



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

MINUTES

17 MAY 2016

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

- 12.1 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2016.034 Provision of Contract Drain Cleaning Services

Number of tenders received	8
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$450,000.00 over the five year life of the contract.

INDEX (cont'd)

12.2 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2016.029 Provision of a Bookings and Event Management System.

Number of tenders received	Two (2)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	In excess of \$345,000

12.3 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2016.035 Provision of Photography Services

Number of tenders received	Eight (8)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$50,000 per annum

12.4 under s89(2)(d) “contractual” which relates to the awarding of a contract for The Restructuring of Loan Facilities.

13. CLOSURE OF MEETING



**MINUTES of the ORDINARY MEETING OF THE
GLEN EIRA CITY COUNCIL held on TUESDAY, 17 MAY 2016**

The meeting opened at 7.30 pm in the presence of:

**His Worship the Mayor, Councillor Neil Pilling
Councillor Mary Delahunty
Councillor Kelvin Ho
Councillor Jamie Hyams
Councillor Michael Lipshutz
Councillor Oscar Lobo
Councillor Thomas Sounness**

1. ACKNOWLEDGEMENT

On behalf of Council the Mayor read the following acknowledgement.

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

2. APOLOGIES - Cr Esakoff and Cr Magee

Crs Hyams/Delahunty

That the apologies be received and noted.

The MOTION was put and CARRIED unanimously.

3. OATH OF OFFICE AND DISCLOSURES OF INTERESTS

The Chairperson reminded Councillors that we remain bound by their 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 them under the Local Government Act or any other Act, to the best of their skill and judgement.

The Chairperson also reminded Councillors 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.

No Councillor disclosed any interest in any of the agenda items.

4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

Copies of Minutes previously circulated.

Crs Lipshutz/Hyams

That the minutes of the Ordinary Council Meeting held on Tuesday, 26 April 2016 and the Special Council Meeting held on Tuesday 3 May 2016 be confirmed.

The MOTION was put and CARRIED unanimously.

5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

- (a) A petition with 15 signatories and reading as follows was submitted to the Council Meeting:

“The below named persons petition on behalf of Mr Sava Antoniou (The Flowerman) that he may be afforded 30 metres on Hawthorn Rd, opposite 68 and 70 Hawthorn Rd, for signage permitting 15 minute parking to allow the purchase of fresh flowers.”

Crs Esakoff/Magee

That Council accept the petition and that a report be prepared on this matter for the 28 June 2016 Council Meeting.

The MOTION was put and CARRIED unanimously.

6. DOCUMENTS FOR SEALING – Nil

7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS

Cr Sounness reported on the Metropolitan Transport Forum held on 6 April 2016.



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Contact: mtf@mtf.org.au MTF website: www.mtf.org.au

Minutes – General Meeting

Wednesday, 6th April 2016

6.00 pm refreshments, meeting starts at 6.15 pm
Meeting Room, 2nd Floor, Melbourne Town Hall

Councillors

Chair: Cr Tom Melican

1. Welcome / Attendance / Apologies

Present:

Cr Tom Melican	City of Banyule
Bailey Byrnes	City of Banyule
Kathleen Petras	City of Banyule
Steve Carson	City of Bayside
Clare Davey	City of Boroondara
John Tanner	City of Brimbank
Adrian Gray	City of Brimbank
Cr Amanda Stapledon	City of Casey
Che Sutherland	City of Darebin
Graeme Read	City of Frankston
Vito Albicini	City of Frankston
Craig Lyon	City of Frankston
Cr Thomas Sounness	City of Glen Eira
Nicola Belcher	City of Glen Eira
Cr Carl Marsich	City of Hobsons Bay
Patricia Fitzsimmons	City of Hobsons Bay
Madeleine Bisits	City of Hobsons Bay
Cr Paul McLeish	City of Manningham
Malcolm McDonald	City of Maribyrnong
Cr Martin Zakharov	City of Maribyrnong
Richard Smithers	City of Melbourne
Nina Hylton	City of Melbourne
James Paterson	City of Monash
Terry Tillotson	City of Monash
Cr Lenka Thompson	City of Moreland
Tom Courtice	City of Port Phillip
Cr John McMorro	City of Stonnington
Tom Haysom	City of Stonnington
Cr Andrew Munroe	City of Whitehorse
Cr Glenn Goodfellow	City of Wyndham

Cr Jackie Fristacky	City of Yarra
Simon Exon	City of Yarra
Harry Barber	ICLEI
David Stosser	Rail Futures Inc
Ian Woodcock	RMIT University
Kevin Peachey	Municipal Association of Victoria (MAV)
Jo Hadju	Australian Institute of Urban Studies (AIUS)
Craig Rowley	Leadwest
Clive Mottram	VicRoads
Fahim Zafar	Town and Country Planning Association
Susie Strain	Executive Officer, Metropolitan Transport Forum

Apologies

Paul Hamilton, City of Casey

Cr Roberto Colanzi, City of Yarra

Cr Andrea Surace, City of Moonee Valley

Cr Paul Klisaris, City of Monash

Steven White, City of Bayside

Jane Waldock, City of Yarra

Dina Lynch, MTF finance officer

Cr Jane Touzeau, City of Port Phillip

2. Minutes of previous meeting, Wednesday 2nd March, 2016

MOTION: that the minutes of the previous meeting Wednesday 2nd March 2016 be accepted

Proposed: Cr Thomas Sounness

Seconded: Cr Amanda Stapledon

Carried

3. Presentation: Local Government Level Crossing Removal Support Project, Andrea Macdonald, Urban Interface

Cr Tom Melican introduced Andrea Macdonald, Urban Interface, who was commissioned by the MTF to do a research project to explore and summarise learnings from level crossing removal projects in order to assist member councils best manage their role in the ongoing roll out of these projects in Melbourne. The project arose from an MTF planning session which identified advocacy priorities for level crossing removals and buses.

The project sought to capture learnings from past projects, then explored emerging issues from the current set of level crossing removals in this government term.

Site visits to level crossing removals in Melbourne prior to the current program provided insights into a range of opportunities and outcomes. The following sites illustrated issues around bus access, car parking, loss of vegetation, graffiti, pedestrians connections, land use changes, integration with retail or commercial activities, undercroft space. They also provided a comparison of benefits and disbenefits of rail under and rail up.

- Mitcham Rd Mitcham Station
- Rooks Rd Nunawading
- Springvale Rd Springvale Station
- Regional Rail Link (RRL) Anderson Rd Underpass
- RRL Anderson Rd Bridge
- Springvale Rd Nunawading Station
- Middleborough Rd Blackburn
- Warrigal Rd at Oakleigh Station
- North Rd at Huntingdale Station
- Canterbury Rd Canterbury
- Middle Footscray Station P

Best practice examples were discussed at the following stations

- RRL – Sunshine Station (bus interchange, public realm, activity centre)
- RRL - Tottenham Station (rail up treatments and noise barriers)
- RRL -West Footscray Station (landscape)
- RRL - Footscray Station (public access, amenity)
- Queens Rd overpass Springvale (DDA ramps)
- Westall Station (at road over)

The findings from this section were summarised under the following headings, all issues that are relevant to these projects and councils are best to prepare to address

Built Environment Outcomes

- Land use – medium density housing, activity centres
- Accessibility –pedestrian, cycle, bus drop off, car parking
- Built form – amenity, scale, character, quality, landscape

Process

- Planning – design, Urban Design Frameworks, Guidelines, principles, standards
- Procurement – various types, alliance, design review, confidentiality
- Organisational structure – representation, communication

The current program is underway and scheduled for this government term 2014 to 2018

- Burke Road
- Ormond McKinnon Bentleigh
- St Albans + Furlong
- Blackburn
- Heatherdale
- Bayswater Mtn Hwy + Scoresby Rd

Caulfield Dandenong (CD9) encompassing Grange, Carnegie, Murumbeena, Hughesdale, Clayton, Centre Rd, Corrigan Rd, Noble Park, Chandler Rd

Of particular difficulty for local governments and the community is the confidential phase of the contractual process. The general process of the design development stage includes contractor engagement, and is broadly as follows, where the sections in italics are conducted in strict confidentiality.

- Preliminary consultation / issues identification / stakeholders
- Planning framework
- *Business case development (Urban Design Principles, Reference Designs)*
- *Tender RFQ*
- *Bid Development (2 parties) with confidentiality and competitive bidding*
- *Design development and stakeholder consultation (Confidentiality)*
- Design solution consultation
- Contracts
- Construction
- Maintenance and further / ongoing development

The difficulty of the confidential phase of the level crossing removal project emerged during the local government workshop, held in February, where the engineering and design logic together with cost, innovation and opportunity could override local views and cause an apparent about-face in the project outcomes generating considerable community tension. A number of other issues emerged during the workshop:

1. Short timeframes - clarify timeframes and program
2. Confidentiality phases - release decision criteria and some technical material post Tender
3. Consultation – feedback on outcomes of consultation, engagements vs information
4. Council Urban Design Frameworks for LXR locations
5. Short, medium and long term local infrastructure plans
6. Develop and fund joint projects
7. Local Urban Design Standards for public realm

Andrea concluded with a list of recommendations under the following headings

- Built Environment Outcomes – use, accessibility, built form
- Design Development – Planning, Design and Development, construction and implementation
- Process – engagement, consultation, resources

Greater detail can be found in the project reports and accompanying presentation.

Questions and discussion covered the following points

- Graffiti – difficult to get a consistent approach for railway infrastructure from other responsible authorities. Railway operator, VicRoads, PTV have different processes, unwilling to coordinate with Council to consistently manage graffiti in the public realm.
- Changes to the federal standard for disability parking from 3.3 to 2.5m
- Public have trouble understanding all the factors and jurisdictions in the public realm
- Railway projects limit justification of a rail subway to number of rail passengers and don't include broader community use – contrast with one grade separation where station access combined with pedestrian link to form useful community connection.
- Discussion of value of in-house urban design skills with understanding of local community in preference to using outside skills. Victorian Government Architect could be a useful resource, note may charge fee for service
- Debate between rail under and rail up skewed by media and politics. Rail up advantages of retaining heritage station and less noise, but disadvantages of overlooking and questionable real value of space under rail
- Rail up more sensitive to vegetation. Less tree removal during construction, also less clearance required for nearby trees.
- Car parking requirement excessive, suggestion that seek a more flexible approach tolerating other uses, softer materials, shared zones
- Consultation more information provision than broader engagement local government-style; tight and streamlined project time-line limits prolonged engagement
- Scope of projects can change, important for Council to watch closely.
- Retail opportunities are there but not within province of the level crossing removal project, Council advised to assume role to identify, foster and enable local commercial activity
- Greater integration around the station precinct of relevance to Council, best positioned to enable broader outcomes such as value capture.
- Maintenance – consider the option of taking on maintenance which does enable better integration with other council areas.

4. MTF Strategic Public Transport Advocacy

MTF has been invited to attend the special interest group state budget lock up on Wednesday 27th April, and will report back at the May meeting.

5. MAV report

Kevin Peachey, MAV, reported

- Ongoing work on the review of school crossing supervisors, the MAV has prepared a discussion paper and is active on the working group
- Submission to Infrastructure Victoria, concern that final round of consultation in the local government caretaker period before the elections
- Organising a budget presentation from Minister Jacinta Allan in conjunction with the MTF
- Planning a briefing on the Western Distributor in late May
- Coming road safety forum

6. Other advocacy

Buses are a priority advocacy item for the MTF and one outcome from the meeting with Minister Jacinta Allan is a meeting with PTV and VicRoads at which it is hoped to

- Advocate for additional 'bus reviews' at which the local services can be reformatted into two-tier system of direct and safety net services such as has been successful in Brimbank and Wyndham
- Emphasise the importance of community consultation and engagement in this process
- Establish local government as a useful partner in the process with local knowledge and community networks.

Date to be arranged

7. Treasurer's report

Balances at Bank

Cheque account	\$18,699.44
2 month term deposit	\$77,888.02
Total	\$96,587.46

Subscriptions

Members	22 of 24 paid
Associates	4 of 12 paid

Invoices –

Invoice for Australia Post	\$126.00
Invoice 3 from Andrea Macdonald	\$3,000.00

MOTION: that the Treasurer's report be accepted

Proposer: Cr Jackie Fristacky

Seconded: Cr John McMorro

Carried

8. Meeting close

8. REPORTS FROM COMMITTEES

a. Advisory Committees

- i. Community Consultation Committee, 23 March 2016
- ii. Arts and Culture Advisory Committee, 11 April 2016
- iii. Community Grants Committee, 26 April 2016

Crs Hyams/Delahunty

That the minutes of the above Committees be received and noted.

