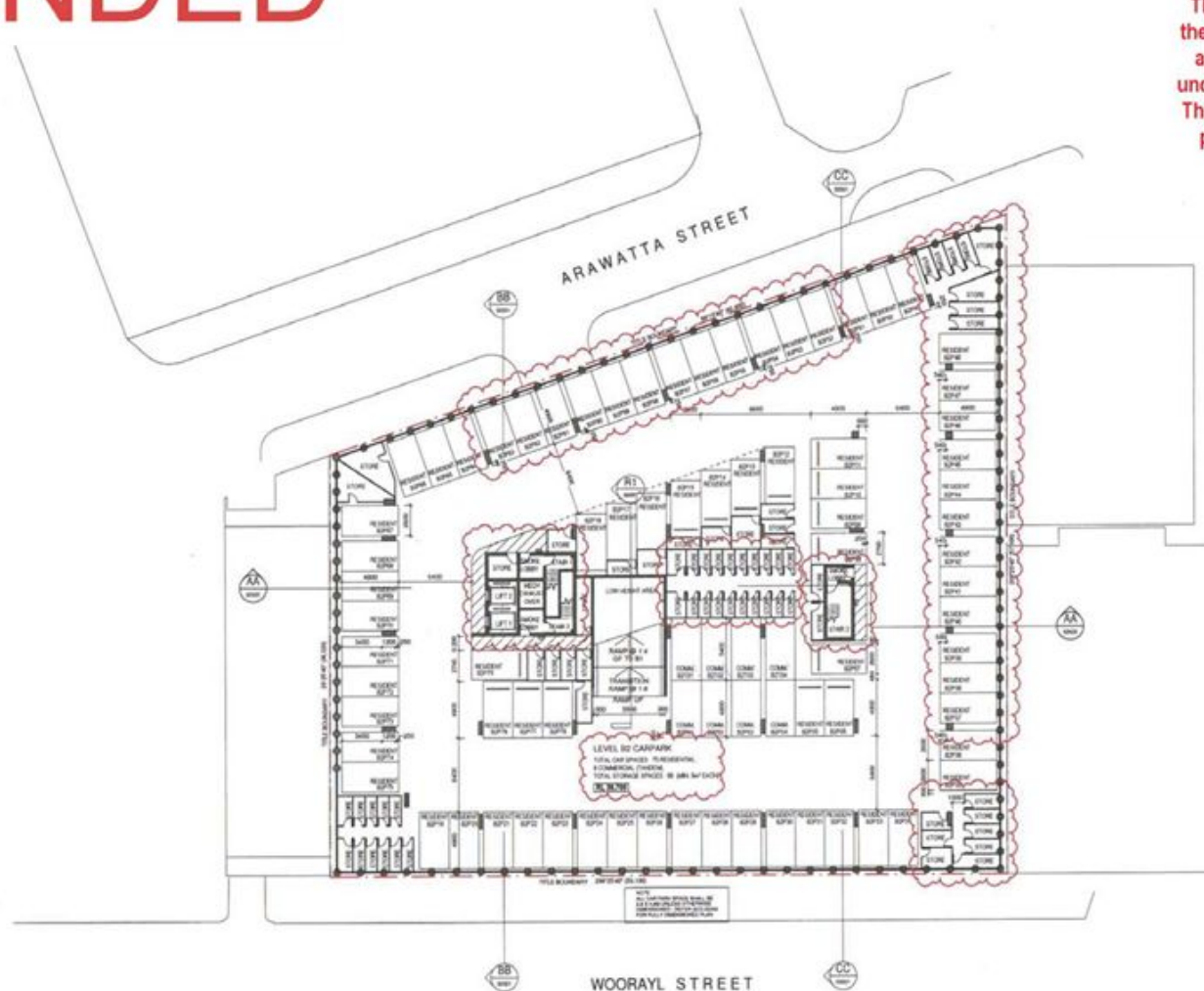
REVISION  
P04

# AMENDED

Advertised Plan

9 of 42

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 other purpose which may breach any copyright



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317002  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale 8: A1  
1 : 200

**BUCHAN**

DRAWING TITLE  
PROPOSED BASEMENT  
LEVEL 2

DRAWING NUMBER  
ATP-20200

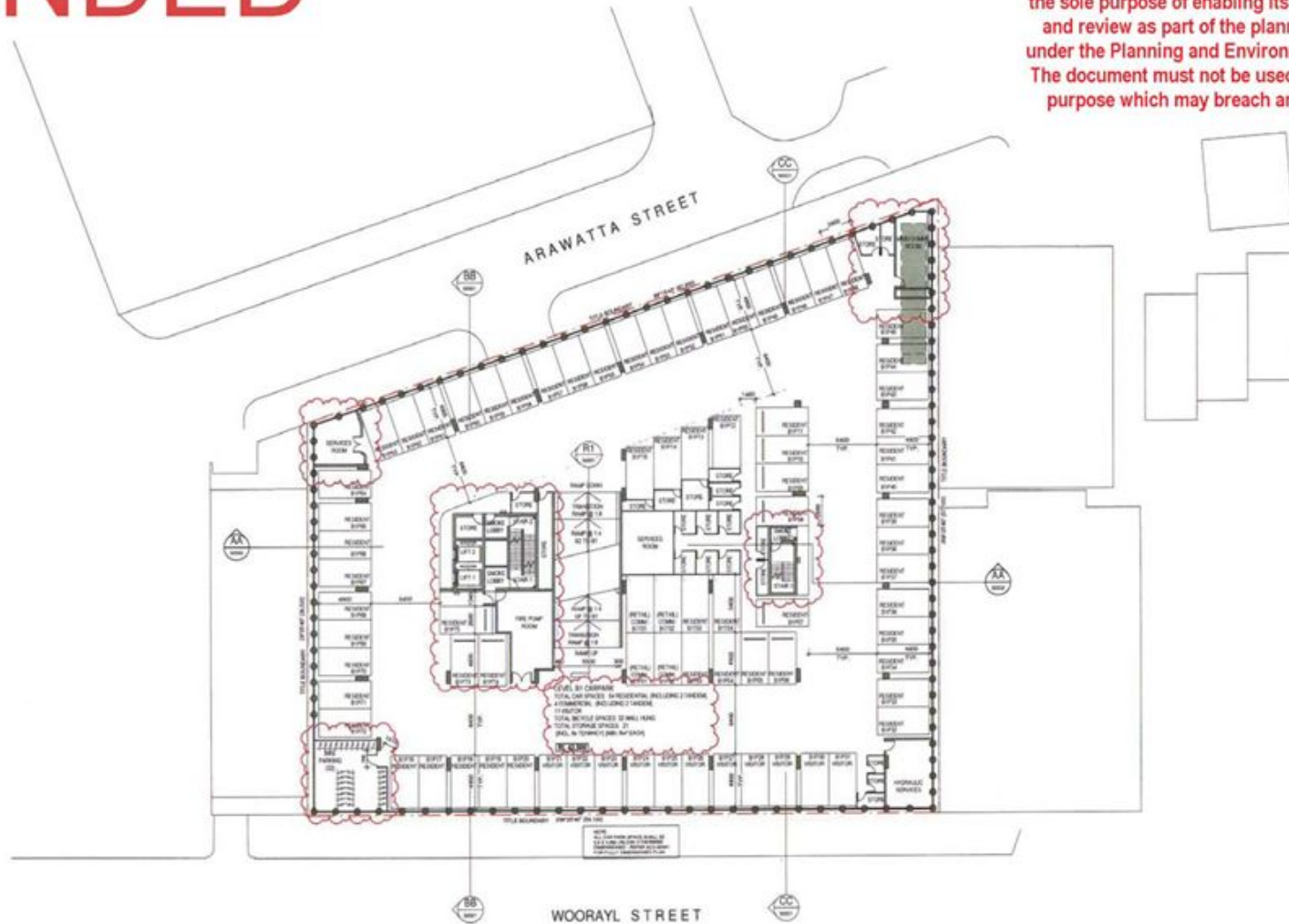
REVISION  
P04



# AMENDED

Advertised Plan  
10 of 42

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 other purpose which may breach any copyright



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317002  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale B1 A1  
1 : 200



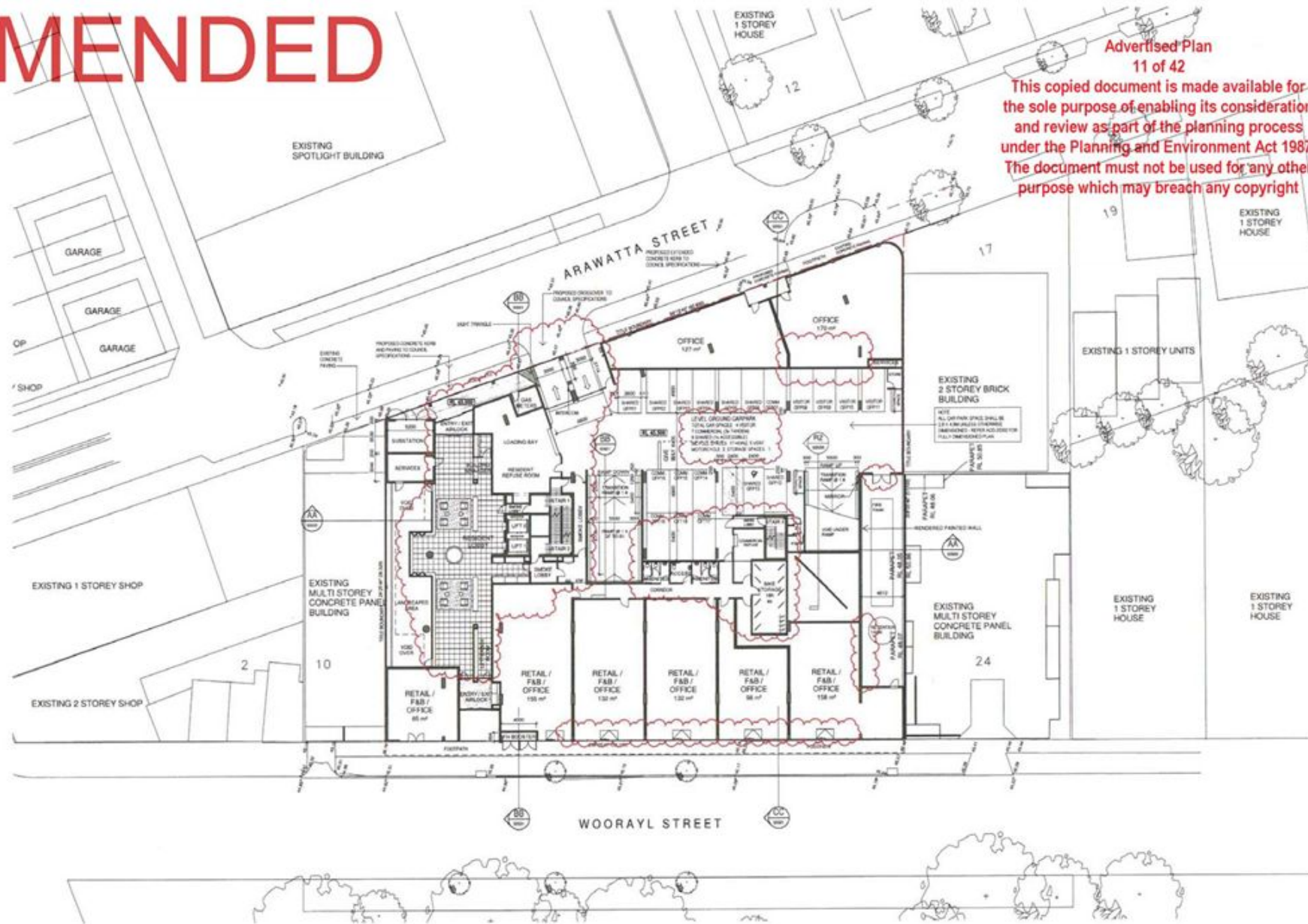
TRADING TITLE  
**PROPOSED BASEMENT  
LEVEL 1**  
DRAWING NUMBER  
ATP-20201

REVISION  
**P04**

# AMENDED

Advertised Plan  
11 of 42

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 other purpose which may breach any copyright



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale: 1:200

**BUCHAN**  
Architectural & Planning  
11-13 Sturt Street  
Melbourne VIC 3000  
Tel: 03 9594 1111  
Fax: 03 9594 1112  
Email: info@buchan.com.au

PLANNING TITLE  
PROPOSED GROUND  
FLOOR PLAN  
DRAWING NUMBER  
ATP-20202

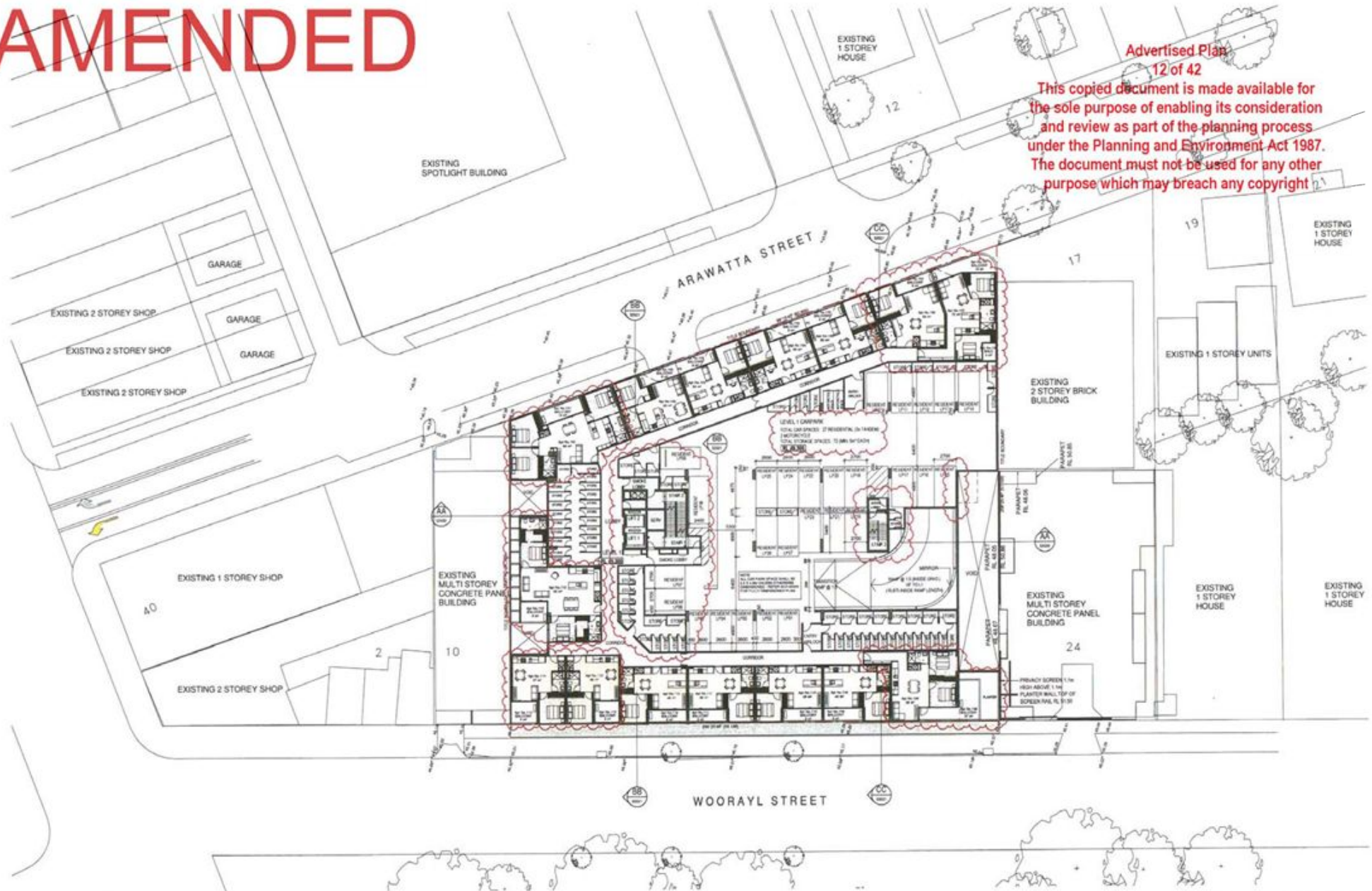
REVISION  
P04



# AMENDED

Advertised Plan  
12 of 42

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 other purpose which may breach any copyright



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale of A1  
1:200

**BUCHAN**

DRAWING TITLE  
PROPOSED FLOOR PLAN  
LEVEL 1

DRAWING NUMBER  
ATP-20203

REVISION  
P04

# AMENDED



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale: 1:200  
1:200

**BUCHAN**

PROPOSED FLOOR PLAN  
LEVEL 2

DRAWING NUMBER  
ATP-20204

REVISION  
P04



**AMENDED**

Advertised Plan  
14 of 42

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 other purpose which may breach any copyright.



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street , Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE: 07/02/18

Scale SA A1  
1:200

BUCHAN

DRAWING TITLE  
PROPOSED FLOOR PLAN  
LEVEL 3

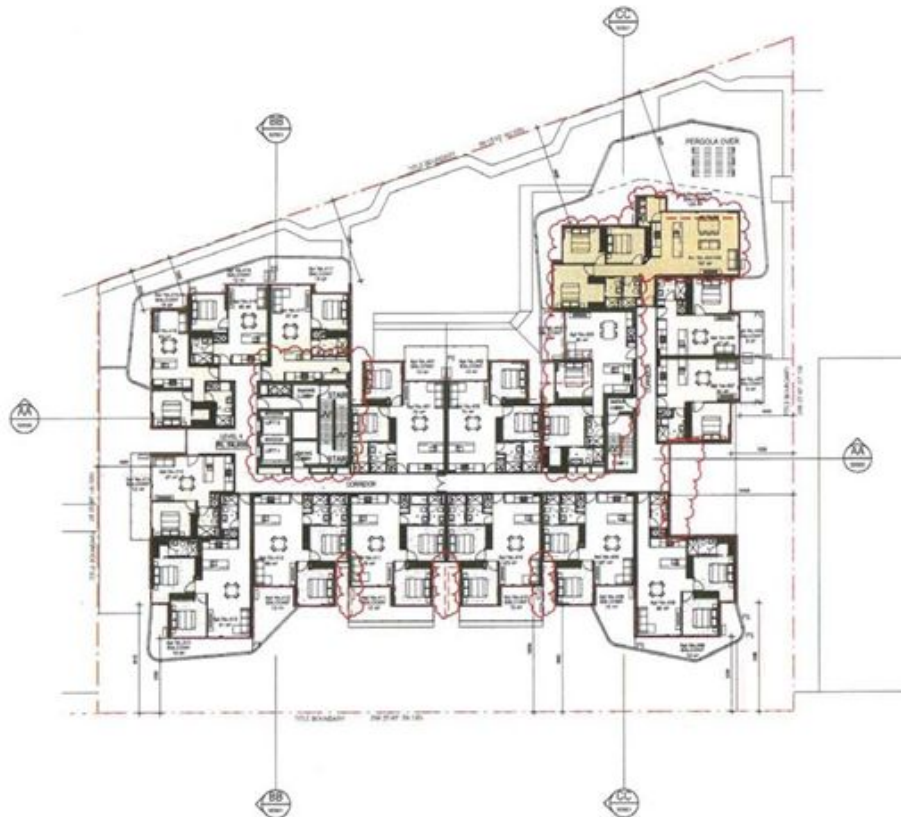
DRAWING NUMBER  
**ATP-20205**

P04

# AMENDED

Advertised Plan  
15 of 42

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 other purpose which may breach any copyright



LEVEL 4 FLOOR PLAN  
18 APARTMENTS

OUTLINE KEY  
PREVIOUS BUILDING SCOPE



LEVEL 5 FLOOR PLAN  
17 APARTMENTS

OUTLINE KEY  
PREVIOUS BUILDING SCOPE

WOORAYL ST, CARNEGIE  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317002  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale of A1  
1:200

BUCHAN

Architectural Services  
14-22 Woorayl Street, Carnegie  
VIC 3011  
Tel: 03 9450 1234  
Fax: 03 9450 1235  
Email: info@buchan.com.au

Drawings Title  
PROPOSED FLOOR PLAN  
LEVEL 4 & 5

Drawings Number  
ATP-20206

Revision  
P04



# AMENDED

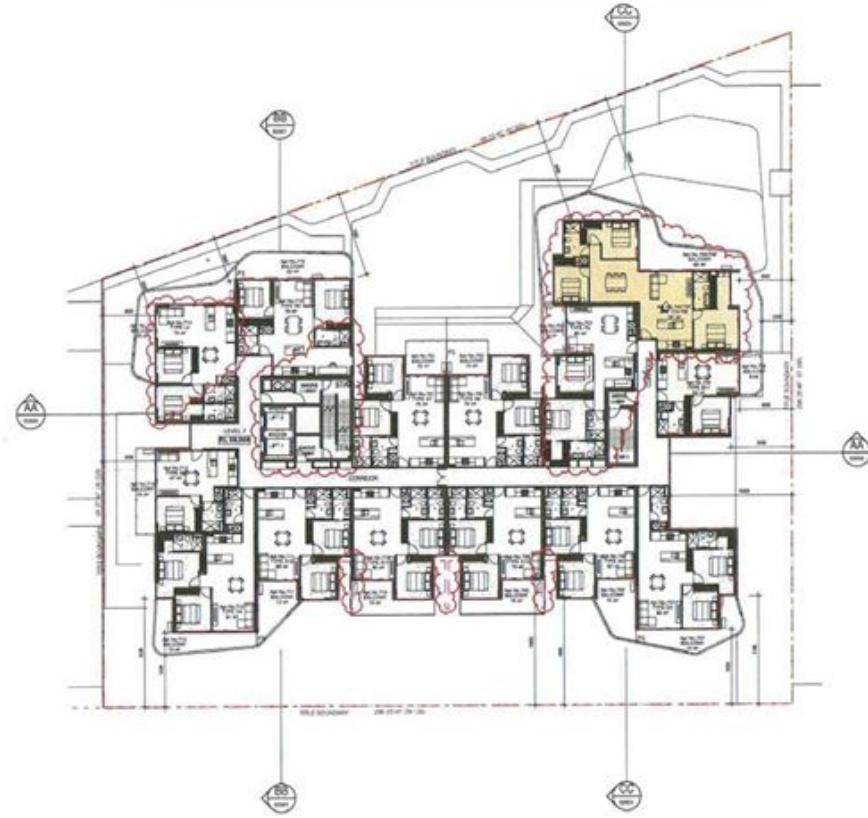
Advertised Plan  
16 of 42

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 other purpose which may breach any copyright



LEVEL 6 FLOOR PLAN  
14 APARTMENTS

OUTLINE KEY  
— PROPOSED BUILDING ENVELOPE  
- - - PREVIOUS BUILDING ENVELOPE



LEVEL 7 FLOOR PLAN  
14 APARTMENTS

OUTLINE KEY  
— PROPOSED BUILDING ENVELOPE  
- - - PREVIOUS BUILDING ENVELOPE

WOORAYL ST, CARNEGIE  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale @ A1  
1:200

BUCHAN

BUCHAN ARCHITECTS  
14/15 Woorayl Street, Carnegie  
VIC 3061  
Tel: 03 9488 1111  
Fax: 03 9488 1112  
Email: info@buchanarchitects.com.au  
Web: www.buchanarchitects.com.au

DRAWING TITLE  
PROPOSED FLOOR PLAN  
LEVEL 6 & 7

DRAWING NUMBER  
ATP-20207

REV. NO. 001  
P04

# AMENDED

Advertised Plan

17 of 42

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 other purpose which may breach any copyright



LEVEL 8 FLOOR PLAN

11 APARTMENTS

OUTLINE KEY

PREVIOUS BUILDING ENVELOPE



LEVEL 9 FLOOR PLAN

11 APARTMENTS

OUTLINE KEY

PREVIOUS BUILDING ENVELOPE

**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317002  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale @ A1  
1:200

**BUCHAN**

20 BUCHAN STREET, CARNEGIE  
VIC 3011  
TEL: 03 9450 1111  
WWW.BUCHANARCHITECTS.COM.AU

PROPOSED FLOOR PLAN  
LEVEL 8 & 9

PLANSET NUMBER  
ATP-20208

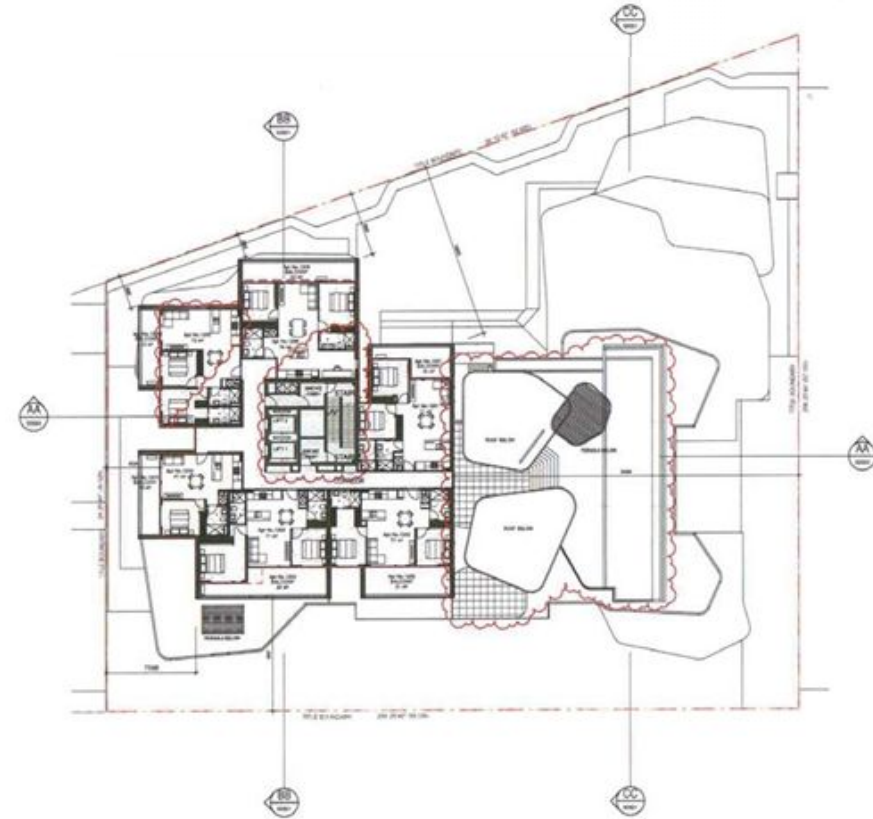
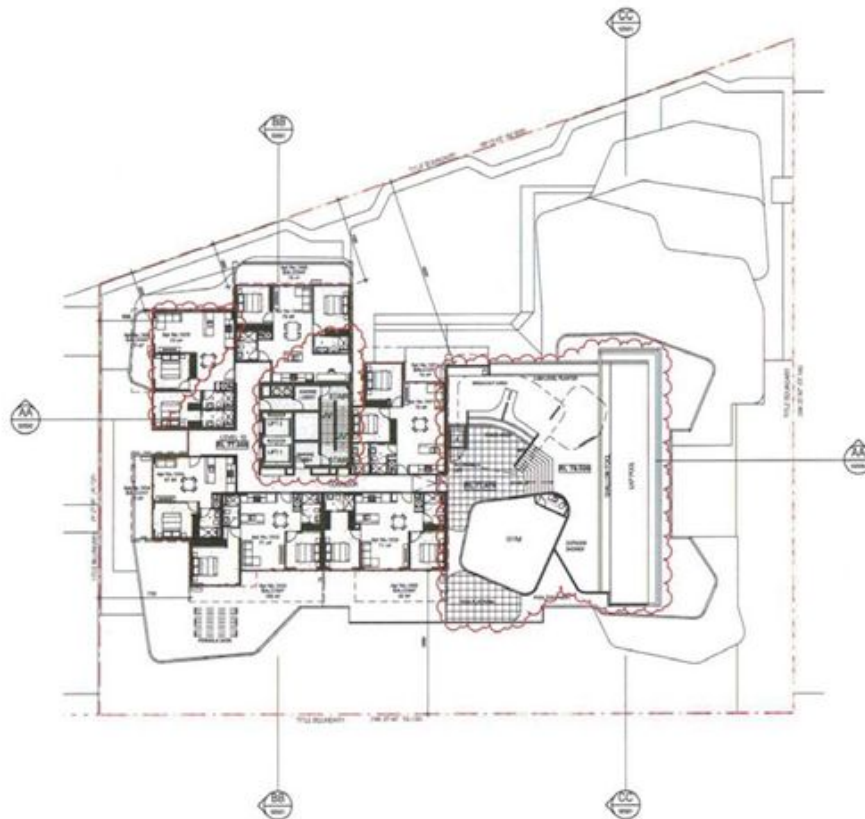
REVISIONS  
P04



# AMENDED

Advertised Plan  
18 of 42

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 other purpose which may breach any copyright



WOORAYL ST, CARNEGIE  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale: 1:200

BUCHAN

Architectural Services  
14-22 Woorayl Street, Carnegie  
VIC 3061  
Tel: 03 9397 1111  
Fax: 03 9397 1112  
Email: info@buchan.com.au  
Web: www.buchan.com.au

DRAWING TITLE  
PROPOSED FLOOR PLAN  
LEVEL 10, 11 & 12  
DRAWING NUMBER  
ATP-20209

REV: 000000  
P04



# AMENDED

Advertised Plan  
20 of 42

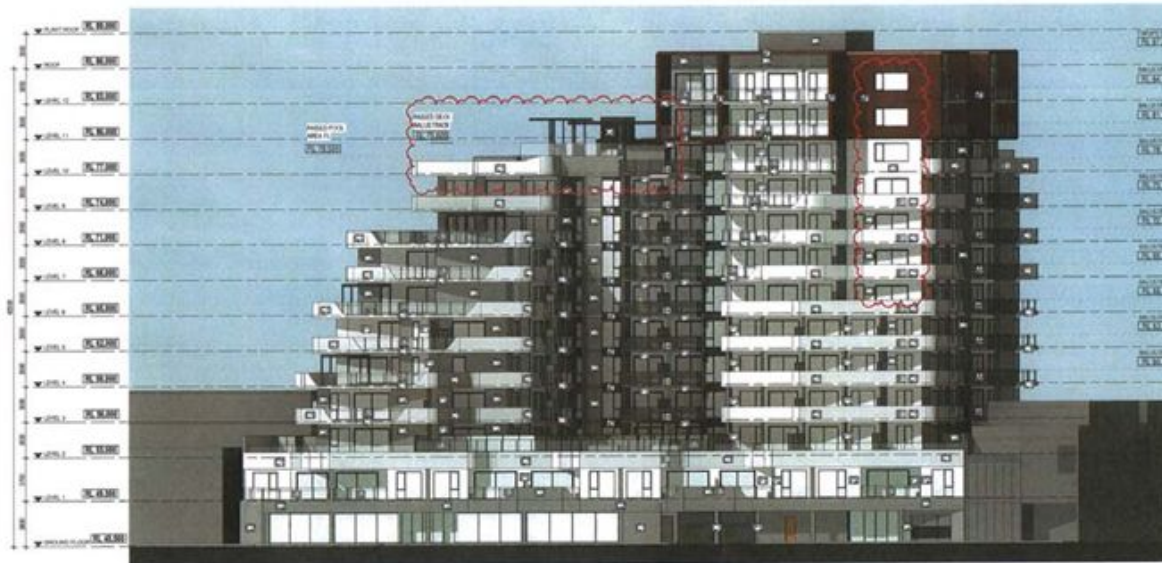
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright

#### BALUTRACULUS SCREEN LEGEND

[illegible]

### FINANCIAL LEGEND

PAGE	NEW	DESCRIPTION
TAB	TAB	
96-001		CONCRETE WALL, CLADDING, BLK EXPOSED
96-001		CONCRETE WALL, CLADDING, BLK EXPOSED FIBER FACING, 1/2" THICK
96-001		PREFABRICATION CONCRETE WALL WITH FINISH PROFILE WITH FINISH, 1/2" THICK
96-001		PREFABRICATION CONCRETE WALL WITH INCIDENTAL PROFILE WITH FINISH, 1/2" THICK
96-001		EXTERNAL WALL CLADDING SYSTEM FIBER FACING, 1/2" THICK
96-001		EXTERNAL WALL CLADDING SYSTEM FIBER FACING, 1/2" THICK
96-001		ALUMINUM FINISH CLADDING CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE
96-001		ALUMINUM FINISH WALL, BLK EXPOSED CLADDING WITH FINISH PROFILE



NORTH ELEVATION

**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE: 07-02-18

Scale 40 A  
1:200

BUCHAN

DRAWING TITLE  
PROPOSED ELEVATION  
NORTH ELEVATION

DRAWING NUMBER  
**ATP-40400**

P04



# AMENDED

Advertised Plan  
21 of 42

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 other purpose which may breach any copyright

<b>BALUSTRADE SYSTEMS</b>			<b>FENCES LEGEND</b>		
FIG	NEW	DESCRIPTION	FIG	NEW	DESCRIPTION
100-001	100-000	1000-1000 1000mm x 400mm SOLID PANEL BALUSTRADE PART 1000mm - 1000mm	100-001	100-000	SOLID PANEL, COLUMN, FLARE EDGE PART 1000mm - 1000mm
10-01	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-01	100-001	SOLID PANEL, COLUMN, FLARE EDGE PART 1000mm - 1000mm
10-02	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-02	100-001	PRECAST CONCRETE PANEL WITH FEATURE PROFILE PART 1000mm - 1000mm
10-03	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-03	100-001	PRECAST CONCRETE PANEL WITH HANDRAIL PROFILE PART 1000mm - 1000mm
10-04	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-04	100-001	EXTENSIVE WALL, GLASSING SYSTEM PART 1000mm - 1000mm
10-05	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-05	100-001	EXTENSIVE WALL, GLASSING SYSTEM PART 1000mm - 1000mm
10-06	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-06	100-001	ALUMINIUM FEATURE GLASSING COLLAR BRACKET METALLIC 1000mm
10-07	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-07	100-001	ALUMINIUM FEATURE WALL AND SPURT COLLAR BRACKET METALLIC 1000mm
10-08	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-08	100-001	ALUMINIUM FEATURE BRACKET - GLASSING PLATE TO BE PINKEREDGENT BLACK 1000mm - 1000mm
10-09	100-001	1000-1000 1000mm x 400mm GLAZED BALUSTRADE PART 1000mm - 1000mm FRAME AND HANDRAIL: COLOUR PINKEREDGENT BLACK 1000mm - 1000mm	10-09	100-001	PERFORATED METAL SCREEN COLLAR BRACKET METALLIC 1000mm



EAST ELEVATION

# AMENDED

Advertised Plan  
22 of 42

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 other purpose which may breach any copyright

BALUSTRADE/SCREEN LEGEND			FINISHES LEGEND		
PROJ. TAG	NEW TAG	DESCRIPTION	PROJ. TAG	NEW TAG	DESCRIPTION
BS040	BS01	1000mm HIGH WHITE UPVC SOLID PANEL BALUSTRADE PAINT FINISH - WHITE	FS040	FS01	SOLID PANEL, COLUMN, PLAIN EDGE PAINT FINISH - WHITE
BS041	BS02	NOMINAL 1000mm HIGH CLEAR GLAZED BALUSTRADE REFLECT TO BALCONY/STAIR FRAME AND VERTICAL GLASS FINGERGLAZED TINT CHAMPAGNE KINETIC	FS041	FS02	SOLID PANEL, COLUMN, PLAIN EDGE PAINT FINISH - WHITE
BS042	BS03	NOMINAL 1000mm HIGH, TINTED GLAZED BALUSTRADE REFLECT TO BALCONY/STAIR FRAME AND VERTICAL GLASS FINGERGLAZED TINT CHAMPAGNE KINETIC	FS042	FS03	PREFABRICATION CONCRETE PANEL WITH FEATURE PROFILE NATURAL CONCRETE FINISH
BS043	BS04	1000mm HIGH, PERFORATED ALUMINIUM SCREEN WITH ALUMINIUM FRAME SOLUSTRADE FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS043	FS04	PREFABRICATION CONCRETE PANEL WITH HORIZONTAL PROFILE NATURAL CONCRETE FINISH
BS044	BS05	1000mm HIGH, PERFORATED ALUMINIUM SCREEN WITH ALUMINIUM FRAME FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS044	FS05	EXTERNAL WALL GLAZING SYSTEM PAINT FINISH - WHITE
BS045	BS06	1000mm HIGH, PERFORATED GLAZED SCREEN WITH ALUMINIUM FRAME FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS045	FS06	EXTERNAL WALL GLAZING SYSTEM PAINT FINISH - WHITE
BS046	BS07	1000mm HIGH, PERFORATED GLAZED SCREEN WITH ALUMINIUM FRAME FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS046	FS07	ALUMINIUM FEATURE GLAZING COLOUR BROWN METALLIC THERM
BS047	BS08	1000mm HIGH, PERFORATED GLAZED SCREEN WITH ALUMINIUM FRAME FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS047	FS08	ALUMINIUM FEATURE WALL AND ROOF LINE COLOUR BROWN METALLIC THERM
BS048	BS09	1000mm HIGH, PERFORATED GLAZED SCREEN WITH ALUMINIUM FRAME FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS048	FS09	ALUMINIUM WINDOW COVER FRAME - COVER PLATE TO BE FINGERGLAZED BLACK SATIN THERM
BS049	BS10	1000mm HIGH, PERFORATED GLAZED SCREEN WITH ALUMINIUM FRAME FRAME AND VERTICAL GLASS FINGERGLAZED BLACK SATIN THERM	FS049	FS10	PERFORATED METAL SCREEN COLOUR FINGERGLAZED BLACK SATIN THERM



SOUTH ELEVATION

WOORAYL ST, CARNEGIE  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale 88 A1  
1:200

BUCHAN

SHADING TITLE  
PROPOSED ELEVATION  
SOUTH ELEVATION

SHADING NUMBER  
ATP-40402

REVISION  
P04

# AMENDED

Advertised Plan  
23 of 42

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 other purpose which may breach any copyright