That the recommendations of the Committees be adopted.

The MOTION was put and CARRIED unanimously.

b. Records of Assembly

- i. 19 April 2016
- ii. 26 April 2016
- iii. 3 May 2016

Crs Lipshutz/Delahunty

That the Record of the above Assembly be received and noted.

The MOTION was put and CARRIED unanimously.



Community Consultation Committee Meeting Minutes

23 March 2016

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.

Meeting commenced at: 6:32pm

1. Present and apologies

New community representative Susannah Farfor was welcomed and introduced

Present

Cr Jamie Hyams	Chairperson
Cr Mary Delahunty	On speaker phone
Gregor Ptok	Community representative
Mark Holding	Community representative
Susan McKenna	Community representative
Susannah Farfor	Community representative
Peter Jones	Director Community Services
Gaye Stewart	Manager Community Development

Apologies

Cr Karina Okotel	Councillor
Cr Oscar Lobo	Councillor

2. Matters considered

- i. Community engagement undertaken by Council – October-December 2015
- ii. Report: Characteristics of successful community consultations
- iii. Report: Social media - how other councils use social media for consultation and how council's approach could be enhanced
- iv. Report: Participatory budgeting, NewDemocracy
- v. Online consultation Participate Melbourne
- vi. Other business

3. Community engagement undertaken by Council - October and December 2015

This report is provided on a quarterly basis and collates information under the four headings of *key drivers for engagement* contained in the Community Engagement Strategy (strategic planning and development (1), Facilities management (2), planning and environment (3), service delivery (4).) The report identified that 38 consultations were conducted between October and December 2015 with the majority of these driven by issues related to planning and environment (23) and service delivery (11). The methods used in this period, to engage focused on surveys (27 paper based and 8 on-line), and community meetings (16).

Most information about consultations was advised by letter. The committee was interested as to whether there were trends emerging in the analysis given that the report had now been collated quarterly for 18 months.

Request that future analysis includes a percent of total cohort responding to a consultation where possible.

Action: Officers to prepare a report that identifies trends and highlight any changes in approach and response to consultation conducted over the past 18 months

4. What determines successful consultations and Social media report

A report (requested at the committee meeting of 18 November 2015) focussed on *Characteristics of successful community consultations* undertaken by Council, was tabled.

The report identified that a high participation rate was only one measure of success. Those that incorporated a variety of methods and tools that maximised the opportunities for engagement with the community were also considered successful. Four examples were used to demonstrate successful Council consultation processes:

High Participation

Example: *Maternal and Child Health (M&CH) Annual Customer Satisfaction Survey* produced a high response rate. It engaged service users through an online survey and received 623 parent surveys (32% return rate of total users).

Variety of Engagement methods

Example: *Local park proposal - Mile End Road and Mimosa Road* project used a variety of engagement methods: including newspaper advertising, a public meeting, direct letters to adjacent residents and affected property owners, information posted on Council's website and a *Have Your Say* online forum. The approach resulted in 205 people providing feedback.

Representative sample

Example : *Environmental Sustainability Strategy (ESS) Review* which was conducted via a telephone survey with 400 Glen Eira residents

New Engagement Techniques

Example: *Positive Ageing Strategy (2015-2020)* incorporated new approaches with more traditional methods. Written submissions, newspaper advertising, two community forums and *Have your Say*, were supplemented with new approaches which extended face to face consultations with a provider and ten demographic focus groups, as well as four listening posts at Glen Eira libraries. A total of 257 community members were consulted.

The committee expressed the view that engagement/consultation is not just a transaction but about relationship building with the community. The need to weave improved public relations into all interactions with the community linked with the report on *How other councils use social media for consultation and how our approach could be enhanced*. (requested at committee meeting of 19 August 2015)

Glen Eira's approach expressed in the report was seen to be constrained and overly cautious which resulted in missing opportunities for a different level of engagement with our community.

The committee acknowledged that surveying (2014) identified that written communication was a preferred format. However, the focus on GE news as the main communication tool was perceived as limiting. There was a strong view that Council needed to transition communications to respond to a growing use of social media and e-communications.

Some examples for a different approach were cited where social media was enhancing community information and subsequently relations in other Councils. Examples included:

- Twitter being used by another LGA to remind people about hard rubbish collections. This is a way that social media was being utilised as a platform to have an ongoing conversation both about mundane everyday things as well as future direction for Council.
- A monthly 'what's on' emailed and/or posted on Facebook with e-links to direct community members to specific interest areas (ie: immunisation) or a Council Phone-App.

The committee urged Council to adopt an enhanced social media presence acknowledging that this may have some resource implications that need to be resolved.

Recommendation: **Officers to develop a combined *communication and consultation strategy* which includes social media as a way of having ongoing conversations with our community.**

Moved: Cr Delahunty Seconded: Cr Hyams
Motion was passed unanimously

5. Report - Participatory budgeting

A report on costs and timelines for a participatory budget approach (requested at the committee meeting of 18 November 2015) was tabled. The committee acknowledged the significant resource implications of the approach and the length of time required for planning and implementation.

Discussion ensued regarding when such an approach might be utilised and the need for an intractable problem which would justify such an investment, included applying for a variation to the rate cap. An overview of a recent Council consultation incorporating focus groups (6) and phone polling (500) about the rate caps implications for the Open Space Strategy found that people in our community:

- like the Open Space Strategy
- were surprised that Glen Eira has less open space than other municipalities
- felt there needed to be a focus on maintaining the quality of existing open space
- did not support higher rates to implement the Open Space Strategy.

Members suggested that the report on participatory budgeting be tabled at an Assembly of Councillors for broader discussion.

Action: **Officers were requested to adapt the report on participatory budgeting to clarify the context of the report and for it to be placed on an *Assembly of Councillors* agenda for discussion.**

6. Online consultation Participate Melbourne

The Participate Melbourne - Future Melbourne consultation utilises an approach that customises the on-line consultation, and this is evident through the graphics and accessibility of the presentation. (<http://participate.melbourne.vic.gov.au/future>) The platform used by Council – Bang the Table - is developing some new templates and has one that reflects a simplified and less graphically enhanced version of the Future Melbourne presentation. Transfer to a new template is currently being assessed.

The committee requested clarification on how Council currently draws people to online consultation. A request was made to investigate strategies used by other Councils to promote on-line consultation.

Action: **Officers to prepare a report on how other Councils are drawing people to their on-line consultation sites.**

7. Other Business

Planned activity to engage the community includes:

- Review of Council's Planning Scheme
 - 5 public meetings, followed by a Town Hall meeting to consolidate the approach that will go to government to change the scheme.
- Community Plan
 - Consultation will commence in 2016. The plan will be drafted and finalised by the new Council and is due for completion by 1 July 2017.

Next meeting: Proposed – Thursday 26 May 2016

Meeting closed at: 7:36pm



ARTS AND CULTURE ADVISORY COMMITTEE MEETING Minutes

**6.00pm – 7.00pm
11 April 2016
Ogaki Room**

Purpose:

The role and function of the Advisory Committee is to act as a steering Committee to assist Council by providing recommendations in relation to reviewing and improving arts and culture programs provided by Council to ensure maximum benefit, participation and value to the community.

Assembly of Councillors Record

Present

Cr Margaret Esakoff (Chairperson)
Cr Jamie Hyams (member)
Peter Jones – Director Community Services
Tori Hayat – Acting Manager Arts and Culture

Matters considered

1. Friends of the Gallery update
2. Proposal for the hire of the Gallery annexe for an exhibition by the Glen Eira Artists Society
3. New event proposal 2016/17 - *Glen Eira Groove and Graze*
4. 2016 Springtime Music series proposal
5. Post event reports
 - a) Party in the Park series
6. Events update
 - a) Reconciliation Week update
 - b) Storytelling Festival update
7. Other Business

The meeting commenced at 6.06pm

1. Friends of the Gallery update

Officers tabled a report regarding the progress of the establishment of a 'Friends of the Gallery' program. A meeting has been arranged with proposed members of the group and Officers will provide further information at future meetings.

2. Proposal for the hire of the Gallery annexe for an exhibition by the Glen Eira Artists Society

Officers tabled a proposal requesting the use of the Gallery annexe by Glen Eira Artists Society for three weeks from 21 November - 11 December 2016 for their exhibition 'Cityscape/Elsternwick'.

The Society has selected the suburb of Elsternwick for the 2016 Cityscape theme as the area has many places of interest including historical buildings and a host of eateries and businesses.

Recommendation: The Committee recommends to Council that the Glen Eira Artists Society is granted use of the Gallery annexe for their exhibition 21 November – 11 December 2016.

Moved: Cr Hyams, Seconded: Cr Esakoff
The MOTION was put and CARRIED unanimously.

3. New event proposal 2016/17 - 'Glen Eira Groove and Graze'

Officers tabled a report recommending the title '*Glen Eira Groove and Graze*' for the new event series which is replacing Cabaret Lumiere.

An alternative date for the October *Groove and Graze* event was also tabled as the previous date coincided with the Election Period. Officers proposed that the October event be moved to Saturday 4 March at Halley Park.

The other two events dates/venues remain as previously endorsed:

- Sunday 6 November 2016 at Hopetoun Gardens from 4pm
- Saturday 2 April 2017 at Booran Reserve from 4pm

Action: Officers will submit a proposal detailing entertainment options for each event at a future Arts and Culture Advisory Committee meeting.

Recommendation:

The Committee recommends to Council:

- 1) That the new event series be entitled '*Groove and Graze*'.
- 2) That the previously proposed October event be held on Saturday 4 March 2017 at Halley Park from 4pm.

Moved: Cr Esakoff, Seconded: Cr Hyams
The MOTION was put and CARRIED unanimously.

4. 2016 Springtime Music series proposal

Officers tabled a proposal for the 2016 Springtime Music series. The series will again comprise of eight concerts featuring a variety of musical styles with three performances targeted at young children. Traditionally the series has been held on eight Sundays in October and November however in order to comply with the Election Period Policy Officers recommend that the events be held on four Saturdays in November.

The 2016 Springtime Music dates, venues and performance details are as follows:

Sunday 30 October	Carnegie Library Forecourt/The Kazoos
Saturday 5 November	Wattle Grove Reserve/Vixia
Saturday 12 November	Elsternwick Plaza/Caleb Garfinkel
Sunday 13 November	Joyce Park/The Five O'Clock Shadows
Saturday 19 November	Murrumbeena Reserve/Amazing Drumming Monkeys
Sunday 20 November	Caulfield Park/Adzohu
Saturday 26 November	Marlborough Reserve/Brooke Taylor

Sunday 27 November Greenmeadows Gardens/The Mik Maks

Recommendation: The Committee recommends to Council that it endorse the dates, venues and performers for the 2016 Springtime Music series.

Moved: Cr Hyams, Seconded: Cr Esakoff
The MOTION was put and CARRIED unanimously.

5. Post event reports

Officers tabled the post event report for the Party in the Park series. Three events were held in January, February and March. An estimated 21,000 people attended the overall series and customer feedback was extremely positive with people emailing and posting on facebook words of congratulations to Council on organising such great events.

Local residents, family and friends enjoyed a wide range of free activities, rides and live shows at the Princes and Allnutt Park events.

The Party in the Park 'Under the Stars' event with headline act Antipodean Rock 'n' Roll Collective, attracted fewer people than in 2015. Officers attribute the decline in attendances to the event being held over a long weekend, as well as the engagement of a less well known headline act compared to Bjorn Again who performed in 2015.

Cr Esakoff mentioned that all three events were excellent however the Committee agreed that a more popular headlining act is required for the Party in the Park 'Under the Stars' event.

Action: Officers will submit a proposal detailing entertainment options for each event at a future Arts and Culture Advisory Committee meeting.

6. Events update

Officers provided updates regarding the Reconciliation Week event to be held at Mallanbool Reserve on Sunday 29 May at 12pm as well as the Storytelling Festival which will be held at various locations from Saturday 18 June – Sunday 3 July.

7. Other Business

No other business was raised.

8. Next Meeting

Monday 27 June 2016 at 6pm, Ogaki Room
Meeting closed at 6.33pm



**GLEN EIRA
COMMUNITY GRANTS COMMITTEE MEETING
Minutes**

TUESDAY 26 April 2016

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

Meeting opened at: 5:05pm

1. Present

Cr Jim Magee (Chair)
Cr Margaret Esakoff
Cr Thomas Sounness
Peter Jones – Director Community Services
Gaye Stewart – Manager Community Development

Apologies

n/a

2. Matters considered

- I. Changes to conditions for Service Level Agreements
- II. Renewal of existing Service Level Agreements
 - Peninsula Community Legal Centre (PCLC)
 - Glen Eira Adult Learning Centre (GEALC) - deferred 10 May
 - Godfrey Street Community House
 - Caulfield South Community House
 - Moongala Women's Collective Inc (Moongala Community House)
 - Community Information Glen Eira – deferred
- III. *Variation request for 2015/16 Community Service Grant received by Elsternwick Croquet Club*
- IV. *Future committee meetings*

1. Changes to conditions in Service Level Agreements

All of Council's three year Service Level Agreements with the six community based organisations are due to expire on 30 June 2016. Service level agreements are held with:

- Peninsula Community Legal Centre
- Glen Eira Adult Learning Centre (GEALC)
- Godfrey Street Community House
- Caulfield South Community House
- Moongala Women's Collective Inc (Moongala Community House)
- Community Information Glen Eira

A process of review and negotiation has taken place with each organisation in relation to the renewal of their Service Level Agreement 2016-2019. Adjustments have made to each of the 2016-2019 Service Level Agreements to reflect program delivery adjustments and following advice from Corporate Council.

- **Recommendation:** The Committee recommend that Council approve the following changes to conditions for Service Level Agreements with Peninsula Community Legal Centre, Glen Eira Adult Learning Centre (GEALC), Godfrey Street Community House, Caulfield South Community House, and Moongala Women's Collective Inc covering July 2016 – June 2019:
- Public Liability Insurance increased from \$10 mil to 20mil in Council Service Level Agreements.
- Replace reference to the *Accident Compensation Act 1985* and the *Accident Compensation (WorkCover Insurance) Act 1993* with the *Workplace Injury Rehabilitation and Compensation Act 2013* in all Service Level Agreements.
- Include a safe work environments clause:

The Provider will provide and maintain, so far as is practicable, a working environment for its employees and members of the public that is safe and without risk to health and complies with all relevant laws and will at all times identify and take all necessary precautions for the health and safety of all persons, including the Contractor's employees and sub-contractors, staff of Council and members of the public, who may be affected by the performance of the Services.

- Update signature block to the current standard.
- Add new clauses to respond to Council's *Racism It Stops with Me* commitment and Family Violence prevention initiatives.

- **Anti-Racism clause**

The Provider will promote the message that racism is unacceptable in our community and have policies that

express a commitment to anti-racism education in their organisation.

– Family Violence Clause

The Provider will promote the message that Family Violence is unacceptable in our community and have policies that express a commitment to Family Violence prevention and education in their organisation.

And

- **Professional indemnity insurance increase from 5 million to 10 million dollars for Peninsula Community Legal Centre.**
- **Remove clause which stated: *The Provider is ineligible to receive further funding through the Glen Eira City Council Community Services Grant*, from Service Level agreements for Godfrey Street Community House, Caulfield South Community House, and Moongala Women's Collective Inc**
- **Include a program commitment for Godfrey Community House, Moongala Community House, Caulfield South Community House and Glen Eira Adult Learning Centre include that they will: *Promote Neighbour Day annually in March each year through an activity or event.***
- **Include that Service Level Agreement grants for service provision will be subject to CPI increases annually.**

**Moved: Cr Thomas Sounness
Seconded: Margaret Esakoff
Motion carried unanimously**

2. Renewal of existing Service Level Agreements

- ***Peninsula Community Legal Centre (PCLC)***

The Service Level Agreement between Peninsula Community Legal Centre and Council supports the delivery of free legal advice and representation to residents of Glen Eira. The service operates out of 82 Brady Road, Bentleigh which is a Council owned facility.

Officers recommend that a new three year agreement is commenced which continues the funding arrangement for service provision and rental assistance.

This includes funds for service provision (\$10, 781) and rental assistance (\$28, 665 in the first year of the Term and \$30,098.25 in the second and third year of Term).

Recommendation: The Committee recommend that Council approve the Service Level Agreement for Peninsula Community Legal Centre for years July 2016 – June 2019 for:

Rental assistance:

- First year of the Term the sum of \$28,665 plus GST
- Second year of the Term the sum of \$30,098.25 plus GST
- Third year of the Term the sum of the \$30,098.25 plus GST

Service Provision:

In each year of the Term the sum of \$10,781.46 plus GST, increasing by the amount of the annual Consumer Price Index.

Moved: Cr Thomas Sounness

Seconded: Margaret Esakoff

Motion carried unanimously

- *Glen Eira Adult Learning Centre (GEALC)*

This item was deferred to the 10 May 2016 to align with discussions related to Glena Eira Adult Learning Centres request for capital funds.

- *Godfrey Street Community House*

The Service Level Agreement between Council and Godfrey Street Community House provides funding to support the delivery of health and wellbeing programs that improve the quality of life and community connections of local residents. Godfrey Street Community House operates from 9 Godfrey Street, Bentleigh from a facility leased from Council for a peppercorn rent.

Corporate Council added a new Special Condition associated with the lease of premises:

The Provider leases its premises from Council under a 5 year lease which commenced 1 May 2012 and ends 30/4/2018. The Provider has an option for a further 5 year lease. The Parties intend that this Agreement is subject to the continuation of that lease and the Parties agree to terminate this Agreement if the Provider does not enter into a further lease term which extends the lease of the Provider's premises to or beyond the end of the Term of this Agreement.

Officers recommend that a new three year agreement is commenced which continues the funding arrangement for service provision of \$15,000.

Recommendation: The Committee recommends that Council approve the Service Level Agreement for Godfrey Street Community House for years July 2016 – June 2019 for the sum of \$15,000 plus GST increasing by the amount of the Consumer Price Index annually.

Moved: Cr Thomas Sounness

Seconded: Margaret Esakoff

Motion carried unanimously

- *Caulfield South Community House*

The Service Level Agreement between Council and Caulfield South Community House provides funding for a Volunteer Co-ordination Program to enable the house to recruit volunteers and run health and wellbeing activities. Caulfield South Community House operates from 450-452 Kooyong Road, Caulfield South in a church owned facility.

Caulfield South Community House current Service Level Agreement provides \$15,000 in funding for program delivery. New programs have been incorporated in to the proposed Agreement.

Officers recommend that a new three year agreement is commenced which continues the funding arrangement for service provision of \$15,000.

Recommendation: The Committee recommends that Council approve the Service Level Agreement for Caulfield South Community House for years July 2016 – June 2019 for the sum of \$15,000 plus GST increasing by the amount of the Consumer Price Index annually.

**Moved: Cr Margaret Esakoff
Seconded: Cr Thomas Sounness
Motion carried unanimously**

- *Moongala Women's Cooperative Inc (Moongala Community House)*

The Service Level Agreement between Council and Moongala Community House provides funding for social opportunities and health and wellbeing activities for socially isolated women and women with a disability. Moongala Community House operates out of 824 Centre Rd, Bentleigh East on premises owned by St Peters Catholic Church and Primary School.

The Moongala Community House current Service Level Agreement provides \$15,000 in funding for program delivery.

Officers recommend that a new three year agreement is commenced which continues the funding arrangement for service provision of \$15,000.

Recommendation: The Committee recommends that Council approve the Service Level Agreement for Moongala Community House for years July 2016 – June 2019 for the sum of \$15,000 plus GST increasing by the amount of the annual Consumer Price Index.

**Moved: Cr Jim Magee
Seconded: Cr Thomas Sounness
Motion carried unanimously**

- Community Information Glen Eira

5:45 Cr Esakoff declared a conflict of interest in relation to Community Information Glen Eira and left the room

This item was deferred to the 10 May 2016

5:46 Cr Esakoff returned to the meeting

3. Variation request from Elsternwick Croquet Club

The Elsternwick Croquet Club were provided with a Community Services Grant in 2015/16 of \$1,000 “to assist with printing 1,000 flyers to advertise the club to increase membership numbers.”

The Club has applied for a variation on their Community Services Grant 2015-2016 because they were given free promotional material. The variation is to use their \$1,000 grant funds to purchase three feather banners, which will be placed outside the club house when they are in attendance at the grounds.

The group has contacted Council's Building and Properties department to ensure that their project complies with Council regulations

Recommendation: The Committee recommend that the \$1,000 awarded to Elsternwick Croquet Club in the 2015/16 Community Services Grant round can be used to purchase feather banners for promotion of the club, subject to landlord consent

Moved: Cr Thomas Sounness

Seconded: Margaret Esakoff

Motion carried unanimously

4. General Business

Reminder: a Community Grants Committee meeting is scheduled to assess 2016/17 Community Grants, on Friday 24 June 2016 between 9:30am - 1:30pm in the Yarra Yarra Room.

Next Meeting – 10 May at 5pm in the Ogaki Room
Meeting closed at 5:50pm

Assembly of Councillors

19 April 2016

Record under S 80 A (2)

Meeting commenced at 6.46PM

A. Present

Cr Neil Pilling, Mayor
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Kelvin Ho
Cr Thomas Sounness

Rebecca McKenzie, CEO
Peter Jones
Peter Swabey
Ron Torres
Rachel Ollivier
John Vastianos
Paul Burke

Apologies

Cr Michael Lipshutz
Cr Oscar Lobo

B. Matters considered.

- (i) Changes to the Strategic Resource Plan (SRP).
- (ii) Draft Public Budget 2016-17.
 - (a) Community Plan

6.57PM The meeting adjourned to allow Councillors to attend the Special Council Meeting in the Council Chamber

7.12PM the meeting resumed in the presence of:

Cr Pilling, Mayor
Cr Delahunty
Cr Esakoff
Cr Hyams
Cr Magee
Cr Ho
Cr Sounness

- (b) Community Plan – resumed.
- (c) Draft Budget 2016-17.

- (iii) Council Papers for the 26 April 2016 Council Meeting.
 - (a) Agenda Item 9.1 - 305 Kooyong Road Elsternwick.
 - (b) Agenda Item 9.2 - 1032 Dandenong Road, Carnegie.
 - (c) Agenda Item 9.3 - Transport Strategy Action Plan.
 - (d) Agenda Item 9.4 - VCAT Watch 26 April 2016.
 - (e) Agenda Item 9.5 - Koornang Road Laneways - Options for Closure at School Times.
 - (f) Agenda Item 9.6 - Amendment to Local Law 2009.
 - (g) Agenda Item 9.8 - Royal Commission into Family Violence.
 - (h) Agenda Item 9.9 - External Transport Committee Membership.
 - (i) Agenda Item 9.10 - External Membership to Environment Advisory Committee.
 - (j) Agenda Item 9.11 - Clayton South Regional Landfill 2016-2017 Budget and Business Plan.
 - (k) Agenda Item 11.1 – Request for a Report – Cr Hyams, Rate Capping and Open Space Levies.
 - (l) Agenda Item 11.1 – Request for a Report – Cr Magee, Racecourse Trustees.
 - (m) Agenda Item 9.11 - Clayton South Regional Landfill 2016-2017 Budget and Business Plan.

8.30PM the meeting adjourned.

8.40PM the meeting resumed in the presence of:

Cr Pilling, Mayor
Cr Delahunty
Cr Esakoff
Cr Hyams

Cr Magee
Cr Ho
Cr Sounness

- (iv) Council Papers for the 26 April 2016 Council Meeting – resumed.
 - (a) Agenda Item 12.1 - under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender 2016.038 Lancaster Street Stage 1 Drainage works, Bentleigh East.
 - (b) Agenda Item 12.2 - under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender No. 2016.030 Booran Road Reserve, Civil & Landscape Works Architectural Lighting & Associated Works.
 - (c) Agenda Item 12.3 - under s89(2)(d) of the Local Government Act 1989 “contractual and financial data” which relates to the Yarra Yarra Golf Club.
- (v) Records of Assembly.
 - (a) Cr Hyams – 29 March 2016, amend.
 - (b) Cr Hyams – 12 April 2016, amend the start time.
- (vi) Development of a new Community Plan.
- (vii) General Business raised by Councillors.
 - (a) Cr Magee – Claire Street, McKinnon.
 - (b) Cr Delahunty – hard rubbish collection, including in the month of January and dumped rubbish collection processes and enforcement.
 - (c) Cr Delahunty – a former car yard site on Nepean Highway is attracting anti-social behaviour.
 - (d) Cr Magee – First of the Planning Scheme review public meetings held last night.
 - (e) Cr Esakoff – toxic waste collections.