BALUSTRADE/SCREEN LEGEND			FINISHES LEGEND		
REV	NEW	DESCRIPTION	REV	NEW	DESCRIPTION
REV	1	NEW HIGH RAIL WITH SOLID PANEL BALUSTRADE PAINT FINISH - WHITE	REV	1	SOLID PANEL, COLUMN, FLAT EDGE PAINT FINISH - WHITE
AL	1	NORMAL 100 HIGH RAIL, GLASS GLAZED BALUSTRADE REFER TO BALUSTRADE FRAME AND VERTICAL COLUMN POWDERCOATED WHITE OVERPAINT 400000	PC	1	SOLID PANEL, COLUMN, FLAT EDGE PAINT FINISH - WHITE
AL	2	NORMAL 100 HIGH RAIL, GLASS GLAZED BALUSTRADE REFER TO BALUSTRADE FRAME AND VERTICAL COLUMN POWDERCOATED WHITE OVERPAINT 400000	PC	2	PRECAST CONCRETE PANEL WITH FEATURE PROFILE NATURAL CONCRETE FINISH
AL	3	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME AND VERTICAL COLUMN POWDERCOATED BLACK SATIN 10000	PC	3	PRECAST CONCRETE PANEL WITH HORIZONTAL PROFILE NATURAL CONCRETE FINISH
AL	4	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME POWDERCOATED BLACK SATIN 10000	PT	1	EXTERNAL WALL CLADDING SYSTEM PAINT FINISH - WHITE
AL	5	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME POWDERCOATED BLACK SATIN 10000	PT	2	EXTERNAL WALL CLADDING SYSTEM PAINT FINISH - WHITE
AL	6	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME POWDERCOATED BLACK SATIN 10000	AL	1	ALUMINUM FEATURE GLAZING COLOUR MATCHES METALIC 10000
AL	7	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME POWDERCOATED BLACK SATIN 10000	AL	2	ALUMINUM FEATURE WALL AND SUPPORT LINES COLOUR MATCHES METALIC 10000
AL	8	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME POWDERCOATED BLACK SATIN 10000	AL	3	ALUMINUM WINDOW / DOOR FRAMES - COVER PLATE TO BE POWDERCOATED BLACK SATIN 10000
AL	9	100 HIGH RAIL, PERFORATED ALUMINUM SCREEN WITH ALUMINUM FRAME POWDERCOATED BLACK SATIN 10000	AL	4	PERFORATED METAL SCREEN COLOUR POWDERCOATED BLACK SATIN 10000



WOORAYL ST, CARNEGIE  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
STATUS  
TOWN PLANNING

DATE  
07/02/18

Scale: 1:200  
1:200

BUCHAN

DRAWING TITLE  
PROPOSED ELEVATION  
WEST ELEVATION

DRAWING NUMBER  
ATP-40403

REVISION  
P04



# AMENDED

## SPRING SOLSTICE (SHADOW DIAGRAMS AREA ANALYSIS, SEPT 23 - 0900 to 1500)



SEPT 23 - 9AM  
1:1000



SEPT 23 - 10AM  
1:1000



SEPT 23 - 11AM  
1:1000



SEPT 23 - 12PM  
1:1000



SEPT 23 - 1PM  
1:1000



SEPT 23 - 2PM  
1:1000



SEPT 23 - 3PM  
1:1000

### Advertised Plan 24 of 42

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 other purpose which may breach any copyright

Records Management  
- 4 APR 2018  
Received



# AMENDED

SUMMER SOLSTICE  
(SHADOW DIAGRAMS AREA ANALYSIS, DEC 21 - 0900 to 1500)



DEC 21 - 9AM  
1:1000



DEC 21 - 10AM  
1:1000



DEC 21 - 11AM  
1:1000



DEC 21 - 12PM  
1:1000



DEC 21 - 1PM  
1:1000



DEC 21 - 2PM  
1:1000



DEC 21 - 3PM  
1:1000

## Advertised Plan 25 of 42

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 other purpose which may breach any copyright



# AMENDED

## WINTER SOLSTICE (SHADOW DIAGRAMS AREA ANALYSIS, JUNE 22 - 0900 to 1500)



1/2 JUNE 22 - 9AM  
1:1000



1/2 JUNE 22 - 10AM  
1:1000



1/2 JUNE 22 - 11AM  
1:1000



1/2 JUNE 22 - 12PM  
1:1000



1/2 JUNE 22 - 1PM  
1:1000



1/2 JUNE 22 - 2PM  
1:1000



1/2 JUNE 22 - 3PM  
1:1000

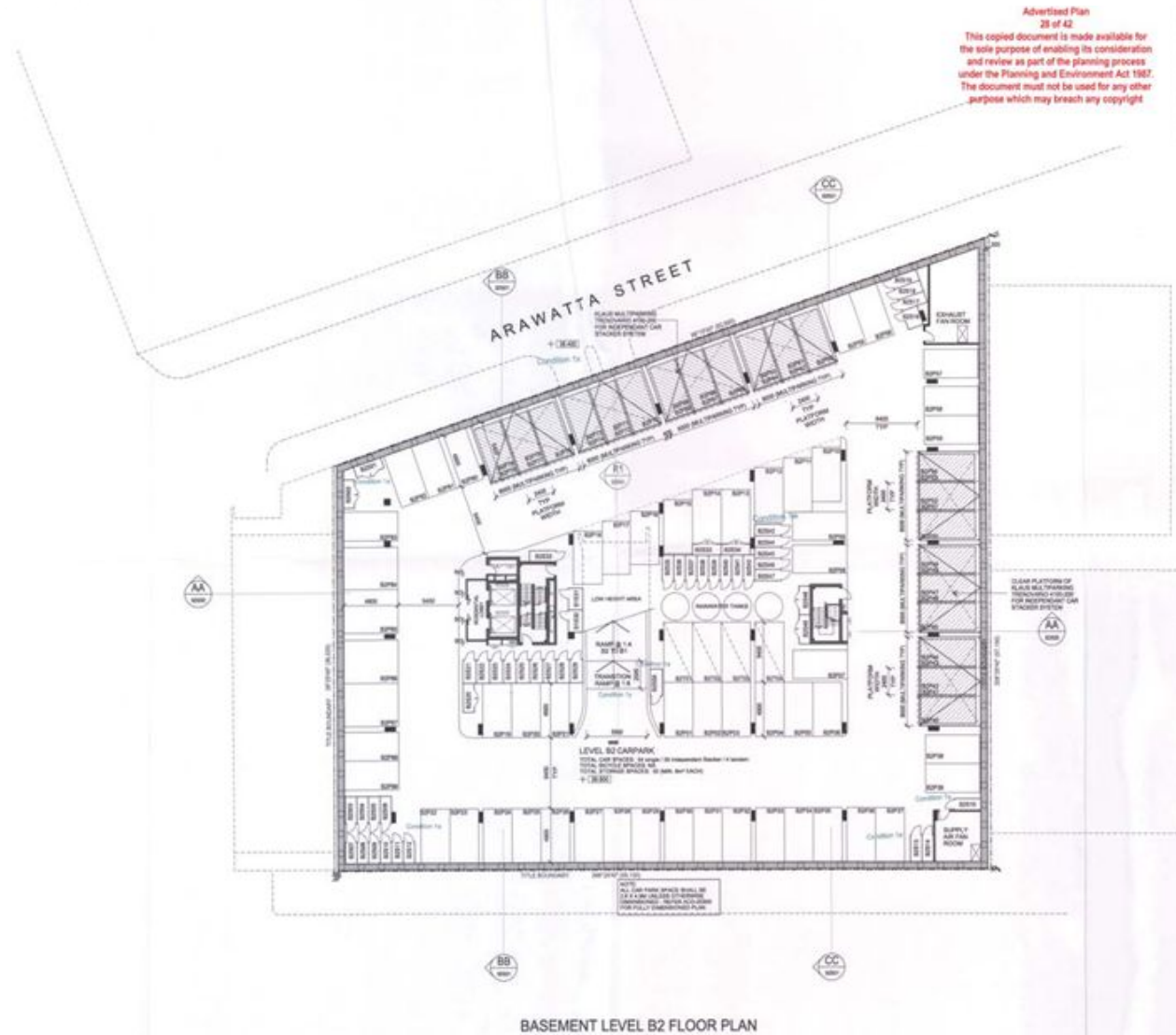
### Advertised Plan 26 of 42

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 other purpose which may breach any copyright





# ORIGINAL PLANS

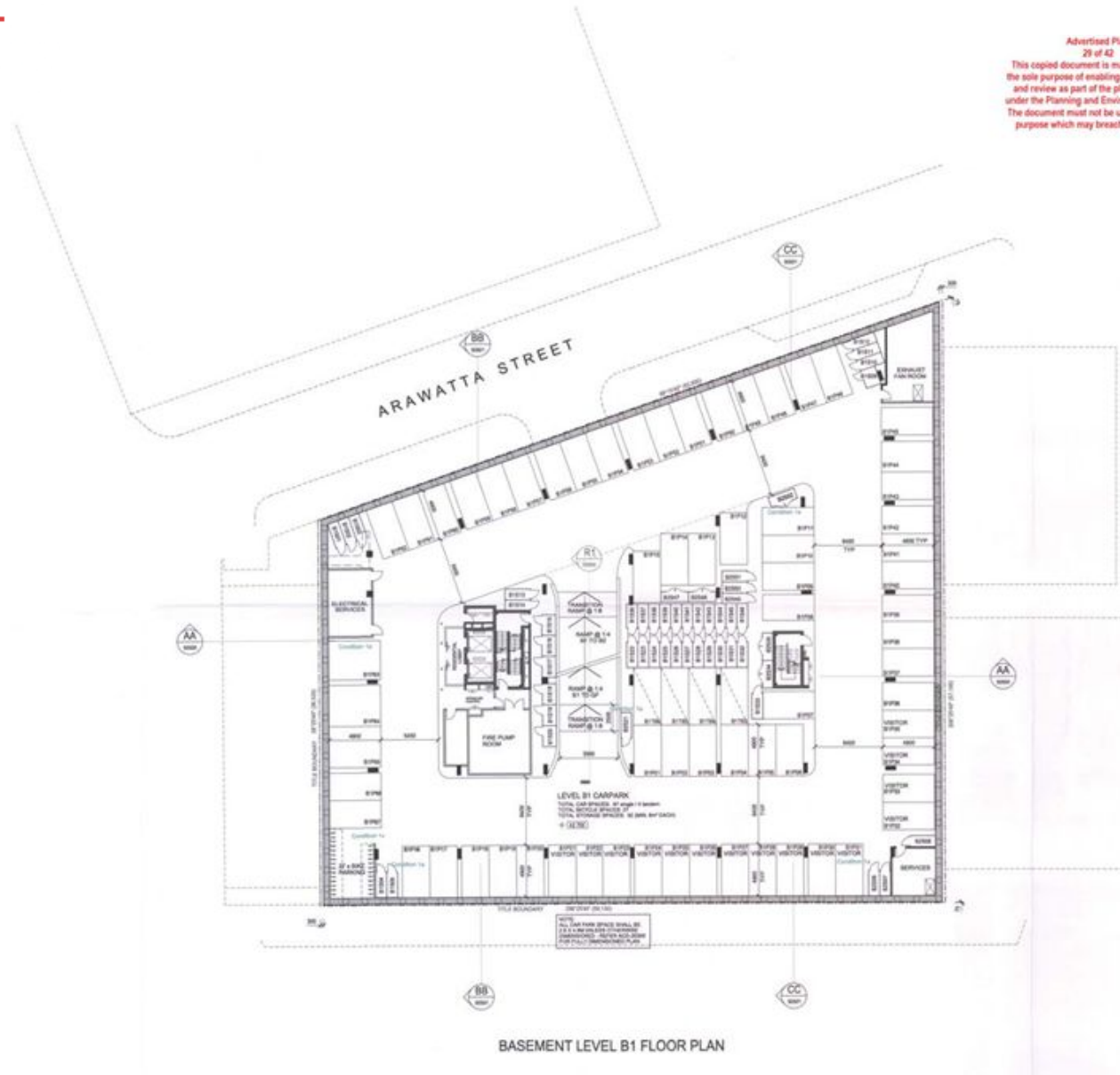


PLANNING  
317032  
28/10/15  
1:200  
TOWN PLANNING

BUCHANAN  
DRAWING TITLE  
PROPOSED FLOOR PLAN  
BASEMENT LEVEL 2  
DRAWING NUMBER  
ATP-20200  
DATE  
1 DEC 2017  
REVISION  
P05

# ORIGINAL PLANS

Advised Plan  
29 of 42  
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 other purpose which may breach any copyright



PROJECT  
**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
317032  
TOWN PLANNING

DATE  
28/10/15

SCALE @ A1  
1:200

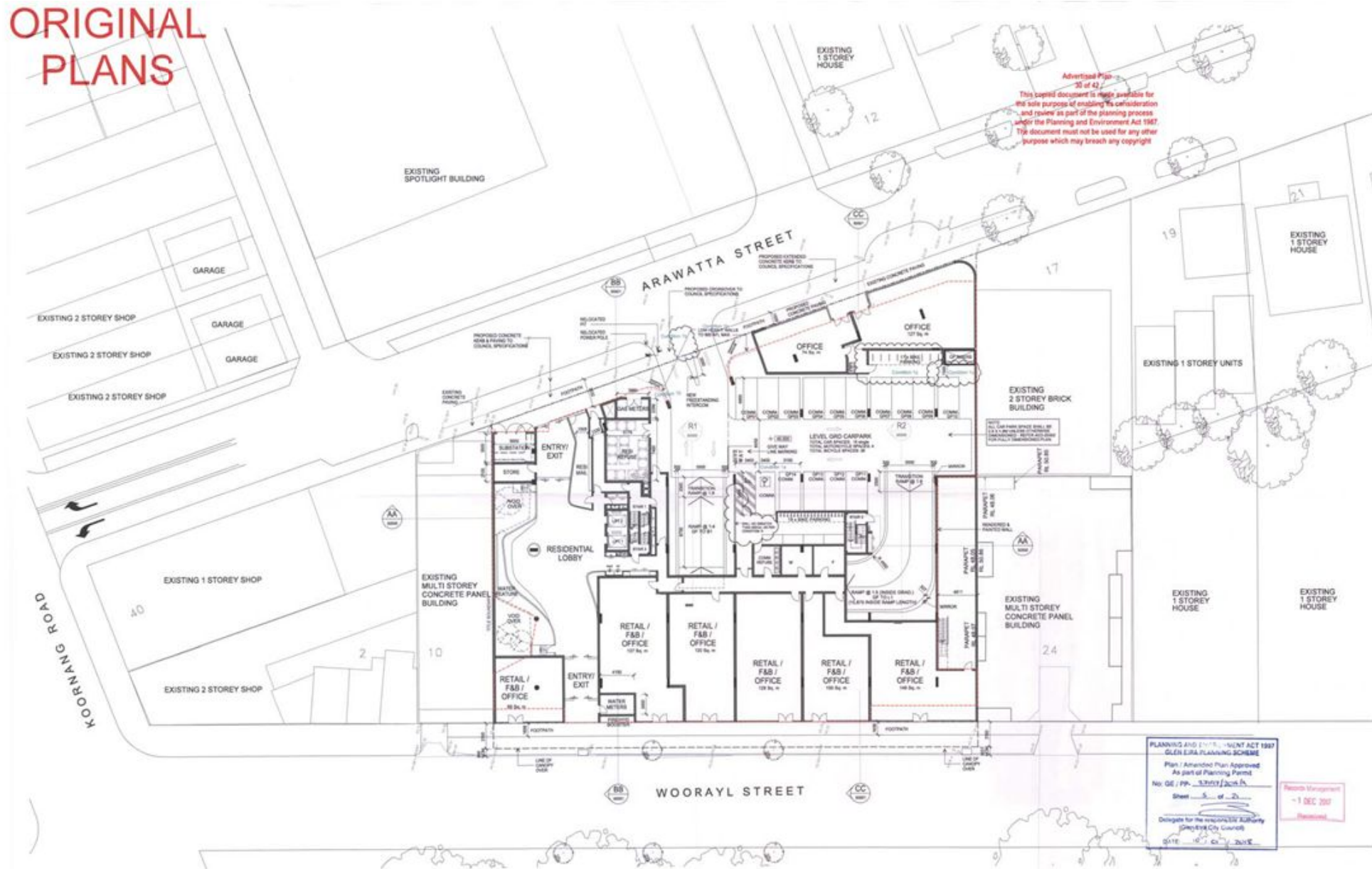
**BUCHAN**

DRAWING TITLE  
PROPOSED FLOOR PLAN  
BASEMENT LEVEL 1

DRAWING NUMBER  
ATP-20201

REVISION  
P05

# ORIGINAL PLANS





[illegible]

The McGraw-Hill Companies, 2010. Copyright © The McGraw-Hill Companies, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from The McGraw-Hill Companies, Inc. This publication is intended for personal use only. All other rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from The McGraw-Hill Companies, Inc. This publication is intended for personal use only. All other rights reserved.

THE BUCHANAN

DRAWING TITLE:  
PROPOSED FLOOR PLAN  
LEVEL 1

DRAWING NUMBER  
ATP-20203  
File Name: ATP-20203.dwg (30.00 MB) (1/1)

REVISION  
P05

**ORIGINAL PLANS**

EXISTING SPOTLIGHT BUILDING

EXISTING 2 STOREY SHOP

EXISTING 2 STOREY SHOP

EXISTING 2 STOREY SHOP

EXISTING 1 STOREY SHOP

EXISTING 2 STOREY SHOP

EXISTING 1 STOREY HOUSE

EXISTING 1 STOREY UNITS

EXISTING 2 STOREY BRICK BUILDING

EXISTING MULTI STOREY CONCRETE PANEL BUILDING

EXISTING MULTI STOREY CONCRETE PANEL BUILDING

EXISTING 1 STOREY HOUSE

EXISTING 1 STOREY HOUSE

ARAWATTA STREET

WOORAYL STREET

KORNG ROAD

Advised Plan 22 of 42

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 other purpose which may breach any copyright.

PLANNING AND ENVIRONMENT ACT 1987  
GULF SHIRE PLANNING SCHEME  
Plan / Amended Plan Approval  
As part of Planning Permit  
No. GE / PP / 2017/0012  
Sheet 22 of 42  
Designed by the responsible Authority  
Gulf Shire City Council  
Date: 10/1/2018

© The Author Group 2010. Copyright in the document and its contents is reserved by The Author Group. 2010. No unauthorised use or copying permitted. All rights reserved. Some of the incorporated images and concepts may be subject to third party copyright and/or patent rights.

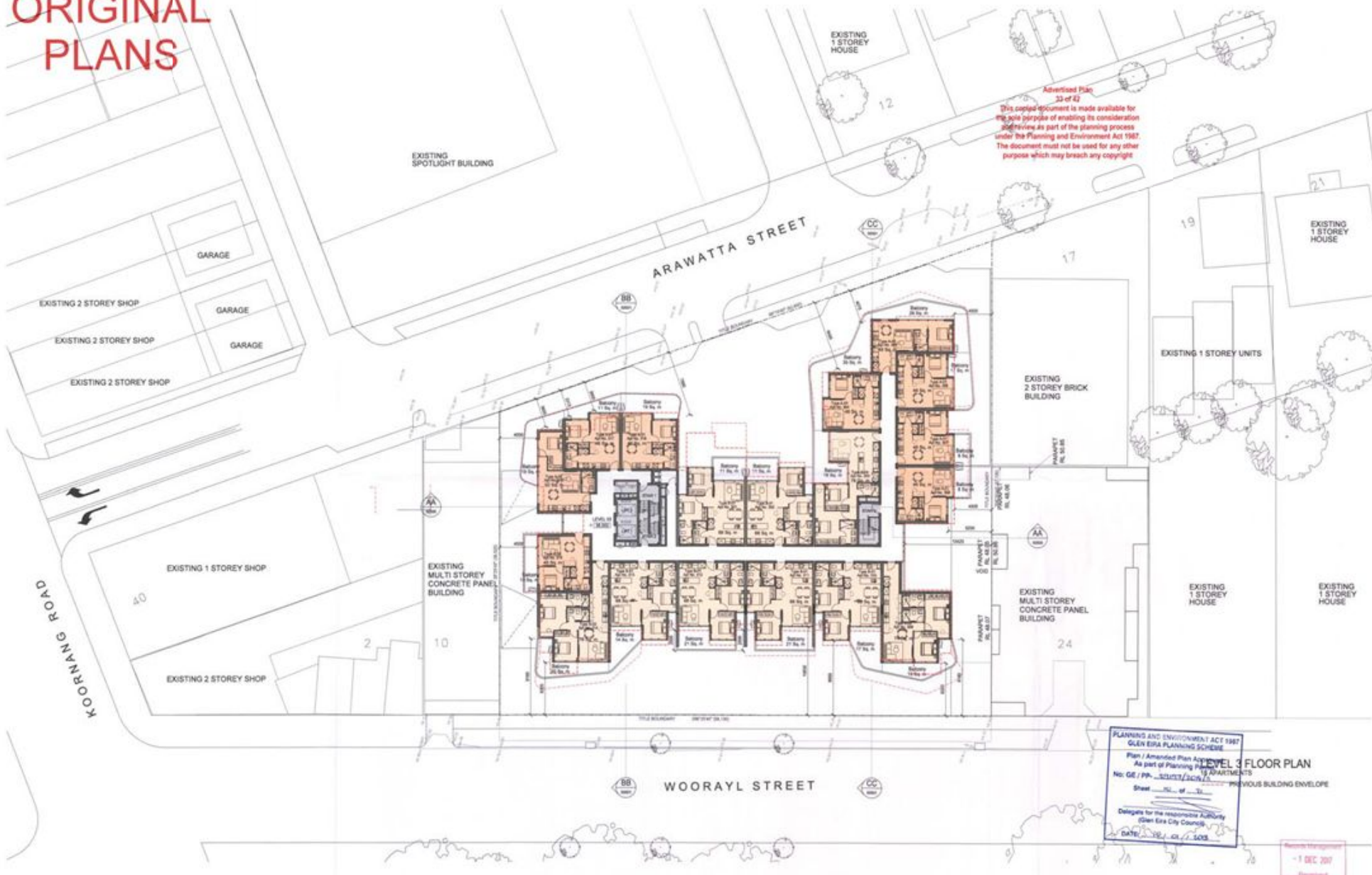
THE BUCHANAN

DRAWING NUMBER  
ATP-20204  
File Name: ATP-20204.dwg, 24-Jan-2016, ATP-20204

REVISION  
P04



ORIGINAL  
PLANS



**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER	DATE	SCALE @ 1"
313124	28/10/15	1:200
STATUS		
TOWN PLANNING		

**THE BUCHANAN**

DRAWING TITLE  
**PROPOSED FLOOR PLAN  
LEVEL 3**

DRAWING NUMBER  
**ATP-20205**  
114-10000-0000-0000-0000-0000-0000-0000

REVISION  
P04

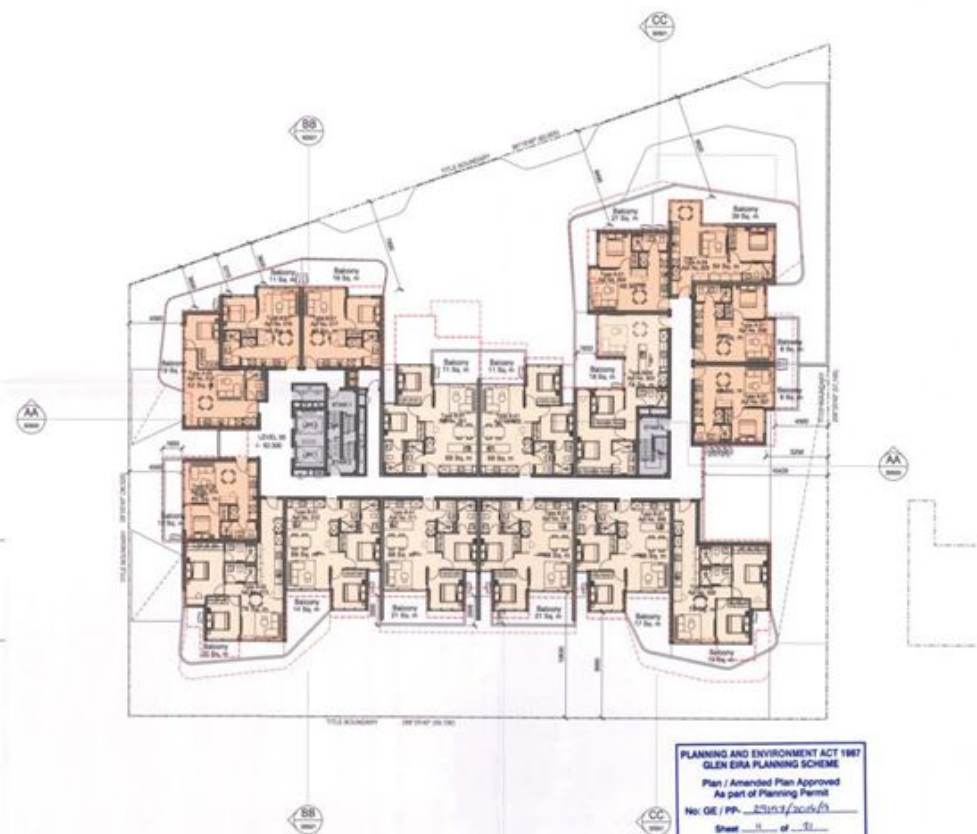


# ORIGINAL PLANS

Advised Plan  
34 of 42  
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 other purpose which may breach any copyright.



LEVEL 4 FLOOR PLAN  
17 APARTMENTS  
----- PREVIOUS BUILDING ENVELOPE



LEVEL 5 FLOOR PLAN  
17 APARTMENTS  
----- PREVIOUS BUILDING ENVELOPE

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP-2020/0001  
Sheet 11 of 11  
Delegate for the responsible Authority  
(Glen Eira City Council)  
DATE: 11 DEC 2020  
Responsible Management  
1 DEC 2020  
(Reviewed)

PROJECT  
**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
313124  
DATE  
26/10/15  
SCALE @ A1  
1:200  
STATUS  
TOWN PLANNING

THE BUCHAN

DRAWING TITLE  
PROPOSED FLOOR PLANS  
LEVEL 4 & 5  
DRAWING NUMBER  
ATP-20206  
The name, logo and/or other identifying marks of the client or other third party may be added to this drawing without the need for a separate drawing.

REVISION  
P04

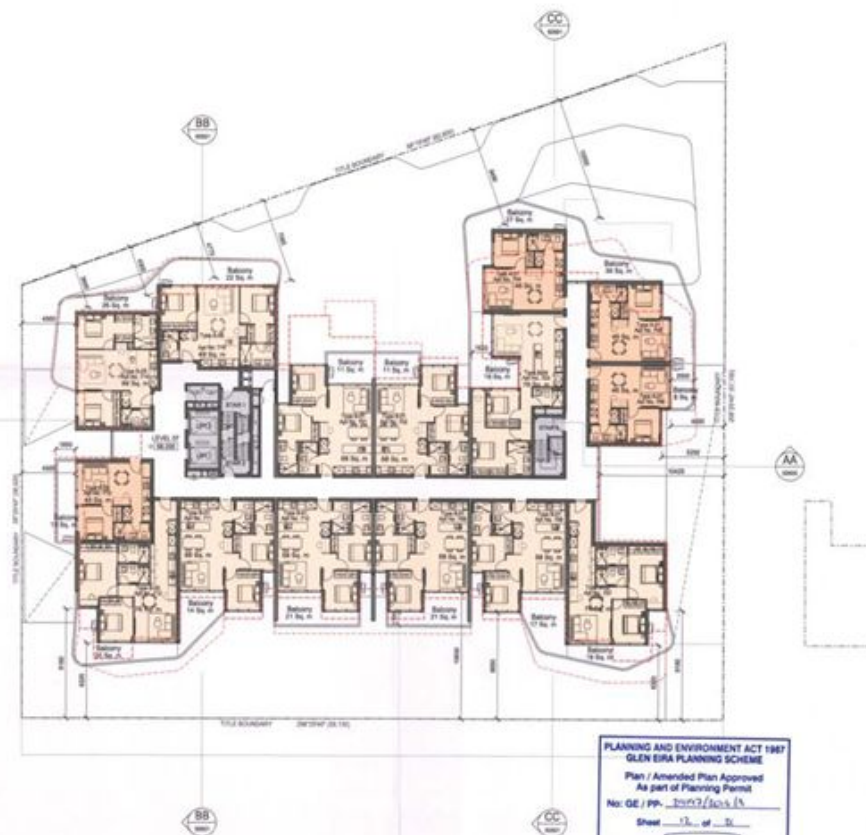
# ORIGINAL PLANS

## Advised Plan

35 of 42  
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 other purpose which may breach any copyright.



LEVEL 6 FLOOR PLAN  
18 APARTMENTS  
----- PREVIOUS BUILDING ENVELOPE



LEVEL 7 FLOOR PLAN  
18 APARTMENTS  
----- PREVIOUS BUILDING ENVELOPE

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP- 1000/2015/15  
Sheet 13 of 31  
Delegate for the Responsible Authority  
(Glen Eira City Council)  
DATE: 15 / 12 / 2015  
- 1 DEC 2017  
Revised

# ORIGINAL PLANS

Advertised Plan  
38 of 42  
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 other purpose which may breach any copyright.



PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP- 2019/00019  
Sheet 13 of 11  
Delegates for the responsible Authority  
(Glen Eira City Council)  
DATE: 10 DEC 2019  
1 DEC 2019



# ORIGINAL PLANS

Advised Plan  
37 of 42  
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 other purpose which may breach any copyright



PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP - 2020 / 100 / 1  
Sheet 15 of 12  
Delegate for the responsible Authority  
(Glen Eira City Council)  
DATE: 10 / 11 / 2020

15 DEC 2020  
Revised

WOORAYL ST, CARNEGIE  
14-22 Wooral Street, Carnegie

PROJECT NUMBER 313124  
DATE 28/10/15  
SCALE 1:200  
STATUS TOWN PLANNING

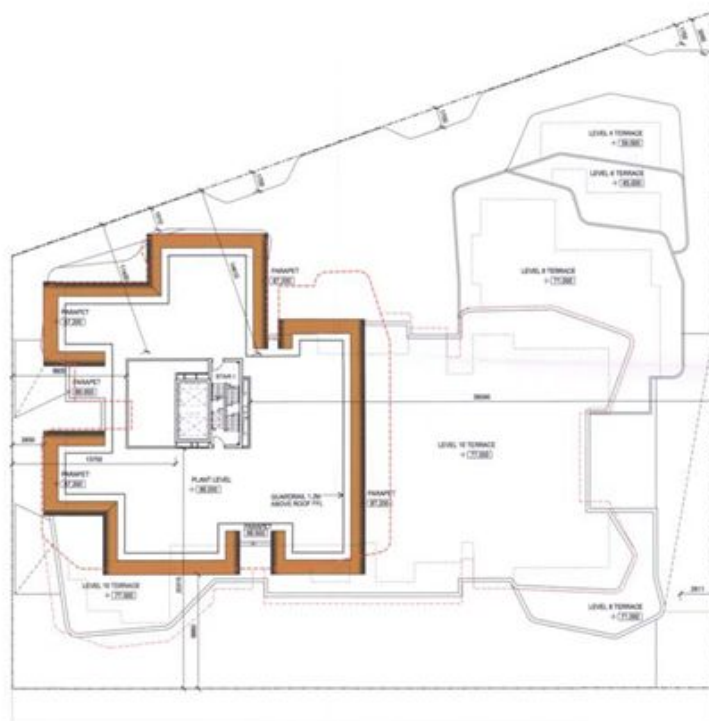
THE BUCHAN

DRAWING TITLE  
PROPOSED FLOOR PLANS  
LEVEL 10, 11 & 12  
DRAWING NUMBER  
ATP-20209

REVISION  
P03

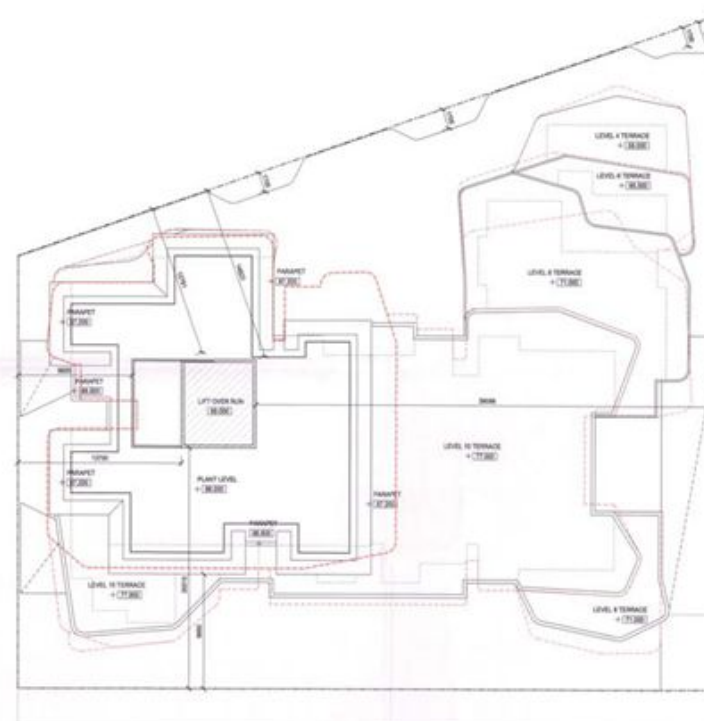
## ORIGINAL PLANS

Advised Plan  
38 of 42  
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 other purpose which may breach any copyright



### PLANT LEVEL FLOOR PLAN

PREVIOUS BUILDING ENVELOPE



ROOF LEVEL FLOOR PLAN

----- PREVIOUS BUILDING ENVELOPE

PLANNING AND ENVIRONMENT ACT 1990  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP / 2015/205/PA  
Sheet 15 of 20  
Delegate for the responsible Authority  
(Glen Eira City Council)  
DATE: 10 / 04 / 2016

Records Manager  
- 1 DEC 2002  
Approved

## ORIGINAL PLANS

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 other purpose which may breach any copyright.

AREA	REP	PRODUCT DESCRIPTION (P/NUM)	MANUFACTURER
Main Body Reinforce - 01	REN-01	White Colored Render on Black/Red Concrete	TBC
Main Body Reinforce - 02	RL-01	Heavy Polyurethane mat on Round Steel Reinforce, 100-150 (Open Area 35% Color - Black	Quantum Insulations Jee Stree 21 Kallanur Drive, Marana 11500, Ph: 1388 666 663 Website: <a href="http://www.qi1388.com">http://www.qi1388.com</a>
Main Body Exterior Insulated Walls	PT-01	Polystyrene foam in exterior walls	TBC
Main Body Insulate wall - 01	SL-01	Single Frametone clear glass to full balcony height. Glass balustrade back to minimal support frame and handrail balined with selected patch fittings. Frames & handrail to selected powdercoat finish.	TBC
Main Body Insulate wall - 04	SL-02	Single Frametone clear glass above parking heights. Glass balustrade back to minimal support frame and handrail balined with selected patch fittings. Frames & handrail to selected powdercoat finish.	TBC
Main Body Insulate wall - 05	SL-03	Single Frametone triple glass. Strong panels to marine. 40-45. Glass balustrade back to minimal support frame and handrail balined with selected patch fittings. Frames & handrail to selected powdercoat finish.	TBC
Main Body Glazing	SL-04	Sliding System, Aluminium framing systems with Solar Modest Changemake powdercoat finish. Clear glazing infill panels with incorporated operable sliding doors and fixed doors.	TBC
Ground Floor Office/Shop/Store Glazing	SL-05	As per SL-04.	TBC
Service Louvers	LG-01	Corroated Aluminium Louvers to selected powdercoat finish	TBC
Main Body Windows	PG-01	Precast Concrete - Flush	TBC
Main Body Windows	PG-02	Precast concrete with no patterning. Finish to match RRP-01	TBC
Main Body Windows	PG-03	Precast concrete with no patterning or incorporated operable sliding doors and fixed doors.	TBC
Main Body Wall Edges	PG-04	Heavily concrete with selected patch	TBC



NORTH ELEVATION

PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP / 2545 / 2546 / 2547  
Sheet 36 of 21  
Delegate for the responsible Authority  
(Glen Eira City Council)  
DATE: 10 / 11 / 2018



# ORIGINAL PLANS

Advertised Plan  
40 of 42  
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 other purpose which may breach any copyright.



EAST ELEVATION

AREA	REF	PRODUCT DESCRIPTION	MANUFACTURER
		Finish	
Main Body Balustrade - 01	RB-01	White Coloured Render on Blockwork/Concrete	TBC
Main Body Balustrade - 02	AL-01	White Porcelain enamel in Round Sun Sprocket with 100mm x 100mm x 10mm, Colour - Black	Quantum Innovations, Ave 21st, 11111 Ave 21st, 11111 Ave 21st, 11111 Ave 21st
Main Body Exterior Window Walls	PT-01	Paint finish to exterior walls	TBC
Main Body Balustrade - 03	SL-01	Single Framed clear glass to full balcony height. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Balustrade - 04	SL-02	Single Framed clear glass above planning boxes. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Balustrade - 05	SL-03	Single Framed tinted glass. Fitting pattern to match AL-01. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Stairing	SL-04	Stairing System: aluminium framing sections with Slatex Medium Champagne powdercoat finish. Clear grading infill panels with incorporated operable sliding doors and to hand finish.	TBC
Ground Floor Office/Shop front Stairing	SL-05	As per SL-04	TBC
Service Louvers	LV-01	Louvered Louvers. Louvers to selected powdercoat finish.	TBC
Main Body Facade	PC-01	Precast Concrete - Faced	TBC
Main Body Facade	PC-02	Precast concrete with no patterning. Finish to match RB-01	TBC
Main Body Facade	PC-03	Precast concrete with no patterning, with selected paint finish.	TBC
Main Body Stair Edges	PC-04	Reinforced concrete with selected paint finish.	TBC



Security Management  
- 1 DEC 2015  
Reviewed

PROJECT  
**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
313124  
DATE  
26/10/15  
SCALE @ A1  
1:200  
STATUS  
TOWN PLANNING

**THE BUCHANAN**  
The Buchanan Group Pty Ltd  
100 Woorayl Street, Carnegie  
VIC 3163  
Tel: 03 9594 1111  
Fax: 03 9594 1112  
www.buchanan-group.com.au

DRAWING TITLE  
**PROPOSED ELEVATION  
EAST ELEVATION**  
DRAWING NUMBER  
ATP-40401  
The Bureau (Pty) Ltd 00-00-00-00-00-00-00

REVISION  
P03

# ORIGINAL PLANS

Advised Plan  
41 of 42  
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 other purpose which may breach any copyright.