- (f) Cr Esakoff – reports of tree assessments being undertaken in the railway corridor in Murrumbeena and Carnegie.
- (g) Cr Hyams – Montgomery House, Caulfield Hospital.
- (h) Cr Hyams – recent letter regarding the LXRA activities.
- (i) Cr Hyams – out of date Council event signs around the city.
- (j) Cr Hyams – Planning controls in Centre Road, Bentleigh.
- (k) Cr Hyams – reports of dumped rubbish in the area of the Glen Huntly shopping centre.
- (l) Cr Ho – a lack of understanding within the community about the decision making role of VCAT in planning applications.
- (m) Cr Sounness – Princes Park soccer pavilion, condition of the Public Toilets.

Fin 9.50PM

Council Pre-Meeting

26 April 2016

Record under S 80 A (2)

Meeting commenced at 6.47PM

A. Present

Cr Neil Pilling, Mayor
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Kelvin Ho
Cr Michael Lipshutz
Cr Oscar Lobo
Cr Jim Magee
Cr Thomas Sounness

Rebecca McKenzie, CEO
Peter Jones
Peter Swabey
Ron Torres
Mark Judge
Paul Burke

B. Matters considered.

- (i) Council Papers for 26 April 2016 consisting of sixteen Officer reports together with standing items on the Agenda.

(a) Agenda Item 9.1 - 305 Kooyong Road Elsternwick.

(b) Agenda Item 9.2 - 1032 Dandenong Road, Carnegie.

(c) Agenda Item 9.6 - Amendment to Local Law 2009.

6.58PM Cr Magee left the room.

7.01PM Cr Magee returned to the room.

(d) Agenda Item 11.1 – Requests for Reports – Cr Hyams, Public Open Space contribution level given Rate capping.

(e) Agenda Item 11.3 – Councillor Questions – Cr Magee, Caulfield Racecourse Reserve Trust.

(f) Agenda Items 9.9 and 9.10 – need for recommendations for both.

(g) Cultural and Recreational Land Act – Rates payable.

(h) Agenda Item 11.4 – Public Questions.

Fin 7.28PM

Assembly of Councillors

3 May 2016

Record under S 80 A (2)

Meeting commenced at 6.46PM.

A. Present

Cr Neil Pilling, Mayor
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Kelvin Ho
Cr Jamie Hyams
Cr Michael Lipshutz
Cr Oscar Lobo
Cr Jim Magee

Rebecca McKenzie, CEO
Peter Jones
Peter Swabey
Ron Torres
Mark Judge
John Vastianos
Paul Burke

Apologies

Cr Thomas Sounness

B. Matters considered.

(i) Yarra Yarra Golf Club Rates.

6.59PM the meeting adjourned for the Special Council Meeting in the Chamber.

7.15PM the meeting resumed in the presence of:

Cr Pilling, Mayor
Cr Delahunty
Cr Esakoff
Cr Ho
Cr Hyams
Cr Lipshutz
Cr Lobo
Cr Magee

(ii) Loan borrowings, restructuring.

(iii) Yarra Yarra Golf Club – resumption of discussion.

8.07PM Cr Magee left the briefing room.

- (iv) New Local Government (Electoral) Regulations 2016 (VIC).

8.09PM Cr Magee returned to the briefing room.

8.29PM the meeting adjourned.

8.43PM the meeting resumed in the presence of:

Cr Pilling, Mayor
Cr Delahunty
Cr Esakoff
Cr Ho
Cr Hyams
Cr Lipshutz
Cr Lobo
Cr Magee

- (v) Melbourne Metropolitan Rail project.

- (vi) Community Plan consultation

- (vii) Delegations.

- (viii) Councillor Code of Conduct.

- (ix) Glen Eira Adult Learning Centre

DECLARATION OF INTEREST

Cr Hyams declared a Conflict of Interest in this Item.

9.20PM Cr Hyams left the briefing room.

9.25PM Cr Hyams returned to the briefing room.

- (x) General Business raised by Councillors.

- (a) Cr Hyams – information on Infrastructure levies.

- (b) Cr Hyams – Planning Conference, 7 storey building on Centre Road.
No objectors in attendance.

- (c) Cr Lipshutz – Complaint about a Synagogue operating without a Permit at Mt Scopus College campus in Mayfield Street.

- (d) Cr Ho – Matters raised with the CEO.
- (e) Cr Hyams – Height limits in shopping centres.
- (c) Cr Delahunty – Local Government Act review, update.
- (d) Cr Delahunty – Planning Conference, Montgomery House, Caulfield Hospital.
- (e) Cr Delahunty – Traffic conditions on the roads south off Glen Eira Road leading toward Caulfield Hospital.
- (f) Cr Delahunty – Newstead Street, Caulfield – access issues to Caulfield Hospital.

Fin 9.38PM

9. PRESENTATION OF OFFICERS REPORTS

- 9.1 342-346 Centre Road, Bentleigh – 7 storey building
- 9.2 22-26 Riddell Parade, Elsternwick – 12 storey building
- 9.3 90-94 Mimosa Road, Carnegie – 4 storey building
- 9.4 294 Kooyong Road, Caulfield – Aged Care
- 9.5 Booran Reserve – Public Park and Recreation Zone
- 9.6 VCAT Watch
- 9.7 Draft Environmental Sustainability Strategy
- 9.8 Review of delegations to CEO
- 9.9 Instrument of Appointment and Authorisation under the Planning and Environment Act 1987
- 9.10 Melbourne Metro Rail Project
- 9.11 Financial Report

Item 9.1

342-346 CENTRE ROAD, BENTLEIGH
APPLICATION NO. GE/PP-28786/2015

File No: GE/PP-28786/2015
Enquiries: Rocky Camera
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Construction of a seven storey building comprising shops and 24 dwellings above a basement car park
RECOMMENDATION	Notice of Decision to Grant a Permit subject to conditions requiring deletion of the top floor (resulting in a six storey building) with 22 dwellings
KEY ISSUES	<ul style="list-style-type: none"> • Neighbourhood character and streetscape • Height, scale and massing • Transition to neighbouring residential zones • Internal amenity • Car parking and traffic
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	Ask Planning Services Pty Ltd
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Commercial 1 Zone • Special Building Overlay
EXISTING LAND USE	Commercial
PUBLIC NOTICE	<ul style="list-style-type: none"> • 15 properties notified • 149 notices sent (owners and occupiers) • 1 sign erected on site • 12 objections received
Application fee payable (fee increased by the State Government in 2009)	\$1153

1. Community Plan

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

2. Recommendation

That Council:

- Issues a Notice of Decision to Grant a Permit for Application No. GE/PP-28786/2015 allowing for the construction of a six storey building comprising ground floor shops, car parking and up to 22 dwellings on land adjacent to a Road Zone Category 1 and affected by the Special Building Overlay, use of the land for accommodation (dwellings), reduction of car parking requirements for the shop and visitors and waiver of loading bay requirements in accordance with the conditions contained in the Appendix.

3. Applicable Policies and Codes

State Government

- Plan Melbourne
- Guidelines for Higher Density Residential Development (State Government)

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Urban Villages Policy – Adopted by Council on 18 October 2003 and approved by the Minister on 28 October 2004.

4. Reasons For Recommendation

In recommending that Council determines to support the proposal, consideration has been given to:

- All written objections and matters raised at the Planning Conference
- State and Local Planning policies and controls including Council's MSS
- Guidelines for Higher Density Residential Development (State Government)
- ResCode (as a guideline under the Commercial 1 Zone)

5. Background

The adjoining property to the east (Commercial 1 Zone) has planning approval for a four storey building comprising 3 shops and 20 dwellings. This permit was granted at the direction of VCAT in April 2015. The property immediately to the south (Residential Growth Zone) has planning approval for a four storey building comprising 24 dwellings. This permit was granted at the direction of VCAT in December 2015. Construction for these approvals has not yet commenced.

Zoning and Context

The subject site is located within the Commercial 1 Zone. The properties to the east and west have the same zoning. Properties immediately to the South are located in the Residential Growth Zone which allows for construction of buildings up to a maximum height of 13.5 metres (4 storeys). Further to the south-west is the General Residential Zone which allows buildings up to 10.5 metres (3 storeys). This is evident in the recent completion of a 3 storey apartment building at 39 Mavho Street.

Commercial areas are strategic locations for higher densities of development due to their proximity to services, infrastructure and public transport. The subject site meets these criteria and is a location where mixed use development (i.e. commercial and residential) such as proposed is an appropriate design response.

Policy places a strong emphasis on creating vibrant activity centres whilst ensuring protection of existing residential amenity. The proposal will achieve these objectives by providing a sufficient retail component and diversity of dwellings types and layouts (one, two and three bedrooms).

Height, scale and massing

The predominant building height along Centre Road and within the retail precinct is 3-4 storeys with recessed upper levels at the front and rear. The proposed development comprises a 3 storey podium presenting to Centre Road with a recessed tower form above. The proposed podium height is consistent with the existing building heights already evident along Centre Road.

The proposed height is 23.26 metres (or 7 storeys). This is greater in height and scale than any existing buildings currently along Centre Road. Council's Urban Designer has recommended that level six should be deleted. In order to balance the policy objectives for higher density with the existing lower scale character it is recommended that the height of the building be reduced by deleting the uppermost floor (loss of two dwellings). It is considered that level 6 provides a sufficient setback to the adjoining property to the south (40 Mavho Street) and should be maintained. The rear setback of level 6 ranges from 9.85 meters to 12 meters. In addition the 3 metre wide laneway provides further separate to the adjoining property at 40 Mavho Street.

Amenity impacts and transition to residential zones

The subject site has a rear (south) interface with residential properties. The land at 40 Mavho Street has planning approval for a 4 storey apartment building. This approved development would have a sheer two storey wall abutting the laneway with second floor setback of one metre.

The proposed development adopts a similar design with two storey height wall abutting the laneway, but with much greater setbacks to the corresponding upper floors i.e. the first floor is setback 3 metres and second floor setback 9 metres (measured to the walls). The proposed setbacks exceed the State Government guidelines for rear setbacks and will provide an appropriate transition to the adjoining residential properties to the south.

Shadow diagrams indicate that the development will result in overshadowing of commercial properties to the east and west. The overshadowing impacts to these properties is considered acceptable and will not result in unreasonable loss of amenity to these properties. The development has been appropriately setback from

the south (rear) boundary in order to ensure that overshadowing impacts onto the property at 40 Mavho Street comply with the State Government guidelines.

The development has been designed so that it does not unreasonably overlook neighbouring residential properties. South facing balconies at first floor are provided with screening in accordance with the State Government guidelines. The second floor (and floors above) are setback in excess of 9 metres from 40 Mavho Street therefore do not require screening under State Government guidelines.

Internal amenity

The layout and design of the development will result in functional, well-proportioned dwellings with good access to daylight, direct sunlight and adequately proportioned balconies.

Car parking and traffic

Separate vehicle access is proposed for the ground floor car parking area and the basement car park from the rear laneway. The walls proposed to the rear (southern) boundary of the property will obstruct visibility for vehicles exiting the basement.

Council's Transport Planning Department has recommended that the ground floor be setback 2.5 metres from the rear (southern) boundary in order to maintain sight lines and allow vehicles waiting to enter the site a space to store their vehicle without impeding traffic flow within the laneway. This forms a condition within the appendix. It is noted that this change will require a slight redesign of the ground floor car park which can be accommodated.

The development provides for resident car parking in car stacker systems in accordance with the State Government parking supply guideline (1 car space per one or two bedroom dwelling and 2 car spaces for the three bedroom dwelling).

The two shops at ground floor generate a parking demand for 6 car parking spaces based on a total area of 180m². Council's Transport Planning Department have recommended 1 car space be provided for each individual shop (2 total). This requirement can be accommodated as a result of the recommendation to delete the top floor (sixth level) which will result in two less dwellings.

The development provides 3 parking spaces for visitors which are supported by Council's Transport Planning Department. However, it is recommended that these spaces be relocated to ground floor to ensure convenient access. This change forms a condition within the appendix.

The existing building on site does not benefit from any specific loading facilities. Given the size of the proposed shops, loading could be undertaken within the rear laneway and car parking area or alternatively, for larger vehicles, on Centre Road loading zones during the early morning or evening periods.

Further detail is required with respect to the mechanical car stackers to ensure compliance with relevant Design Standards. The proposed ramp grades required modification to ensure appropriate vehicle access. This forms a recommended condition within the appendix.

Bicycle car parking

A total of eight bicycle spaces are provided within the basement which complies with the State Government guidelines.

Flooding Risk

The application has been referred to Melbourne Water who has no objections subject to conditions including modifications to the vehicle access and drainage system to avoid flooding of the basement.

Management Plan Requirements

A Construction Management Plan (CMP) is required. A condition has been included in the Appendix outlining the requirements of the CMP.

A Waste Management Plan (WMP) has been submitted and approved. A condition requires the WMP to be implemented.