AREA	REF	PRODUCT DESCRIPTION (if applicable)	MANUFACTURER
Main Body Balustrade - 01	BS-01	White Coloured Render on Blockwork/Concrete	TBC
Main Body Balustrade - 02	AL-01	Aluminium Perforated metal in Round Not Braggard, 40x40-10 Open Area 20%, Colour - Black	Summit Innovations Jura Drive 25 Kaituma Drive, Berrima, 2159, Ph: 1300 644 963 Mobile: 0422 181 887
Main Body Exterior Insulated Walls	FI-01	Paint finish to exterior walls	TBC
Main Body Balustrade - 03	SL-01	Single Frameloss clear glass to full security height. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Balustrade - 04	SL-02	Single Frameloss clear glass above planting boxes. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Balustrade - 05	SL-03	Single Frameloss tinted glass. Fitting pattern to match AL-01. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Glazing	GL-04	Glazing System: Aluminium framing sections with Saint Gobain Clear glazing units panels with incorporate and operate sliding doors and to hold doors	TBC
Ground Floor Office/Shop front Glazing	GL-05	As per GL-04	TBC
Service Louvers	LV-01	Louvered Louvers. Louvers to selected powdercoat finish	TBC
Main Body Facade	PC-01	Precast Concrete - Fluted	TBC
Main Body Facade	PC-02	Precast concrete with no patterning. Finish to match BS-01	TBC
Main Body Facade	PC-03	Precast concrete with no patterning, with selected patch finish.	TBC
Main Body Brick Engage	PC-04	Brick concrete with selected patch finish	TBC



SOUTH ELEVATION



Records Management  
- 1 DEC 2017  
President

WOORAYL ST, CARNEGIE  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER: 313124  
DATE: 28/10/15  
SCALE: AS SHOWN  
TOWN PLANNING

THE BUCHAN GROUP  
DRAWING TITLE: PROPOSED ELEVATION SOUTH ELEVATION  
DRAWING NUMBER: ATP-60402  
FOR NAME: 0401 20 00 00 00 00

REVISION  
P05



# ORIGINAL PLANS

Advised Plan  
42 of 42  
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 other purpose which may breach any copyright.



WEST ELEVATION

AREA	REF	PRODUCT DESCRIPTION (FINISH)	MANUFACTURER
Main Body Balustrade - 01	REN-01	White Coloured Render on Backboard/ Concrete	TBC
Main Body Balustrade - 02	AL-01	Marine Polycarbonate Panel in Round Slot Staggered, 1025x10 Spaced Area 30% Colour - Black	Quantum Innovations Jae Zine 21 Kallaroo Drive, Berrima, NSW, 2576 Ph: 1300 666 062 Website: 0422 100 100
Main Body Exterior Window Walls	PT-01	Paint finish to exterior walls	TBC
Main Body Balustrade - 03	SL-01	Single Framedless clear glass to full balcony height. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Balustrade - 04	SL-02	Single Framedless clear glass above planting boxes. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Balustrade - 05	SL-03	Single Framedless tinted glass. Fitting pattern to match SL-01. Glass balustrade back to minimal support frame and handrail behind with selected patch fittings. Frames & handrails to selected powdercoat finish.	TBC
Main Body Glazing	SL-04	Glazing System: Aluminium framing sections with Safety Medium Changeable powdercoat finish. Clear glazing with panels with incorporated operable sliding doors and to hold doors.	TBC
Ground Floor Office/Shop front Glazing	SL-05	As per SL-04	TBC
Service Louvers	LP-01	Louvered Louvers for selected powdercoat finish	TBC
Main Body Facade	PC-01	Precast Concrete - Plated	TBC
Main Body Facade	PC-02	Precast concrete with no patterning. Finish to match REN-01	TBC
Main Body Facade	PC-03	Precast concrete with no patterning. Finish to match REN-01 with selected patch finish.	TBC
Main Body Sash Edges	PC-04	Profile concrete with selected paint finish.	TBC



Records Management  
1 DEC 2015  
Received

PROJECT  
**WOORAYL ST, CARNEGIE**  
14-22 Woorayl Street, Carnegie

PROJECT NUMBER  
313124  
DATE  
28/10/15  
SCALE @ A4  
1:200  
STATUS  
TOWN PLANNING

THE BUCHANAN  
Architectural & Planning  
Services  
111-113 Glen Eira Road  
Melbourne, VIC 3004  
Ph: 03 9594 1111  
Fax: 03 9594 1112  
www.buchanan.com.au

DRAWING TITLE  
**PROPOSED ELEVATION  
WEST ELEVATION**  
DRAWING NUMBER  
ATP-40403  
Rev: 001 Date: 20.10.2015

REVISION  
P03

**9.2 43-45 KOKARIBB ROAD, CARNEGIE**

**Author:** Anthony Adams, Principal Town Planner

**Trim No:** 18/1121811

**Attachments:** 1. Advertised Plans  
2. ResCode Assessment Table

---

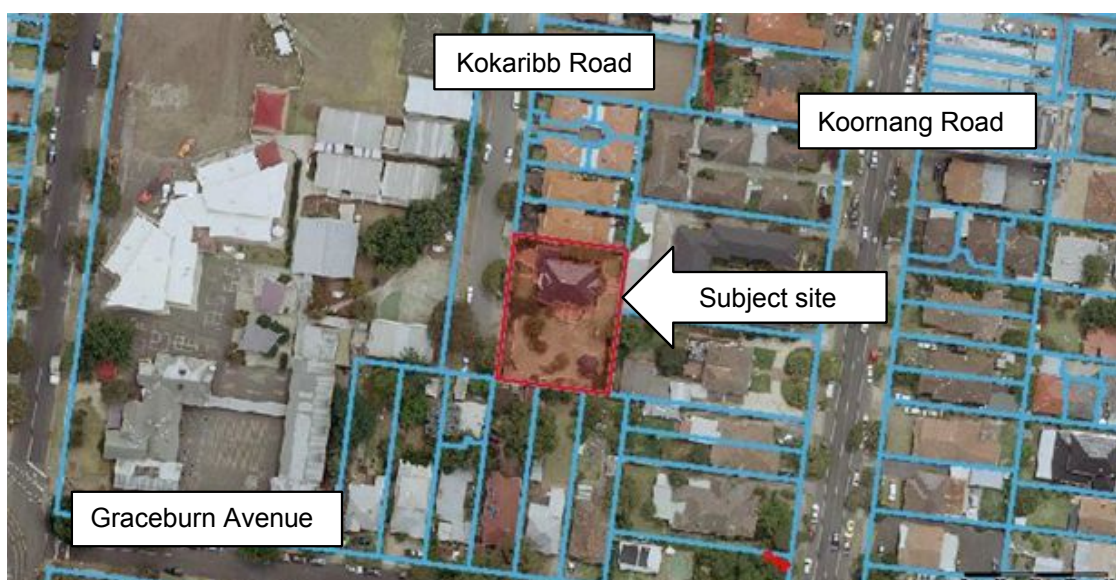
**PURPOSE AND SUMMARY**

The purpose of this report is to provide an assessment and form a position to present to VCAT for a planning permit application for the construction of a 3 storey building comprising 15 apartments.

The application was advertised and 12 objections were received with concerns that include the density and height of the proposal having regard to the Carnegie Structure Plan, increased traffic and car parking and the overlooking and overshadowing impacts on adjoining properties.

Subject to conditions that, amongst other things, reduce overlooking and require the impacts on neighbours' trees to be carefully managed, the proposal is considered to be generally in accordance with the requirements of the Glen Eira Planning Scheme and it is recommended that Council advise VCAT that it would support the grant of a Planning Permit.

The following plan shows the location of the subject site and the context of the surrounding area:



**RECOMMENDATION**

That Council advise VCAT that it would support the grant of a Planning Permit for Application No. GE/PP-31521/2018 at 43-45 Kokaribb Road, Carnegie, 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 Drawing No's TP2101A, TP2102A, TP2103A, TP2104A, TP2201A, TP2202A, TP3101A, TP3102A, TP3201A, TP4101A, TP4202A and TP7101A, prepared by Arcadia Studio Pty Ltd and dated 15 February 2018) but modified to show:
  - (a) A landscape plan in accordance with Condition 2.
  - (b) The delineation of separate Tree Protection Zone (TPZ) and Tree Protection Fencing (TPF) for the following trees at the prescribed radial distances from the base of tree trunk to define a tree protection zone (TPZ):
    - Tree 14 (neighbouring White Cedar to the east) – 7.0m;
    - Tree 15 (neighbouring Chinese Hawthorn to the east) – 2.2m;
    - Tree 16 (neighbouring Apple to the south) – 2.0m;
    - Tree 17 (neighbouring Apple to the south) – 2.0m
    - Tree 18 (neighbouring Privet to the south) – 2.0m
    - Tree 19 (neighbouring Loquat to the south) – 2.0m; and
    - Tree 20 (neighbouring Privet to the south) – 2.0m.
  - (c) The north, south and east-facing first and second floor habitable room windows and balconies with views within 9.0m (measured horizontally at ground level) of the secluded private open spaces and habitable room windows of dwellings on adjoining lots to be screened in accordance with Standard B22 of ResCode to the satisfaction of the Responsible Authority.
  - (d) The corner splay on the northern side of the basement ramp to be reduced in size so that it does not extend past the northern boundary of the site and has a minimum width across the frontage of at least 1.0m. The corner splay note must be modified to state that the area would not include any objects or planting greater than 0.6m in height and be applied to both areas.
  - (e) The trafficable section of the basement ramp (ie, between the 0.3m wide kerbs) to be aligned with the vehicle crossing.
  - (f) The width of the basement ramp to be at least 3.0m, with 0.3m wide kerbs on each side (ie, a total width of at least 3.6m) and to be shown on the basement and ground floor plans.
  - (g) The deletion of the words 'POTENTIAL ACCESSIBLE SPACE' from Car Spaces 07 and 08.
  - (h) The deletion of the L-shaped column/wall adjacent to Car Spaces 01/02 and the mesh panel increased in length toward the west by at least 1.0m to improve sightlines between vehicles exiting the car spaces and those traveling down the basement ramp, or an alternative modification to improve sightlines to the satisfaction of the Responsible Authority.
  - (i) The grades of any inclined car spaces to be noted on the plans.
  - (j) Tandem Car Spaces 31/32 widened to at least 2.9m or otherwise modified to accord with Design Standard 2 of Clause 52.06-9 of the Glen Eira Planning Scheme.
  - (k) All columns in the basement car park to be located to accord with Diagram 1 of Clause 52.06-9 of the Glen Eira Planning Scheme.
  - (l) The dimensions of the car stackers and car stacker spaces to be clearly shown on the basement plan and the cross-section plan to show the car space widths

and lengths, clear platform widths and lengths, car space heights, pit depths and height clearances.

- (m) The gates for the car stackers to be shown on the basement plan in accordance with the data specification sheets.
- (n) Pedestrian access within the storage areas of the mezzanine to be at least 1.0m wide.

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) A survey, including botanical names, of all existing vegetation to be retained.
  - (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) 6 trees within the private open spaces of Units G-01, G-02 and G-03 (2 for each dwelling);
    - (ii) 6 trees within the private open spaces of Units G-04 and G-05 (3 for each dwelling);or 12 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 landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
4. 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.
5. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the following trees at the prescribed radial distance from the base of the trunk to define a tree protection zone (TPZ):
  - Tree 14 (neighbouring White Cedar to the east) – 7.0m;
  - Tree 15 (neighbouring Chinese Hawthorn to the east) – 2.2m;
  - Tree 16 (neighbouring Apple to the south) – 2.0m;
  - Tree 17 (neighbouring Apple to the south) – 2.0m;
  - Tree 18 (neighbouring Privet to the south) – 2.0m;
  - Tree 19 (neighbouring Loquat to the south) – 2.0 m; and
  - Tree 20 (neighbouring Privet to the south) – 2.0m.

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.

Note: Where tree protection fencing is impractical, formalised ground protection can be installed. Ground protection must comprise strapped timber rumble-boards installed over the previously installed layer of mulch.

6. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street trees.
7. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around each street tree at a radius of 7.2 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.
8. 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.

9. No excavation is to come within 5.0 metres of the existing street trees (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.

10. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a Sustainability Management Plan (SMP) for the site (generally in accordance with the Sustainability Management Plan, prepped by Low Impact Development Consulting that was submitted with the application). Once approved, the SMP 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.
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 of how traffic and safe pedestrian access will be managed, particularly during the drop-off and pick-up times of the Carnegie Primary School. 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. The car parking allocation for the approved development must be:
- Not less than one (1) car space for each one or two bedroom apartment;
  - Not less than two (2) car spaces for each three or more bedroom apartment;
  - Not less than one (1) visitor car space for every five (5) apartments, marked accordingly.
14. 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.
15. 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.
16. The vehicular crossing 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.
17. 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.)
18. 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.

19. 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.
20. 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. 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. The proposed vehicle crossing should be constructed as a splayed vehicle crossing to Council's standards.
- I. 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 197.

<b>Address</b>	43-45 Kokaribb Road, Carnegie
<b>Title details</b>	Lots 3 and 4 on LP016884
<b>Restrictions on title</b>	None
<b>Proposal</b>	Construction of a 3 storey building comprising 15 dwellings and a basement car park
<b>Zoning and Overlay Controls</b>	General Residential Zone (Schedule 2) Parking Overlay
<b>Permit requirements</b>	A permit is required to construct 15 dwellings under Clause 32.08-6 of the General Residential Zone
<b>Relevant Planning Scheme provisions</b>	Urban Villages Policy
<b>Seriously entertained amendments</b>	The Activity Centre Structure Plan for Carnegie was adopted as Council Policy on 27 February 2018 but has not yet attained the status of a seriously entertained planning scheme amendment and has not been given weight in the assessment of this application
<b>Notification</b>	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act</i> 1987, including 1 notice on site and a notice mailed to 13 surrounding properties
<b>Submissions</b>	12 objections received and are detailed in the report
<b>Cultural Heritage Management Plan required</b>	None required

#### DESCRIPTION OF PROPOSAL

- Demolition of the existing dwelling
- Construction of a 3 storey building comprising 15 apartments
- Three apartments would each have 2 bedrooms and 12 apartments would each have 3 bedrooms
- Vehicle access would be from a vehicle crossing to Kokaribb Road
- A total of 32 car spaces would be provided in the basement comprising 29 resident car spaces (i.e. a surplus of 2 resident car spaces) and 3 visitor car spaces
- Maximum overall building height would be 10.5m
- Site coverage would be 58.3%
- Permeability would be 28.3%

- Garden area would be 35.3%

#### LAND DESCRIPTION AND SURROUNDING AREA

- The immediate neighbourhood character consists of a variety of housing types and styles, including single detached dwellings and multi-unit developments
- To the north are 2 double storey attached dwellings
- To the south are detached dwellings mostly fronting Graceburn Avenue with 47 Kokaribb Road on a subdivided lot at the rear of 8 Graceburn Avenue
- To the east is a double-storey apartment building and 2 dwellings
- The rear of the Carnegie Primary School is located to the west

#### RELEVANT HISTORY

The application was lodged on 12 January 2018. The application was advertised from 15 March 2018 to 5 April 2018 and 12 objections were received. The applicant lodged an appeal at VCAT on 26 April 2018 against Council's failure to make a decision within 60 statutory days (i.e. on Day 69).

#### CONSULTATION AND ENGAGEMENT

There were 12 objections received as part of the notification process and included the following concerns:

- The Carnegie Structure Plan, approved on 27 February 2018, designates the site for 2 dwellings (i.e. Minimal Change Area)
- The height, mass and bulk would be visually unacceptable
- Not in keeping with the character of the street
- Overlooking
- Overshadowing
- Excessive density
- Inappropriate transition to the Neighbourhood Residential Zone
- Non-compliance with ResCode standards
- Inadequate setbacks
- Trees on the adjoining properties must be protected during construction
- Increased traffic and reduced safety
- Cumulative impact of approved and proposed developments on existing traffic and parking conditions
- Quiet residential street has become a congested thoroughfare
- Garbage collection problems
- Lack of consultation
- Disruption during construction

A planning conference was chaired by Cr Davey and attended by the applicant and 2 objectors. The applicant did not offer to make any changes to the building.

#### REFERRALS

The following is a summary of comments and requirements from relevant referral areas:

Non-statutory referrals	
Transport Planning	Parking provision is adequate but some changes are suggested to the basement ramp and car park layout
Asset Engineering	The proposed vehicle crossing is satisfactory



Landscape Officer	Tree protection conditions are suggested for 7 trees on adjoining properties and a landscape plan should be submitted and include at least 12 canopy trees
Park Services	Conditions are suggested for the protection of the 2 street trees during construction

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts including internal amenity
- Landscaping
- Internal amenity
- Car parking and traffic
- Management plan requirements
- Objectors concerns

### Zoning and policy context

The site is located in the Carnegie Urban Village with convenient access to major roads, public transport and shops. Carnegie is a Major Activity Centre and is a suitable location for increased residential densities.

The site is within Carnegie's Residential South Precinct under the Urban Villages Policy. The proposal is considered to be consistent with the relevant policies as it will contribute to the mix of density and housing types.

The 2 relevant purposes of the General Residential Zone are:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

It is considered that the proposal accords with the Urban Villages Policy and the purpose of the General Residential Zone. The density, scale and massing of the proposal is considered to be appropriate for this location having regard to existing large buildings in the area, including the school to the west. The proposed building height of 10.5m complies with the mandatory maximum height allowed in the zone.

The sensitive interfaces to the south in the Neighbourhood Residential Zone have been managed through the side setbacks which will provide a suitable transition in scale to the dwellings in Graceburn Avenue and provide good opportunities for landscaping. The proposal is considered to be well-designed with a good level of visual interest and architectural merit.

### Neighbourhood character

The built form character of the surrounding area includes a range of dwelling types of various scales. The site is in proximity to Neerim and Koornang Roads, which include large 4 and 5 storey buildings. It is acknowledged that buildings to the south of the site are more domestic in scale and appearance.

The proposal would provide a contrast to the dwellings in Graceburn Avenue, but this is anticipated having regard to the current zoning of the land and Council's Urban Villages Policy (currently contained in the Planning Scheme) which support increased residential densities and buildings up to 3 storeys.

The building has been thoughtfully designed with a good level of compliance with ResCode and would integrate well into the streetscape. The proposal provides an appropriate transition to the northern, southern and eastern interfaces, particularly having regard to the location of the private open spaces of the existing dwellings fronting Graceburn Avenue.

The State Government guidelines require a minimum front setback of 6.0m. The proposed front setback would be 6.0m but with the first and second floor balconies setback 4.0m. The balconies are considered to be satisfactory as they will provide articulation and visual interest to the front facade.

#### Height, scale and massing

The proposal would have a maximum height of 10.5m which accords with the maximum allowed in the zone. Side and rear setbacks are considered to be acceptable and comply with the relevant ResCode standards. There is a minor departure from the daylight standard in relation to 41A Kokaribb Road. However, it is considered that this would not significantly reduce the amount of daylight received by that dwelling.

The proposed site coverage of 58.3% complies with the State Government guidelines which allow up to 60%. Permeability would be 28.3% which exceeds the minimum requirement of 20%.

The garden area is 35.3%, which is more than the mandatory minimum of 35%.

The scale, massing and appearance of the building is considered to be acceptable given the site's policy, zoning and built form contexts.

#### Amenity impacts (including internal amenity)

The development complies with the overlooking and overshadowing requirements of ResCode.

Shadow diagrams have been submitted that show that there would be some additional overshadowing of the rear yards of properties in Graceburn Avenue. However, the stepped setbacks of the proposed building ensure that the impact of the new overshadowing would not be unreasonable.

The stepped setbacks would minimise the visual bulk impact of the proposal on the adjoining properties. Similarly, there would be no significant reduction of daylight to the habitable rooms of the dwellings on the adjoining lots.

Additional screening to a height of 1.7m is required to ensure that there would be no unreasonable overlooking of the adjoining properties to the north, south and east.

Internal amenity of the dwellings would be satisfactory and complies with the Better Apartment Design Standards of ResCode. Each dwelling would have good access to sunlight and daylight and would have well-proportioned private open space areas.

#### Landscaping

It is acknowledged that all existing vegetation will be removed to enable the construction of the building. However, new landscaping will be provided in the front, side and rear setbacks. A landscape plan, which will include the planting of 12 canopy trees, will be required to be submitted.

Tree protection conditions have been included in relation to 7 trees on adjoining properties and the 2 street trees.

#### Car parking and traffic

The State Government parking guidelines require 27 resident car spaces based on 1 car space for each 2 bedroom dwelling and 2 car spaces for each 3 or more bedroom dwelling. A total of 29 car spaces for residents are provided which provides a surplus of 2 car spaces.

The guidelines also require 3 visitor car spaces based on 1 car space for every 5 dwellings which are provided in the basement.

A note is recommended to be included on the permit stating that future residents would be ineligible for resident and visitor parking permits.

The basement ramp and car park layout is generally satisfactory. Some of the changes suggested by Council's Transport Planning Department will be included in the recommendation to enhance the safety and convenience of vehicle movements. These changes necessitate minor modifications to the basement ramp design and car park layout. The applicant has provided an assessment provided by a qualified traffic engineer stating that some parts of the relevant design standards can be varied such as the corner splay requirement.

Council's Transport Planning Department has advised that the increase in traffic generated by the proposal is unlikely to have a significant adverse impact on the operation of the surrounding road network. This assessment has also taken into account the approved developments at 35 Kokaribb Road (6 dwellings) and 285-287 Neerim Road (41 dwellings) and the proposed development at 259-259 Neerim Road and 32 Kokaribb Road (45 dwellings).

#### Management plan requirements

A Construction Management Plan (CMP) and Waste Management Plan (WMP) are required. Conditions have been included outlining the requirements of the CMP and WMP. The traffic management plan for the CMP will need to have regard to the drop-off and pick-up times of the Carnegie Primary School.

A Sustainability Management Plan (SMP), which demonstrates compliance with the relevant Better Apartment Design Standards of ResCode for water and stormwater management, will also be required to be endorsed.

#### Objector concerns

The concerns of local residents are acknowledged. As discussed in the preceding parts of this report, conditions have been included to manage the impacts of the proposal on trees and to minimise overlooking and reduction of daylight. The traffic and parking impacts have been reviewed and the 2 additional car spaces in the basement will assist in minimising demand for on-street parking.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

**POLICY AND LEGISLATIVE IMPLICATIONS**

All matter required at Section 60 of the *Planning and Environment Act* 1987 have been taken into consideration as part of the assessment of this application.

**LINK TO COUNCIL AND COMMUNITY PLAN**

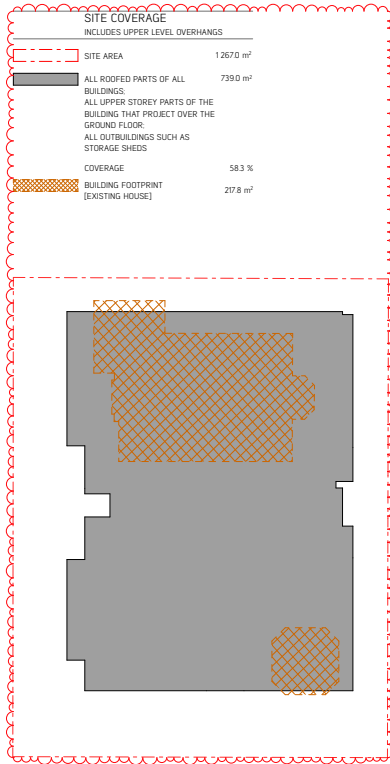
Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

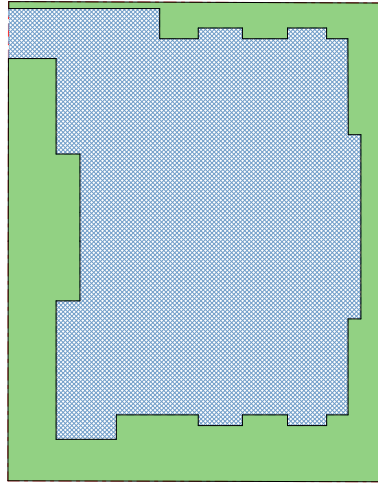
**CONCLUSION**

That Council form a position for VCAT that it would support the grant of a Planning Permit subject to conditions.



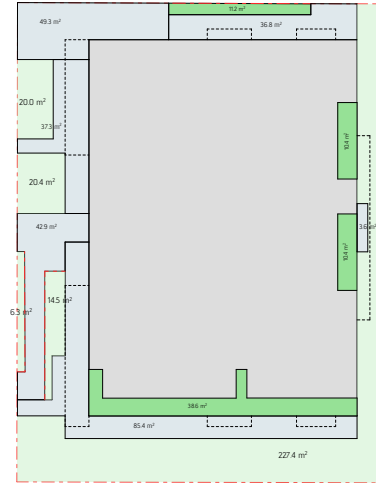
**GARDEN AREA**

SITE AREA	1 267.0 m <sup>2</sup>
NON-GARDEN AREA (ROOFED OR INTERNAL AREAS OR AREAS ASSOCIATED WITH CARS)	828.6 m <sup>2</sup>
NON-GARDEN AREA	647 %
GARDEN AREA (AS DEFINED BY PLANNING CODE)	438.4 m <sup>2</sup>
GARDEN AREA	35.3 %
[35% MIN. FOR COMPLIANCE]	



**PERMEABILITY**

SITE AREA	1 267.0 m <sup>2</sup>
BASEMENT	717.7 m <sup>2</sup>
TERRACES, PAVING + DRIVEWAY	255.3 m <sup>2</sup>
PERMEABLE AREA	288.6 m <sup>2</sup>
PERMEABLE AREA - PLANTER BEDS	70.6 m <sup>2</sup>
PERMEABLE TOTAL	28.3 % 359.2 m <sup>2</sup>



**TOWN PLANNING DRAWING INDEX**

DRAWING No.	DESCRIPTION	REV No.
TP01	COVERSHEET	A
TP1001	DRAWING INDEX + AREAS	A
TP101	CONTEXT PLAN	A
TP1201	SITE ANALYSIS	A
TP1301	SURVEY	A
TP2101	GROUND	A
TP2102	LEVEL 1	A
TP2103	LEVEL 2	A
TP2104	ROOF PLAN	A
TP2201	BASEMENT MEZZANINE	A
TP2202	BASEMENT 1	A
TP2402	EXISTING / DEMO PLAN	A
TP3101	WEST + NORTH	A
TP3102	EAST + SOUTH	A
TP3201	KOKARIBB RD STREETSCAPE	A
TP4101	SECTIONS A + B	A
TP4102	SECTION C	A
TP6001	3D - 01	A
TP7101	APARTMENT STANDARDS	A
TP8101	9 AM - MIDDAY	A
TP8102	1 PM - 3 PM	A

**A1617030 Kokaribb Road Carnegie - Development Summary & Area Schedule**  
FINAL DRAFT TOWN PLANNING SET  
Relates to: **PRELIMINARY ISSUE 15 DECEMBER 2017**



Basement 1	Total Area (m <sup>2</sup> )	Internal NSA (m <sup>2</sup> )	POS (Basement-Terrace) (m <sup>2</sup> )	POS (Basement-Planner) (m <sup>2</sup> )	POS (Basement-NSA) (m <sup>2</sup> )	Bedrooms	Bathrooms	Unit Sub Total
Car Park	706.0					32		
Bicycles + Storage	0.0							
Waste Room	32.3							
Circulation	36.7							
Cops	17.8							
<b>Total Basement 1 GFA:</b>	<b>793.6</b>							
Basement Mezzanine	Total Area (m <sup>2</sup> )	Internal NSA (m <sup>2</sup> )	POS (Basement-Terrace) (m <sup>2</sup> )	POS (Basement-Planner) (m <sup>2</sup> )	POS (Basement-NSA) (m <sup>2</sup> )	Bedrooms	Bathrooms	Unit Sub Total
Bicycles + Storage	23.4					18		
Services	43.8							
Circulation	0.0							
Cops	28.5							
<b>Total Basement Mezzanine GFA:</b>	<b>95.7</b>							
Ground	Total Area (m <sup>2</sup> )	Internal NSA (m <sup>2</sup> )	POS (Basement-Terrace) (m <sup>2</sup> )	POS (Basement-Planner) (m <sup>2</sup> )	POS (Basement-NSA) (m <sup>2</sup> )	Bedrooms	Bathrooms	Unit Sub Total
UNIT G-01	195.7	130.0	0.0	65.7	65.7	3	2	1
UNIT G-02	286.0	121.8	0.0	94.2	94.2	3	2	1
UNIT G-03	126.6	83.4	0.0	39.6	39.6	2	2	1
UNIT G-04	253.6	128.3	0.0	125.3	125.3	3	2	1
UNIT G-05	276.5	121.3	0.0	145.3	145.3	3	2	1
<b>Total apartments (NSA)</b>	<b>594.8</b>		<b>0.0</b>	<b>470.0</b>	<b>470.0</b>	<b>14</b>	<b>10</b>	<b>5</b>
<b>Total apartments (Non-NSA)</b>								
Cops	30.3							
Lobby / Corridor (inc. stair)	38.9							
Utility Areas	inc. above							
<b>Sub-Total Common</b>	<b>69.2</b>							
<b>Total Ground GFA:</b>	<b>653.9</b>							

Level 1	Total Area (m <sup>2</sup> )	Internal NSA (m <sup>2</sup> )	POS (Basement-Terrace) (m <sup>2</sup> )	POS (Basement-Planner) (m <sup>2</sup> )	Total POS (m <sup>2</sup> )	Bedrooms	Bathrooms	Unit Sub Total
UNIT 1-01	144.0	15.8	18.2	0.0	18.2	3	2	1
UNIT 1-02	86.9	78.9	8.0	0.0	8.0	2	2	1
UNIT 1-03	135.4	188.8	16.6	0.0	16.6	3	2	1
UNIT 1-04	135.4	188.8	16.6	0.0	16.6	3	2	1
UNIT 1-05	86.9	78.9	8.0	0.0	8.0	2	2	1
UNIT 1-06	146.7	15.8	31.3	0.0	31.3	3	2	1
<b>Total apartments (NSA)</b>	<b>637.8</b>		<b>98.7</b>	<b>0.0</b>	<b>98.3</b>	<b>16</b>	<b>12</b>	<b>6</b>
<b>Total apartments (Non-NSA)</b>								
Cops	25.3							
Lobby / Corridor	28.6							
Utility Areas	inc. above							
<b>Sub-Total Common</b>	<b>53.9</b>							
<b>Total L1 GFA:</b>	<b>779.6</b>							
Level 2	Total Area (m <sup>2</sup> )	Internal NSA (m <sup>2</sup> )	POS (Basement-Terrace) (m <sup>2</sup> )	POS (Basement-Planner) (m <sup>2</sup> )	Total POS (m <sup>2</sup> )	Bedrooms	Bathrooms	Unit Sub Total
UNIT 2-01	152.8	130.2	19.1	3.5	22.6	3	2	1
UNIT 2-02	152.3	116.5	33.6	2.2	35.8	3	2	1
UNIT 2-03	158.3	118.2	35.9	4.2	40.1	3	2	1
UNIT 2-04	197.6	120.8	54.9	15.9	70.8	3	2	1
<b>Total apartments (NSA)</b>	<b>497.7</b>		<b>143.5</b>	<b>25.8</b>	<b>169.3</b>	<b>12</b>	<b>8</b>	<b>4</b>
<b>Total apartments (Non-NSA)</b>								
Cops	25.3							
Lobby / Corridor	16.9							
Utility Areas	inc. above							
<b>Sub-Total Common</b>	<b>42.2</b>							
<b>Total L2 GFA:</b>	<b>674.4</b>							
APARTMENT SUMMARY	Total Area (m <sup>2</sup> )	Internal NSA (m <sup>2</sup> )	POS (Basement-Terrace) (m <sup>2</sup> )	POS (Basement-Planner) (m <sup>2</sup> )	Total POS (m <sup>2</sup> )	Bedrooms	Bathrooms	Unit Sub Total
1 Bed						0.0%	0	
2 Bed						20.0%	12	
3 Bed						60.0%	12	
4 Bed						0.0%	0	
Total						100.0%	36	
Car Park Spaces	32							
Bicycles	18							



Arcadia Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 109 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 8080  
info@arcadia-studio.com.au  
www.arcadia-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1200 @ A1	LOCATION PLAN
Project Address	Date	Drawing No.	Drawing No.	Revision	
43-45 KOKARIBB ROAD CARNEGIE VIC	21 DEC 2017	DRAWING INDEX + AREAS	TP1001	A	





1001 AERIAL PHOTOGRAPH - WITH SITE TITLE

1500



SUBJECT SITE

43-45 KOKARIBB ROAD  
CARNEGIE

TRANSPORT

- 1 TRAIN - CARNEGIE STATION
- 2 TRAIN - MURRUMBEENA STATION
- 3 TRAM - No 67
- 4 BUS - 623 - 626 - KODRANG RD
- 5 BUS - 623 - 624 - NEERIM ROAD
- 6 CAR - PRINCES HIGHWAY

EDUCATION

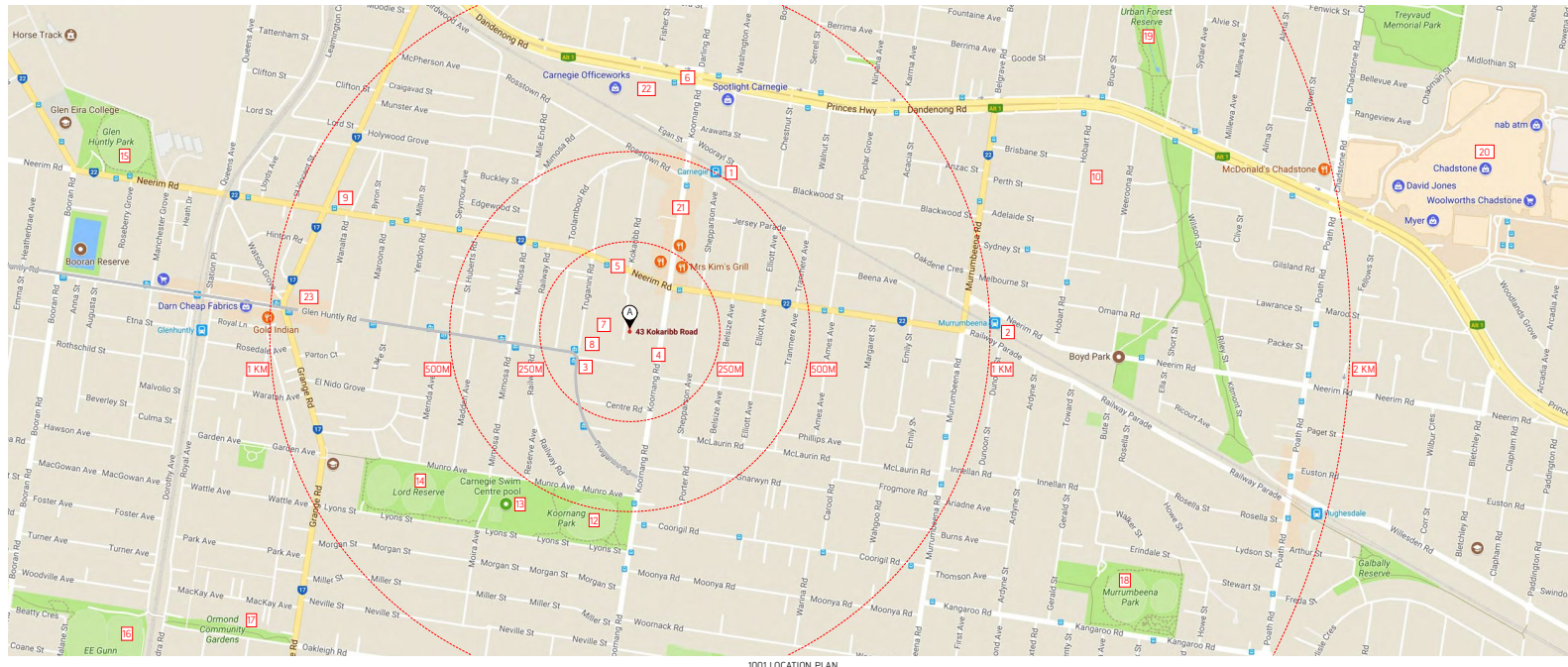
- 7 CARNEGIE KINDERGARTEN
- 8 CARNEGIE PRIMARY SCHOOL
- 9 ST ANTHONY'S SCHOOL
- 10 MURRUMBEENA PRIMARY SCHOOL
- 11 GORDON START EARLY LEARNING CARNEGIE

AMENITIES

- 12 KODRANG PARK
- 13 CARNEGIE SWIM CENTRE POOL
- 14 LORD RESERVE
- 15 GLENHURTY PARK
- 16 EE GUNN RESERVE
- 17 ORMOND COMMUNITY GARDENS
- 18 MURRUMBEENA PARK
- 19 URBAN FOREST RESERVE

RETAIL

- 20 CHADSTONE SHOPPING CENTRE
- 21 CARNEGIE ROAD SHOPPING CENTRE
- 22 GLENHURTY PARK RETAIL STRIP
- 23 GLENHURTY ROAD RETAIL DISTRICT

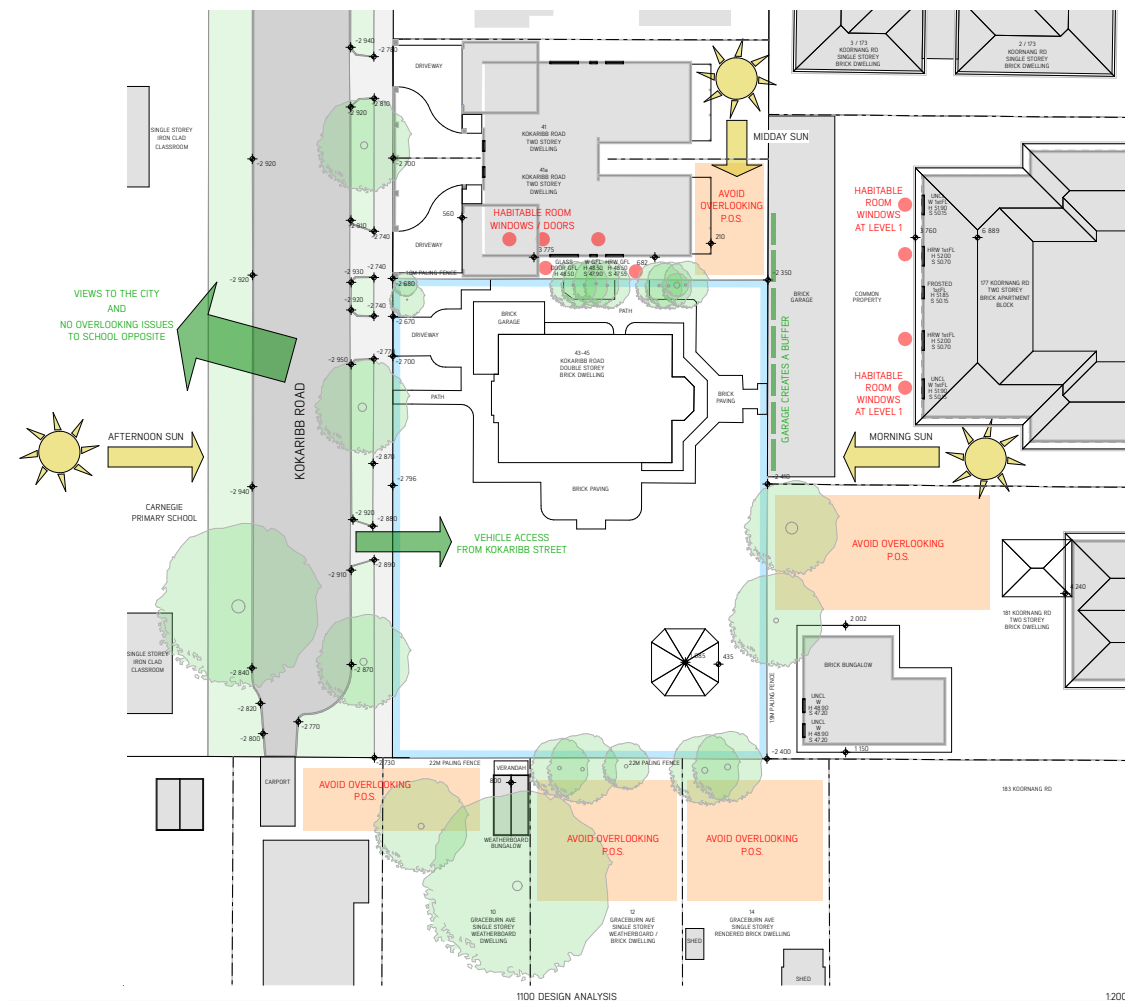


1001 LOCATION PLAN

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A167030	A1	@ A1	SITE PLANS
Project Address	Stage	Date	Drawing	Drawing No	Revision
43-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	CONTEXT PLAN	TP1101	A



KOKARIBB RD - LOOKING SOUTH



AERIAL VIEW - LOOKING SOUTH



AERIAL VIEW - LOOKING EAST

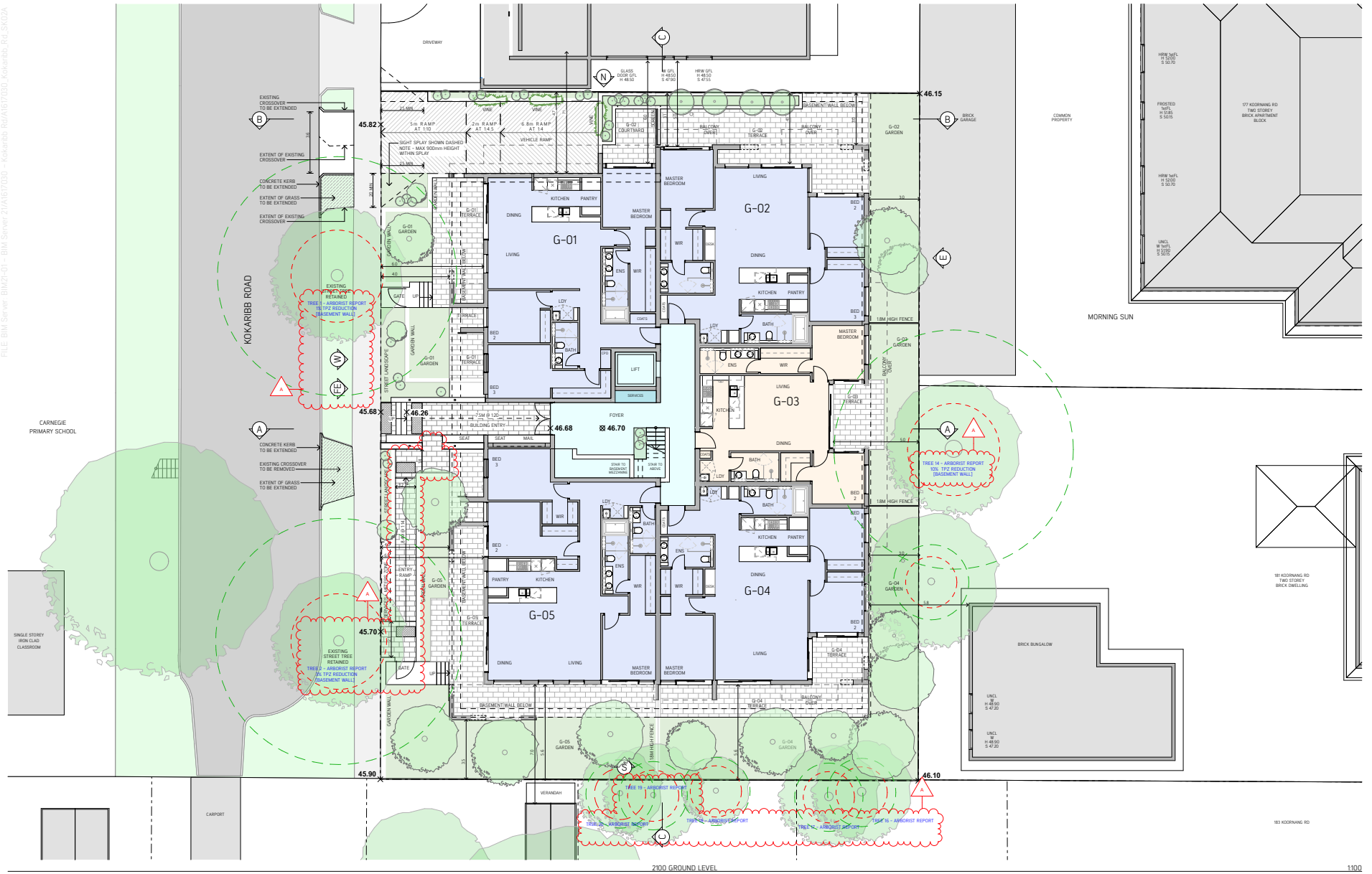
Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018

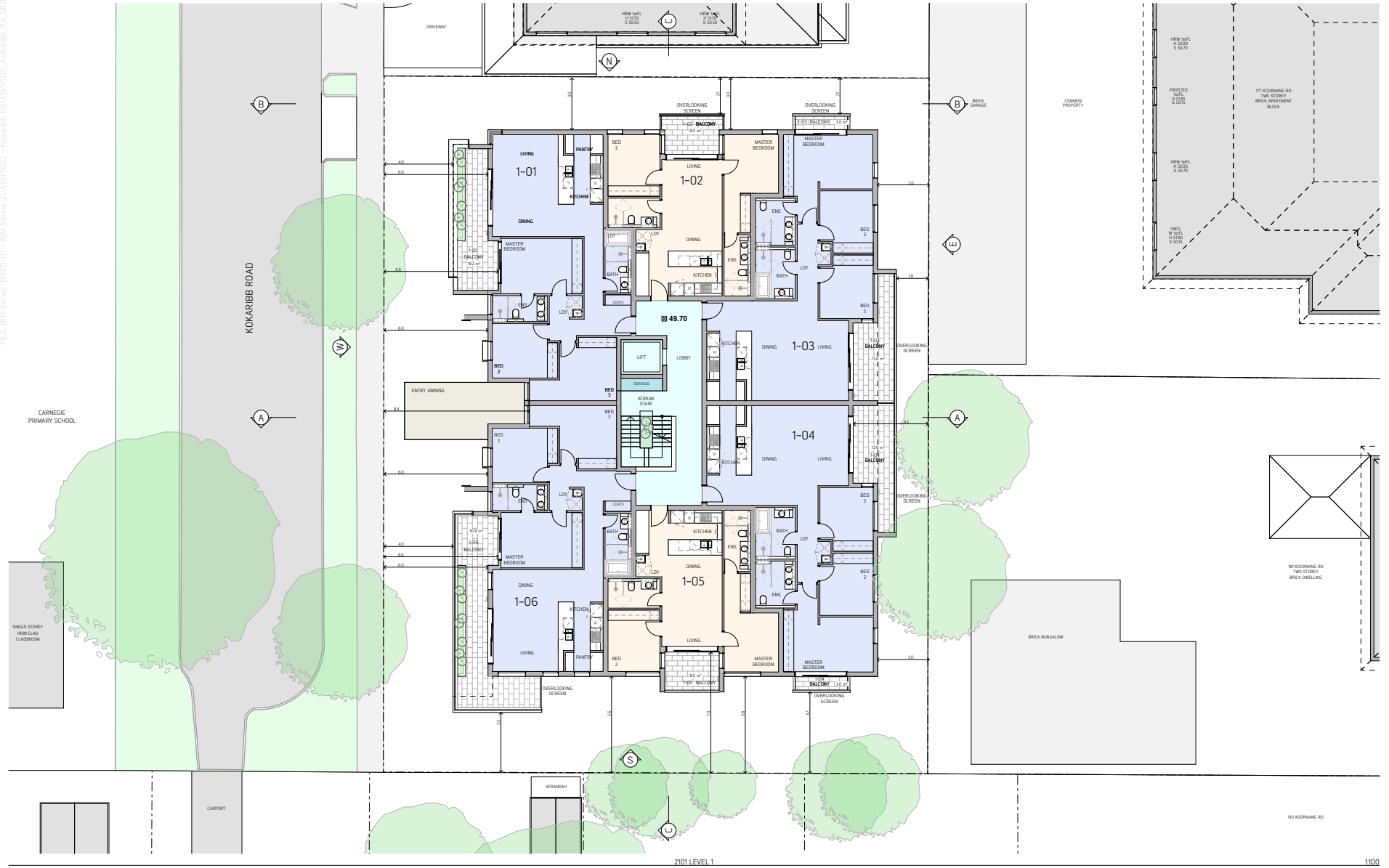


Client	Project	Project Number	Size	Scale	Drawing	Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617/030	A1	1:200 10/77, 10/73, 10/74	GRID	
Project Address	Stage	Date	Drawing		Drawing No	Revision
43-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	@ A1		TP1201	A
			SITE ANALYSIS			









ARCADIA Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 108 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 5880  
studio@arcadia-studio.com.au  
www.arc-studio.com.au

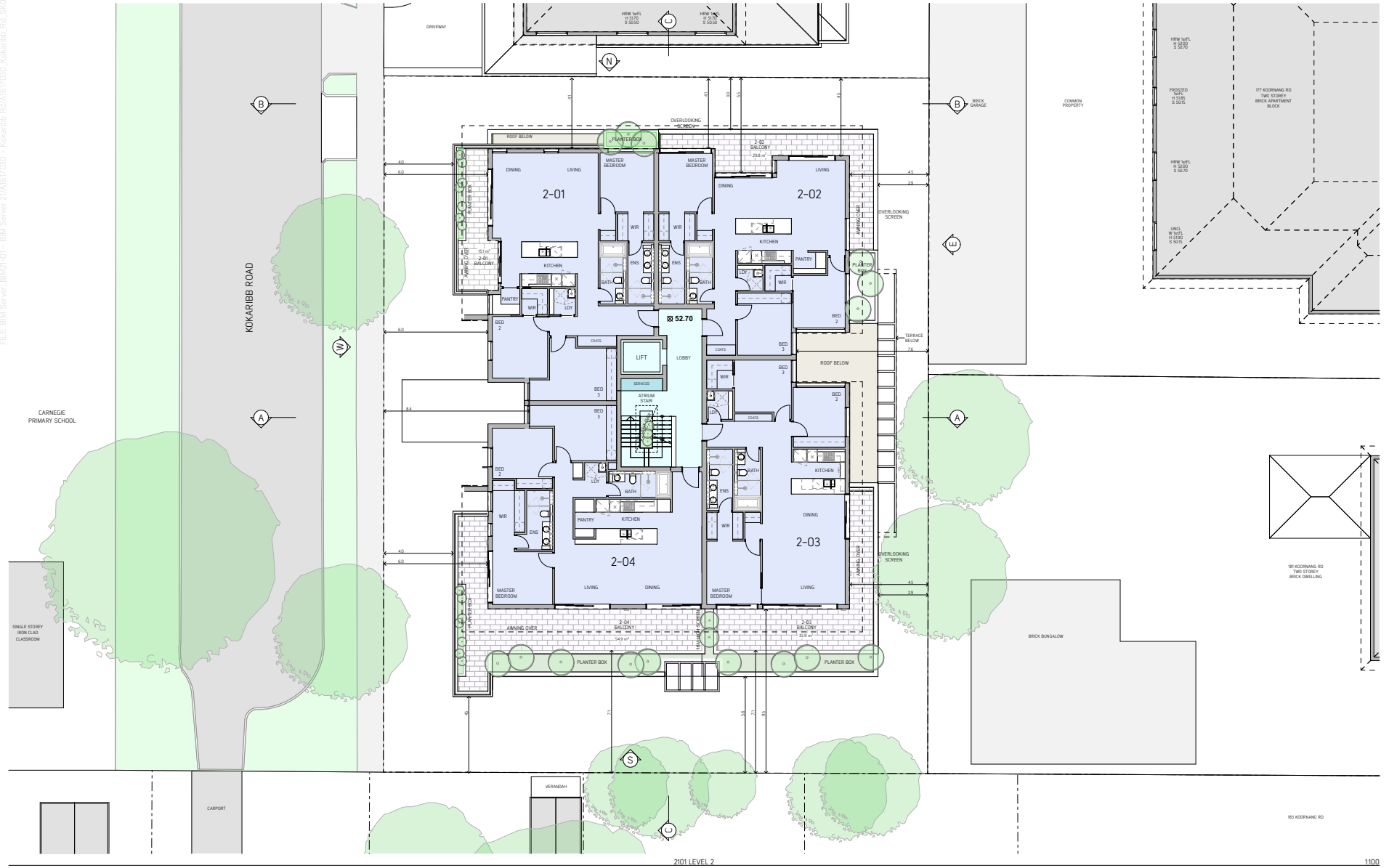
LEGEND	F.F.L. FINISHED FLOOR LEVEL (INTERNAL & BALCONY)	T.O.B. TOP OF BALUSTRADE LEVEL
EX RL EXISTING LEVEL	P.O.S. PRIVATE OPEN SPACE	W HABITABLE ROOM WINDOW / GLAZED SLIDING DOOR
PR RL PROPOSED LEVEL		

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1:100 @ A1	PLAN - GENERAL
Project Address	Stage	Date	Drawing	Drawing No.	Revision
45-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	LEVEL 1	TP2102	A





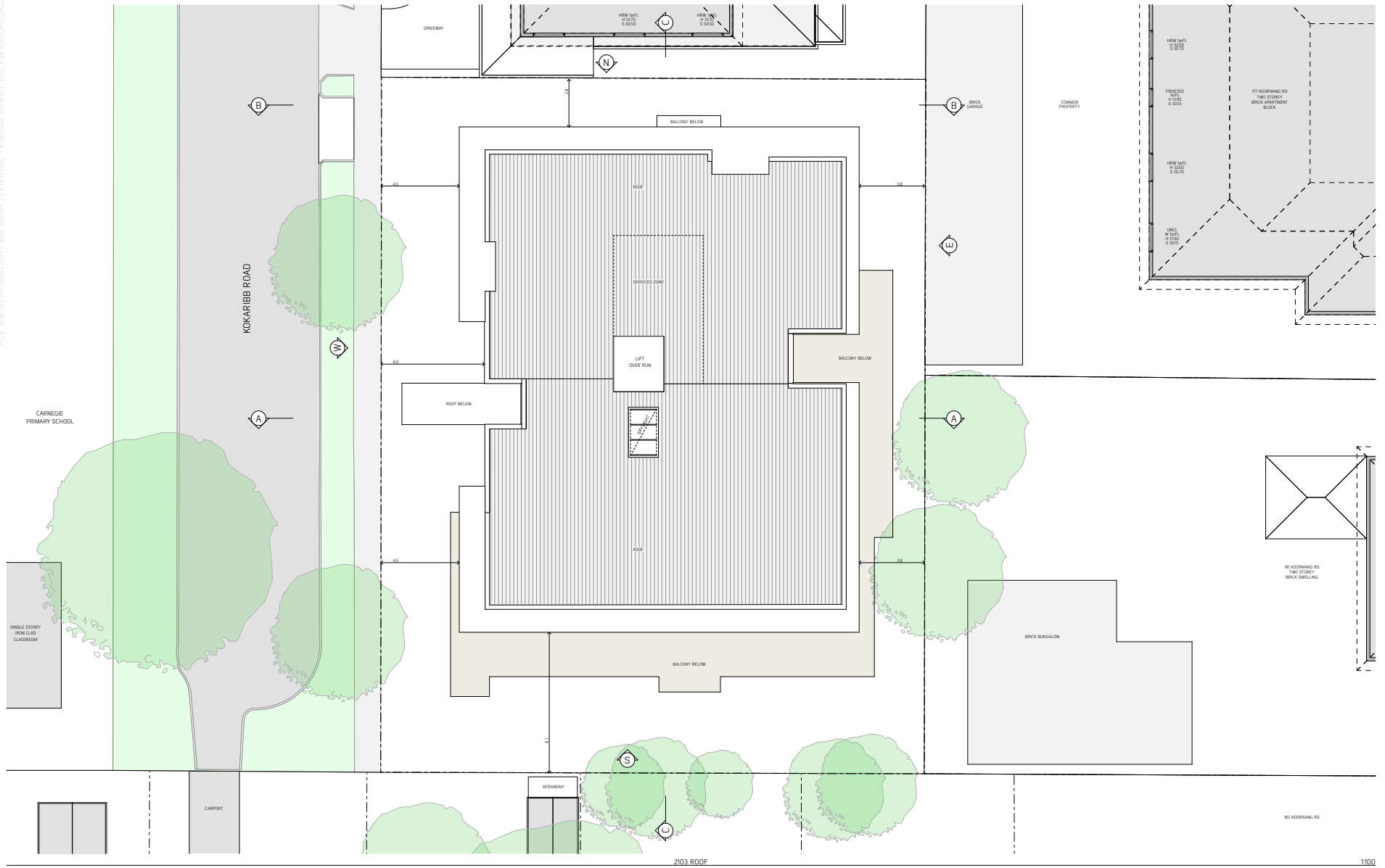
Arcadia Studio Pty Ltd ABN 42 626 145 892  
Studio 3 / 108 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 5880  
Trentosana@arc-studio.com.au  
www.arc-studio.com.au

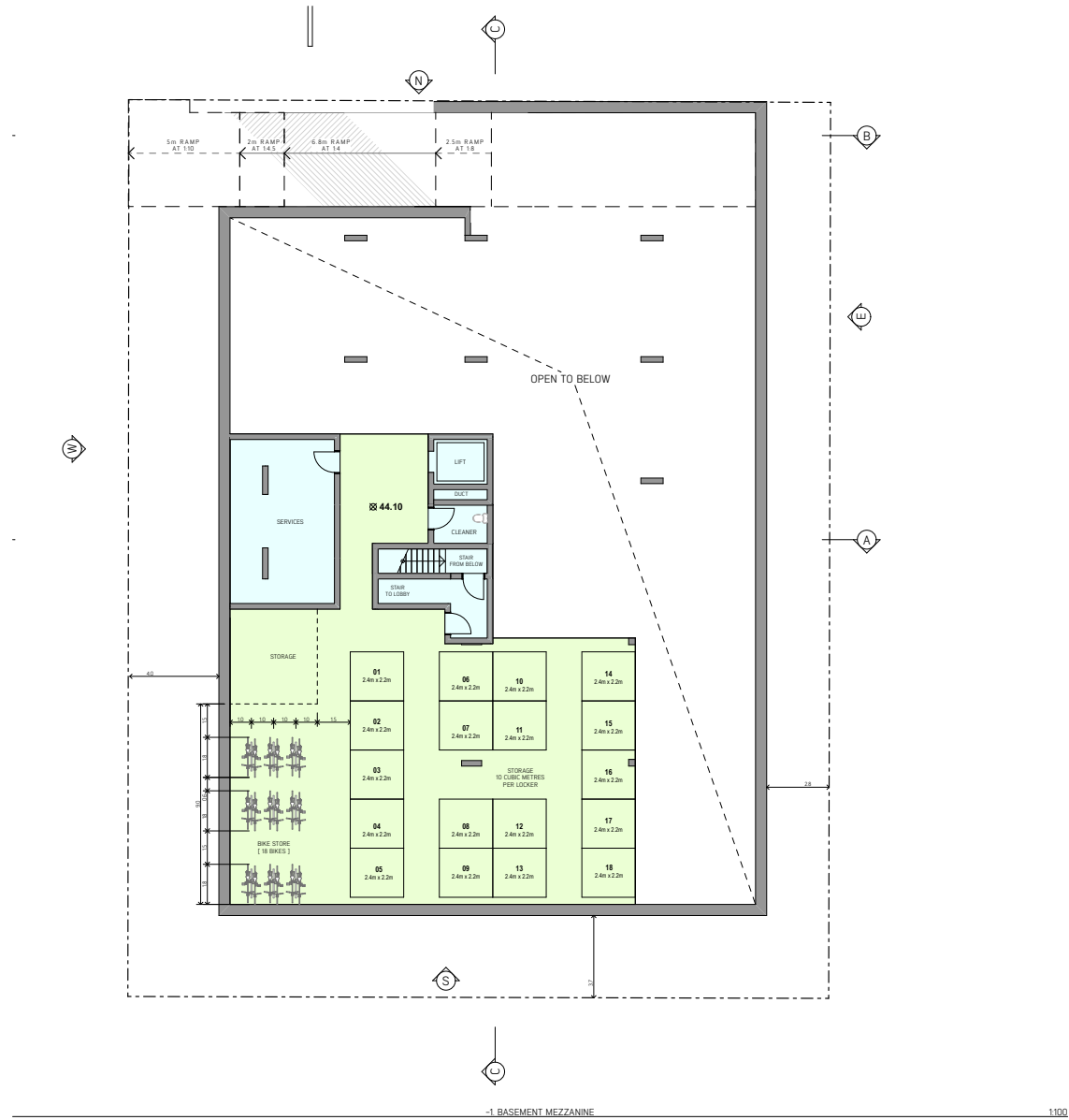
LEGEND	F.F.L. FINISHED FLOOR LEVEL (INTERNAL & BALCONY)	T.O.B. TOP OF BALUSTRADE LEVEL
EX RL. EXISTING LEVEL	P.O.S. PRIVATE OPEN SPACE	W. HABITABLE ROOM WINDOW / GLAZED SLIDING DOOR
PR RL. PROPOSED LEVEL		

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1:100 @ A1	PLAN - GENERAL
Project Address	Stage	Date	Drawing	Drawing No.	Revision
45-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	LEVEL 2	TP2103	A





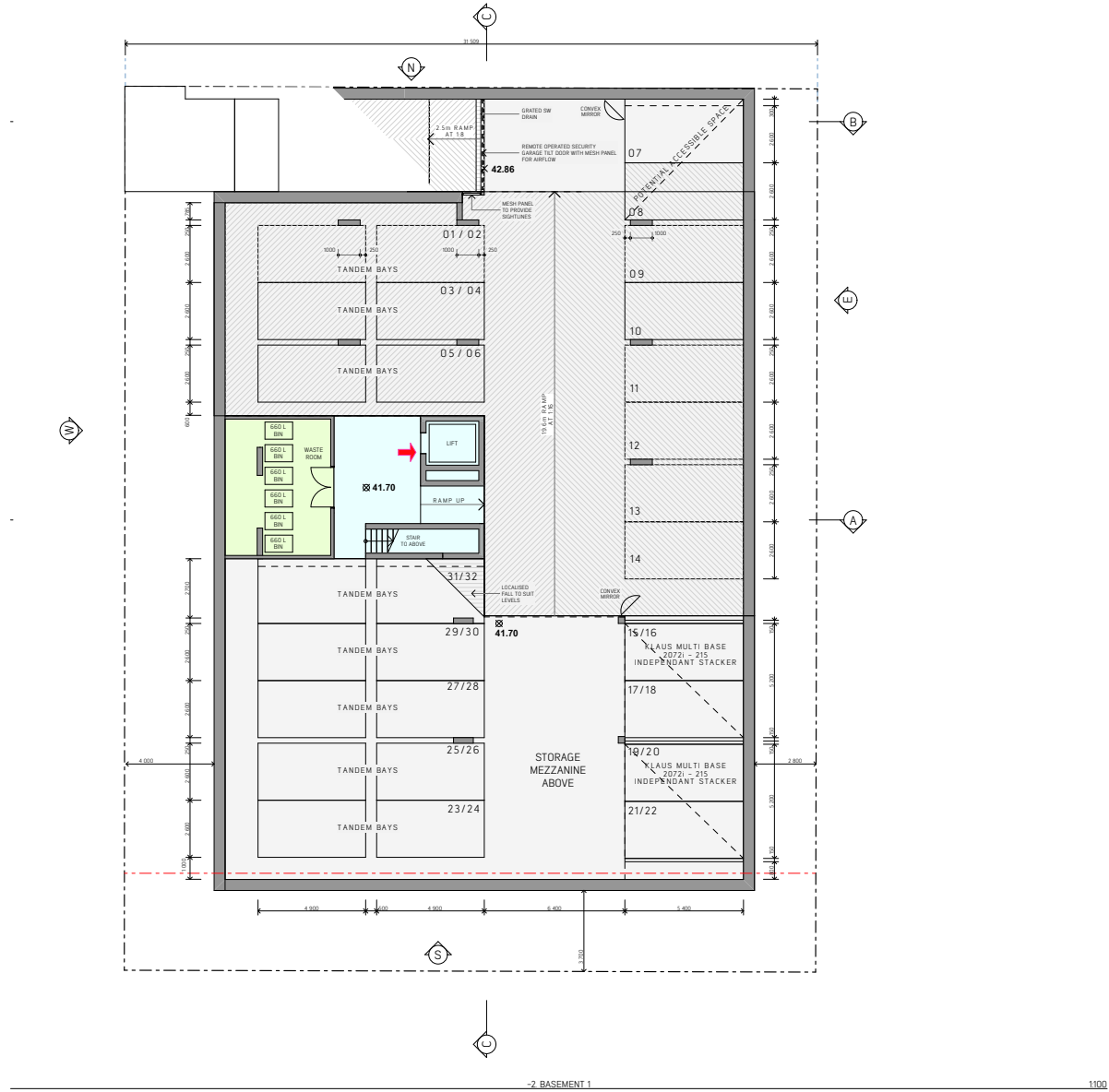
ARCADIA Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 109 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 0800  
trentosha@arc-studio.com.au  
www.arc-studio.com.au

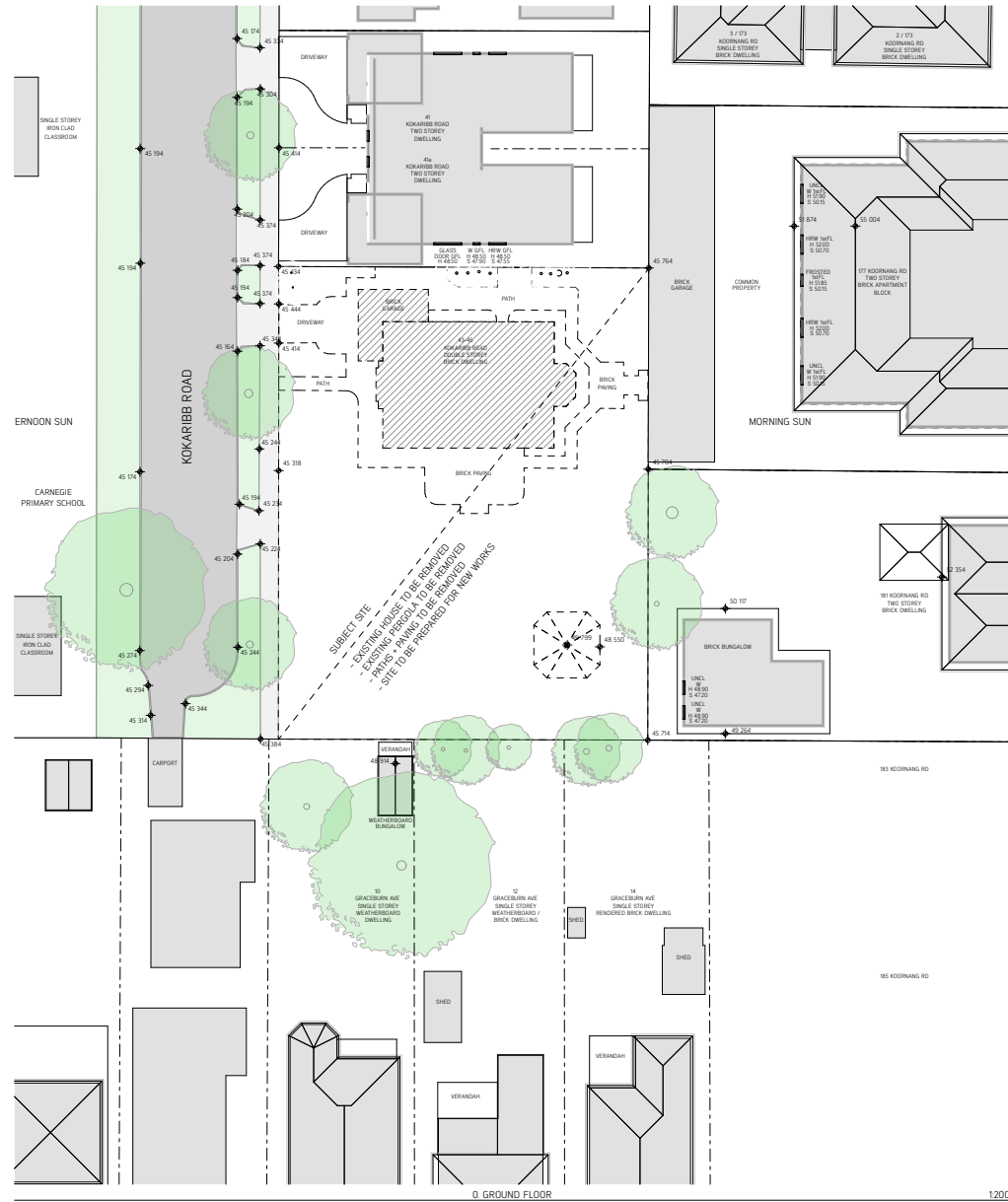
LEGEND	F.F.L. FINISHED FLOOR LEVEL [INTERNAL & BALCONY]	T.O.B. TOP OF BALUSTRADE LEVEL
EX. RL. EXISTING LEVEL	P.O.S. PRIVATE OPEN SPACE	
PR. RL. PROPOSED LEVEL	W. HABITABLE ROOM WINDOW / GLAZED SLIDING DOOR	

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1:100 150 (@ A1)	PLAN - BASEMENT:
Project Address	Stage	Date	Drawing	Drawing No.	Revision
45-45 KOKARIBO ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	BASEMENT MEZZANINE	TP2201	A



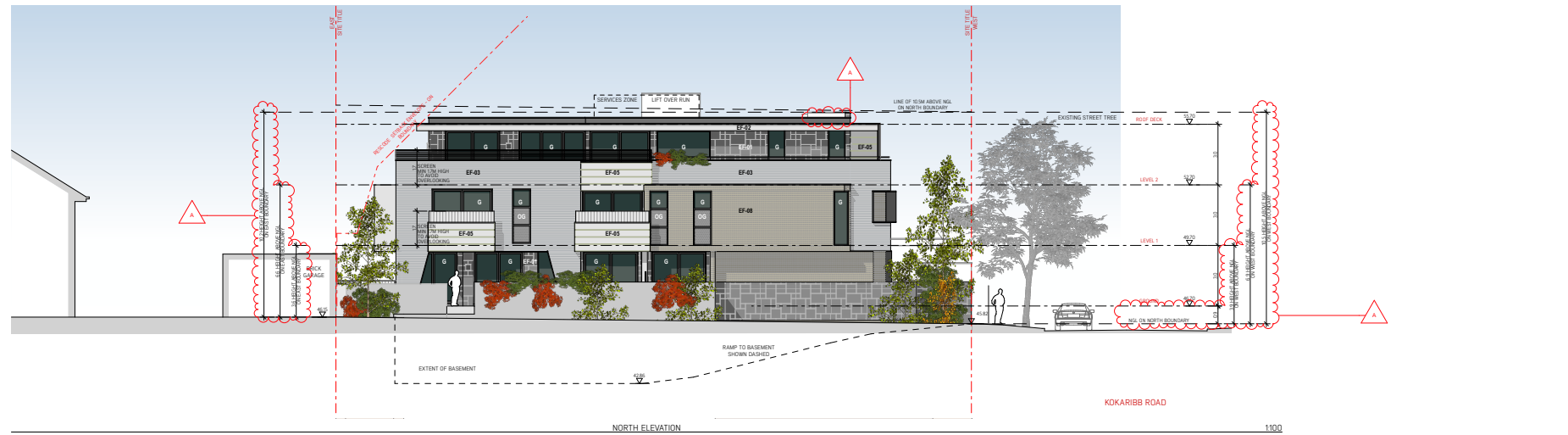
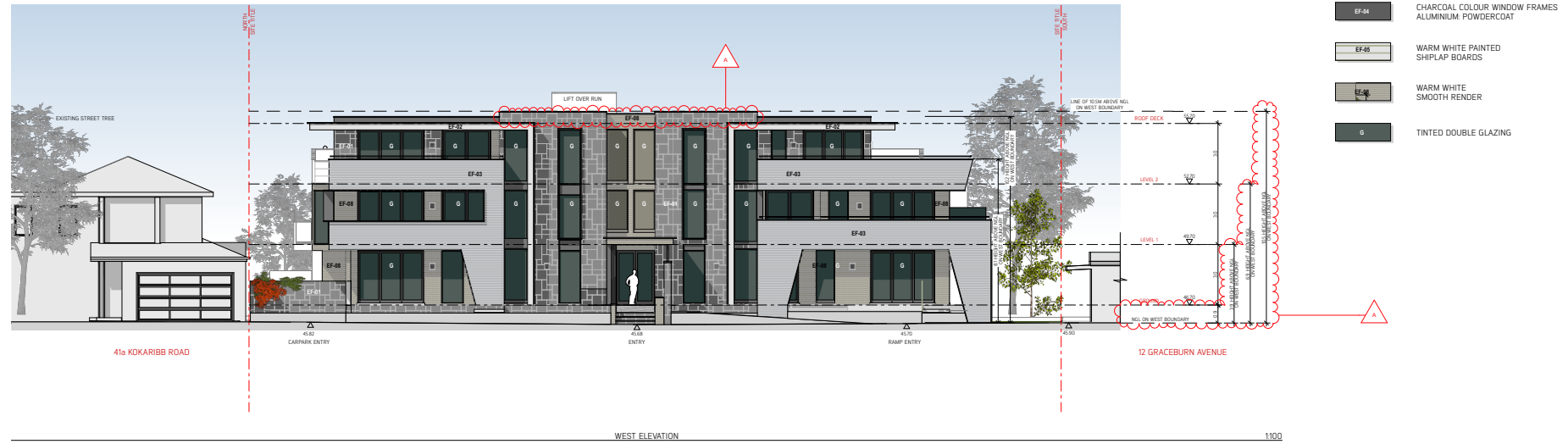