A Car Stacker Management Plan is required to ensure the ongoing maintenance of the mechanical car stacker systems.

Item 9.1

APPENDIX

ADDRESS: 342-346 CENTRE ROAD, BENTLEIGH
APPLICATION NO: GE/PP-28786/2015

1. Proposal

Features of the proposal include:

- Demolition of all existing buildings
- Construction of a 7 storey building comprising 24 dwellings and two shops.
- Two levels of car parking (ground level and basement) comprising 25 resident car spaces in stacker systems, 3 visitor spaces and 1 shared staff / disabled car space
- 8 bicycle spaces at ground floor
- Vehicle access via the rear laneway
- Maximum building height of 23.26 metres (Note: the height excludes a lift overrun that projects approx. 1.5 metres above the remainder of the building)

2. Public Notice

- 15 properties notified
- 149 notices sent (owners and occupiers)
- 1 sign erected on site
- 12 objections received

The objectors' concerns are summarised as follows:

- Loss of sunlight and outlook
- Overshadowing
- Overlooking
- Height and scale
- Neighbourhood character
- Visual bulk and dominance within streetscape
- Traffic congestion
- Parking in the area is already limited
- Overdevelopment of the site
- Vehicle access from laneway
- Prevailing 4 storey height of buildings on Centre Road should be maintained
- Reduction of car parking for the shop and visitors
- Lack of loading bay for shops

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Transport Planning

- A minimum of one car space must be allocated to each shop tenancy (two total).
- Car parking for the residential component meets statutory requirements.
- Residents of the development would be ineligible for on-street parking permits.
- The mechanical car stacker systems must be designed to meet minimum Design Standards.
- The building should be further setback from the laneway to ensure sight lines are maintained.

Urban Designer

- The proposed development would not achieve an adequate degree of fit in its context and should be further modified.
- Level six should be deleted.

Building Department

- Construction Management Plan (CMP) required.

Waste Services

- Waste Management Plan (WMP) approved.

Melbourne Water

- No objections subject to floor levels being constructed to minimum height above the flood level.
- The drainage system designed to prevent flooding of the basement.

VicRoads

- No response received at date of printing.

4. Planning Conference

The Conference, chaired by Cr Hyams, provided a forum where all interested parties could elaborate on their respective views. The meeting was attended by the permit applicant who emphasised the reasons the application should receive support. No objectors attended the meeting.

5. 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 be generally in accordance with the plans submitted with the application (identified as Drawing no.'s A05b – A13b, A14, A15, A16 & A16 (Rev. A2) dated 8/03/2016 prepared by The Silver Arc) but modified to show:

General

- a) Deletion of the sixth floor.
- b) A waste chute providing connection between each floor and the ground floor waste storage area.
- c) The cantilevered verandah designed to match the height and style of adjoining verandahs. The verandah should be continuous across the frontage of all shops and extend to 750mm from the face of the kerb.
- d) A schedule of construction materials, external finishes and colours.

Car parking and access

- e) The car parking allocation for the approved development at the following rates:
 - Not less than one (1) car space for each 1 or 2 bedroom dwelling
 - Not less than two (2) car spaces for each dwelling containing 3 (or more) bedrooms.
 - Not less than 3 visitor spaces.
 - Not less than 2 car spaces allocated to the shop use (one per tenancy)
- f) All visitor car spaces provided at ground floor.
- g) The ramp gradients designed in accordance with Clause 52.06-8 of the Planning Scheme.
- h) The building (including all walls) setback a minimum of 2.5 metres from the south (rear) boundary to the laneway. (This setback requirement does not apply to the substation). Sight triangles in accordance with the requirements of Clause 52.06-8) must also be shown at ground floor. Any consequential changes as a result of these changes must be to the satisfaction of the Responsible Authority.
- i) The make and model of the mechanical car stackers specified on the plans and cross-sections including useable platform widths, clearance heights and pit depths in accordance with Clause 52.06-8 to the satisfaction of the Responsible Authority.

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

- 2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
- 3. The car parking allocation for the approved development must be:
 - Not less than one (1) car space for each 1 or 2 bedroom dwelling
 - Not less than two (2) car spaces for each dwelling containing 3 (or more) bedrooms.
 - Not less than 3 visitor spaces.
 - Not less than 2 car spaces allocated to the shop use (one per tenancy)

4. 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.

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

- (a) delivery and unloading points and expected frequency;
- (b) 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 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 lighting to be baffled to minimise intrusion on adjoining lots.

Once approved the CMP 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.

6. Prior to the commencement of the development, a Waste Management Plan (generally in accordance with the plan prepared by The Urban Leaf dated 11/03/2016 Rev. A) as approved by the Responsible Authority must be implemented to the satisfaction of the Responsible Authority. The plan must include but is not limited to:
 - (a) details of all garbage collection being undertaken by a private contractor for the shop use only;
 - (b) location of all waste collection points including recycling for the residential and shop uses;
 - (c) details of recycling services;
 - (d) frequency of collection; and

- (e) location of collection points (must be from within the building) and details of collection.

The waste management plan may only be amended with the approval of the Responsible Authority.

7. 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.
8. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:
 - (a) Allocation of car spaces according to vehicle size and type;
 - (b) Ongoing maintenance of the car stacker system;
 - (c) Instructions to owners/occupiers about the operation of the car stacker system; and
 - (d) Communicating to prospective residents about the availability of car stacker spaces and sizes.

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

9. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
10. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
11. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles in accordance with an approved Waste Management Plan to the satisfaction of the Responsible Authority. All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority. All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority.
12. 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.
13. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.

14. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that “Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)”. The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
15. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to ‘Note C’ that residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).
16. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water’s drains or waterways. (*Melbourne Water condition*)
17. The building must be constructed with ground level finished floor levels set no lower than 24.92 metres to Australian Height Datum, which is 300mm above the applicable flood level of 24.62m AHD. (*Melbourne Water condition*)
18. Any entry / exit-ways of the basement level must incorporate flood proof apexes no lower than 24.92m AHD, which is 300mm above the applicable flood level of 24.62m AHD. (*Melbourne Water condition*)
19. All doors, windows, vents and openings to the basement level must be no lower than 24.92m AHD, which is 300mm above the applicable flood level of 24.62m AHD. (*Melbourne Water condition*)
20. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water’s requirements. (*Melbourne Water condition*)
21. This Permit will expire if:
 - * The development does not start within two (2) years from the date of this Permit; or
 - * The development is not completed within four (4) years of the date of this Permit.

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

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

NOTES:

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

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

- B. This Planning Permit represents the Planning approval for the 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 to that adopted for the approval of this Planning Permit.
- C. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- 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 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable.
- 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. 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

Asset Engineering Advice:

- H. The ramp should be designed to avoid possible flooding of the proposed basement.
- I. Grated Trench should be provided at the entrance to the driveway off Right of Way to catch any stormwater entry to the stacks. The grated trench should connect to Council nominated point of Connection.
- J. The Right of way must not be used as waste bin collection point.
- K. The laneway is not to be lit by council. Any/all lighting (private/public) is to be provided by the development.

- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- N. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or storm water detention system.
- O. Any firefighting equipment for the building shall be accommodated within title boundary. Submitted plans are not showing location of any hydrant / booster. Council will not allow private fire equipment in the Road Reserve.
- P. Any cracked and or sunken concrete slabs with in the Right of Way during or after the construction is to be reinstated by the developer at the developers cost.
- Q. Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- R. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- S. Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.

Melbourne Water footnotes

- T. The applicable flood level for this property that has a probability of occurrence of 1% in any one year is 24.62 metres to Australian Height Datum (AHD).
- U. If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 267154.

Crs Hyams/Lipshutz

That Council:

Issues a Notice of Decision to Grant a Permit for Application No. GE/PP-28786/2015 allowing for the construction of a five storey building comprising ground floor shops, car parking and up to 19 dwellings on land adjacent to a Road Zone Category 1 and affected by the Special Building Overlay, use of the land for accommodation (dwellings), reduction of car parking requirements for the shop and waiver of loading bay requirements in accordance with the following Conditions;

1. 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 be generally in accordance with the plans submitted with the application (identified as Drawing no.'s A05b – A13b, A14, A15, A16 & A16 (Rev. A2) dated 8/03/2016 prepared by The Silver Arc) but modified to show:**

General

- a) **Deletion of the fifth and sixth floors.**
- b) **A waste chute providing connection between each floor and the ground floor waste storage area.**
- c) **The cantilevered verandah designed to match the height and style of adjoining verandahs. The verandah should be continuous across the frontage of all shops and extend to 750mm from the face of the kerb.**
- d) **A schedule of construction materials, external finishes and colours.**

Car parking and access

- e) **The car parking allocation for the approved development at the following rates:**
 - **Not less than one (1) car space for each 1 or 2 bedroom dwelling**
 - **Not less than two (2) car spaces for each dwelling containing 3 (or more) bedrooms.**
 - **Visitor spaces: 1 space per 5 dwellings.**
 - **Not less than 2 car spaces allocated to the shop use (one per tenancy)**
- f) **All visitor car spaces provided at ground floor.**
- g) **The ramp gradients designed in accordance with Clause 52.06-8 of the Planning Scheme.**
- h) **The building (including all walls) setback a minimum of 2.5 metres from the south (rear) boundary to the laneway. (This setback requirement does not apply to the substation). Sight triangles in accordance with the requirements of Clause 52.06-8) must also be shown at ground floor. Any consequential changes as a result of**

these changes must be to the satisfaction of the Responsible Authority.

- i) The make and model of the mechanical car stackers specified on the plans and cross-sections including useable platform widths, clearance heights and pit depths in accordance with Clause 52.06-8 to the satisfaction of the Responsible Authority.

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

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. **Note:** This does not obviate the need for a permit where one is required.
3. The car parking allocation for the approved development must be:
 - Not less than one (1) car space for each 1 or 2 bedroom dwelling
 - Not less than two (2) car spaces for each dwelling containing 3 (or more) bedrooms.
 - Visitor spaces: 1 space per 5 dwellings.
 - Not less than 2 car spaces allocated to the shop use (one per tenancy)
4. 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.

5. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
 - (a) delivery and unloading points and expected frequency;
 - (b) 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 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 lighting to be baffled to minimise intrusion on adjoining lots.**

Once approved the CMP 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.

- 6. Prior to the commencement of the development, a Waste Management Plan (generally in accordance with the plan prepared by The Urban Leaf dated 11/03/2016 Rev. A) as approved by the Responsible Authority must be implemented to the satisfaction of the Responsible Authority. The plan must include but is not limited to:**

- (a) **details of all garbage collection being undertaken by a private contractor for the shop use only;**
- (b) **location of all waste collection points including recycling for the residential and shop uses;**
- (c) **details of recycling services;**
- (d) **frequency of collection; and**
- (e) **location of collection points (must be from within the building) and details of collection.**

The waste management plan may only be amended with the approval of the Responsible Authority.

- 7. 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.**
- 8. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:**
- (a) **Allocation of car spaces according to vehicle size and type;**
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 - (c) **Instructions to owners/occupiers about the operation of the car stacker system; and**
 - (d) **Communicating to prospective residents about the availability of car stacker spaces and sizes.**

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

9. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
10. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
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12. 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.
13. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
14. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that “Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)”. The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
15. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to ‘Note C’ that residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).
16. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water’s drains or waterways. (*Melbourne Water condition*)
17. The building must be constructed with ground level finished floor levels set no lower than 24.92 metres to Australian Height Datum, which is 300mm above the applicable flood level of 24.62m AHD. (*Melbourne Water condition*)
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20. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements. (*Melbourne Water condition*)

21. This Permit will expire if:

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- * The development is not completed within four (4) years of the date of this Permit.