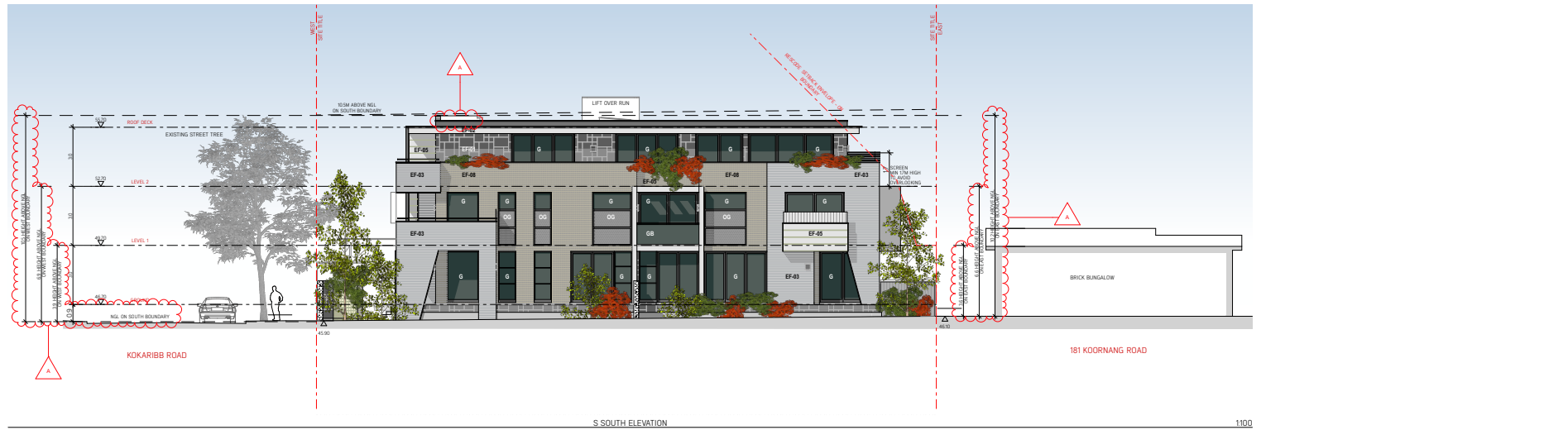
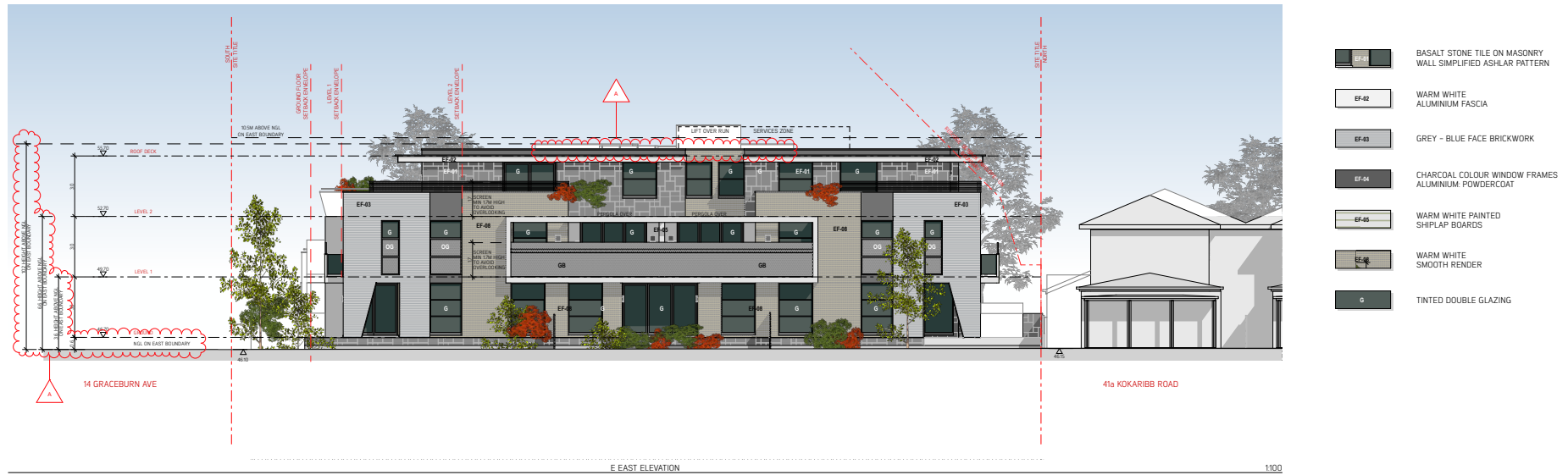
Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018

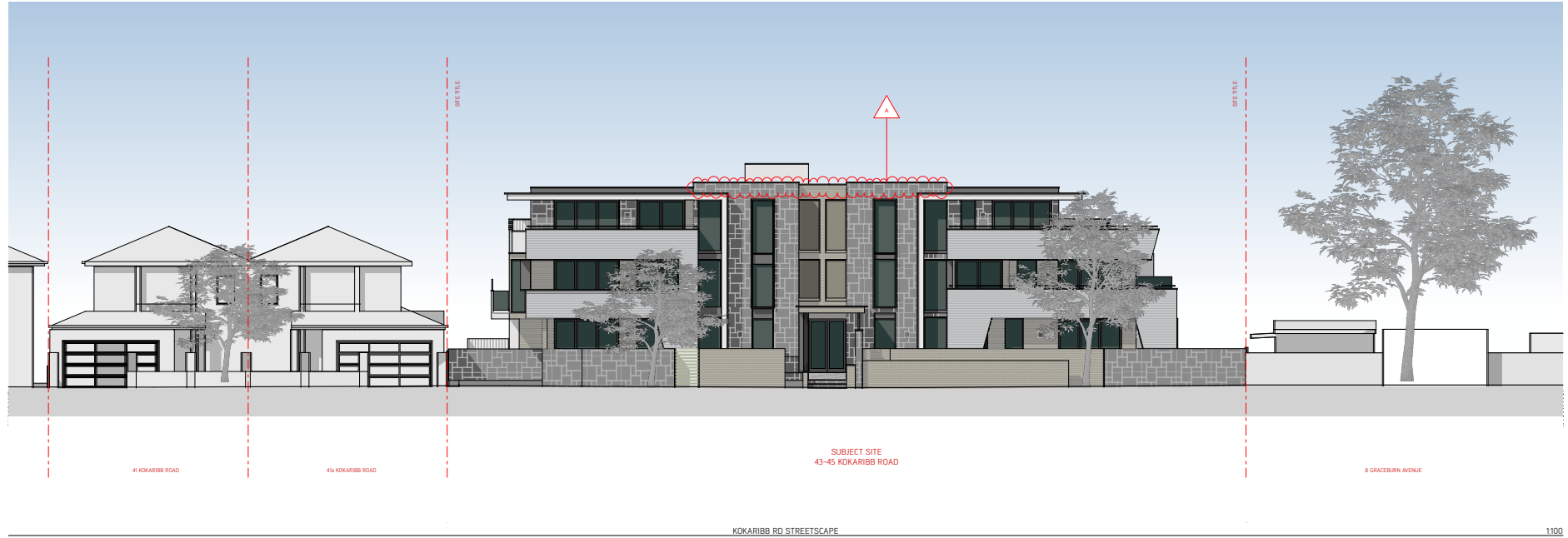


Client	ANU CORP DEVELOPMENTS	Project	PROPOSED NEW APARTMENTS	Project Number	A1617030	Size	A1	Scale	1200 @ A1	Drawing Title	PLAN - DEMOLITION
Project Address	45-45 KOKARIBB ROAD CARNEGIE VIC	Stage	TOWN PLANNING	Date	21 DEC 2017	Drawing	EXISTING / DEMO	Drawing No.	TP2402	Revision	A





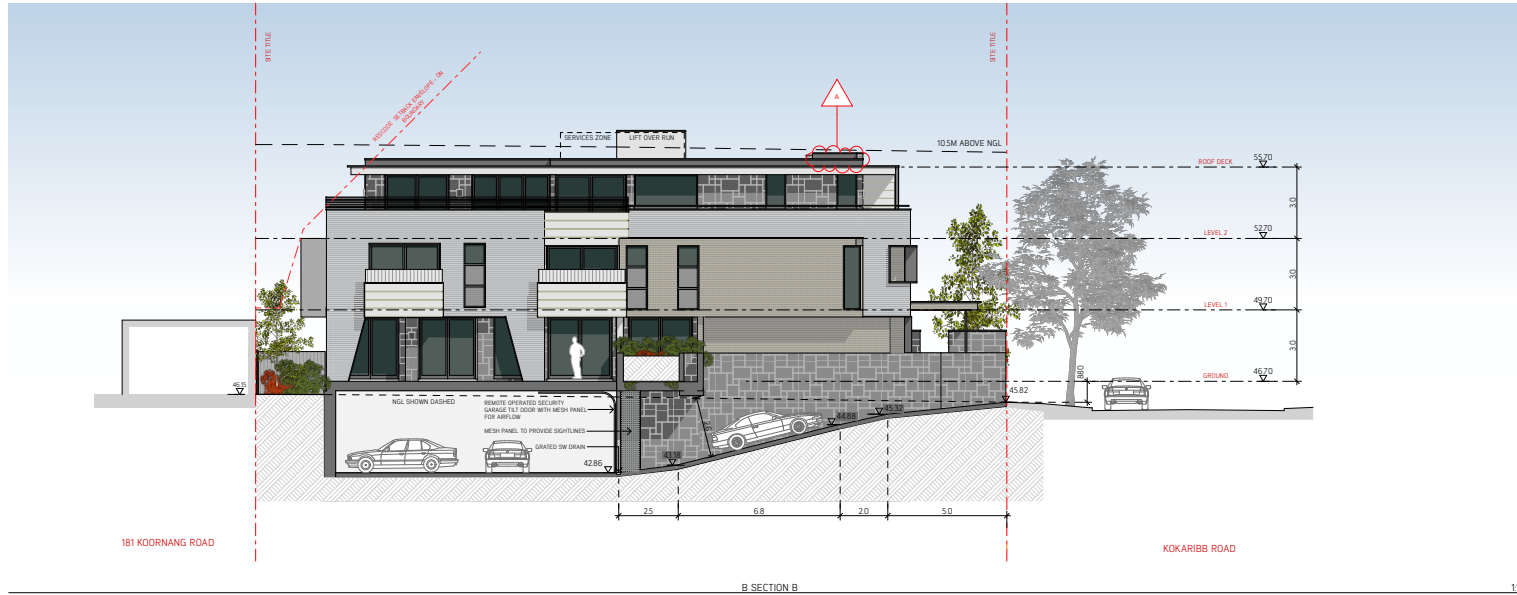
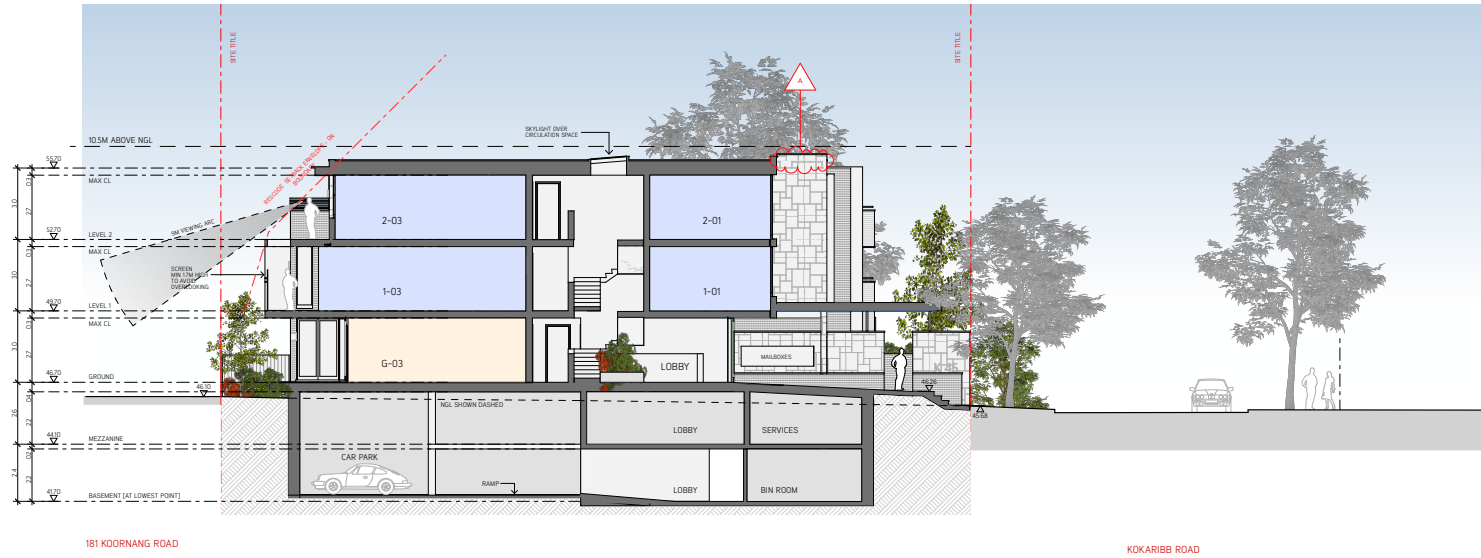




Arcadia Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 109 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 0880  
trentosia@arc-studio.com.au  
www.arc-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018

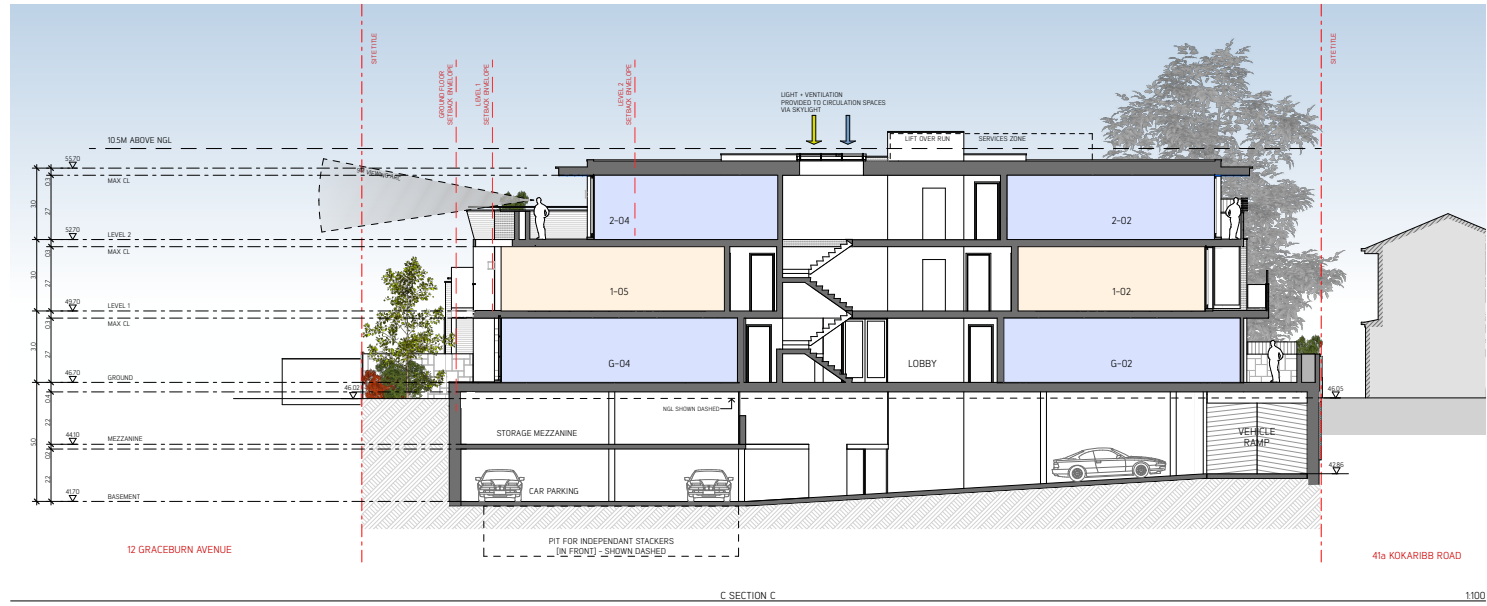
Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1:100 @ A1	ELEVATION - STREETSCAPE
Project Address	Stage	Date	Drawing	Drawing No	Revision
43-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	KOKARIBB RD STREETSCAPE	TP3201	A



ARCADIA Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 109 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 8080  
info@arcadia-studio.com.au  
www.arcadia-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018

Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A167030	A1	1:100 @ A1	SECTIONS - GENERAL
Project Address	Stage	Date	Drawing	Drawing No.	Revision
43-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	SECTIONS A + B	TP4101	A



ARCADIA Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 108 Hawke Street West Melbourne 3003  
T +61 03 9988 5080  
info@arc-studio.com.au  
www.arc-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018

Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1:100 @ A1	SECTIONS - GENERAL
Project Address	Stage	Date	Drawing	Drawing No.	Revision
43-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	SECTION C	TP4102	A





VIEW 2 - NORTHWEST



VIEW 3 - SOUTHWEST



VIEW 6 - ENTRY LEFT



VIEW 5 - ENTRY RIGHT

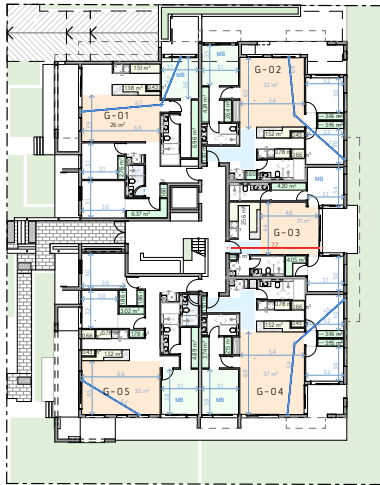


ARCADIA Studio Pty Ltd ABN 42 626 145 992  
Studio 3 / 108 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 0800  
info@arcadia-studio.com.au  
www.arc-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018

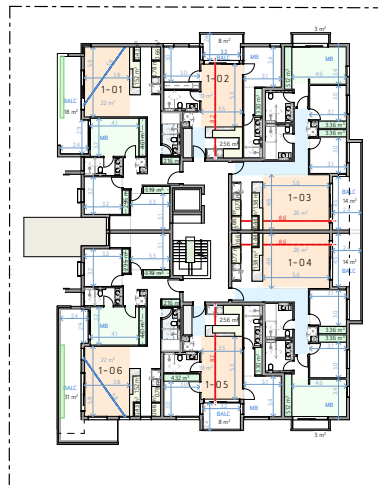


Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	@ A1	PERSPECTIVES - EXTERNAL
Project Address	Stage	Date	Drawing	Drawing No.	Revision
45-45 KOKARABA ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	3D - 01	TP6001	A



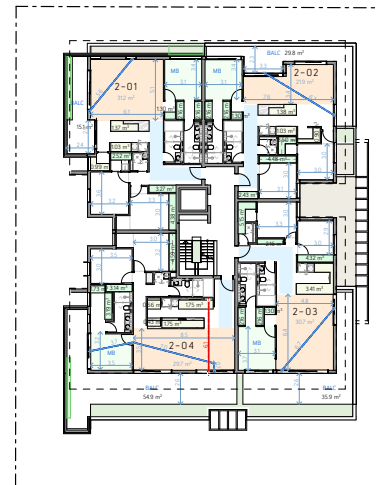
0. GROUND FLOOR

1200



1. LEVEL 1

1200



2. LEVEL 2

1200

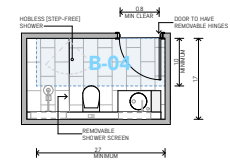
NOTES

ALL MASTER BEDROOMS FROM  
12m WIDE ACCESS REQUIREMENT TO  
HAVE MINIMUM 850mm CLEAR OPENING  
ALL APARTMENT ENTRY DOORS TO  
HAVE MINIMUM 850mm CLEAR OPENING

APARTMENT GUIDELINES INFORMATION

SS-07-7 ACCESSIBILITY OBJECTIVE STANDARD S41	SS-07-7 ACCESSIBILITY OBJECTIVE STANDARD S41	SS-07-7 ACCESSIBILITY OBJECTIVE STANDARD S41
MEETS THE STANDARD	12M ACCESS REQUIREMENT	BATHROOM TYPE
VALUES SHOWN ARE CUBIC METERS		
G-01	NO	21.6
3 BED		10.0
G-02	YES	19.8
3 BED	YES	10.0
G-03	YES	19.8
3 BED	YES	10.0
G-04	YES	20.1
3 BED	YES	10.0
G-05	NO	19.0
3 BED		10.0
1-01	NO	16.8
3 BED		10.0
1-02	YES	19.8
3 BED	YES	10.0
1-03	YES	19.8
3 BED	YES	10.0
1-04	YES	19.8
3 BED	YES	10.0
1-05	YES	19.8
3 BED	YES	10.0
1-06	YES	19.8
3 BED	YES	10.0
2-01	NO	19.2
3 BED		10.0
2-02	NO	19.2
3 BED		10.0
2-03	NO	19.2
3 BED		10.0
2-04	YES	19.2
3 BED	YES	10.0

TO MEET ACCESSIBILITY OBJECTIVE  
85% OF UNITS MUST COMPLY  
NUMBER OF UNITS - 15  
UNITS THAT COMPLY - 8



BATHROOM TYPE 04

150

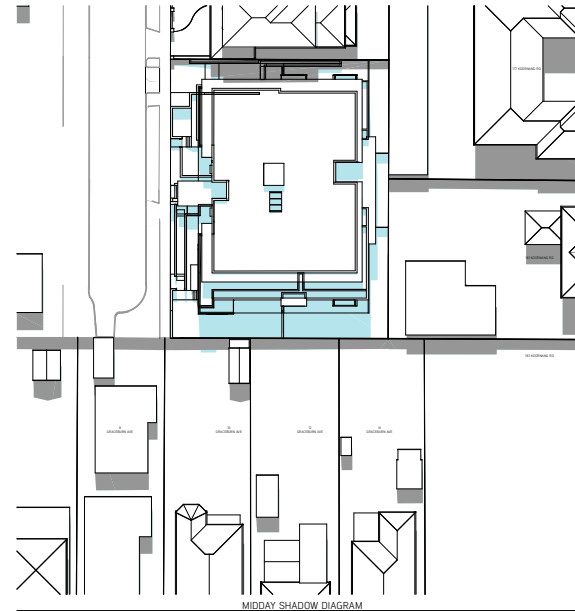
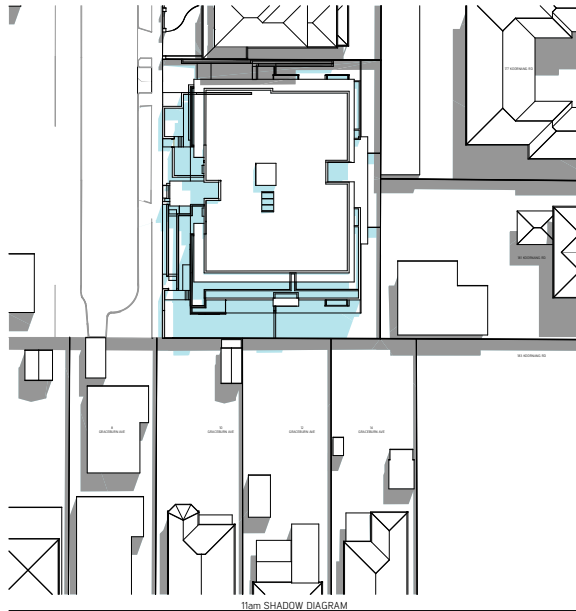
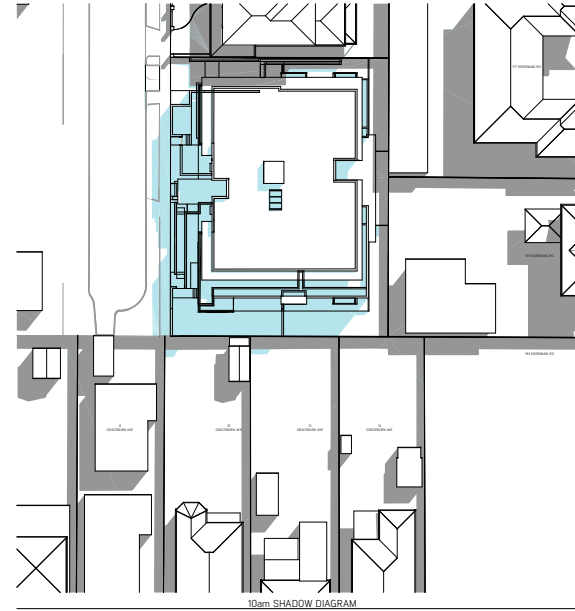
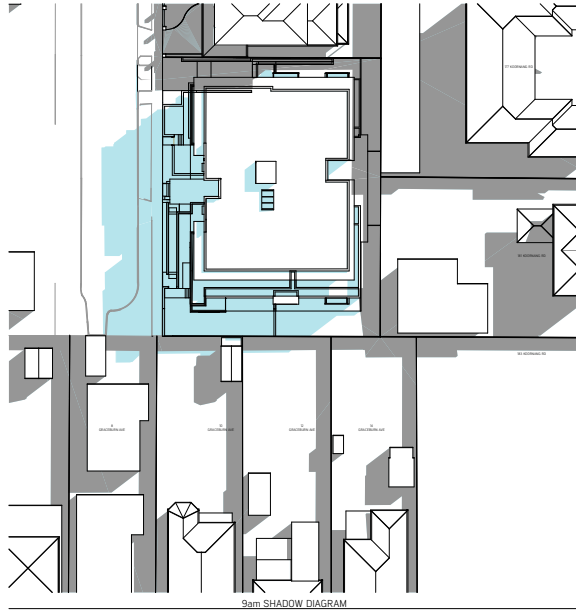


ARCADIA Studio Pty Ltd  
Studio 3 / 108 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 0800  
info@arcadia-studio.com.au  
www.arcadia-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	1200 150 (9 A1)	APARTMENT STANDARDS
Project Address	Stage	Date	Drawing	Drawing No	Revision
43-45 KOKARIBB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	APARTMENT STANDARDS	TP7101	A



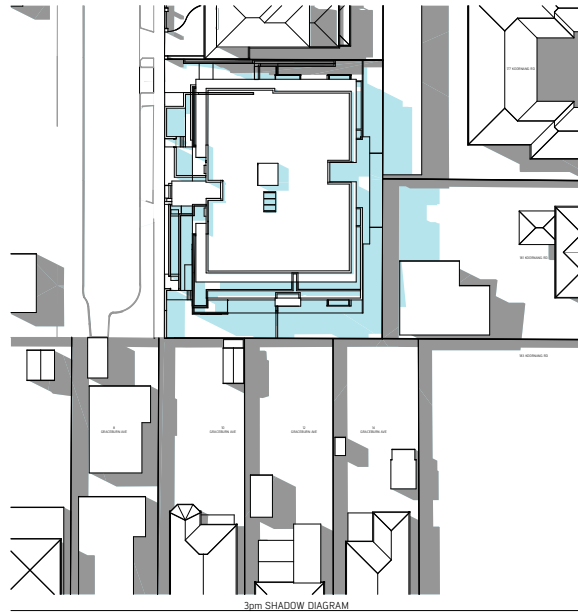
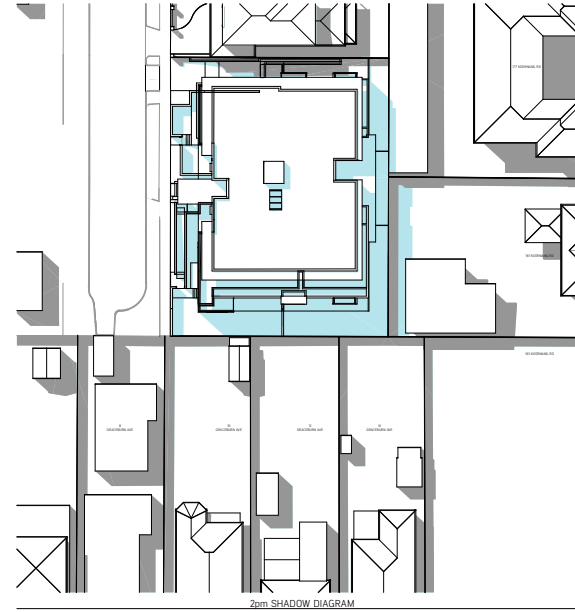
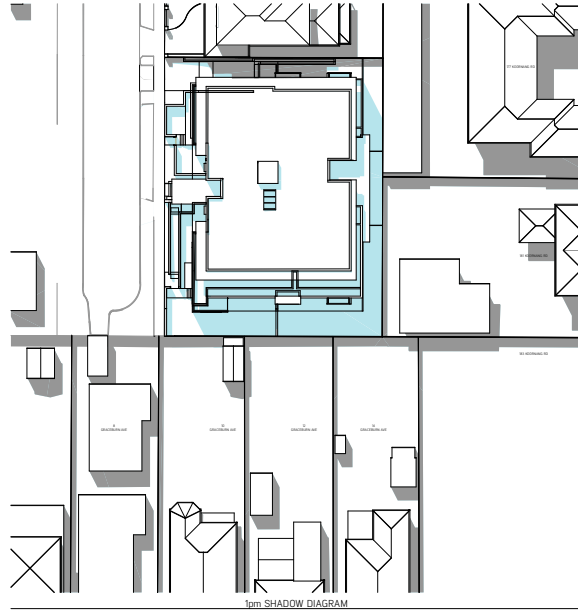
Arcadia Studio Pty Ltd ABN 42 626 145 892  
Studio 3 / 109 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 0880  
studio@arcadia-studio.com.au  
www.arc-studio.com.au

SHADOW LEGEND  
ALL SHADOWS GENERATED ON SEPTEMBER 22nd  
EXISTING SHADOW  
NOT SHOWN ON SUBJECT SITE  
FORECAST SHADOW CREATED BY PROPOSAL

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A1617030	A1	@ A1	SHADOW DIAGRAMS
Project Address	Stage	Date	Drawing	Drawing No	Revision
43-45 KOKARABDI ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	9 AM - MIDDAY	TP8101	A



SHADOW LEGEND  
ALL SHADOWS GENERATED ON SEPTEMBER 22nd  
EXISTING SHADOW  
NOT SHOWN ON SUBJECT SITE  
FORECAST SHADOW CREATED BY PROPOSAL

ARCADIA

Arcadia Studio Pty Ltd ABN 42 626 145 892  
Studio 3 / 109 Hawke Street WEST MELBOURNE 3003  
T +61 03 9988 0880  
info@arc-studio.com.au  
www.arc-studio.com.au

Rev	Date	Descriptions
A	15/2/18	RESPONSE TO COUNCIL RFI RECEIVED ON 01/02/2018



Client	Project	Project Number	Size	Scale	Drawing Title
ANU CORP DEVELOPMENTS	PROPOSED NEW APARTMENTS	A167030	A1	@ A1	SHADOW DIAGRAMS
Project Address	Stage	Date	Drawing	Drawing No	Revision
45-45 KOKARAB ROAD CARNEGIE VIC	TOWN PLANNING	21 DEC 2017	1 PM - 3 PM	TP8102	A

## RESCODE ASSESSMENT TABLE

CLAUSE 55.02: NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE			
ResCode Assessment	Standard Met?	Objective Met?	Discussion
B1: Neighbourhood character	YES	YES	Given the sites location with the Carnegie Urban Village, the overall design and presentation to the street is considered to be a reasonable response to the emerging and future neighbourhood character of the area
B2: Residential policy	YES	YES	The proposal is considered to be consistent with the intent and objectives of the Carnegie Urban Village Policy and the General Residential Zone The site adjoins the Neighbourhood Residential Zone to the south, General Residential Zone to the east and Residential Growth Zone to the north and north-east. The development has responded to the variety of different zonings, in particular the more sensitive/protected zone to the south, by providing generous setbacks at all levels to the southern boundary
B3: Dwelling diversity	YES	YES	The proposal contains a mixture of two and three bedroom dwellings
B4: Infrastructure	YES	YES	The proposal has access to reticulated services
B5: Integration with the street	YES	YES	The proposal is oriented to Kokaribb Road with clear pedestrian and vehicular access points

CLAUSE 55.03: SITE LAYOUT AND BUILDING MASSING			
ResCode Assessment	Standard Met?	Objective Met?	Discussion
B6: Street setback	YES	YES	6.0m proposed 6.0m required However, the first and second floor balconies are setback 4.0m and are considered to be a reasonable encroachment given the location of the site at the end of the street and opposite the rear of a school site
B7: Building height	YES	YES	A maximum of 10.5m is proposed which complies with the height requirements of the zone
B8: Site coverage	YES	YES	58.3% proposed Complies with the permissible maximum of 60%
B9: Permeability	YES	YES	28.3% proposed, exceeding the requirement of a minimum of 20%
B10: Energy efficiency	N/A	N/A	See Clause 55.07



## RESCODE ASSESSMENT TABLE

B11: Open space	N/A	N/A	See Clause 55.07
B12: Safety	YES	YES	The proposal has clear access points from the street and provides passive surveillance of the street from balconies
B13: Landscaping	YES	YES	Adequate space has been provided around the building for the planting of canopy trees to soften the appearance of the proposal from the street and surrounds
B14: Access	YES	YES	A single vehicle crossover has been proposed which is 3.6m wide
B15: Parking location	YES	YES	Convenient vehicle access is proposed from within the basement car park

CLAUSE 55.04: AMENITY IMPACTS			
ResCode Assessment	Standard Met?	Objective Met?	Discussion
B17: Side and rear setbacks	YES	YES	Schedule 2 of the General Residential Zone recommends increased setbacks greater than Standard B17 However, these relate to rear setbacks from Neighbourhood Residential Zones The rear of the site is zoned General Residential and Residential Growth Therefore, these setbacks are not applicable Side setbacks comply with Standard B17
B18: Walls on boundaries	N/A	N/A	There are no boundary walls proposed
B19: Daylight to existing windows	NO	YES	There is an encroachment of 800mm from the northern boundary to the upper level balconies to adjoining habitable room windows at 41A Kokaribb Road This is considered reasonable given that these windows to the north are south facing and will not be overshadowed by the proposal There will be adequate daylight available to these rooms
B20: North-facing windows	YES	YES	There are no norths facing habitable room windows within 3m of the subject site
B21: Overshadowing open space	YES	YES	Hours and percentage specified in the standard are met
B22: Overlooking	NO	NO	Not all habitable room windows or balconies have been screened in accordance with the standard Concerns are raised with the potential



## RESCODE ASSESSMENT TABLE

			for overlooking of the private open spaces to the south The applicant has relied on a 9m viewing arc measured from the upper levels However, the standard specifies the 9m should be measured from ground level Additional screening is recommended
B23: Internal views	YES	YES	Internal views addressed through privacy screens and planter boxes
B24: Noise impacts	N/A	N/A	See Section 55.07

### CLAUSE 55.05: ON-SITE AMENITY AND FACILITIES

ResCode Assessment	Standard Met?	Objective Met?	Discussion
B25: Accessibility	N/A	N/A	See Clause 55.07
B26: Dwelling entry	N/A	N/A	See Clause 55.07
B27: Daylight to new windows	YES	YES	The proposal complies with the requirements of the Standard
B28: Private open space	YES	YES	Each apartment has appropriate ground floor private open space or upper floor balconies in accordance with the Standard
B29: Solar access to open space	NO	YES	There are 2 south facing apartments which do not comply with the numerical requirements of this Standard However, these also have the benefit of having unobstructed aspects to the east and west for their private open space areas and will receive adequate light
B30: Storage	N/A	N/A	See Clause 55.07.

### CLAUSE 55.06: DETAILED DESIGN

ResCode Assessment	Standard Met?	Objective Met?	Discussion
B31: Design detail	YES	YES	The proposal's design and selection of materials is simple and provides an appropriate outcome when viewed from the street and surrounds
B32: Front fences	NO	YES	Height of 2.1m proposed which exceeds the 1.5m of the Standard However, given other fence heights and styles in Kokaribb Road (and the existing 1.9m fence on the site) this is a reasonable outcome
B33: Common property	YES	YES	Common areas are practical and reasonable
B34: Site services	YES	YES	Services and bin storage areas have been provided

## RESCODE ASSESSMENT TABLE

CLAUSE 55.07: APARTMENT DEVELOPMENTS			
ResCode Assessment	Standard Met?	Objective Met?	Discussion
B35: Energy Efficiency	YES	YES	A Sustainable Management Plan has been provided which demonstrates the proposal will not exceed the maximum NatHERS annual cooling load for this area
B36: Communal Open Space	N/A	N/A	As there are less than 40 dwellings, this Standard is not applicable
B37: Solar access to communal outdoor space	N/A	N/A	Not applicable
B38: Deep soil areas and canopy trees	YES	YES	The site has an area of 1,267sqm and therefore requires 95sqm (7.5%) of the site area to be deep soil areas with either 1 medium tree/50sqm of deep soil, or 1 large tree/90sqm of deep soil The proposal complies with these requirements
B39: Integrated water and stormwater management	YES	YES	As outlined in the Sustainable Management Plan, a rainwater tank collection system has been provided which meets this Standard
B40: Noise impacts	YES	YES	The site is not within a noise influence area The layout proposed minimizes noise transmission within the site
B41: Accessibility	YES	YES	Plan TP7101 demonstrates compliance with this standard
B42: Building Entry and Circulation	YES	YES	The building has an appropriate sense of identity and allows for efficient and safe movement of residents
B43: Private Open Space above ground floor	YES	YES	Complies with the standard. Balconies of reasonable size and accessibility
B44: Storage	YES	YES	Plan TP7101 demonstrates compliance with this standard
B45: Waste and recycling	YES	YES	Bin storage is provided within the basement
B46: Functional layout	NO	YES	Room dimensions are all satisfactory except for Units 1.02 and 1.05 which have a width of 3.5m (a variation of 100mm requested) The minor variation is considered to be acceptable as the open plan living/dining room is wider at the kitchen and dining areas
B47: Room Depth	YES	YES	Room depths are all satisfactory
B48: Windows	YES	YES	Every habitable room window allows adequate daylight
B49: Natural ventilation	YES	YES	Natural and cross-ventilation will be achieved for all dwellings

**9.3 VCAT WATCH**

**Author:** Kristian Cook, Coordinator Town Planning

**Trim No:** 18/1148314

**Attachments:** 1. Applications currently before and decisions of the Victorian Civil and Administrative Tribunal

---

**PURPOSE AND SUMMARY**

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

**RECOMMENDATION**

That Council notes:

1. The applications currently before the Victorian Civil and Administrative Tribunal (VCAT), including the recent applications that have been lodged with VCAT.
2. The recent decisions of VCAT, including the commentary provided in relation to matters of notable interest.

**BACKGROUND**

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

**ISSUES AND DISCUSSION**

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

There were four decisions since the previous report. Two of the decisions were reached following the consent of all parties. The remaining two decisions are summarised below.

<b>Address</b>	65 Hall Street, Ormond
<b>Proposal</b>	Construction of two (2) double-storey dwellings
<b>Council decision</b>	Refusal
<b>VCAT decision</b>	Decision set aside – permit granted
<b>Appellant</b>	Strait-Line Builders & Drafters Pty Ltd



Council refused to grant a planning permit for the construction of two (2) double-storey dwellings due to non-compliance with the Minimal Change Area Policy (Clause 22.08) as follows:

- Boundary to boundary development and visual dominance within the streetscape; and
- Visual mass and bulk impacts to adjoining secluded private open space areas.

One residential objector was party to the appeal, with their concerns being the attached form of the development and impact on the neighbourhood character, overlooking and noise impacts associated with the garage wall abutting their bedroom.

In respect to the above concerns of Council and the resident objector, VCAT provided the following comments:

*"I find that the proposed attached form of development is appropriate in this context and will sit comfortably having regard to the character of the area. The proposal is a form that is emerging within the broader area. However, I share Council's concern that despite the boundary to boundary form at no 67 Hall Street to the north, boundary to boundary development is not a key character element or emerging element."*

*"Visually the outlook from the courtyard of no 1/ 63 Hall Street will change due to the proposed development. But, I am persuaded by the applicant for review that given the proposed setback off the southern boundary, compliance with ResCode and the attempt to minimise the wall height, the proposed relationship between the two dwellings is acceptable. The side setback also provides an opportunity for planting along this southern boundary to soften the form and provide a greener outlook. A landscape plan could consider this."*

The Tribunal also found that in respect to the noise impacts raised by the resident objector, the moving of the garage 1.0m from their boundary would assist in minimising these impacts to an acceptable level. In respect to overlooking impacts, the Tribunal noted that the proposal complied with Standard B22 (Overlooking) of the Planning Scheme.

On this basis, the Tribunal determined to overturn Council's decision and direct that a permit be issued, subject to the inclusion of a condition that set the garage of Dwelling 2 back 1.0m from the northern boundary.

<b>Address</b>	3 Rigby Avenue, Carnegie
<b>Proposal</b>	Construction of five (5) dwellings
<b>Council decision</b>	Permit, subject to conditions
<b>VCAT decision</b>	Condition varied
<b>Appellant</b>	Stellar Projects Pty Ltd



Council approved the application for construction of five (5) dwellings (4 double-storey and 1 single-storey), subject to a condition that required dwelling 4 to be a single-storey dwelling. This condition was subsequently appealed to VCAT.

Council imposed the condition on the grounds that the proposal did not respond to the requirements of the Minimal Change Area Policy (Clause 22.08) in respect to double-storey built form at the rear of the site.

Two resident objectors were party to the appeal, with their concerns being the non-compliance with policy, mass and bulk impacts, loss of daylight and sunlight.

During the hearing, the permit applicant sought to provide an alternative design outcome in lieu of the deletion of the first floor of Dwelling 4. This was to retain the first floor but incorporate a flat roof form.



In determining the application, the Tribunal considered the mass and bulk impacts, loss of daylight and sunlight to the adjoining properties were all adequately minimised by the proposed setbacks and articulation provided for dwelling 4. However, the Tribunal did accept the applicant's offer to replace the pitched roof form with a flat roof form.

On this basis, the Tribunal directed Council to issue an permit with Condition 1 (h) amended to reflect the retention of the first floor of Dwelling 4, but require a flat roof form for this dwelling.

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

There are no financial, resource or asset management implications.

#### **POLICY AND LEGISLATIVE IMPLICATIONS**

The decisions of notable interest in this report are relevant to the planning permit decision making in Glen Eira.

#### **COMMUNICATION AND ENGAGEMENT**

There has been no communication or engagement for this report.

#### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

#### **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 provides an update of the applications before and recent decisions of the VCAT.

# APPLICATIONS BEFORE AND RECENT DECISION OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

## NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (21 MAY 2018 to 12 JUNE 2018)

Address	VCAT Reference	Description of proposal	Type of Appeal	Zone	Council Decision	Council Delegate for Decision	Next Hearing Type	Next VCAT date
304-306 Koornang Road CARNEGIE VIC 3163	P888/2018	Construction of six (6) attached dwellings and a reduction of the car parking requirement	s77 (refusal)	NRZ1	Refusal	Manager	Merits Hearing	19-Oct-2018
14 Edward Street ELSTERNWICK VIC 3185	P827/2018	Partial demolition, alterations and additions to a dwelling on a lot less than 300 square metres and in a Heritage Overlay	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	23-Oct-2018
203 Bambra Road CAULFIELD SOUTH VIC 3162	P836/2018	Construction of two (2) double storey dwellings	s82 (Objector)	GRZ1	NOD	DPF	Merits Hearing	25-Oct-2018
3 Ripon Grove ELSTERNWICK VIC 3185	P1017/2018	Alterations and additions to the existing dwelling on a lot less than 300 square metres	s82 (Objector)	GRZ1	NOD	DPF	Merits Hearing	16-Nov-2018
15 Stockdale Avenue BENTLEIGH EAST VIC 3165	P1015/2018	Construction of two double storey attached dwellings	s87 (amend)	NRZ1	Planning Permit	Manager	Merits Hearing	16-Nov-2018

MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ( * INCLUDING APPEALS AWAITING A DECISION)								
Address	VCAT Reference	Description of Proposal	Type of Appeal	Zone	Council Decision	Council Delegate for Decision	Hearing Type	Hearing Date
14 Service Street CAULFIELD NORTH VIC 3161	P2504/2017	Alterations and additions to the existing dwelling and the construction of an additional, single storey dwelling at the rear	s149 (Declaration)	NRZ1	Refusal	Manager	Awaiting Decision	*
7 Manchester Grove GLEN HUNTLY VIC 3163	P2634/2017	Construction of a three (3) storey building comprising 12 apartments above basement car parking, and reduction in the statutory visitor car parking requirement.	S79 (Failure)	GRZ1	No decision	N/A	Awaiting Decision	*
9 Royal Avenue GLEN HUNTLY VIC 3163	P2738/2017	The construction of a four storey building comprising up to 16 dwellings and a reduction in the visitor car parking requirement and waiver of loading bay requirement	s80 (Conditions)	C1Z	Planning Permit	Council	Awaiting Decision	*
16 South Avenue BENTLEIGH VIC 3204	P2240/2017	Construction of eight (8) three storey townhouses with basement car parking	s77 (Refusal)	GRZ1	Refusal	DPF	Awaiting Decision	*
20 McKinnon Road MCKINNON VIC 3204	P2848/2017	Construction of two (2) double storey attached dwellings with basement carparking	s77 (refusal)	NRZ1	Refusal	Manager	Awaiting Decision	*
19 Vunabere Avenue BENTLEIGH VIC 3204	P477/2018	Construction of two double storey attached dwellings	s80 (conditions)	NRZ1	Planning Permit	DPF	Awaiting Decision	*
25 Stone Street CAULFIELD SOUTH VIC 3162	P2998/2017	Construction of two (2) double storey attached dwellings	s79 (Failure)	NRZ1	No decision	N/A	Awaiting Decision	*
Unit 1 18 Hopkins Street MCKINNON VIC 3204	P522/2018	Construction of three dwellings (one single storey and two double storey) in accordance with the endorsed plans	s80 (Conditions)	NRZ1	Planning Permit	DPF	Awaiting Decision	*
13-15 Hamilton Street BENTLEIGH VIC 3204	P1044/2018	Construction of a four storey building comprising up to 27 dwellings on land affected by a Special Building Overlay and a reduction in the Standard Car Parking requirement	s80 (Conditions)	RGZ1	Planning Permit	Council	Practice Day	13-Jul-2018
15 Stockdale Avenue BENTLEIGH EAST VIC 3165	P1015/2018	Construction of two double storey attached dwellings	s87 (amend)	NRZ1	No decision yet	Manager	Practice Day	13-Jul-2018
43 Whitmuir Road MCKINNON VIC 3204	P88/2018	Construction of two (2) double storey dwellings on land affected by the Special Building Overlay	s77 (Refusal)	NRZ1	Refusal	Manager	Merits Hearing	17-Jul-2018

32 Kokaribb Road & 259-263 Neerim Road CARNEGIE	P427/2018	Construct a four (4) storey residential building above basement car park, a reduction in the car parking requirement and alteration of access to a road in a Road Zone, Category 1	s77 (Refusal)	RGZ1	Refusal	Manager	Merits Hearing	25-Jul-2018
43-45 Kokaribb Road CARNEGIE VIC 3163	P775/2018	Construct a 3 storey building comprising 15 dwellings and a basement carpark	s79 (Failure)	GRZ2	No decision	N/A	Merits Hearing	30-Jul-2018
2 Shanahan Crescent MCKINNON VIC 3204	P134/2018	Construction of three (3) double storey attached dwellings on land affected by the Special Building Overlay	s77 (Refusal)	NRZ1	Refusal	Manager	Merits Hearing	31-Jul-2018
777 Glen Huntly Road CAULFIELD VIC 3162	P676/2018	Construction of a four storey building comprising 5 dwellings above ground floor retail, and a reduction in the statutory car parking requirement on land affected by a Heritage Overlay – Amended application to delete Condition 1 (k) (Visitor car parking requirement)	s77 (Refusal)	C1Z	Refusal	Council	Merits Hearing	07-Aug-2018
711 Warrigal Road BENTLEIGH EAST VIC 3165	P262/2018	Construction of two double storey dwellings and the creation of access onto a road in a Road Zone Category 1	s77 (Refusal)	NRZ1	Refusal	Manager	Merits Hearing	14-Aug-2018
6-8 Bevis Street BENTLEIGH EAST VIC 3165	P558/2018	Construction of fifteen (15) dwellings and reduction in car parking	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	20-Aug-2018
94 Clarence Street CAULFIELD SOUTH VIC 3162	P3330/2018	Construction of two (2) storey building containing two dwellings and basement car parking	s80 (Conditions)	NRZ1	Planning Permit	DPF	Merits Hearing	23-Aug-2018
39 Lilac Street BENTLEIGH EAST VIC 3165	P473/2018	Construction of four (4) attached three storey dwellings	s77 (Refusal)	GRZ1	Refusal	Manager	Merits Hearing	10-Sep-2018
11 Valkstone Street BENTLEIGH EAST VIC 3165	P475/2018	Construction of two (2) double storey attached dwellings	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	10-Sep-2018
43-45 Kokaribb Road CARNEGIE VIC 3163	P775/2018	Construct a 3 storey building comprising 15 dwellings and a basement carpark	s79 (Failure)	GRZ2	No decision	N/A	Merits Hearing	13-Sep-2018
319-321 Hawthorn Road CAULFIELD VIC 3162	P686/2018	Use of the land for the purpose of shared housing	s77 (refusal)	GRZ2	Refusal	Council	Merits Hearing	09-Oct-2018
11 Caleb Street BENTLEIGH EAST VIC 3165	P704/2018	Construction of four (4) triple storey dwellings	s77 (refusal)	GRZ1	Refusal	DPF	Merits Hearing	11-Oct-2018
304-306 Koornang Road CARNEGIE VIC 3163	P888/2018	Construction of six (6) attached dwellings and a reduction of the car parking requirement	s77 (refusal)	NRZ1	Refusal	Manager	Merits Hearing	19-Oct-2018

5 Arthur Street CAULFIELD NORTH VIC 3161	P864/2018	Partial demolition and double storey extension of existing dwelling on land affected by a Heritage Overlay and on a lot less than 300 square metres	s77 (Refusal)	NRZ1	Refusal	DPF	Merits Hearing	23-Oct-2018
14 Edward Street ELSTERNWICK VIC 3185	P827/2018	Partial demolition, alterations and additions to a dwelling on a lot less than 300 square metres and in a Heritage Overlay	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	23-Oct-2018
203 Bamba Road CAULFIELD SOUTH VIC 3162	P836/2018	Construction of two (2) double storey dwellings	s82 (Objector)	GRZ1	NOD	DPF	Merits Hearing	25-Oct-2018
3 Ripon Grove ELSTERNWICK VIC 3185	P1017/2018	Alterations and additions to the existing dwelling on a lot less than 300 square metres	s82 (Objector)	GRZ1	NOD	DPF	Merits Hearing	16-Nov-2018

RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (21 MAY 2018 – 12 JUNE 2018)									
Address	VCAT Reference	Description of Proposal	Type of Appeal	Zone	Council Decision	Council Delegate for Decision	Appeal Outcome	Date of VCAT Decision	VCAT Decision (effect on Council Decision)
65 Hall Street ORMOND VIC	P2407/2017	Construction of two (2) attached double storey dwellings	s77 (Refusal)	NRZ1	Refusal	Manager	Permit issued	11-May-2018	Set aside
40 Snowdon Avenue CAULFIELD VIC	P119/2018	Partial demolition and alterations and additions to an existing dwelling on land affected by the Heritage Overlay	s80 (Conditions)	NRZ1	Planning Permit	Manager	Permit issued	23-May-2018	Varied by consent
2 Lancaster Street BENTLEIGH EAST VIC	P2678/2017	Construction of two (2) double storey attached dwellings	s77 (Refusal)	NRZ1	Refusal	Manager	Permit issued	29-May-2018	Set aside by consent
3 Rigby Avenue CARNEGIE VIC	P237/2018	Construction of five (5) dwellings	s80 (Conditions)	NRZ1	Planning Permit	Council	Permit issued	31-May-2018	Varied



**9.4 CLAYTON REGIONAL LANDFILL BUDGET 2018/19**

**Author:** Amanda Mills, Property Coordinator

**Trim No:** 18/1132178

**Attachments:** 1. Clayton Regional Landfill - cashflow 30 June 2018  
2. Clayton Regional Landfill - budget 2018 2019  
3. Clayton Regional Landfill - budget 2018 2019 background notes  
4. Additional Budget Notes - McKenzie Environmental (site management)

---

**PURPOSE AND SUMMARY**

To recommend to Council the 2018-2019 budget for the Clayton South Regional Landfill site.

**RECOMMENDATION**

That Council notes the proposed 2018-2019 budget for the Clayton Regional Landfill as per Attachments 1 and 2.

**BACKGROUND**

Glen Eira City Council is one of five member councils that own the Clayton South Regional Landfill as a joint venture (JV). The landfill is now closed.

Each Council has appointed a representative to a Management Committee, which manages the facility. The Committee operates the facility under the powers delegated to it by the JV.

The Management Committee has prepared budget for the 2018-2019 financial year for each member Council to consider. A copy of the budget and background notes is attached (Attachments 1 and 2). The Committee will consider changes that individual member councils suggest, however the Committee will adopt the final budget by majority vote.

The JV manages payments and accounts separately to Council. Council records its share in the JV in its general ledger as both a liability and an asset, and updates its records each year.

**ISSUES AND DISCUSSION**

In the 2017-18 financial year, significant rehabilitation works were undertaken and are substantially completed, with capping works to the southern landfill (75% capped) to be completed in 2018/19. Work to review governance and management arrangements for the next phase of the landfill (post closure) commenced this financial year and will continue in to 2018-2019. Options for raising revenue by leasing the land has been researched and will be further developed.

The budget has been drafted to complete the majority of the remaining rehabilitation work and undertake a large part of the review of governance and management arrangements. There are also additional works that are needed to improve gas collection, leachate management and water treatment to higher EPA requirements

Councillors should also be aware that a provision of \$1.5million has been set aside in the 2018-2019 budget to remove the contaminated mulch delivered by Eco Group to the

northern cell site. It is hoped that the JV won't be held liable for these costs and with legal advice there are proceedings under review to ensure EPA pursue Eco Group rather than the JV.

Explanation of changes and large budget items is detailed below, with further detail in the attachment.

#### Income

There is little income expected as the landfill has now closed.

\$1.6 million is expected to be paid to the landfill which is a disbursement from a trust that has been held by the Metropolitan Waste Resource Recovery Group as required by EPA Victoria. This was previously expected to come in 2016-17, but has been delayed.

#### Trade waste discharge to sewer – income and expense

Trade waste discharge to sewer is needed after the landfill closes as it is part of the water and gas management system within the landfill itself. The neighbouring landfill disposes of their trade waste to sewer at Clayton Regional Landfill; however the cost associated with their use is recovered and recorded as income (around \$200,000).

#### Expenses

This year there are still costs for management of rehabilitation works and also for setting up the arrangements or ongoing post closure aftercare maintenance, monitoring and long term management of the property.

#### Capital expenditure

Substantial capital works are in progress to rehabilitate the site. The largest works are capping of the cells and installing gas capture and management infrastructure.

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

The major financial risk associated with the landfill budget is ensuring adequate long term provisions after it has closed, when there is little revenue, but costs are ongoing.

To assist in addressing this risk, one of the activities currently underway is exploring options to raise revenue by leasing the land in future.

The original assessment was that the JV's cash reserves were expected to cover costs for just over 10 years without any offsetting revenue. However, with extra EPA requirements for gas collection and leachate management, and if the \$1.5M reserve for the clean-up of the mulch is required, it is estimated that Council may have to contribute funds 2020/2021. This estimate including the underlying technical assumptions is currently being reviewed to determine the accuracy of the latest projections.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

This site is managed to meet high environmental and safety management standards. The business plan and budget are both developed to meet these standards

#### **COMMUNICATION AND ENGAGEMENT**

The outcome of this report will be communicated to the JV Committee of Management. No other engagement or communication is proposed.

#### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Four: Clean and Sustainable  
An attractive and sustainable environment for 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**

Officers recommend this budget as sufficient to meet Council's responsibilities for safety and environmental protection at this site.

<b>REGIONAL LANDFILL CLAYTON SOUTH</b>					
<b>Projected Cash Using Projected June 30 2018 Figures</b>					
	<b>Projected 2016-17</b>	<b>Budget 2017-18</b>	<b>Budget 2018-19</b>	<b>Projected 2019-2020</b>	<b>Projected 2020-2021</b>
<b><u>Tonnes</u></b>					
Councils	-				
Commercial Customers					
Clean fill leviable	-				
Transfer Station	-				
<b>Total Tonnes</b>	-				
<b><u>Rates</u></b>					
Inflation (pa)	1.60%	1.80%	2.10%	2.10%	2.30%
Interest (pa)	2.40%	2.80%	3.10%	3.50%	4.10%
EPA Landfill Levy (per tonne)					
Financial Assurance Levy (per tonne)					
Refuse service (councils - ex levies)					
Refuse service (Account Customers)					
Refuse service (Transfer Station - inc levies)					
Transfer Station (excluding levies)					
Transfer Station contractor expense					
Refuse Disposal (contract expense)					
<b>Carbon Tax Allowance</b>	<b>\$0.00</b>				
GST	10%	10%	10%	10%	10%
<b><u>Receipts</u></b>					
Refuse service councils (ex levies)includes Glen Eira	-				
<b>Carbon Tax Allowance</b>	-				
Transfer Station income (inc levies)	-				
Glen Eira (undercharge)					
EPA landfill Levy (council only)includes Glen Eira	-				
EPA landfill Levy - Rebate					
Financial Assurance Levy	-				
Interest received	170,000	139,846	72,000	53,081	34,732
Pump Costs Sewer from Cleanaway	200,000	200,000	250,000	250,000	250,000
Green waste Chipping	-				
Rylty Dividend Sergasco P/L	12,817	13,000	12,000	12,252	12,534
Recovery Income					
Misc. Income	-				
<b>Metro Waste Fin Assurance monies</b>			1,604,517		
<b>Sub-Total Receipts</b>	<b>382,817</b>	<b>352,846</b>	<b>1,938,517</b>	<b>315,333</b>	<b>297,266</b>
<b>GST - Collected</b>	<b>20,000</b>	<b>20,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
<b>Total Receipts</b>	<b>402,817</b>	<b>372,846</b>	<b>1,963,517</b>	<b>340,333</b>	<b>322,266</b>
<b><u>Payments</u></b>					
Landfill Disposal Operations	-				
Transfer Station Disposal	-				
Transfer Station Receival	-				
Transfer station Maint/supplies	-				
Green Waste Chipping	-				
EPA licences	9,255				
EPA Landfill Levy	-				
EPA Landfill Levy (Glen Eira)	427,519				
Financial Assurance Levy	-				
Survey & Volume Monitoring	10,000	5,000			
Environmental Monitoring	150,000	150,000	150,000	153,150	156,672
Pollution Liability Insurance	114,000		120,000		122,760
Site Maintenance	40,000	40,000	40,000	40,840	41,779

	2016-17	2017-18	2018-19	2019-2020	2020-2021
Legal Fees	-	10,000	12,000	12,252	12,534
Bank fees	400	1,000	1,000	1,021	1,044
Business Development Plans	10,000	50,000	0	0	0
JV Secretariat and support	50,000	60,000	48,000	49,008	50,135
Management Consultancy Fee	210,000	200,000	225,000	180,000	184,140
Audit/Accounting Fees	20,000	20,000	26,000	26,546	27,157
Water Treatment - sewer	300,000	300,000	300,000	300,000	300,000
Leachate Treatment	70,000	70,000	172,000	72,000	73,656
Site Revaluation Fee					
Misc Expenses	-				
Landfill Gas and Leachate Collection			504,000	150,000	153,450
<i>Sub-Total Payments</i>	<i>1,411,174</i>	<i>906,000</i>	<i>1,598,000</i>	<i>984,817</i>	<i>1,123,328</i>
<b>Capital Expenditure</b>					
Computer System Upgrade					
Video System Upgrade					
Install leachate treatment plant					
Cell Cap Finalisation	2,000,000	2,000,000	1,690,000	0	0
Cell Construction (south pit)					
Gas control measures	350,000	150,000	200,000	0	0
Construct Two Stormwater Ponds			500,000		
Construct Leachate dam					
Provisional: Rectification works to northern cap			1,500,000		
<i>Total Payments (ex GST)</i>	<i>3,761,174</i>	<i>3,056,000</i>	<i>5,488,000</i>	<i>984,817</i>	<i>1,123,328</i>
<b>GST</b>					
<i>Paid</i>	<i>375,192</i>	<i>305,600</i>	<i>548,795</i>	<i>98,482</i>	<i>112,328</i>
<i>Remitted</i>	<i>- 355,192</i>	<i>- 285,600</i>	<i>-523,795</i>	<i>-73,482</i>	<i>-87,328</i>
<b>Carbon Tax</b>					
<b>Distribution</b>	-				
<b>Total Payments</b>	<b>3,781,174</b>	<b>3,076,000</b>	<b>5,513,000</b>	<b>1,009,817</b>	<b>1,148,328</b>
Inflow/(outflow)	- 3,378,357	- 2,703,154	- 3,549,483	-669,484	-826,062
Add: Opening Cash	10,351,580	7,769,236	5,066,082	1,516,599	847,115
<b>Projected Closing Cash</b>	<b>7,769,236</b>	<b>5,066,082</b>	<b>1,516,599</b>	<b>847,115</b>	<b>21,053</b>

## Regional Landfill Clayton South Budget 2018-2019

Date: 30 April 2018

Account No	Account Name	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	FY Total
<b>Income</b>														
<b>Refuse Service</b>														
41022	Financial Assurance Levy	\$0.00	\$0.00	\$0.00	\$0.00	\$1,604,517.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,604,517.00
42020	Ryly Dividend Sergasco	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
42030	Water Treatment Sewer Inc	\$0.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	\$70,000.00	\$0.00	\$45,000.00	\$250,000.00
42040	Interest Received	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$22,000.00	\$0.00	\$0.00	\$14,000.00	\$0.00	\$0.00	\$6,000.00	\$72,000.00
<b>Expenses (Operating)</b>														
61006	Audits&JVSecretariat	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$48,000.00
61007	Audit & Accounting Fees	\$0.00	\$0.00	\$3,500.00	\$12,000.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$26,000.00
61010	Bank Fees & Charges	\$83.33	\$83.33	\$83.34	\$83.33	\$83.33	\$83.34	\$83.33	\$83.33	\$83.34	\$83.33	\$83.33	\$83.34	\$1,000.00
61013	External Consultancy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61025	Environmental Monitoring	\$132,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$270,000.00
61050	Legal Fees - General	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$12,000.00
61060	Management Fee	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$225,000.00
61071	Gas Collection	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$52,000.00	\$52,000.00	\$504,000.00
61085	Site Maintenance	\$3,000.00	\$3,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$4,000.00	\$40,000.00
61114	Leachate Plant	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$56,000.00	\$56,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$172,000.00
61115	Water Treatment (Sewer)	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$300,000.00
61125	Miscellaneous Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Expenses (Capital)</b>														
61012	Cell Cap Finalisation	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$325,000.00	\$320,000.00	\$3,890,000.00
<b>Total Income</b>														
<b>Operating Expenses</b>														
<b>Capital Expenses</b>														
<b>Total Expenses</b>														
<b>Surplus/Deficit</b>														
<b>\$1,938,517.00</b>														
<b>\$1,598,000.00</b>														
<b>\$3,890,000.00</b>														
<b>\$5,488,000.00</b>														
<b>-\$3,549,483.00</b>														

### Explanatory Notes:

- Account numbers that are no longer used are not shown for clarity.
- 42030 - Sewer disposal costs invoiced to Cleanaway quarterly (\$45,000/qr). Annual operation/maintenance costs invoiced to Cleanaway annually, assumed to occur in April (\$70,000/yr).
- 43020 - Assumed financial assurance levy will be received in 2018-19.
- 61025 - Environmental Monitoring includes:
  - Landfill gas monitoring (\$2,500/mth, \$30,000/yr)
  - Groundwater monitoring (\$15,000/yr)
  - Annual operations audit (\$25,000/yr)
  - Groundwater auditing (\$20,000/yr)
- Miscellaneous items such as technical studies, installation of new monitoring wells, and responding to PANs (\$60,000).
- Pollution liability insurance based on 2018/19 projection included in 2017/18 budget (\$120,000).
- 61060 - Scope of management role expected to decrease following completion of capping.



- 61071 - Landfill gas management and leachate extraction from the landfill, including the following:
  - Modification of landfill gas extraction infrastructure to allow for capping, i.e. installation of new pipework (\$60,000 in 2018/19).
  - Ad hoc maintenance on the landfill gas extraction system (\$2,000/mth, \$24,000/yr).
  - Installation of new gas/leachate extraction wells, replacement of header lines and flowlines (\$300,000 in 2018/19).
  - Leachate pump monitoring, pump maintenance, well desilting and air compressor maintenance (\$10,000/mth, \$120,000/yr).
  - Total \$504,000.
- 61012 - Cell Cap Finalisation includes:
  - Completion of southern cap construction (\$1,500,000 based on Contractors forecast).
  - Allowance for potential variations / out of scope works (\$50,000).
  - Construction audit (\$40,000).
  - GITA/GVC (\$100,000).
  - Potential rectification works to northern cap including: removal of mulch, placement of new topsoil/mulch, seeding (\$1,500,000).
  - Construction of two stormwater retention dams (\$500,000).
  - Installation of landfill gas controls to the west of the southern cell, i.e. landfill gas venting or cutoff trench (\$200,000 in 2018/19).
  - Total \$3,890,000.
- 61114 - Leachate Plant includes:
  - Operation of the leachate treatment system (\$6,000/mth, \$72,000/yr).
  - Potential repairs to two leachate ponds, assuming liner integrity testing and minor geomembrane repairs only (\$100,000). Does not allow for complete pond replacement.
- No allowance included in the budget for major upgrades or replacement of plant or equipment as this is not expected to be required in 2018/19. One (out of five) of the leachate pond aerators is currently out of service, with a potential replacement cost of approximately \$50,000; however the treatment system is currently functioning satisfactorily with four aerators operating.
- Greg Hall is authorised to manage the JV Group Term Deposit and is to:
  - Continue to manage the Term Deposit;
  - Roll over the Term Deposit on an ongoing basis at Local Government interest rates;
  - Subject to the timing of the rollover, contact at least two JV Group members to confirm agreement to the LG interest rate; and
  - Advise all committee members of the reinvestment once completed.

## **BUDGET 2018-2019**

### **BACKGROUND NOTES**

#### **INCOME:**

##### **Interest Received**

Interest calculated on funds available **\$ 72,000**

##### **Cleanaway Trade Waste Users Agreement:**

Income received from Cleanaway for use of Trade Waste Discharge to sewer, includes South East Water disposal costs and leachate treatment plant operating costs. **\$250,000**

##### **SERGASCO Royalties**

Estimated share of royalties flowing from Gas to Electricity Project run by Energy Developments. **\$12,000**

**Metro Group Financial Assurance Payment** **\$1,604,517**

**TOTAL Income** **\$1,938,517**

## **EXPENDITURE:**

### **Operating Expenditure**

<b>Pollution Liability Insurance</b>	<b>\$120,000</b>
<b>Environmental Monitoring</b>	<b>\$150,000</b>
Includes landfill gas and groundwater monitoring, annual operations audit, groundwater audit and provision for consultants to manage compliance issues.	
<b>Site Maintenance</b>	<b>\$40,000</b>
General maintenance of buildings, pumps, fencing etc. and provision for general landscaping works and site cleanup.	
<b>Legal Fees</b>	<b>\$12,000</b>
<b>Bank Charges</b>	<b>\$1,000</b>
<b>JV Secretariat and Consultancy Support</b>	<b>\$48,000</b>
<b>Management Contract</b>	<b>\$225,000</b>
Allows for \$20,000/month up to April 2019 and then \$15,000/month beyond April	
<b>External Accounting and Account Audit Fees</b>	<b>\$26,000</b>
<b>Water Treatment</b>	<b>\$300,000</b>
South East Water trade waste disposal fees.	
<b>Leachate Treatment</b>	<b>\$172,000</b>
Leachate treatment plant operations. Includes one off cost of \$100,000 in 2018-19 for potential repairs to two leachate ponds.	
<b>Landfill Gas Collection</b>	<b>\$504,000</b>
Includes general maintenance to landfill gas extraction system, allowance for installation of replacement/new landfill gas extraction wells in 2018/19 (\$300,000), and leachate extraction pump operation and maintenance.	
<b>TOTAL CASH EXPENDITURE</b>	<b>\$1,598,000</b>

### **Capital Expenditure**

<b>Landfill Cap Construction</b>	<b>\$1,690,000</b>
Landfill cap construction including supervision and auditing costs.	
<b>Stormwater Pond Construction</b>	<b>\$500,000</b>
<b>Landfill Gas Control (venting trench)</b>	<b>\$200,000</b>
<b>North Cap Rectification Works (provisional)</b>	<b>\$1,500,000</b>
<b>TOTAL CAPITAL EXPENDITURE</b>	<b>\$3,890,000</b>
<b>TOTAL CASH AND CAPITAL EXPENDITURE</b>	<b>\$5,488,000</b>
<b>TOTAL INCOME</b>	<b>\$1,938,517</b>
<b>NET DEFICIT</b>	<b>(\$3,549,483)</b>

## SITE MANAGER'S BRIEFING: ADDITIONAL NOTES TO 2018-19 BUDGET

### Clayton Regional Landfill

<b>Client:</b>	User Group	<b>To:</b>	Max Gilbert
<b>Report:</b>	2018-19 Budget	<b>Date:</b>	31 May 2018

#### 1. INTRODUCTION

This document provides additional notes in response to questions relating to the proposed 2018-19 budget for the Clayton Regional Landfill. We currently project that total expenditure for this financial year will be around \$300,000 less than the budgeted \$3,056,000.

#### 2. SUMMARY OF CHANGES BETWEEN 2017-18 BUDGET AND 2018-19 BUDGET

The main changes between the 2018-19 budget forecast that was presented within the 2017-18 budget documents, and the proposed 2018/19 budget are summarised in Table 1 and described below.

The key changes to income are as follows:

- 4-1022 Financial Assurance Levy – Income from return of the financial assurance levy has been carried forward from 2017/18 to 2018/19 as the financial assurance levy was not returned in 2017/18. The amount has been revised from \$1,500,000 to \$1,604,517. This has minimal impact on the long-term forecast.
- 4-2040 Bank Interest – Forecast income from bank interest in 2018/19 was reduced by approximately \$53,000 due to lower cash holdings caused by higher than previously forecast expenditure and delays in receipt of the financial assurance levy.

The key changes to expenditure are as follows:

- 6-1050 Legal Fees – Increase from \$0 to \$12,000 per year. We expect that there will be ongoing costs associated with legal advice for several years, for example the current issue with mulch material and significant increase in EPA activity with respect to enforcement.
- 6-1060 Management Fee – Increase from \$150,000 to \$225,000 in 2018/19. The increase is mainly due to construction of the landfill cap taking longer than previously forecast. The budget cost is based on the agreed contract rates and assumes a decrease in monthly management fee following completion of capping.
- 6-1070 Landfill Gas Collection – Increase from \$50,000 to \$504,000. This budget item includes the following:
  - \$60,000 for modification of landfill gas extraction infrastructure associated with capping.
  - \$24,000 for ad hoc maintenance to the landfill gas extraction system (i.e. \$2,000 per month).
  - \$300,000 allowance for potential installation of new landfill gas / leachate extraction wells, replacement of wells and replacement of header lines and flowlines. This item is in response to; a) EPA pollution abatement notice relating to management of landfill gas, and b) the requirement to meet the leachate level targets specified in the auditor verified Hydrogeological Assessment, both of which could require the installation of additional infrastructure. The need for these works has been discussed at the User Group meetings. It is currently unclear how much of this budget item will actually be required in 2018/19.
  - \$120,000 for leachate extraction pump monitoring and maintenance (approximately 50 pumps), landfill gas and leachate extraction well desilting, and air compressor maintenance. It is unclear where or if these items

were allowed for in the previous budgets. These items are required to enable effective extraction of landfill gas and to comply with the maximum allowable leachate levels specified in the Auditor verified Hydrogeological Assessment.

- 6-1114 Leachate Plant – Additional allowance of \$100,000 for leachate pond remediation/improvement works, and a \$20,000 increase in annual operation costs.
- 6-1012 Cell Cap Finalisation – Increase from \$0 to \$3,890,000. This budget item includes the following:
  - Construction of the landfill cap. The 2017-18 budget included \$1,500,000 in 2017-18 for completion of construction of the landfill cap, which does not appear to have been a sufficient allowance. As of 1 July 2017, there was approximately \$2,480,000 remaining on the construction contract with Landmark for the southern cap, and approximately \$90,000 remaining on the construction contract with Grosvenor Lodge for the northern cap. In addition to this there should have been allowance for potential variations, and for GITA, GVC and Environmental Audit costs for both the north and south caps. Construction of the landfill cap appears to have been under budgeted by around \$1,300,000.
  - Rectification of north cap mulch – Allowance of \$1,500,000.
  - Construction of two stormwater dams – \$500,000 carried over from 2017-18 as the stormwater ponds have not been constructed. The budgeted amount for the stormwater ponds is unchanged.
  - Allowance of \$200,000 for construction of landfill gas controls to the west of the southern cell, such as a venting trench or cut off trench. The potential need for these works has been discussed at the User Group meetings. It is currently unclear how much of this budget item will actually be required in 2018/19.

**Table 1: Key Budget Differences**

Account No. and Item Description	2018/19 Budget Forecast as of May 2017	2018/19 Budget	Difference
<b><u>Income</u></b>			
4-1022 – Financial Assurance Levy	\$0	\$1,604,517	\$1,604,517
4-2040 – Bank Interest (income)	\$125,000	\$72,000	(\$53,000)
Subtotal – Change in Income			\$1,551,517
<b><u>Expenditure</u></b>			
6-1050 – Legal Fees	\$0	\$12,000	\$12,000
6-1060 – Management Fee	\$150,000	\$225,000	\$75,000
6-1071 – Landfill Gas Collection	\$50,000	\$504,000	\$454,000
6-1141 – Leachate Plant Operations	\$50,000	\$70,000	\$20,000
Leachate Pond Repairs	\$0	\$100,000	\$100,000
6-1012 – Cell Cap Finalisation (construction of cap)	\$0	\$1,500,000	\$1,500,000
Allowance for potential variations	\$0	\$50,000	\$50,000
Construction Audit	\$0	\$40,000	\$40,000
GITA/GVC	\$0	\$100,000	\$100,000
Rectification of North Cap Mulch (provisional)	\$0	\$1,500,000	\$1,500,000

Construction of Two Stormwater Dams	\$0	\$500,000	\$500,000
Construction of gas venting trench (provisional)	\$0	\$200,000	\$200,000
Subtotal – Change in Expenditure			\$4,551,000

### 3. FORECAST ANNUAL BUDGET FOR FUTURE YEARS

Our estimate of annual income and expenditure from 2021-22 onwards is as follows:

- Income – approximately \$200,000 per annum
- Expenditure – approximately \$1,000,000 per annum

This results in an annual shortfall of approximately \$800,000 per annum.

### 4. OTHER POTENTIAL FUTURE WORKS NOT INCLUDED IN BUDGET

There are various other works that could potentially be required at the site in future years, that have not been included in the 2018-19 budget forecast either for consistency with methodology used for previous annual budgets, and/or because it is difficult to forecast what the costs may be or whether the works will be required at all. Potential future works could include the following:

- Demolition of existing buildings including the site office, workshop, current weighbridge and old weighbridge. Demolition of the buildings could also include costs associated with removal of asbestos from the buildings (if present) and removal of other infrastructure such as septic tanks.
- Repair or replacement of the fences on Leachate Ponds 2 and 3. The existing fences are in poor condition in some places. We recommend that these fences are repaired or replaced after all landfill cap construction and stormwater pond construction earthworks are completed.
- Upgrade to leachate treatment plant capacity. At this stage upgrades to the treatment plant do not appear to be required, however this could change once construction of the landfill cap is completed and all leachate pumps are installed, which is when leachate extraction volumes will likely peak.
- Potential upgrades to the leachate treatment plant to allow remote operation, alarm systems for high water levels in the ponds, etc.

Other potential impacts on costs relate to works that cannot be foreseen such as;

- Works required to comply with changes in EPA standards/requirements.
- Remediation of existing or future landfill gas migration plumes.
- Remediation of potential groundwater contamination.
- Remediation of potentially contaminated soils which could be present in the vicinity of the workshop (due to potential spills/leakage of oils, fuels, grease) or other parts of the site.
- Remediation / capping / landscaping of the bunds along the northern and eastern boundaries of the site.

In addition, we cannot forecast if Cleanaway will continue to send their waste water to the Regional site for treatment/discharge. If they were to stop sending their water to the Regional site we expect this would have a negative impact on operating costs.



**9.5 PLANNING SCHEME REVIEW 2016 - PROGRESS UPDATE**

**Author:** Sarah Lane, Principal Strategic Planner

**Trim No:** 18/1145676

**Attachments:** 1. 2016 Work Plan update

---

**PURPOSE AND SUMMARY**

The purpose of this report is to provide Council with an update of progress against the work plan prepared as part of the 2016 Planning Scheme Review.

**RECOMMENDATION**

That Council notes progress against the 2016 Planning Scheme Review Work Plan.

**BACKGROUND**

The *Glen Eira Planning Scheme* is a statutory document which sets out objectives policies and provisions for the use, development and protection of land within the Glen Eira municipal boundary.

The provisions of the *Planning Scheme* are required to be reviewed regularly under Section 12B of the *Planning and Environment Act 1987* (the *Act*) to ensure its continued effectiveness and efficiency. The *Act* requires each municipal council to review their *Planning Scheme* approximately every four years and to provide a copy of the review report, including a work plan for the subsequent four years, to the Department of Environment, Land, Water and Planning (DELWP).