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

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

NOTES:

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

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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. 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

Asset Engineering Advice:

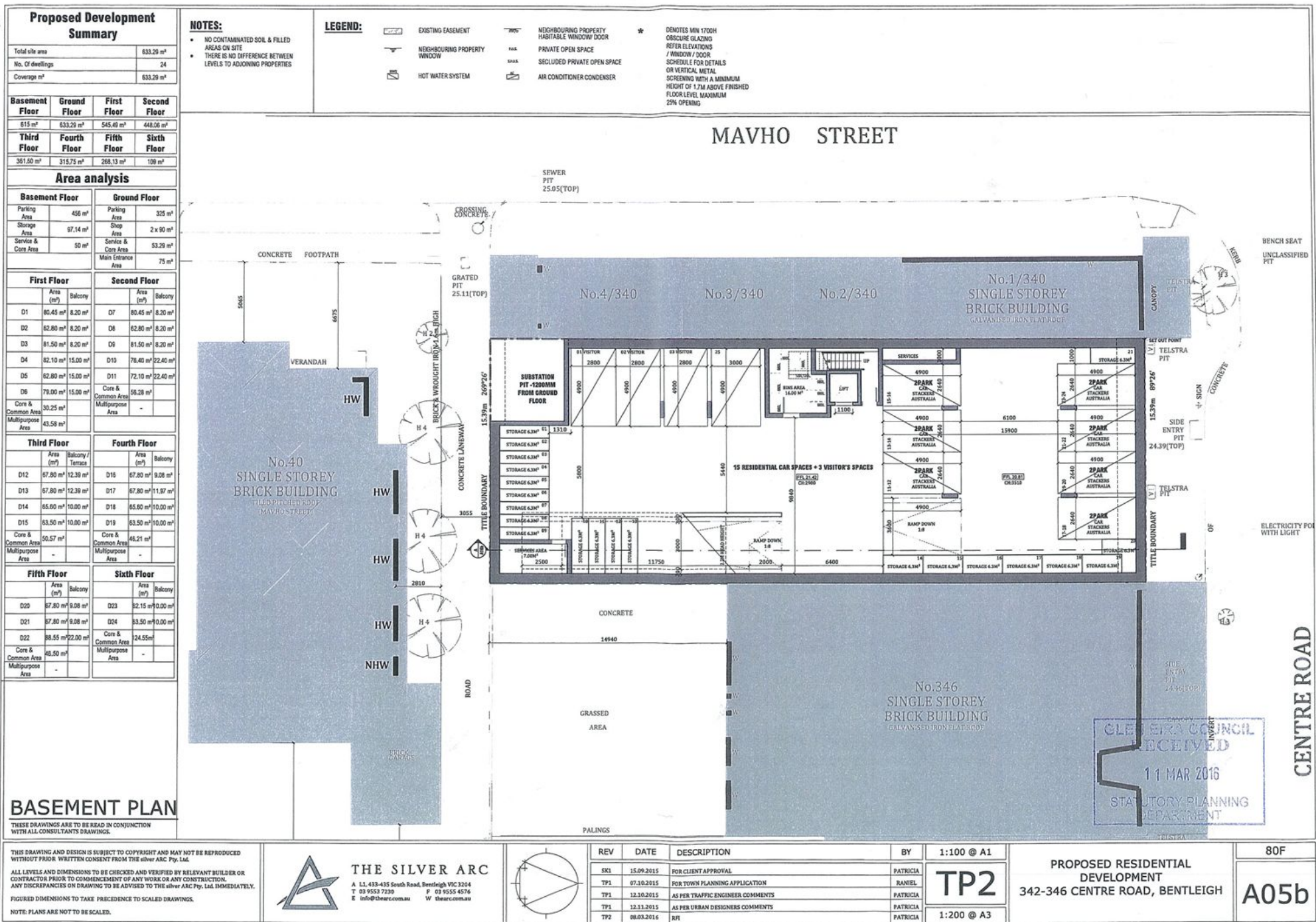
- H. The ramp should be designed to avoid possible flooding of the proposed basement.
- I. Grated Trench should be provided at the entrance to the driveway off Right of Way to catch any stormwater entry to the stackers. The grated trench should connect to Council nominated point of Connection.
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- K. The laneway is not to be lit by council. Any/all lighting (private/public) is to be provided by the development.
- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- N. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or storm water detention system.
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- R. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.**
- S. Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.**

Melbourne Water footnotes

- T. The applicable flood level for this property that has a probability of occurrence of 1% in any one year is 24.62 metres to Australian Height Datum (AHD).**
- U. If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 267154.**

The MOTION was put and CARRIED.



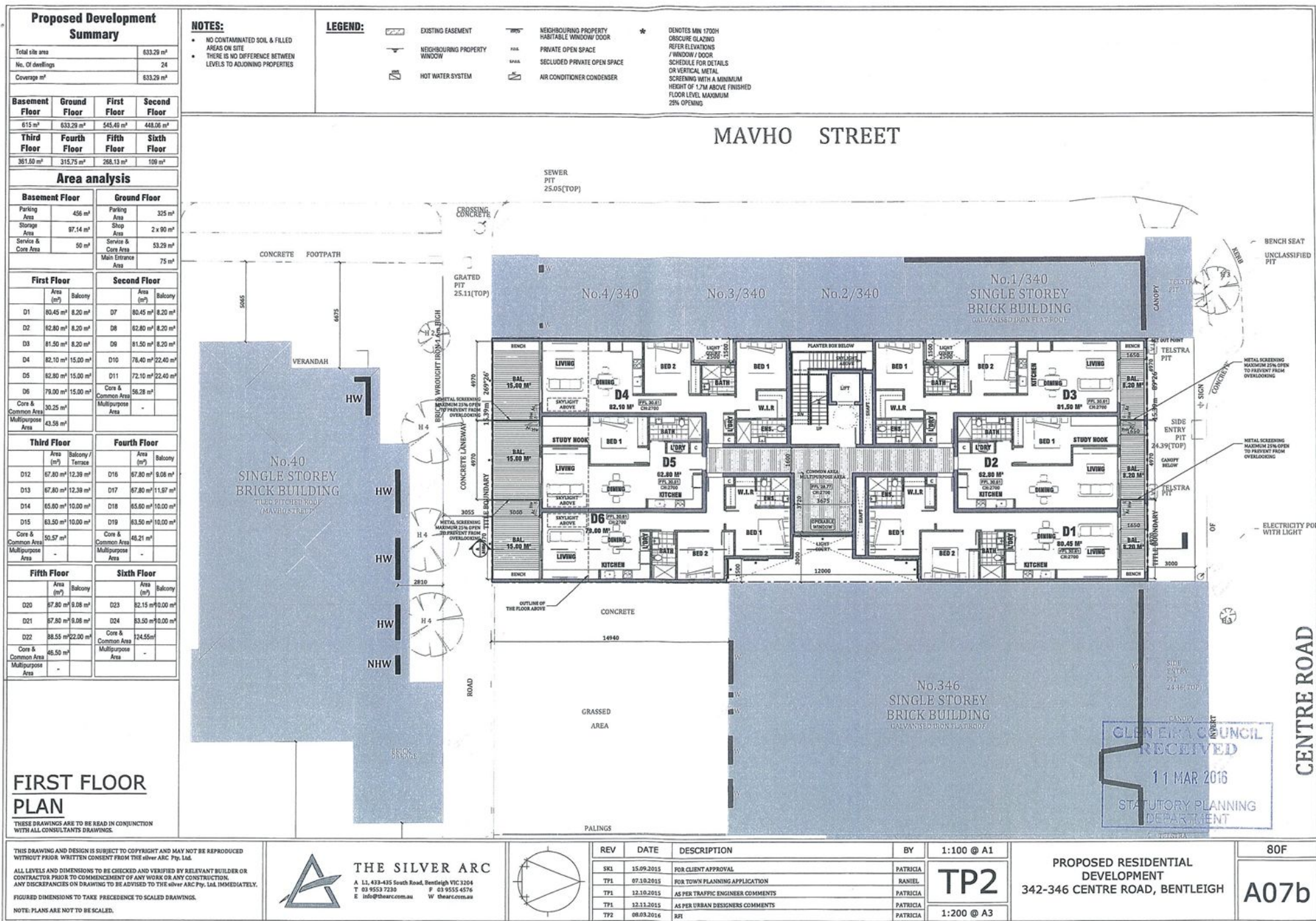
Proposed Development Summary	
Total site area	633.29 m²
No. Of dwellings	24
Coverage m²	633.29 m²

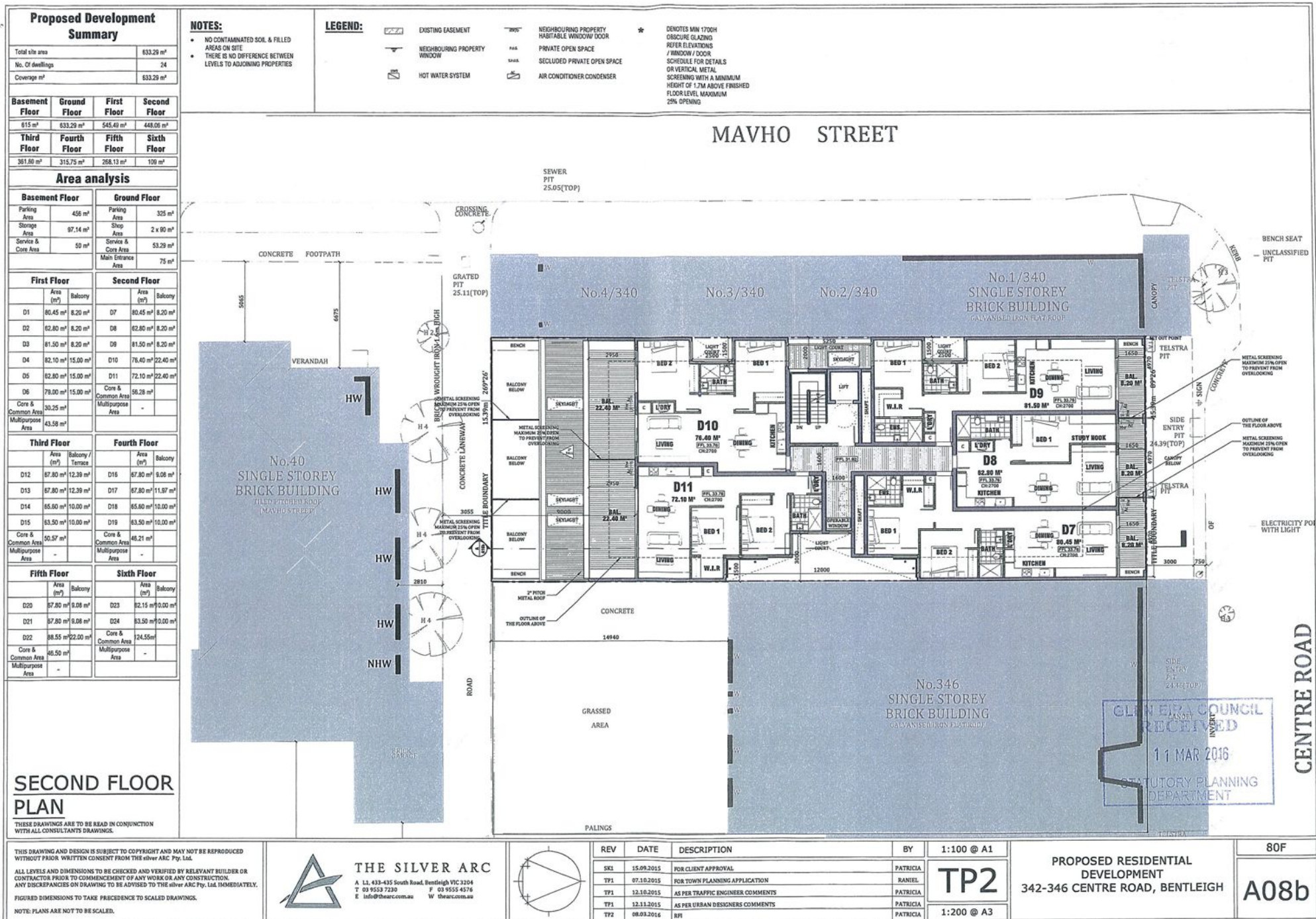
Basement Floor	Ground Floor	First Floor	Second Floor
615 m²	533.29 m²	545.48 m²	448.08 m²
Third Floor	Fourth Floor	Fifth Floor	Sixth Floor
361.80 m²	315.75 m²	268.13 m²	106 m²