Council undertook a comprehensive review of the *Planning Scheme* in 2016. The *2016 Planning Scheme Review* sought to address the key issues and opportunities raised by the community by adopting a comprehensive four year Work Plan, with the following 14 projects:

1. Structure Plans
2. Neighbourhood Character policy
3. Heritage Internal Review
4. Heritage Major Review
5. Municipal Strategic Statement update
6. Local Planning Policy Review
7. Development Contribution Scheme
8. Parking Provision
9. Open Space
10. Sustainability Policy
11. Water Sensitive Urban Design (WSUD)
12. Transition between zones
13. Special Building Overlay
14. Tree Protection Policy for development sites

It is Council's intent to review this work plan in a *Planning Scheme Review Update* to be submitted to DELWP by December 2018. The update will include a revised work plan which takes into account the significant progress that has been made since 2016, particularly with the adoption of *Structure Plans* for Bentleigh, Elsternwick and Carnegie and the *Quality Design Guidelines*. The revised work plan will include additional work that has been identified since 2016 and which is necessary to implement the adopted *Structure Plans*.

In the meantime, a brief overview of the progress made against the projects identified in the 2016 work plan is provided below with an annotated version of the 2016 work plan provided as Attachment 1.

## ISSUES AND DISCUSSION

### Structure Plans

*Structure Plans* for Bentleigh, Carnegie and Elsternwick have been adopted and Planning Scheme Amendments for their implementation are currently being prepared. *Structure Plans* for Caulfield Station Precinct and East Village, in partnership with the Victorian Planning Authority, are proceeding alongside the *Structure Plan* implementation work. Further work is required to prepare Planning Scheme Amendments to implement the *Structure Plans* which includes further consultation and detailed planning for the Elsternwick Urban Renewal Area. This background work to inform the Planning Scheme Amendments is additional to that on the 2016 work plan which has meant a delay to some other work plan projects.

### Neighbourhood Character Policy & Transition Between Zones

This has been substantially addressed through the adoption of the *Quality Design Guidelines* in March 2018, however, further work is required and will be considered as part of the local planning policy review scheduled to take place in 2019.

### Heritage Internal Review

This has been completed. Council adopted Planning Scheme Amendment C149, which implements Council's revised *Heritage Policy*, on 10 April 2018. The Amendment was submitted to the State Government for approval on 26 April 2018.

### Heritage Major Review

This is a substantial piece of work and will be divided into several stages, the first of which will form part of the implementation of the *Structure Plans*. Subsequent stages of review across the municipality are forecast to progress over the next number of years and include:

- Stage 1: Structure Plan Area Heritage Review (mid 2018)
- Stage 2A: Municipal-wide review of Glen Eira's missing 'heritage gems' (project to commence mid-late 2018)
- Stage 2B: Implementation of key Heritage (Internal Review) Panel recommendations (run concurrently with Stage 2A)
- Stage 3: Caulfield Station Precinct Structure Plan – Review of Heritage (run concurrently with Caulfield Structure Plan)
- Stage 4: Municipal-wide gap study (future years)

### Municipal Strategic Statement Update & Local Planning Policy Review

Council has now adopted the 'Activity Centre, Housing and Local Economy Strategy' and the 'Integrated Transport Strategy'. These critical strategic documents will set the new policy position to be outlined in the future Municipal Strategic Statement.

Other recently adopted policies such as the Structure Plans and Quality Design Guidelines will also inform the development of key sections of the Local Planning Policy update.

The State Government is making changes to the Victoria Planning Provisions and the Planning Policy Framework which are proposed to be gazetted mid-2018. These changes are part of the *Smart Planning Reform Program* to make the planning system more efficient, accessible and transparent.

The changes will have implications for the review of Council's Municipal Strategic Statement (MSS) and local planning policy, and therefore it has been prudent to commence the MSS update and local policy review following these changes. The MSS update and local policy review are scheduled to take place in 2019.

The local policy review will incorporate the following additional items in the 2016 work plan:

- Sustainability Policy
- Water Sensitive Urban Design
- Neighborhood Character Policy
- MSS updates

#### Development Contribution Scheme

Development Contributions are being sought through the East Village Structure Plan process. Broader, municipal-wide consideration of the most appropriate methods for securing developer contributions towards other essential infrastructure is underway.

#### Parking Provisions

Council adopted the Integrated Transport Strategy in June 2018. This will provide the vital strategic context to inform a new Parking Policy.

A Parking Policy is currently being prepared with adoption anticipated by the end of the 2018/19 financial year. A Planning Scheme Amendment will then be needed to implement the planning scheme recommendations.

#### Open space

A refresh of the *Glen Eira Open Space Strategy* is currently underway which may result in a revised contribution rate to support an increase in public open space in Glen Eira. The *Strategy* refresh will inform local policy and provisions within the *Planning Scheme*.

#### Sustainability Policy

The Plan Melbourne Implementation Plan Action 80, commits State Government to deliver in the short-term new state-wide '*planning and building systems to support environmentally sustainable development outcomes for new buildings to consider their energy, water and waste management performance.*'

Council looks forward to participating in the development of these new State-wide controls and will seek to address any remaining policy gaps as part of the local planning policy review scheduled to take place in 2019.

#### Water Sensitive Urban Design (WSUD) & Special Building Overlay (SBO)

Since the *2016 Planning Scheme Review* was adopted, the Elster Creek Working Group has been formed to investigate mechanisms to manage flooding in the Elster Creek catchment area. Council is an active member of this group which also comprises of City of Port Philip, Bayside City Council, City of Kingston and Melbourne Water.

The group has signed a Memorandum of Understanding (MoU) that laid out a commitment of co-operation between municipalities affected by the flooding in the Elster Creek catchment area and Melbourne Water. Council received a report on 22 May 2018 which provided a progress update on the *Elster Creek Catchment Action Plan*.

Work to revise the SBO is progressing in partnership with Melbourne Water. This work is currently being progressed by Melbourne Water. A Planning Scheme Amendment will be required, together with extensive community engagement, and is anticipated for 2019.

#### Tree Protection Policy

This has been partially addressed by recent State Government reform on garden area and apartment building basement requirements and also by the *Quality Design Guidelines* (once implemented).

Council recently consulted with the community on the possibility of protecting trees in the municipality. Further consultation is currently underway through the *Glen Eira Community Voice*. In the near future, a report will be presented on the outcomes of the consultation and any tree protection recommendations.

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

Much of the recommended work will be completed by in-house staff; however some projects, such as the Major Heritage Review and implementation of the *Structure Plans* will require extensive input from external specialists.

The Planning Scheme Amendments will require further funds for peer reviews, panel hearings and independent expert representation.

#### **POLICY AND LEGISLATIVE IMPLICATIONS**

The preparation of the *2016 Planning Scheme Review* work plan fulfils Council's requirements under Section 12B of the *Planning and Environment Act 1987* to review the provisions of the Planning Scheme and has been undertaken in accordance with *Planning Practice Note – Review of Planning Schemes*.

Each proposed Planning Scheme Amendment item within the proposed work plan is required to go through the planning scheme amendment process as set out under the *Planning and Environment Act 1987*, which means all projects will need to be authorised and adopted by Council and undergo further community consultation.

**COMMUNICATION AND ENGAGEMENT**

Council undertook substantial community engagement over a two month period to inform the preparation of the 2016 Planning Scheme Review. Such engagement included online surveys, community workshops and public meetings.

Public exhibition of draft *Planning Scheme* provisions forms part of the Planning Scheme Amendment processes to be undertaken as outlined above.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

**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**

Attachment 1 demonstrates that significant progress has been made against the work plan submitted as part of the *2016 Planning Scheme Review*.

Significant work has been undertaken to set new Council policy which will inform the implementation of many of the work plan projects. Since the 2016 Planning Scheme Review, Council has adopted:

- *Activity Centre, Housing and Local Economy Strategy*
- *Integrated Transport Strategy*
- *Quality Design Guidelines*
- *Bentleigh Structure Plan*
- *Carnegie Structure Plan*
- *Elsternwick Structure Plan*

On top of this, Council is well underway with developing the East Village Structure Plan and community and stakeholder consultation has commenced with the Caulfield Station Precinct Structure Plan.

These strategic documents are critical to the successful and integrated implementation of the 2016 Planning Scheme Review Work Plan, however the scope and breadth of this strategic positioning is greater than was first identified.

As such, a revised work plan is being produced to accompany the *Planning Scheme Review Update* to be submitted to Council at the end of this year which will reflect the new work to be undertaken as well as reflecting the existing work on the 2016 work plan which is yet to be completed.

**Planning Scheme Review 2016 Work Plan - updated on progress as at June 2018**

Green	Substantially Underway/Complete
Orange	Commenced
Blue	On Hold/Waiting
Red	Not yet started

Project	Purpose	Anticipated time frame to completion (Originally estimated in 2016)	June 2018 Update
<b>1. Structure Plans</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To provide structure plans for activity centres.</li> <li>To provide for building heights and detailed design guidelines within activity centres.</li> <li>To investigate developer contribution opportunities for infrastructure within activity centres.</li> <li>To investigate opportunities for more effective movement of pedestrians and traffic, and management of parking.</li> </ul>	Complete first 3 structure plans within 4 years	<p>Completed</p> <p>Structure Plans for Bentleigh, Carnegie and Elsternwick have been adopted</p> <p>Structure Plans for Caulfield Station Precinct and East Village, in partnership with the VPA are proceeding alongside the Structure Plan implementation work.</p> <p>Further work is underway to prepare Planning Scheme amendments to implement the Structure Plans.</p>
<b>2. Neighbourhood Character policy</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To provide clarity on the existing character and its protection</li> <li>To provide clarity on neighbourhood character objectives for change areas and how change will be managed</li> </ul>	3-5 years	<p>Addressed substantially through the adoption of the Quality Design Guidelines in March 2018.</p> <p>Requires a Planning Scheme amendment for implementation</p>
<b>3. Heritage Internal Review</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To update and refresh existing heritage policies/ documents</li> <li>To update heritage guidelines</li> </ul>	3-12 months	<p>Completed</p> <p>Council adopted Planning Scheme Amendment C149, which implements Council's revised Heritage Policy, on 10 April 2018 with the amendment submitted to State Government on 26 April 2018.</p>
<b>4. Heritage Major Review</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To identify and protect individually significant heritage properties currently not identified within planning</li> </ul>	2-3 years	A substantial piece of work to be divided into four stages, the first of which will inform the implementation of the Structure Plans. Subsequent stages of review across the



Project	Purpose	Anticipated time frame to completion (Originally estimated in 2016)	June 2018 Update
	scheme <ul style="list-style-type: none"> <li>Update heritage guidelines</li> </ul>		municipality are forecast to progress over the next number of years.
<b>5. Municipal Strategic Statement update</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To incorporate up-to-date census data</li> <li>To respond to current planning issues and provide broad strategic guidance</li> <li>To reinforce existing policies and provisions</li> </ul>	1-2 years	<p>Council has now adopted the 'Activity Centre, Housing and Local Economy' and the 'Integrated Transport Strategy'. These two important strategic documents will set the new policy position to be outlined in the MSS.</p> <p>Scheduled to commence early 2019 following proposed changes to the Victoria Planning Provisions and Planning Policy Framework. To be done in conjunction with Local Planning Policy review</p>
<b>6. Local Planning Policy Review</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To identify any policy gaps</li> <li>To refresh existing policies</li> <li>To better support Glen Eira's residential zone framework particularly with regard to neighbourhood character</li> </ul>	2- 3 years	<p>Council has now adopted the 'Activity Centre, Housing and Local Economy', 'Quality Design Guidelines', three Structure Plans and the 'Integrated Transport Strategy'. These important strategic documents will inform many of the updates to the local planning policies.</p> <p>Scheduled to commence in 2019 following proposed changes to the Victoria Planning Provisions and Planning Policy Framework</p>
<b>7. Development Contribution Scheme</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To provide for developer contribution requirements within the planning scheme for drainage upgrade works and other infrastructure</li> </ul>	2 years	<p>Development Contributions are being sought through the East Village Structure Plan process.</p> <p>Consideration of the most appropriate methods for securing developer contributions towards other essential infrastructure is underway.</p>
<b>8. Parking Provision</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To investigate various provisions in activity centre areas and implement into the Planning Scheme</li> </ul>	3-4 years	<p>Council has recently adopted the Integrated Transport Strategy.</p> <p>A Parking Policy is currently being prepared with adoption by end of 18/19 financial year.</p>
<b>9. Open Space</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To review developer contribution levy after new census data released</li> <li>To provide greater protection to public spaces from adjoining development</li> <li>To impose greater amounts of open space for residential developments</li> </ul>	2-3 years	The <i>Glen Eira Open Space Strategy</i> refresh is currently underway which will consider revised contribution rates to increase the provision of open space across the municipality.

Project	Purpose	Anticipated time frame to completion (Originally estimated in 2016)	June 2018 Update
<b>10. Sustainability Policy</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To investigate possible incentives for ESD for significant developments</li> <li>To increase opportunities for landscape opportunities, open space and tree planting</li> </ul>	2-3 years	<p>This action is on hold – pending the Plan Melbourne Action 80 which will deliver state-wide ‘planning and building systems to support environmentally sustainable development outcomes for new buildings to consider their energy, water and waste management performance.’</p> <p>Any further gaps will be considered as part of the local planning policy review scheduled to take place in 2019.</p>
<b>11. Water Sensitive Urban Design (WSUD)</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To introduce measures that decrease stormwater run off in peak events</li> <li>To increase permeability standards</li> <li>To reduce basement footprints</li> </ul>	2-3 years	<p>Glen Eira Council has joined with neighbouring Councils and Melbourne Water to develop a Elster Creek Action Plan, which looks at drainage management across the full catchment.</p> <p>The findings of the action plan will be considered as part of the local planning policy review scheduled to take place in 2019</p>
<b>12. Transition between zones</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To provide for adequate provision of transition between zones</li> </ul>	2-3 years	Complete - Quality Design Guidelines adopted in February 2018
<b>13. Special Building Overlay</b>	<u>Purpose</u> <ul style="list-style-type: none"> <li>To provide accurate mapping to land affected by potential flooding events</li> </ul>	2-3 years	Melbourne Water has recently commenced the final mapping process in consultation with Council. Once complete a Planning Scheme Amendment will be required.
<b>14. Tree Protection Policy for development sites</b>	<u>Purpose</u> To strengthen the conservation of significant trees on development sites through increased open space standards and setbacks for basements <u>Provisions</u> MSS Local Policy Schedule to residential zones	2-3 years	<p>This has been partially addressed by recent State Government reform on garden area and apartment building basement requirements and also by the Glen Eira Quality Design Guidelines (once implemented)</p> <p>Initial public engagement on tree protection has been undertaken with more to follow.</p> <p>Protection for significant trees via a potential significant tree register is currently under consideration</p>

**9.6 MAV COUNCILLOR DEVELOPMENT WEEKEND 2018**

**Author:** Janice Pouw, Coordinator Councillor Business

**Trim No:** 18/1137690

**Attachments:** Nil

---

**PURPOSE AND SUMMARY**

To authorise the attendance of the Mayor, Cr Tony Athanasopoulos and Cr Magee at the 2018 MAV Councillor Development Weekend.

**RECOMMENDATION**

That Council authorises the attendance of the Mayor, Cr Tony Athanasopoulos and Cr Jim Magee at the 2018 Municipal Association Victoria Councillor Development Weekend from 27 to 29 July 2018 (inclusive).

**BACKGROUND**

The MAV Councillor Development Weekend is now in its 19<sup>th</sup> year. It is an annual event where Victorian Mayors and Councillors attend training and development workshops and explore prominent local government issues and future challenges facing the sector.

**ISSUES AND DISCUSSION**

The Development Weekend workshop will include coverage of items such as:

- Teamwork;
- Team Councillors – Councillors have diverse backgrounds, interests and knowledge. This session reflects on how your council is functioning and tracking towards the legacy it wants to leave. It will provide practical tools on how to support your team to move forward;
- Water's role in liveability and placemaking – Keeping our towns and cities livable and resilient; and
- War on Waste

These items are in addition to addresses from the Shadow Minister for Local Government, a member of the Victorian Labor Party and five Mayors on their life, leadership and professional development.

Council's Civic Support and Expenses Policy (on Council's website) states:

- 3.1 *Councillors are encouraged to attend conferences and seminars relevant to their work as Councillors in order to enhance their personal skills and knowledge to better perform their role.*
- 3.4 *Attendance by the Mayor or Councillors at a conference, seminar, function or training event where the total cost exceeds, or is likely to exceed, \$750 requires the approval by Council resolution.*

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

The total cost of the Councillor conference is \$1,295.00 per councillor.

#### **POLICY AND LEGISLATIVE IMPLICATIONS**

The request for attendance at this event is in accordance with the Council's Civic Support and Expenses Policy. There are no legislative implications associated with this report.

#### **COMMUNICATION AND ENGAGEMENT**

There was no communication and engagement associated with this report.

#### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

#### **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**

Councillors to authorise the Mayor, Cr Tony Athanasopoulos and Cr Magee to attend the 2018 Municipal Association of Victoria Councillor Development Weekend from 27 to 29 July 2018.

**9.7 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 31 MAY 2018**

**Author:** John Vastianos, Chief Financial Officer

**Trim No:** 18/1146947

**Attachments:** 1. Financial Management Report for the period ending 31 May 2018

---

**PURPOSE AND SUMMARY**

To report Council's finances in the Financial Management Report for the period ending 31 May 2018.

**RECOMMENDATION**

That Council notes the Financial Management Report for the period ending 31 May 2018.

**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 2017-18 Capital Works Program, cash flow reports and investment reports.

**ISSUES AND DISCUSSION****(a) Forecast**

Council's forecast operating surplus is projected to be \$31.41m, which is \$14.19m ahead of the adopted Annual Budget.

Please note that this positive variance includes a non-cash item of \$5.23m recognising Council's appointment as Committee of Management for land on the corner of Kambrook, Glen Eira and Booran Roads in East Caulfield. Council was appointed as Committee of Management by the State Government for this land.

In addition the announcement by the Victoria Grant Commission that 50 per cent of the 2018-19 allocation will be paid during 2017-18 has increased the forecast by \$1.85m.

**(b) Recycling Matters**

China's recent ban on receiving certain types of recycling materials has severely disrupted recycling markets worldwide with significant impacts being felt in Victoria.

For the 2017-18 financial year, Council was receiving income for the collection of recyclables. With the impact of China's policy change, Council will now pay for the collection and disposal of recyclable materials, with the overall change being a net increase of \$130 per tonne. As a result, some income and expenditure adjustments have been made in the 2017-18 forecast.

**(c) Financial Position**

Council's financial position is sound. The Balance Sheet indicates a satisfactory financial position with forecast total current assets of \$82.47m and total current liabilities of \$66.0m.

Cash and investment holdings at 31 May are \$75.98m. This is higher than originally budgeted due to the opening cash position being better than expected and results in a forecast liquidity ratio of 1.25 as at 30 June 2018.

**FINANCIAL, RESOURCE, RISK 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.
- Renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set fee increases that are manageable and sustainable.
- Invest in continuous improvement, technology and other enablers to efficiency and embrace customer outcomes.
- Keep day-to-day costs manageable 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 AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

**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.



**ATTACHMENT 1:****Financial Management Report for the period ending 31 May 2018****1. Contents**

Executive Summary .....	2
Income Statement.....	6
Balance Sheet.....	7
Performance Graphs.....	8
Capital Works Expenditure Program .....	13
Financial Strategy .....	19
Assurance Map.....	22

## Executive Summary

*for the period ending 31 May 2018*

### a) Current Month Budget Result

At the end of May 2018, the performance against budget from ordinary activities showed a positive variance of \$8.63m due to higher than anticipated income of \$6.29m and favourable variance in operating expenditure of \$2.34m (refer to page 8 for details of the variances).

### b) Current Month Forecast Result

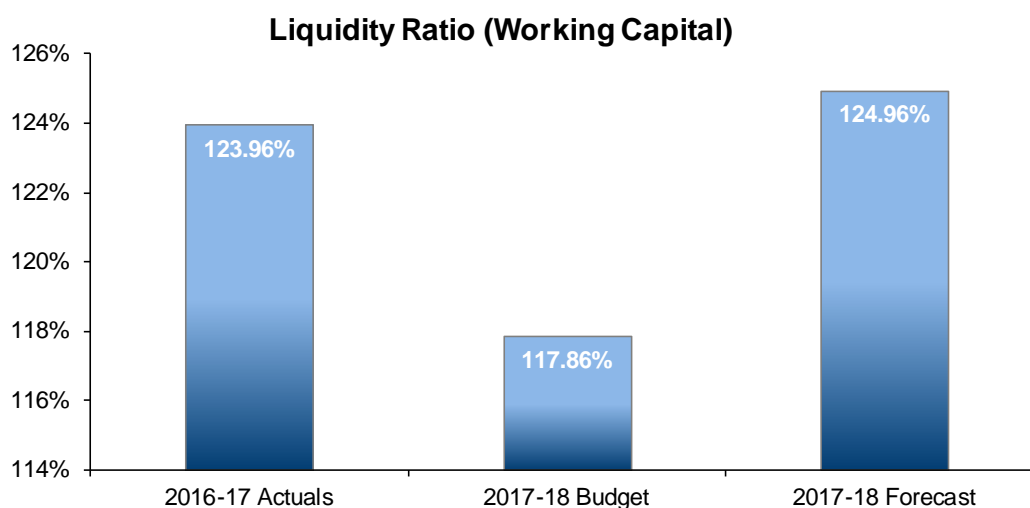
The forecast result expected for the financial year is a surplus of \$31.41m compared with the original adopted *2017-18 Annual Budget* of \$17.22m. This surplus includes the recognition of a non-monetary item (\$5.23m) being the land located on the corner of Kambrook, Glen Eira and Booran Roads.

The current monthly forecast movement from ordinary activities shows an increase in operating revenue of \$3.41m and an increase in operating expenditure of \$151k.

### 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 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**

All multi-unit developers 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.

**Open Space Reserve**

The balance of the Open Space Reserve as at 31 May 2018 is as follows:

Description	2017-18 Current Month Actual	2017-18 Year to Date
Open Space Contributions Received	\$1,282,098	\$9,300,462
Open Space Capital Expenditure *	(\$66,989)	(\$180,687)
<b>Net Movement</b>	<b>\$1,215,109</b>	<b>\$9,119,775</b>
<b>Opening Balance as at 1 July 2017</b>		<b>\$3,696,235</b>
<b>Closing Balance – Open Space Reserve**</b>		<b>\$12,816,010</b>

\*Includes Booran Reserve.

**\*\*Please note:** the table above excludes expenditure on improving existing public open space, which is expenditure allowable under Section 20(2) of the Subdivision Act.

## Superannuation – Defined Benefits Scheme

### ***Vested Benefits Index (VBI)***

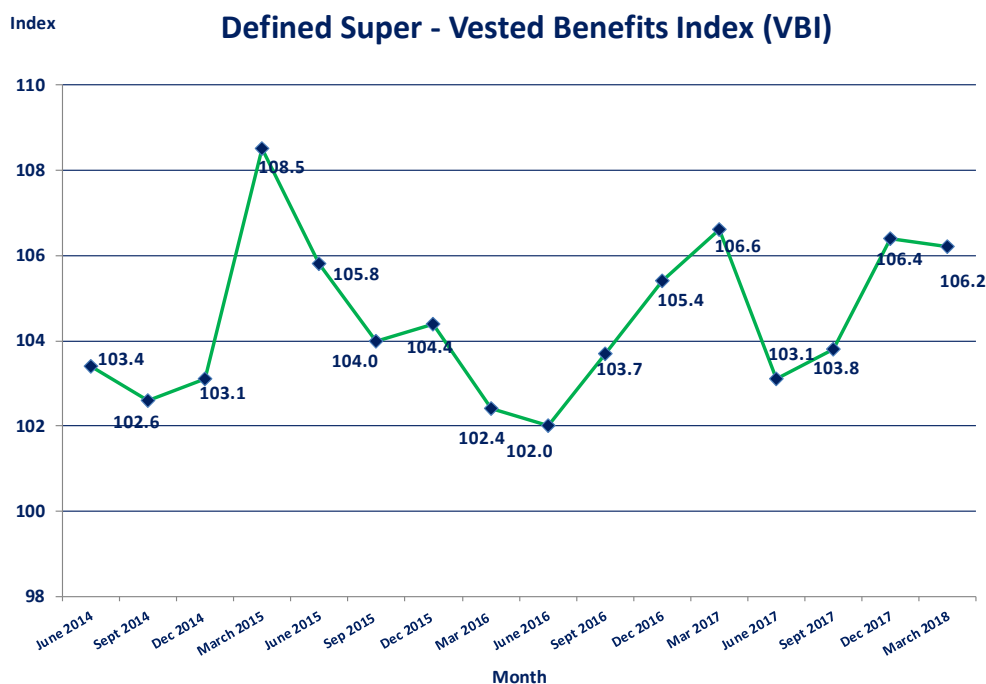
Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

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

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

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more.

Below is the estimated VBI updated to 31 March 2018.



**Forecast adjustments for May 2018*****Income from ordinary activities increase of \$3.41m***

The favourable income forecast movement is mainly due to:

- **Grants (Operating and Capital)** – increase of \$2.12m mainly due to the announcement of early payment of the 2018-19 Victoria Grants Commission allocation (50 per cent) during 2017-18. This is a timing variance and has increased the 2017-18 forecast by \$1.85m and decreased the 2018-19 budget by \$1.85m.

Higher than budgeted Child Care Subsidy Grant has been received for Early Learning Centres of \$362k which is offset by reduced fee income.

These increases in Grants income are partially offset by the return of unspent grant funding to Commonwealth Home Support Services (\$222k). The amount includes non-delivery of targets relating to Delivered Meals (\$175k) and Flexible Respite hours (\$47k).

- **Contributions (Monetary)** – relates to open space contributions received during the year. These contributions are transferred to the Open Space Reserve pursuant to section 18 of the *Subdivision Act 1988*.

The increase of \$782k is based on the timing of Council receiving open space contributions. These amounts are variable in nature and it is difficult to determine the exact timing of anticipated contributions

- **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 \$345k is mainly due to higher than forecast parking infringements income across the municipality.

***Expenditure from ordinary activities increase of \$151k***

The expenditure forecast movement is mainly due to:

- **Employee Costs** – increase of \$373k.  
This includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and WorkSafe.

The increase is due to the timing of staff recruitment and periodic leave provision adjustments.

Offset by:

- **Maintenance** – decrease of \$183k.  
This movement is mainly due to reduced expenditure expected in Building Services (\$143k) and Glen Eira Leisure (\$78k).

## Income Statement

for the period ending 31 May 2018

	2017-18 Year to Date Actual	2017-18 Year to Date Budget	2017-18 Year to Date Variance	2017-18 Year to Date Variance	2017-18 Last Month Forecast	2017-18 Current Month Forecast	2017-18 Current Month Forecast Movement	2017-18 Annual Budget	2017-18 Budget Forecast Variance	2017-18 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	88,873	88,687	185	0.2%	88,873	88,873	0	88,757	115	0.1%
Supplementary Rates	545	733	(188)	(25.7%)	678	612	(67)	800	(188)	(23.5%)
Waste and Recycling Charges	14,719	14,989	(270)	(1.8%)	14,720	14,719	(1)	15,060	(342)	(2.3%)
Grants (Operating and Capital)	21,862	20,902	960	4.6%	22,789	24,907	2,118	22,423	2,484	11.1%
Interest Received	1,518	1,100	418	38.0%	1,556	1,618	62	1,200	418	34.8%
User Fees	25,663	24,901	761	3.1%	27,738	27,930	192	27,185	746	2.7%
Statutory Fees and Fines	8,278	5,788	2,490	43.0%	8,424	8,770	345	6,280	2,490	39.7%
Contributions (Monetary)	9,300	7,500	1,800	24.0%	9,118	9,900	782	7,500	2,400	32.0%
Other Income	2,614	2,485	129	5.2%	3,034	3,015	(19)	2,951	63	2.1%
<b>Total Income from Ordinary Activities</b>	<b>173,372</b>	<b>167,086</b>	<b>6,285</b>	<b>3.76%</b>	<b>176,932</b>	<b>180,344</b>	<b>3,412</b>	<b>172,157</b>	<b>8,187</b>	<b>4.8%</b>
<b>Expenses</b>										
<b>Expenses from Ordinary Activities</b>										
Employee Costs	68,014	68,730	716	1.0%	73,188	73,560	(373)	74,335	775	1.0%
Materials and Consumables	4,623	5,441	818	15.0%	5,411	5,325	87	5,997	672	11.2%
Contractor Payments	28,533	29,082	550	1.9%	32,411	32,553	(142)	31,839	(715)	(2.2%)
Maintenance	6,013	6,128	114	1.9%	7,031	6,848	183	6,648	(200)	(3.0%)
Utility Services	3,484	4,087	603	14.8%	4,039	3,971	68	4,528	557	12.3%
Insurances	779	1,002	223	22.2%	955	943	12	1,034	91	8.8%
Other Expenses	4,896	4,327	(569)	(13.2%)	5,545	5,486	58	4,707	(779)	(16.6%)
Grants and Subsidies	986	885	(101)	(11.4%)	1,033	1,072	(39)	926	(146)	(15.8%)
Borrowing Costs	611	601	(10)	(1.7%)	667	670	(4)	660	(10)	(1.5%)
<b>Total Expenses from Ordinary Activities</b>	<b>117,940</b>	<b>120,283</b>	<b>2,344</b>	<b>1.9%</b>	<b>130,279</b>	<b>130,429</b>	<b>(151)</b>	<b>130,674</b>	<b>245</b>	<b>0.2%</b>
<b>Surplus before non operational activities</b>	<b>55,433</b>	<b>46,803</b>	<b>8,629</b>	<b>18.4%</b>	<b>46,653</b>	<b>49,915</b>	<b>3,262</b>	<b>41,483</b>	<b>8,432</b>	<b>20.3%</b>
<b>Non-operational Activities</b>										
Contributions - Non Monetary	5,230	-	5,230	100.0%	5,230	5,230	-	-	5,230	100.0%
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	410	462	(52)	(11.2%)	455	454	(1)	501	(47)	(9.3%)
Written Down Value of Assets Sold/Disposed	1,568	1,174	(394)	(33.6%)	1,888	2,066	(178)	1,531	(535)	(35.0%)
Depreciation and Amortisation	20,180	21,298	1,118	5.2%	22,203	22,124	79	23,234	1,110	4.8%
<b>Surplus for the period</b>	<b>39,325</b>	<b>24,793</b>	<b>13,084</b>	<b>52.8%</b>	<b>28,247</b>	<b>31,409</b>	<b>3,162</b>	<b>17,219</b>	<b>14,190</b>	<b>82.4%</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>										

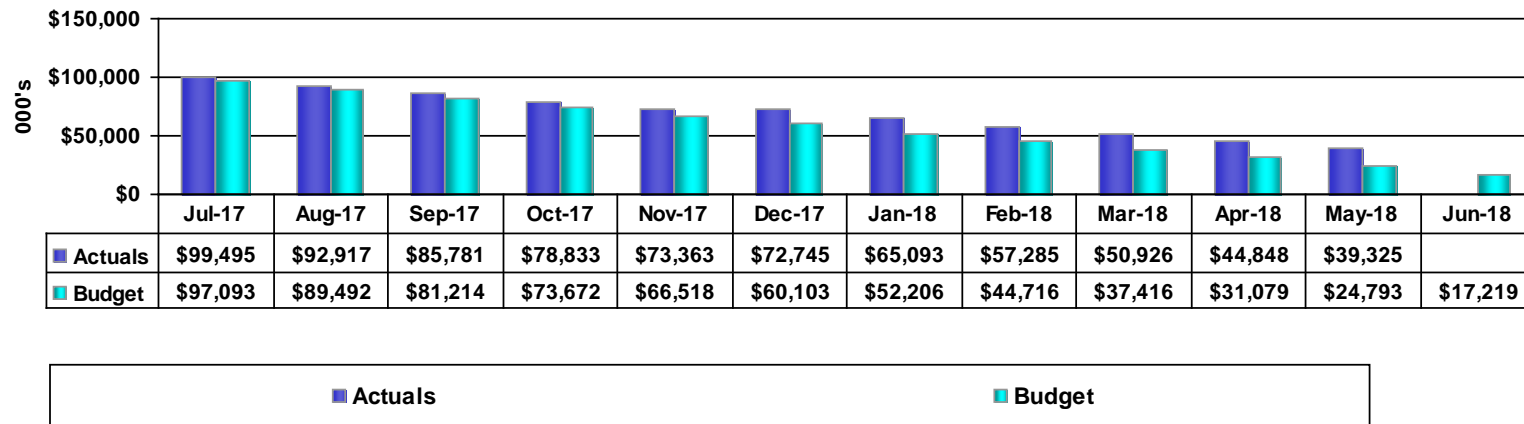


**Balance Sheet***for the period ending 31 May 2018*

	Actuals 2016-17	Annual Budget 2017-18	Annual Forecast 2017-18	Year to Date Actual 2017-18	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	61,111	57,644	66,651	75,978	67,163
Trade and Other Receivables	12,739	10,408	14,322	21,005	35,778
Other Assets	1,497	1,297	1,497	530	0
<b>Total Current Assets</b>	<b>75,348</b>	<b>69,349</b>	<b>82,470</b>	<b>97,513</b>	<b>102,942</b>
<b>Non-Current Assets</b>					
Property, Infrastructure, Plant and Equipment	2,183,334	2,072,236	2,210,382	2,511,717	2,511,094
Intangible Assets	764	1,042	764	555	573
Investments in Joint Operations	1,592	2,125	1,592	1,592	1,592
Other Financial Assets	5	5	5	5	5
<b>Total Non-Current Assets</b>	<b>2,185,695</b>	<b>2,075,408</b>	<b>2,212,743</b>	<b>2,513,869</b>	<b>2,513,264</b>
<b>TOTAL ASSETS</b>	<b>2,261,043</b>	<b>2,144,756</b>	<b>2,295,213</b>	<b>2,611,381</b>	<b>2,616,206</b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Trade and Other Payables	14,717	16,494	19,820	7,703	6,782
Trust Funds and Deposits	29,874	25,501	29,874	34,226	34,262
Provisions	12,850	13,391	12,850	12,969	12,877
Interest-Bearing Liabilities	3,343	3,455	3,455	3,519	3,504
<b>Total Current Liabilities</b>	<b>60,784</b>	<b>58,841</b>	<b>66,000</b>	<b>58,417</b>	<b>57,425</b>
<b>Non-Current Liabilities</b>					
Provisions	1,431	1,186	1,431	1,407	1,407
Interest-Bearing Liabilities	18,302	14,848	14,848	15,177	15,473
Other Liabilities - Joint Operations	2,420	2,568	2,420	2,420	2,420
<b>Total Non-Current Liabilities</b>	<b>22,152</b>	<b>18,602</b>	<b>18,698</b>	<b>19,004</b>	<b>19,300</b>
<b>Total Liabilities</b>	<b>82,937</b>	<b>77,443</b>	<b>84,698</b>	<b>77,421</b>	<b>76,725</b>
<b>Net Assets</b>	<b>2,178,106</b>	<b>2,067,314</b>	<b>2,210,515</b>	<b>2,533,961</b>	<b>2,539,481</b>
<b>Equity</b>					
Accumulated Surplus	919,972	926,386	951,381	950,179	956,914
Asset Revaluation Reserve	1,254,438	1,130,179	1,254,438	1,570,966	1,570,966
Public Open Space Reserve	3,696	10,749	10,696	12,816	11,601
<b>Total Equity</b>	<b>2,178,106</b>	<b>2,067,314</b>	<b>2,216,515</b>	<b>2,533,961</b>	<b>2,539,481</b>

## Performance Graphs

**Financial Performance**  
*for the period ending 31 May 2018*

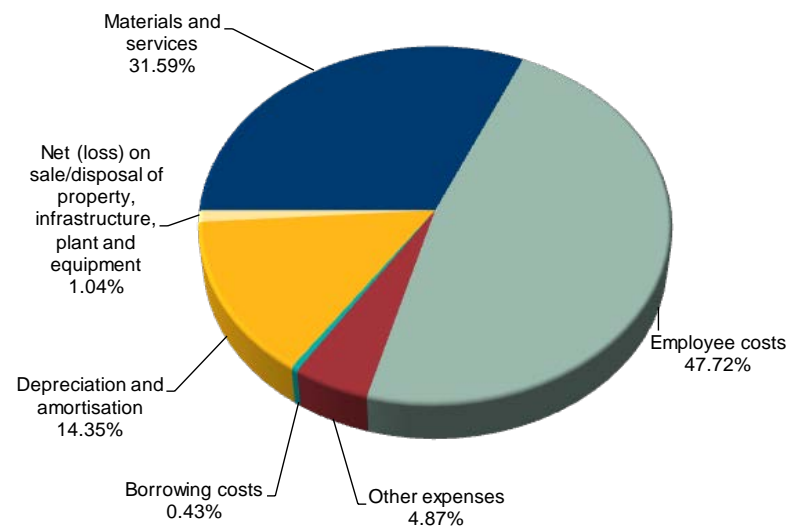


The May 2018 year to date financial performance was \$13.08m better than the year to date budget mainly due to:

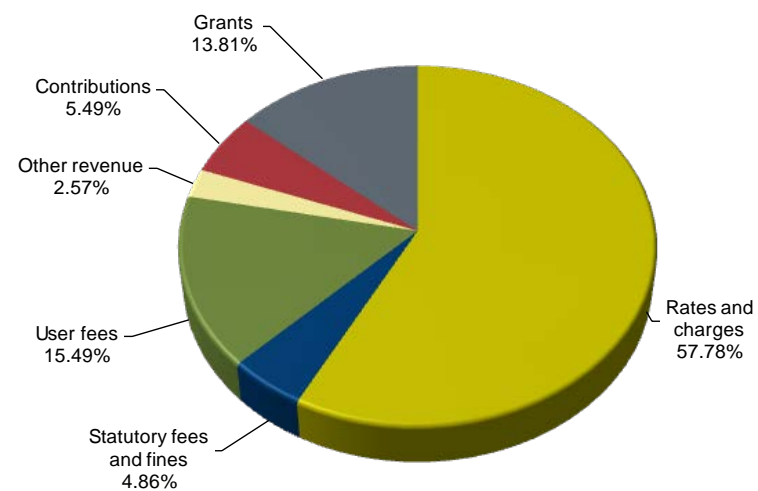
- Better than anticipated income received for Statutory Fees and Fines of \$2.49m, Contributions (Monetary) of \$1.8m, Grants of \$960k, User Fees of \$761k, \$418k in Interest Received and Other Income of \$129k, offset by lower than estimated Waste Charges of \$270k.
- Favourable variances in expenditure items including: Materials and Consumables of \$818k, Employee Costs of \$716k, Utility Services of \$603k, Contractor Payments of \$550k, and Insurances of \$223k. Unfavourable variances include Other Expenses of \$569k.
- Contributions (Non-Monetary) - Council's appointment as Committee of Management (COM) for Booran Road Community Reserve, located on the corner of Kambrook, Glen Eira and Booran Roads of \$5.23m. This is a non-cash item.

**Financial Performance**  
**for the period ending 31 May 2018**

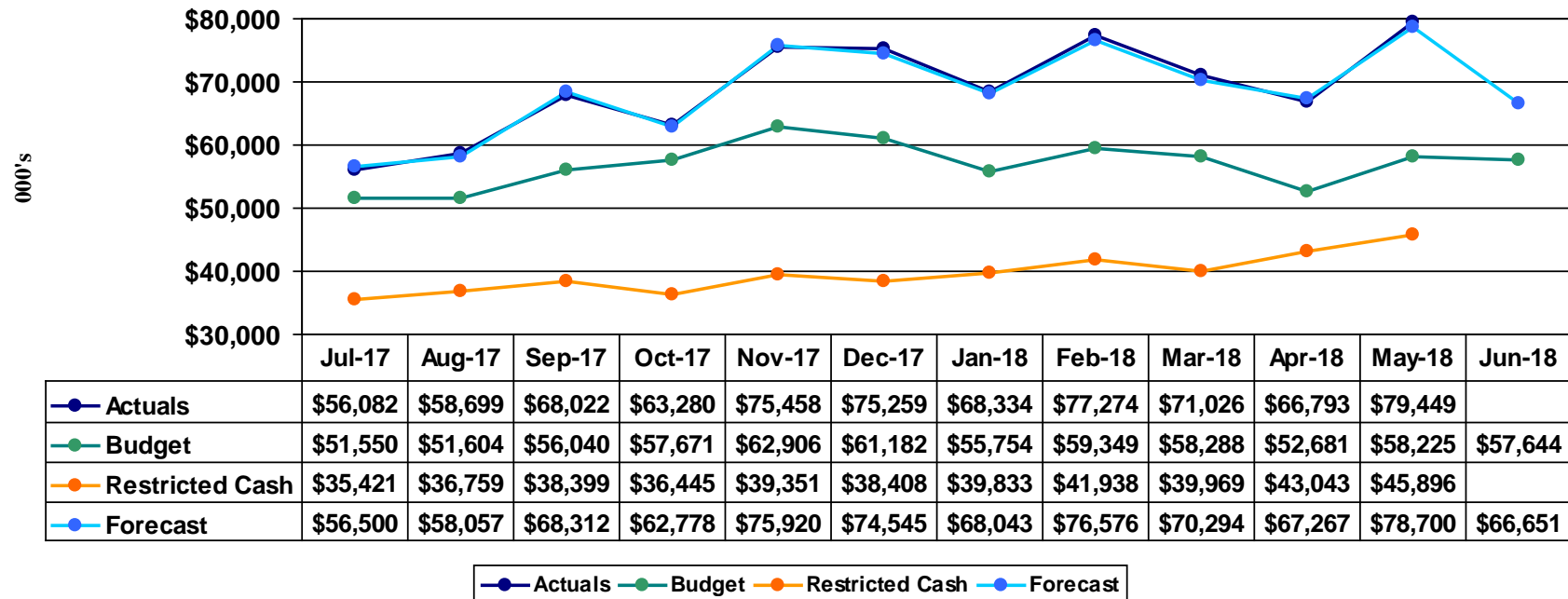
**2017-18 Forecast categories of expenditure**



**2017-18 Forecast sources of income**



**Cash and Investments  
for the period ending 31 May 2018**



- Council's year to date cash balance of \$79.45m is higher than budget for the current month. Council's forecast position to June 2018 of \$66.4m 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 31 May 2018 include: residential aged care deposits of \$26.16m, trust funds and deposits of \$4.92m (including asset protection permits), open space reserve of \$12.82m and fire services property levy of \$2.0m.

**Rates Income and Debtors**  
**for the period ending 31 May 2018**

**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.

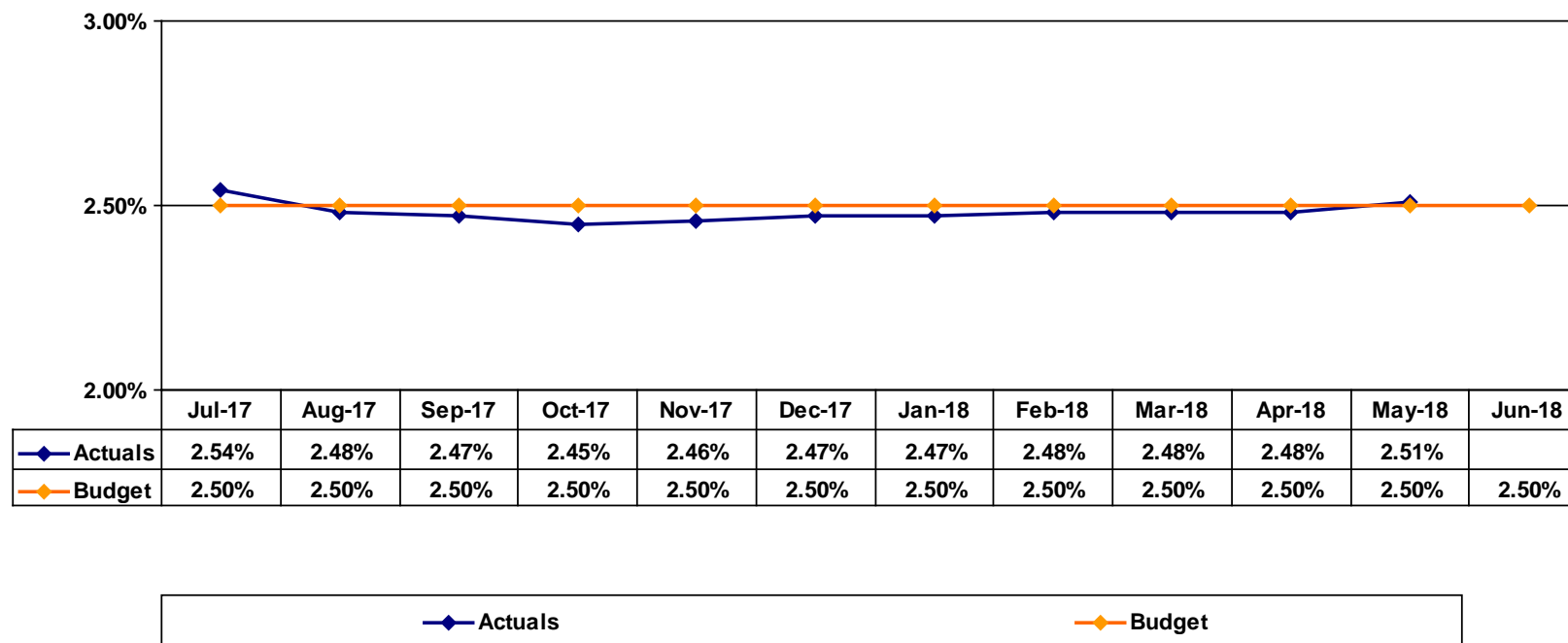
Each year the Minister for Local Government sets the average rate cap increase for Councils.

The cap for 2017-18 was set at forecast CPI of 2.0% (2.5% for 2016-17).

**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 31 May 2018.

Rate Debtors	2017-2018 Year to date
	<b>\$'000</b>
Arrears Brought Forward	5,824
2017-18 Rates & Garbage Generated	102,981
2017-18 Fire Services Property Levy	12,327
<b>Total Rates &amp; Charges</b>	<b>121,132</b>
<b>Payments/Adjustments:</b>	
Glen Eira Pension Rebate	(341)
State Government Rebate	(1,653)
Fire Services Property Levy Rebate	(369)
Receipts	(90,770)
Interest	398
Supplementary Valuations	738
Adjustments	26
<b>Total Payments/Adjustments</b>	<b>(91,972)</b>
<b>Rates &amp; Charges Balance at Month End</b>	<b>29,160</b>

**Investment Interest Rates**  
*for the period ending 31 May 2018*



Council achieved a return of 2.51% against the budget of 2.50%.

## Capital Works Expenditure Program

As at the end of May 2018, total capital works expenditure forecast for 2017-18 is expected to be \$45.55m, represented by:

- New capital works projects as per the 2017-18 Annual Budget \$32.82m
- Capital works funding \$1.26m
- Carry forward expenditure from the 2016-17 financial year \$5.12m
- Forecast increase year to date \$6.35m.

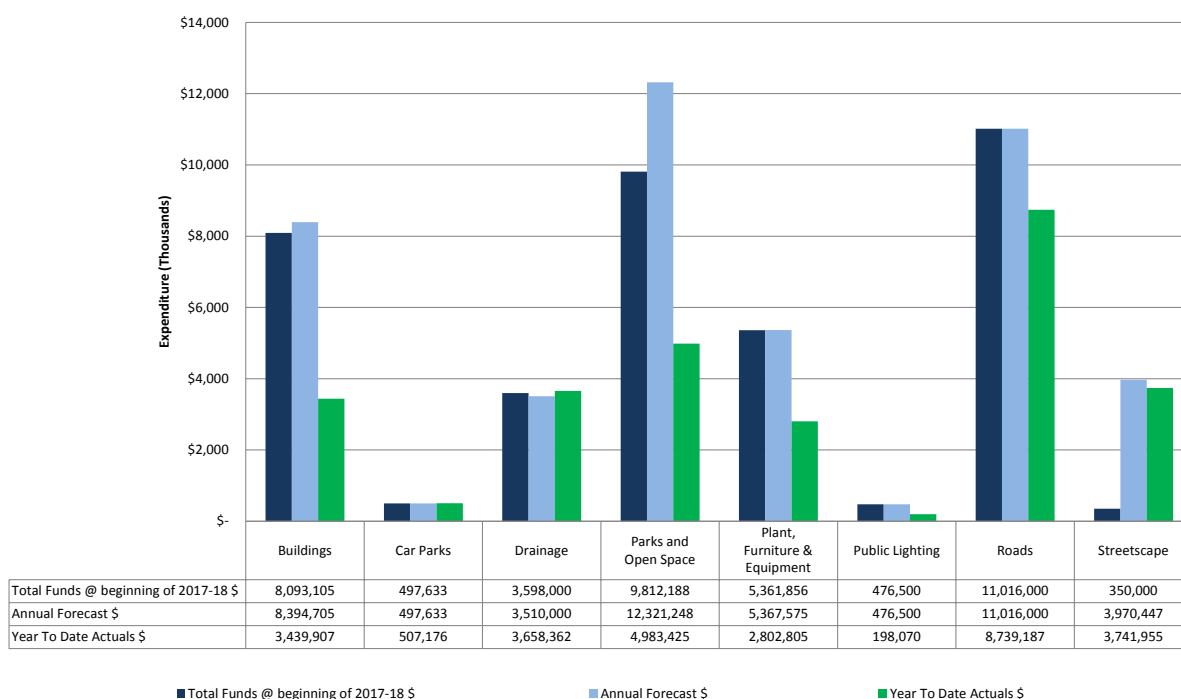
### (a) Capital Works Forecast Adjustments (\$200k) for May 2018:

- Savings of \$200k for the Human Resources Information System as the project will not be proceeding in 2017-18.

### (b) Capital Works Performance Graphs

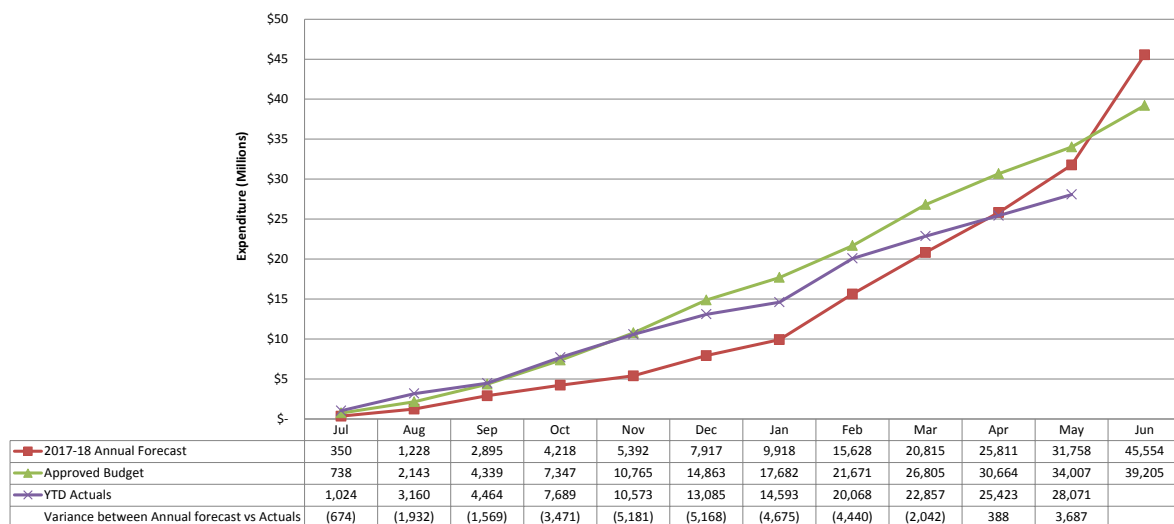
The below graphs reflect the 2017-18 budget allocations for the main asset category and performance against budget and forecast.

**Main Asset Category**

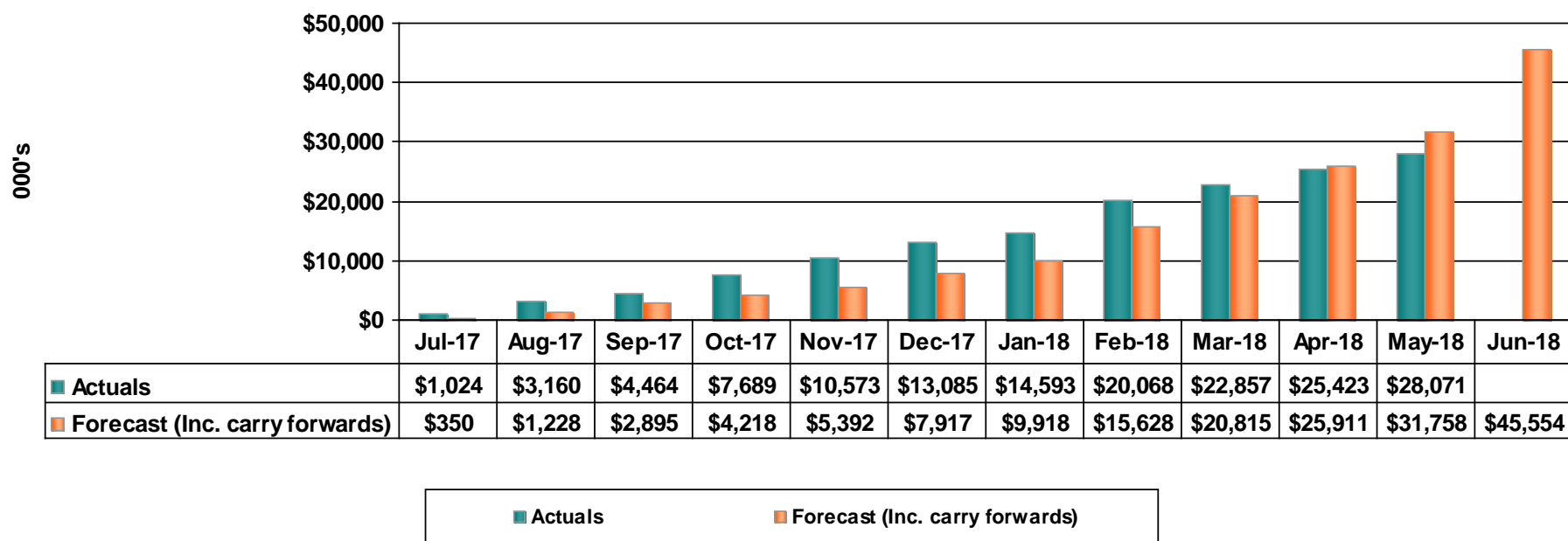




Monthly Performance against Budget and Forecast



**Capital Works Program Expenditure**  
*for the period ending 31 May 2018*



Council's capital expenditure is behind forecast by \$3.69m mainly due to Building Renewal works \$1.14m, Warm Season Grass of \$981k, Information Systems \$557k, Bailey Skate Park \$350k, Landscape Enhancement Works \$348k and Local Area Traffic Management Replacements \$327k.

## Capital Works Program Expenditure

for period ending 31 May 2018

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016-17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b><u>CAPITAL WORKS: PRIORITY ITEMS</u></b>									
Continuous Improvement & Innovation	50,000	900,000	-	950,000	69,393	500,000	430,607	950,000	-
Information Systems	160,000	1,018,000	-	1,178,000	327,202	884,500	557,298	1,034,500	(143,500)
Vehicle Replacements	-	1,672,041	-	1,672,041	1,006,640	1,110,000	103,360	1,672,041	-
Footpath Replacement	-	2,010,000	-	2,010,000	2,270,058	1,663,500	(606,558)	2,610,000	600,000
Kerb and Channel Replacement	-	163,000	-	163,000	244,645	146,700	(97,945)	163,000	-
Road Rehabilitation	248,918	3,188,000	-	3,436,918	3,255,859	3,148,918	(106,941)	3,491,918	55,000
Drainage Improvement	28,000	3,570,000	-	3,598,000	3,658,362	2,550,000	(1,108,362)	3,510,000	(88,000)
Local Road Resurfacing	-	1,500,000	-	1,500,000	1,430,490	1,125,000	(305,490)	1,500,000	-
Right of Way Renewal	-	336,600	-	336,600	153,141	231,600	78,459	336,600	-
Local Area Traffic Management (LATM) Replacement	274,159	600,000	-	874,159	422,305	749,159	326,854	874,159	-
Car Park Rehabilitation	77,633	400,000	-	477,633	506,676	312,633	(194,043)	477,633	-
Roads to Recovery	-	323,926	576,074	900,000	511,562	720,000	208,438	900,000	-
Traffic Signal Upgrade	53,377	-	-	53,377	10,724	53,377	42,653	53,377	-
<b>TOTAL PRIORITY ITEMS</b>	<b>892,087</b>	<b>15,681,567</b>	<b>576,074</b>	<b>17,149,728</b>	<b>13,867,058</b>	<b>13,195,387</b>	<b>(671,671)</b>	<b>17,573,228</b>	<b>423,500</b>
<b><u>CAPITAL WORKS: ROLLING ANNUAL</u></b>									
<b><u>CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES</u></b>									
Bicycle Strategy Implementation	136,204	250,000	-	386,204	63,382	-	(63,382)	305,204	(81,000)
Warm season grass Program	182,334	710,000	-	892,334	639,553	1,620,334	980,781	1,620,334	728,000
Sustainable Initiatives	-	507,080	-	507,080	15,227	-	(15,227)	507,080	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES</b>	<b>318,538</b>	<b>1,467,080</b>	<b>-</b>	<b>1,785,618</b>	<b>718,163</b>	<b>1,620,334</b>	<b>902,171</b>	<b>2,432,618</b>	<b>647,000</b>
<b><u>CAPITAL WORKS: ROLLING ANNUAL-LIBRARIES &amp; LEARNING CENTRES</u></b>									
Library and Information Services	-	809,336	63,179	872,515	768,101	776,020	7,919	872,734	219
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- LIBRARIES</b>	<b>-</b>	<b>809,336</b>	<b>63,179</b>	<b>872,515</b>	<b>768,101</b>	<b>776,020</b>	<b>7,919</b>	<b>872,734</b>	<b>219</b>
<b><u>CAPITAL WORKS: ROLLING ANNUAL-TRAFFIC MANAGEMENT</u></b>									
Traffic Engineering	586,946	1,175,000	-	1,761,946	440,903	634,163	193,260	1,106,946	(655,000)
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- TRAFFIC MANAGEMENT</b>	<b>586,946</b>	<b>1,175,000</b>	<b>-</b>	<b>1,761,946</b>	<b>440,903</b>	<b>634,163</b>	<b>193,260</b>	<b>1,106,946</b>	<b>(655,000)</b>
<b><u>CAPITAL WORKS: ROLLING ANNUAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</u></b>									
Major Playground Upgrade	-	1,000,000	-	1,000,000	43,869	325,000	281,132	1,000,000	-
Playground Minor Equipment/Art Rolling Program	7,546	535,000	-	542,546	327,129	379,546	52,417	389,546	(153,000)
Carnegie Swim Centre Maintenance	50,000	50,000	-	100,000	2,397	-	(2,397)	100,000	-
Minor Park Improvements	-	642,000	-	642,000	316,495	419,000	102,505	562,000	(80,000)
Sports Ground Lighting	-	180,000	-	180,000	21,588	90,000	68,412	180,000	-
Cricket Net Facilities Upgrade	-	95,000	-	95,000	25,025	74,100	49,075	144,500	49,500
Public Hall Furniture	-	10,000	-	10,000	10,865	10,000	(865)	10,000	-
Plinth Curbing	-	115,000	-	115,000	98,589	115,000	16,411	115,000	-
Open Space Lighting Program	-	75,000	-	75,000	66,696	75,000	8,304	75,000	-
Sports facility lighting Program	-	100,000	-	100,000	1,004	100,000	98,996	100,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	<b>57,546</b>	<b>2,802,000</b>	<b>-</b>	<b>2,859,546</b>	<b>913,656</b>	<b>1,587,646</b>	<b>673,990</b>	<b>2,676,046</b>	<b>(183,500)</b>

**Capital Works Program Expenditure  
for period ending 31 May 2018 (continued)**

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016-17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b><u>CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</u></b>									
Building Improvements	228,381	110,000	-	338,381	150,397	259,371	108,974	338,381	-
Kitchen/ Joinery Renewal	-	61,000	-	61,000	58,789	61,000	2,211	61,000	-
Roof Renewal	39,874	165,000	-	204,874	96,907	204,874	107,967	204,874	-
Painting Program	-	121,000	-	121,000	35,029	82,400	47,371	121,000	-
Switchboard Renewal	-	100,000	-	100,000	40,180	80,000	39,820	100,000	-
Floor Covering Replacement Renewal	-	187,000	-	187,000	34,868	58,000	23,132	187,000	-
Public Toilet Upgrade Rolling Program	-	285,000	-	285,000	24,134	-	(24,134)	480,000	195,000
Forward design Program	-	640,000	-	640,000	20,094	80,000	59,906	80,000	(560,000)
Bathroom Renewal	-	88,500	-	88,500	7,159	88,500	81,341	88,500	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</b>	<b>268,255</b>	<b>1,757,500</b>	<b>-</b>	<b>2,025,755</b>	<b>467,557</b>	<b>914,145</b>	<b>446,588</b>	<b>1,660,755</b>	<b>(365,000)</b>
<b><u>CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</u></b>									
Annual Shopping Streetscape Program	-	100,000	-	100,000	71,915	60,000	(11,915)	100,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>71,915</b>	<b>60,000</b>	<b>(11,915)</b>	<b>100,000</b>	<b>-</b>
<b>TOTAL ROLLING ANNUAL</b>	<b>1,231,285</b>	<b>8,110,916</b>	<b>63,179</b>	<b>9,405,380</b>	<b>3,380,294</b>	<b>5,592,308</b>	<b>2,212,014</b>	<b>8,849,099</b>	<b>(556,281)</b>
<b><u>CAPITAL WORKS: MAJOR PROJECTS</u></b>									
Bentleigh Rotunda	-	250,000	-	250,000	27,129	250,000	222,871	250,000	-
Duncan Mackinnon Netball Court Redevelopment	-	374,441	100,000	474,441	292,631	474,441	181,810	637,441	163,000
Precinct Plan- Lord Reserve, Carnegie Pool, Koomang Park	-	100,000	-	100,000	90,690	100,000	9,310	100,000	-
Bailey Skate Park Redevelopment	484,651	-	-	484,651	37,933	387,720	349,787	1,036,651	552,000
Carnegie Swim Centre Redevelopment	75,000	-	-	75,000	80,357	-	(80,357)	75,000	-
Duncan Mackinnon Reserve Netball Courts lighting	-	150,000	-	150,000	15,956	150,000	134,044	150,000	-
Duncan Mackinnon Athletics Track Upgrade	-	750,000	250,000	1,000,000	1,510,422	1,000,000	(510,422)	1,800,000	800,000
Lord Hex Pavilion Upgrade	75,000	-	-	75,000	-	-	-	75,000	-
<b>TOTAL MAJOR PROJECTS</b>	<b>634,651</b>	<b>1,624,441</b>	<b>350,000</b>	<b>2,609,092</b>	<b>2,055,118</b>	<b>2,362,161</b>	<b>307,043</b>	<b>4,124,092</b>	<b>1,515,000</b>
<b><u>CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION</u></b>									
Open Space Strategy Initiatives	237,823	1,421,517	173,483	1,832,823	671,684	494,323	(177,361)	1,906,823	74,000
Booran Reserve	-	-	-	-	173,560	114,000	(59,560)	266,000	266,000
<b>TOTAL OPEN SPACE STRATEGY IMPLEMENTATION</b>	<b>237,823</b>	<b>1,421,517</b>	<b>173,483</b>	<b>1,832,823</b>	<b>845,243</b>	<b>608,323</b>	<b>(236,920)</b>	<b>2,172,823</b>	<b>340,000</b>
<b><u>SHORT TERM PROJECTS</u></b>									
<b><u>CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</u></b>									
Energy Efficient St Lighting-Planning / project development	-	51,500	-	51,500	9,315	-	(9,315)	51,500	-
Park Lighting Energy Efficiency Upgrade	-	250,000	-	250,000	121,055	174,000	52,945	250,000	-
Photovoltaic systems on council assets to generate renewable energy	-	152,700	-	152,700	36,310	50,000	13,690	166,300	13,600
<b>TOTAL CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</b>	<b>-</b>	<b>454,200</b>	<b>-</b>	<b>454,200</b>	<b>166,680</b>	<b>224,000</b>	<b>57,320</b>	<b>467,800</b>	<b>13,600</b>
<b><u>CAPITAL WORKS: SHORT TERM-AGED CARE</u></b>									
Residential Services Minor Improvements	-	220,000	-	220,000	54,877	170,000	115,123	220,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-AGED CARE</b>	<b>-</b>	<b>220,000</b>	<b>-</b>	<b>220,000</b>	<b>54,877</b>	<b>170,000</b>	<b>115,123</b>	<b>220,000</b>	<b>-</b>
<b><u>CAPITAL WORKS: SHORT TERM-FAMILY &amp; CHILDREN'S SERVICES</u></b>									
Family Youth and Children's Centre upgrades	-	11,800	-	11,800	10,537	11,800	1,263	11,800	-
Replacement of FDC Equipment	-	5,000	-	5,000	4,545	5,000	455	5,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-FAMILY &amp; CHILDREN'S SERVICES</b>	<b>-</b>	<b>16,800</b>	<b>-</b>	<b>16,800</b>	<b>15,082</b>	<b>16,800</b>	<b>1,718</b>	<b>16,800</b>	<b>-</b>

**Capital Works Program Expenditure**  
*for period ending 31 May 2018 (continued)*

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016-17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b><u>CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</u></b>									
Half Share Fencing	-	100,000	-	100,000	16,130	-	(16,130)	100,000	-
Perimeter Fencing Upgrade	-	85,000	-	85,000	79,857	85,000	5,143	85,000	-
Recreation	2,437	60,000	-	62,437	123,999	62,437	(61,562)	62,437	-
Moorleigh Village Multi-purpose Sports Training facility	-	275,000	-	275,000	16,396	-	(16,396)	275,000	-
Replacing and Reinforcing Retaining wall and Bridge	83,500	-	-	83,500	2,406	83,500	81,094	229,500	146,000
Public Toilet Upgrade Rolling Program	-	350,000	-	350,000	-	175,000	175,000	350,000	-
Sports Ground Lighting	-	70,000	-	70,000	29,016	35,000	5,984	70,000	-
Shade Sails Rolling Program	-	65,000	-	65,000	54,944	65,000	10,056	65,000	-
Landscape Enhancement Works-Stage 2- Walking/ Running Circuit	298,491	565,000	-	863,491	52,187	400,000	347,813	863,491	-
Outdoor Fitness Stations and Instructional Signage	26,322	-	-	26,322	39,849	26,322	(13,527)	26,322	-
Elsternwick MCHC	-	-	-	-	131,843	137,000	5,157	137,000	137,000
<b>TOTAL CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	<b>410,750</b>	<b>1,570,000</b>	<b>-</b>	<b>1,980,750</b>	<b>546,628</b>	<b>1,069,259</b>	<b>522,631</b>	<b>2,263,750</b>	<b>283,000</b>
<b><u>CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</u></b>									
Parking Ticket Machines	114,000	-	-	114,000	136,288	-	(136,288)	114,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</b>	<b>114,000</b>	<b>-</b>	<b>-</b>	<b>114,000</b>	<b>136,288</b>	<b>-</b>	<b>(136,288)</b>	<b>114,000</b>	<b>-</b>
<b><u>CAPITAL WORKS: SHORT TERM-BUILDING WORKS</u></b>									
Furniture & Fittings- emergency replacement	-	50,000	-	50,000	14,182	-	(14,182)	50,000	-
Renewal of Heating Ventilation Air Conditioning	739,911	219,000	-	958,911	1,509,003	1,590,911	81,908	1,675,911	717,000
Building Renewal works	193,413	2,286,000	100,000	2,579,413	366,853	1,502,413	1,135,560	2,338,413	(241,000)
DDA Compliant front access by Changing Ramp	-	60,000	-	60,000	-	-	-	60,000	-
ILU Refurbishment-Upgrade of carpets, bathrooms, kitchens etc.	65,195	150,000	-	215,195	17,878	150,195	132,317	150,195	(65,000)
IP Based high resolution video surveillance CCTV security system	-	85,000	-	85,000	2,018	85,000	82,982	85,000	-
Ormond Kinder Upgrade	-	67,400	-	67,400	42,676	77,400	34,724	77,400	10,000
New Sound System	-	20,000	-	20,000	22,325	20,000	(2,325)	20,000	-
GESAC	475,651	160,000	-	635,651	664,627	600,651	(63,976)	660,651	25,000
Public Toilet Exeloo	126,439	-	-	126,439	171,494	170,999	(495)	170,999	44,560
Landscaping of Early Learning Centres	-	40,000	-	40,000	21,635	35,000	13,365	40,000	-
Removal of Hazardous Material	-	85,000	-	85,000	18,479	57,000	38,521	85,000	-
Installation of swipe cards and CCTV	-	111,000	-	111,000	25,089	111,000	85,911	111,000	-
Signage Upgrade	-	100,000	-	100,000	3,076	60,000	56,924	100,000	-
Park gates	2,500	-	-	2,500	-	2,500	2,500	2,500	-
Property Acquisition- Neerim Road, Carnegie	-	-	-	-	3,642,911	3,620,447	(22,464)	3,620,447	3,620,447
Halley Park Scout Hall Demolishen	-	-	-	-	70,834	70,000	(834)	70,000	70,000
<b>TOTAL CAPITAL WORKS: SHORT TERM-BUILDING WORKS</b>	<b>1,603,109</b>	<b>3,433,400</b>	<b>100,000</b>	<b>5,136,509</b>	<b>6,593,080</b>	<b>8,153,516</b>	<b>1,560,436</b>	<b>9,317,516</b>	<b>4,181,007</b>
<b><u>CAPITAL WORKS: SHORT TERM-OTHER</u></b>									
Furniture & Fittings	-	10,000	-	10,000	6,808	10,000	3,192	10,000	-
Library Furniture & Fittings	-	-	-	-	8,031	-	(8,031)	-	-
Annual GESAC Plant and Equipment Replacement	-	276,000	-	276,000	395,703	355,865	(39,838)	425,000	149,000
<b>TOTAL CAPITAL WORKS: SHORT TERM-OTHER</b>	<b>-</b>	<b>286,000</b>	<b>-</b>	<b>286,000</b>	<b>410,542</b>	<b>365,865</b>	<b>(44,677)</b>	<b>435,000</b>	<b>149,000</b>
<b>TOTAL SHORT TERM PROJECTS</b>	<b>2,127,859</b>	<b>5,980,400</b>	<b>100,000</b>	<b>8,208,259</b>	<b>7,923,175</b>	<b>9,999,440</b>	<b>2,076,265</b>	<b>12,834,866</b>	<b>4,626,607</b>
<b>TOTAL CAPITAL WORKS EXPENDITURE</b>	<b>5,123,705</b>	<b>32,818,841</b>	<b>1,262,736</b>	<b>39,205,282</b>	<b>28,070,888</b>	<b>31,757,619</b>	<b>3,686,731</b>	<b>45,554,108</b>	<b>6,348,826</b>

## 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 2016-17 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 22 provides indicators for Glen Eira City Council.

### (a) Financial sustainability risk indicators

Indicator	Formula	Description
Net result (%)	Net result / Total revenue	<p>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.</p> <p>The net result and total revenue are obtained from the comprehensive operating statement.</p>
Adjusted underlying result	Adjusted underlying surplus (or deficit) / Adjusted underlying revenue	Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position.
Liquidity (ratio)	Current assets / Current liabilities	<p>This measures the ability to pay existing liabilities in the next 12 months.</p> <p>A ratio of one or more means there are more cash and liquid assets than short-term liabilities.</p>
Internal financing (%)	Net operating cash flow / Net capital expenditure	<p>This measures the ability of an entity to finance capital works from generated cash flow.</p> <p>The higher the percentage, the greater the ability for the entity to finance capital works from their own funds.</p> <p>Net operating cash flow and net capital expenditure are obtained from the cash flow statement.</p>
Indebtedness (%)	Non-current liabilities / own-sourced revenue	<p>Comparison of non-current liabilities (mainly comprising borrowings) to own-sourced revenue. The higher the percentage, the less the entity is able to cover non-current liabilities from the revenues the entity generates itself.</p> <p>Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.</p>
Capital replacement (ratio)	Cash outflows for 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 depreciation 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	<p>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 depreciation rate.</p> <p>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.</p>

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

Source: VAGO.



**Financial Strategy (continued)****Monthly Report Relative to Financial Strategy**

Financial Sustainability Risk Indicators	Objective	2016-2017 Actuals	2017-2018 Annual Budget as at 30 June 2018	2017-2018 Annual Forecast as at 30 June 2018	2017-2018 Risk based on Annual Forecast as at 30 June 2018	Comment
(1) Net Result	Generating surpluses consistently of greater than 0%.	16.76%	10.00%	16.93%	Low	Council is generating positive surpluses.
(2) Underlying Result (%)	Generating surpluses consistently of greater than 0%.	16.00%	9.00%	14.48%	Low	Council is generating positive surpluses.
(3) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	1.24	1.18	1.25	Low	Council's forecast to 30 June 2018 indicates a Liquidity Ratio of greater than 1.0.
(4) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	15.72%	13.08%	12.85%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(5) Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	157.42%	111.07%	110.68%	Low	Council is generating enough cash from operations to fund new assets.
(6) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.58	1.73	2.06	Low	Council operates at a low level of risk with respect to capital replacement.
(7) Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.24	1.29	1.29	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.	\$1,557	\$1,591	\$1,585	In terms of Rates per assessment, Glen Eira is again the second lowest of the 21 Inner Melbourne Councils (2015/16: also second lowest) and is \$283 per assessment (\$18.3M) below the average outcome.	
<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.	\$1,899	\$2,357	\$2,345	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$161 less per assessment (\$10.4M) 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							Previous and proposed IA activity 2016/17-2017/18, 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	Internal Audit		
1. State Government decisions impacting our community	E								Food Safety (2011/12) Statutory Planning (2013/14)
2. Terrorist Attack – Lone Wolf	H								Security Protocol Review (2014) Building Emergency Management Planning (2017/18) Implementation of Federal Government's Strategy for Protecting Crowded Places from Terrorism 2017 – use of the Crowded Places Security Audit, Self-Assessment Tool and guidelines.
3. Vulnerability to cyber attack	H								Cyber Security Review including mobile devices website management and penetration testing (2016/17)
4. Contracts – contracting process by Council	H								Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (annual) Contract Management Review (2016/17) Major Project Management (2017/18)
5. Vulnerability to litigious action	H								Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Claims Management Review (2016/17)
6. Failure to keep pace with emerging technologies and digital environment	H								IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) Performance Audit – GECC Transformation Project (2017/18)
7. Vulnerability to significant fraud	H								Fraud Review (2013/14) Financial Controls (2014/15) Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Financial Compliance transaction analysis (annual) Payroll (2017/18) Open Space Contributions (2017/18)
8. Not sufficiently agile to respond to change	H								Change Management Framework Promapp Performance Audit – GECC Transformation Project (2017/18)
9. Failure to effectively plan for the changing demographic of our workforce	M								SafetyMAP recertification (2013/14) OH&S Review (2015/16) Performance Audit – GECC Transformation Project (2017/18)
10. Transformation program fails to deliver anticipated benefits for the organisation and community	M								Performance Audit – GECC Transformation Project (2017/18)

\* 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.

Level of coverage: Extensive Partial None

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.

**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 ITEMS IN CAMERA**

That pursuant to Section 89(2) of the Local Government Act 1989, the Council resolves that so much of this meeting be closed to members of the public, as it involves Council consideration of matters coming within some or all of the following categories listed in Section 89(2) of such Act.

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayers;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments
- (f) Legal advice
- (g) Matters affecting the security of Council property'
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

**12.1 Tender 2019.3 Wallace Avenue Reconstruction**

***Local Government Act 1989 Section 89(2)(d)*** given it relates to contractual matters.

**12.2 Tender 2019.2 Buckingham Avenue, Drainage Works Stage 1 & 1A**

***Local Government Act 1989 Section 89(2)(d)*** given it relates to contractual matters.

**13. CLOSURE OF MEETING**