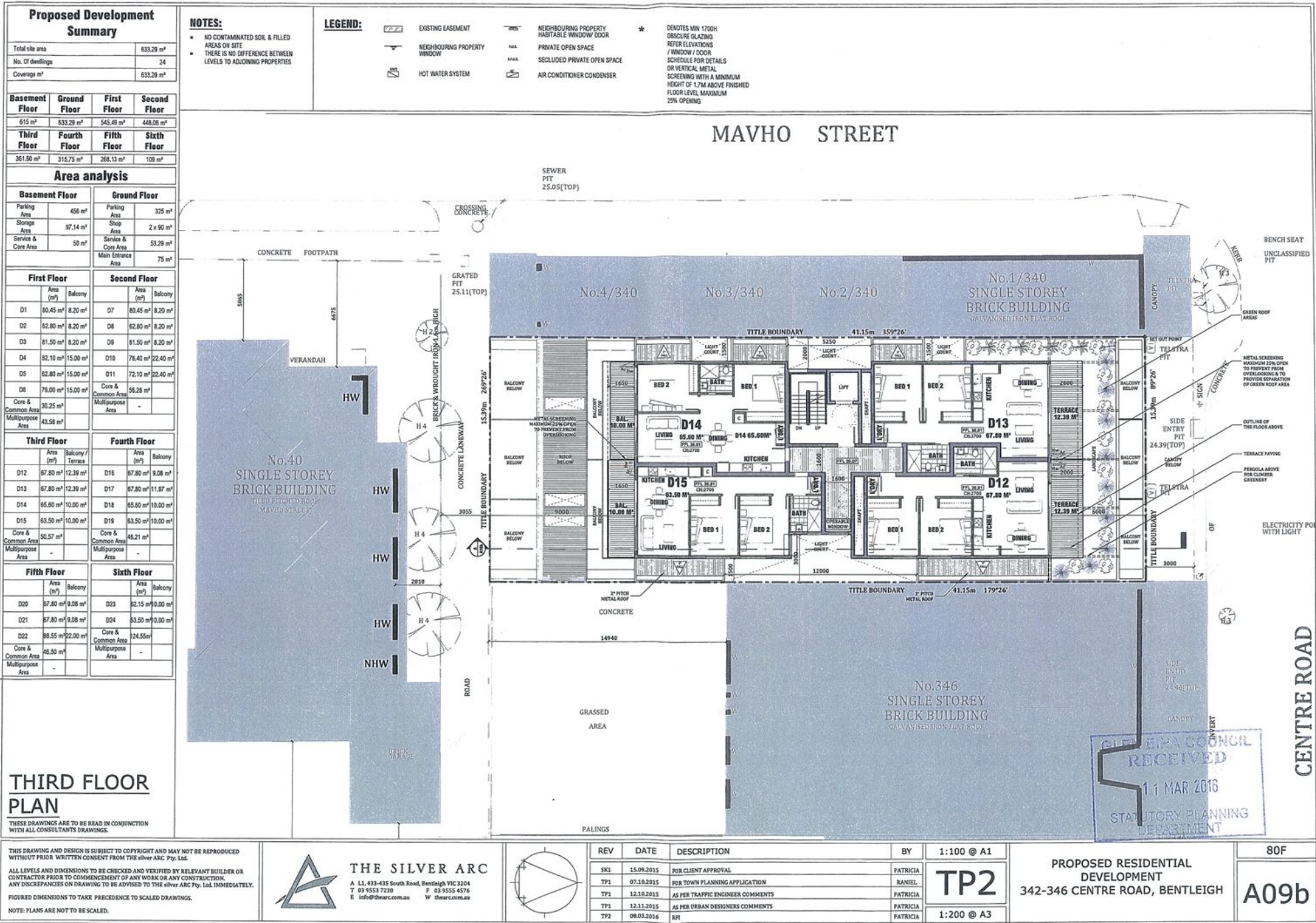
Area analysis

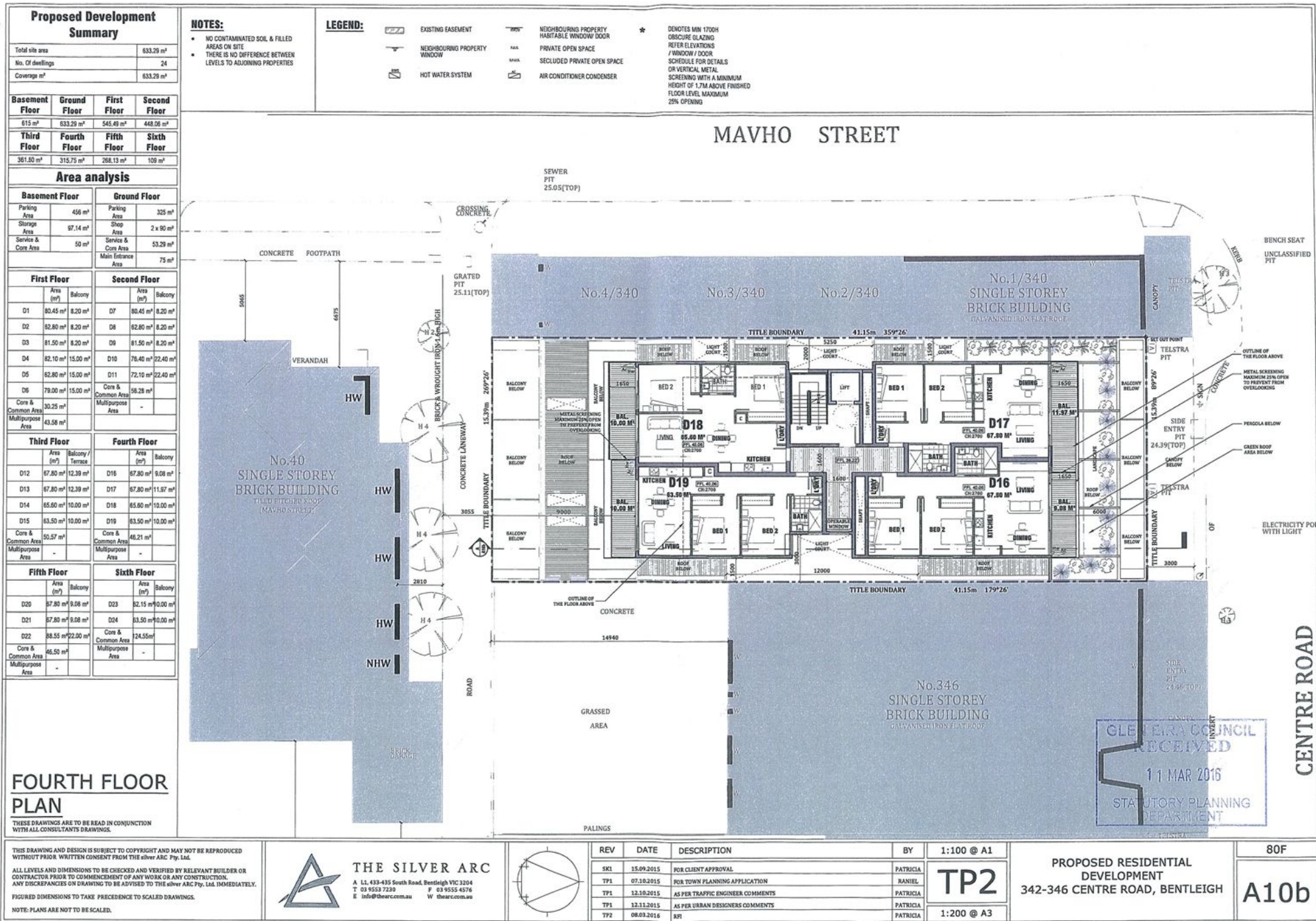
Basement Floor	Ground Floor
Parking Area	456 m²
Storage Area	97.14 m²
Service & Core Area	50 m²
	Main Entrance Area
	75 m²

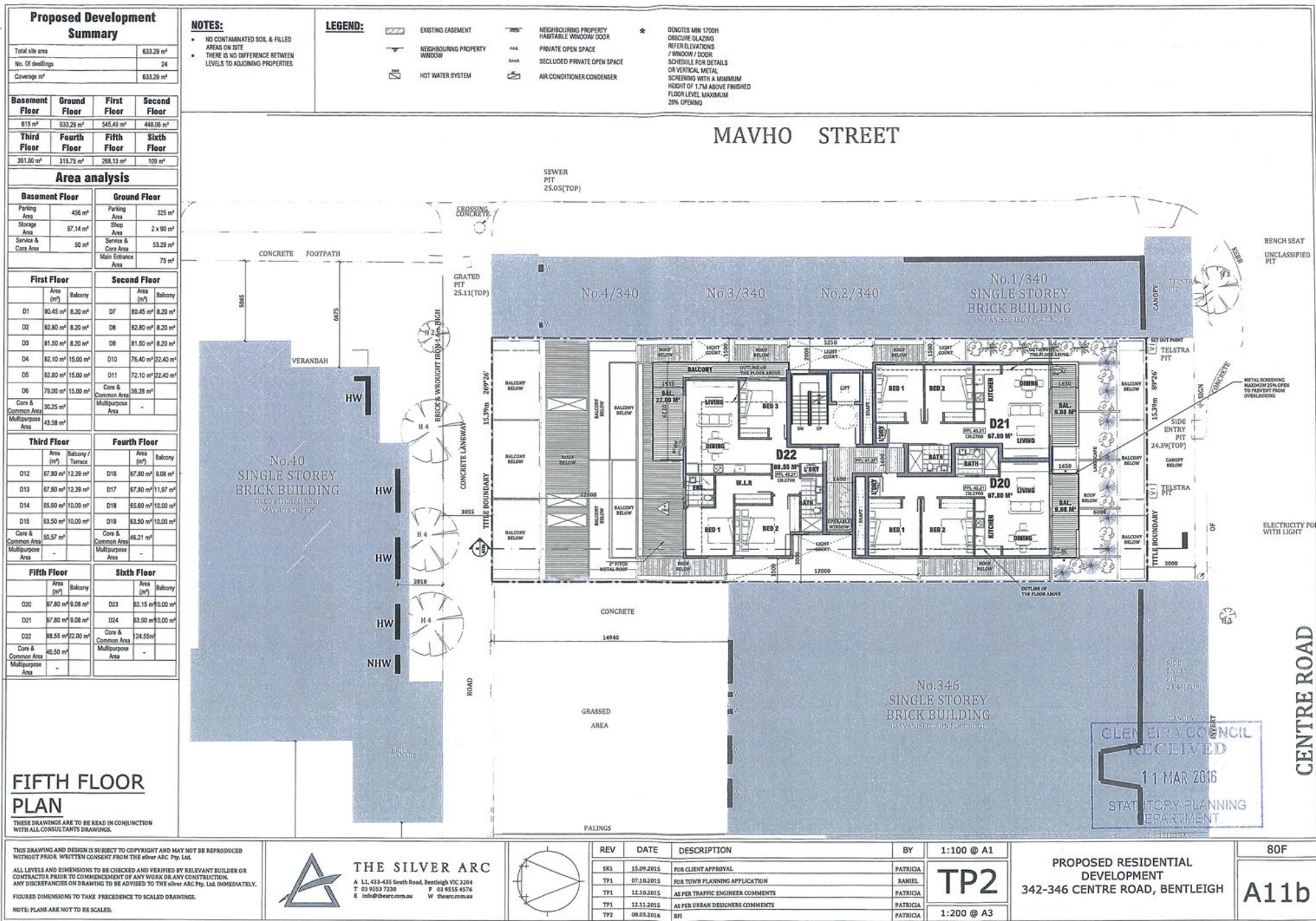
First Floor	Second Floor
Area (m²)	Area (m²)
D1	D7
D2	D8
D3	D9
D4	D10
D5	D11
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D7	D13
D8	D14
D9	D15
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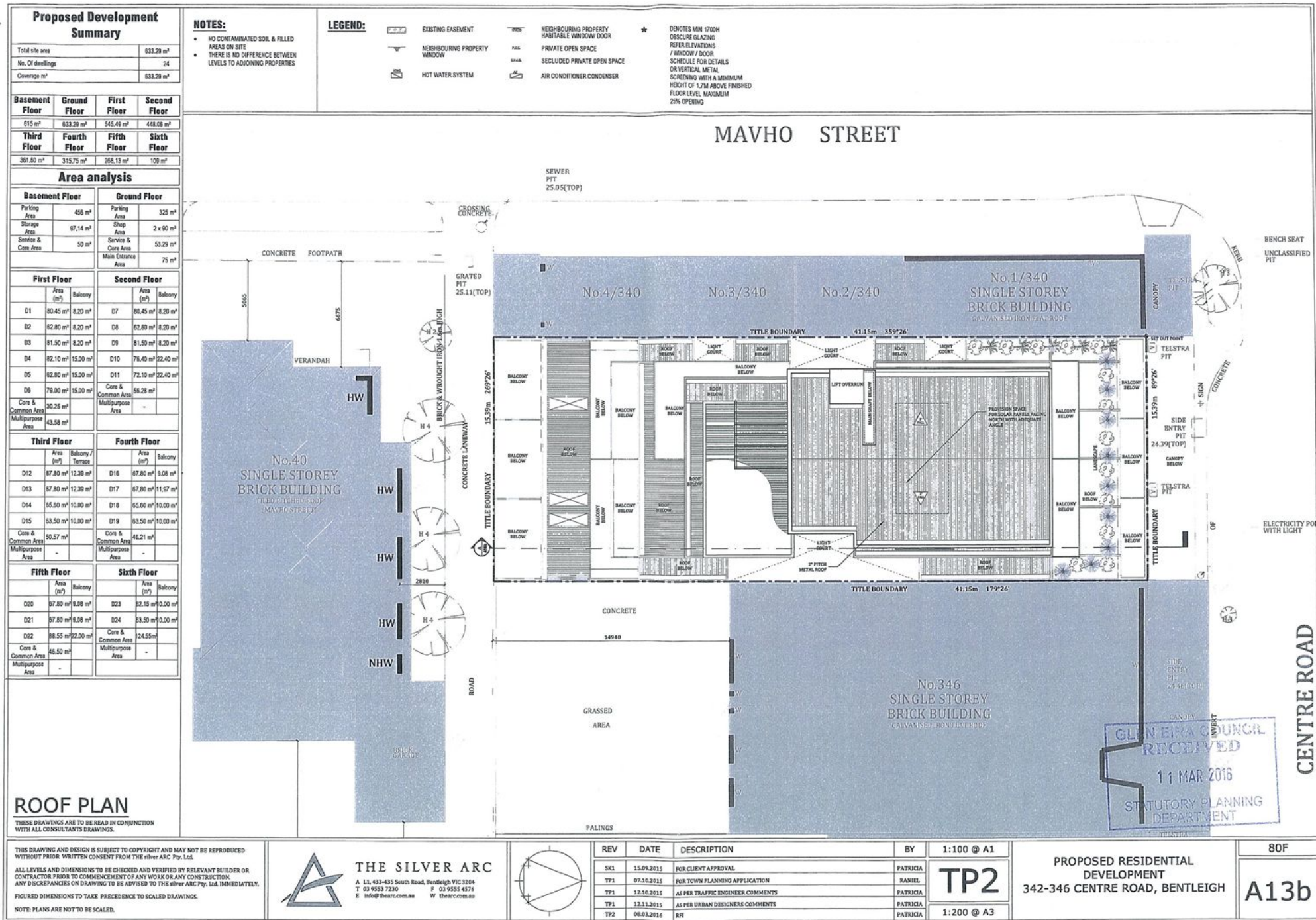












EXTERNAL MATERIAL SCHEDULE

LEGEND:

- 1 POLISHED CONCRETE CLADDING
- 2 RENDERED FINISH 1 (VIVID WHITE)
- 3 SCYON AXON CLADDING
- 4 GLASS BALUSTRADE
- 5 WINDOWS - ALUMINUM
- 6 -
- 7 -
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- 9 -

NOTE:

- * DENOTES OBSCURE GLAZING OR VERTICAL METAL SCREENING WITH A MINIMUM HEIGHT OF 1.7M ABOVE FINISHED FLOOR LEVEL, MAXIMUM 25% OPENING.



NORTH ELEVATION



SOUTH ELEVATION



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REV	DATE	DESCRIPTION	BY
SK1	15.09.2015	FOR CLIENT APPROVAL	PATRICIA
TP1	07.10.2015	FOR TOWN PLANNING APPLICATION	RANIEL
TP1	12.10.2015	AS PER TRAFFIC ENGINEER COMMENTS	PATRICIA
TP1	12.11.2015	AS PER URBAN DESIGNERS COMMENTS	PATRICIA
TP2	08.03.2016	RFI	PATRICIA

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TP2

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PROPOSED RESIDENTIAL DEVELOPMENT
342-346 CENTRE ROAD, BENTLEIGH

80F

A14

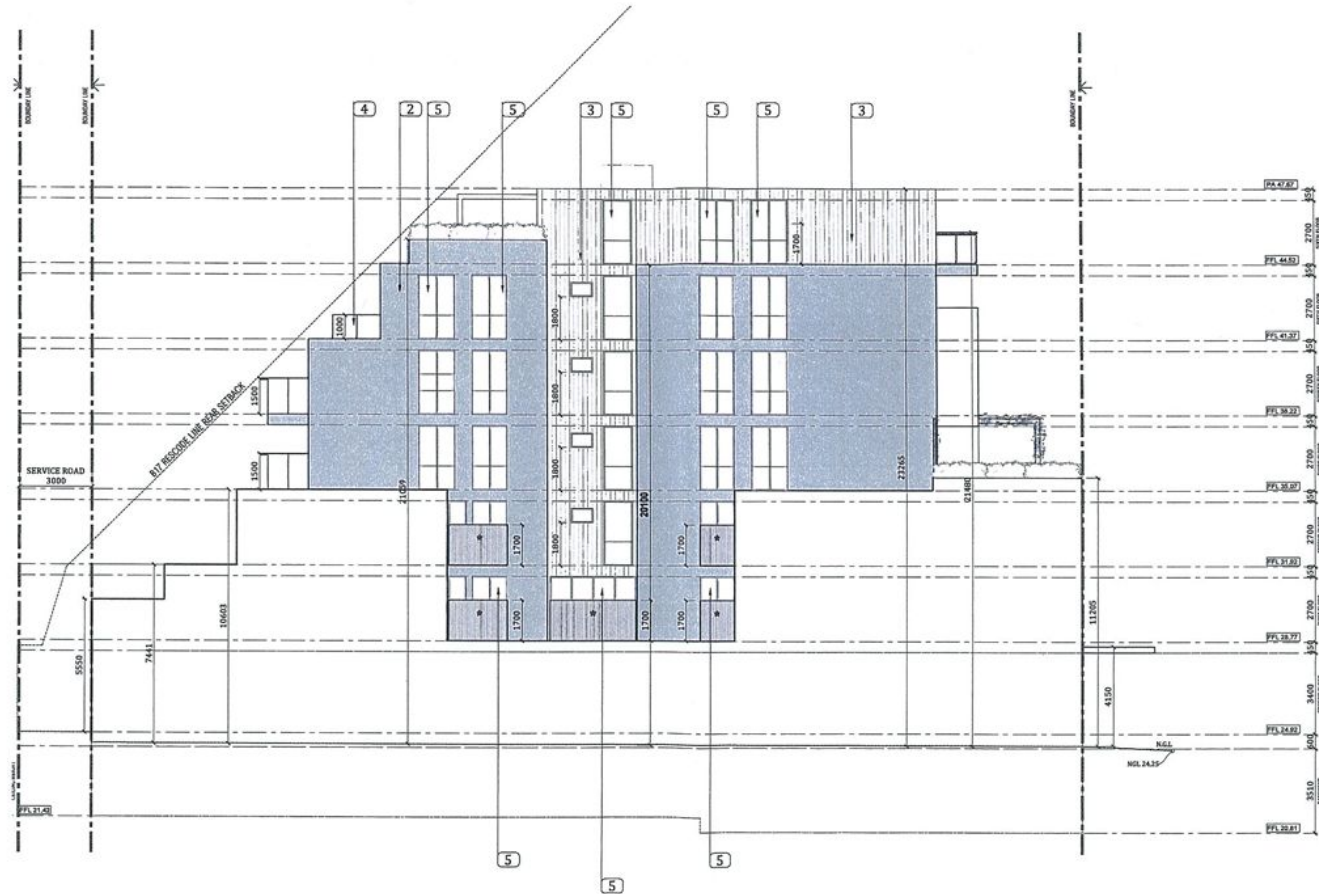
EXTERNAL MATERIAL SCHEDULE

LEGEND:

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EAST ELEVATION



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REV	DATE	DESCRIPTION	BY
SK1	15.09.2015	FOR CLIENT APPROVAL	PATRICIA
TP1	07.10.2015	FOR TOWN PLANNING APPLICATION	RANIEL
TP1	12.10.2015	AS PER TRAFFIC ENGINEER COMMENTS	PATRICIA
TP1	12.11.2015	AS PER URBAN DESIGNERS COMMENTS	PATRICIA
TP2	06.03.2016	RPI	PATRICIA

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TP2

1:200 @ A3

PROPOSED RESIDENTIAL DEVELOPMENT
342-346 CENTRE ROAD, BENTLEIGH

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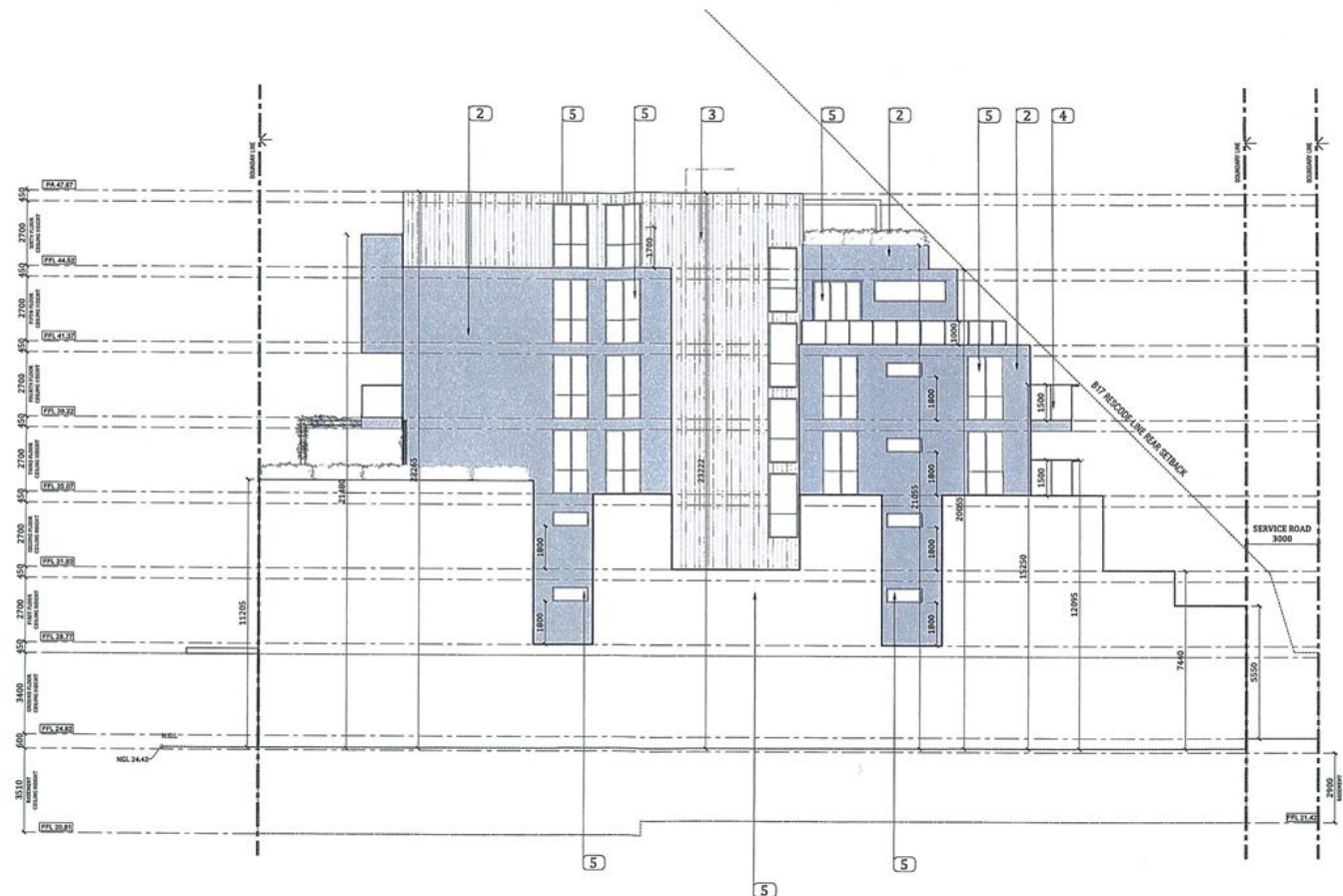
EXTERNAL MATERIAL SCHEDULE

LEGEND:

- 1 POLISHED CONCRETE CLADDING
- 2 RENDERED FINISH 1 (VIVID WHITE)
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NOTE:

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WEST ELEVATION

GLEN EIPA COUNCIL
RECEIVED
11 MAR 2016
STATUTORY PLANNING
DEPARTMENT

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REV	DATE	DESCRIPTION	BY	1:100 @ A1
SK1	15.09.2015	FOR CLIENT APPROVAL	PATRICIA	TP2
TP1	07.10.2015	FOR TOWN PLANNING APPLICATION	RANIEL	
TP1	12.10.2015	AS PER TRAFFIC ENGINEER COMMENTS	PATRICIA	
TP1	12.11.2015	AS PER URBAN DESIGNERS COMMENTS	PATRICIA	
TP2	08.03.2016	RPI	PATRICIA	
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PROPOSED RESIDENTIAL
DEVELOPMENT
342-346 CENTRE ROAD, BENTLEIGH

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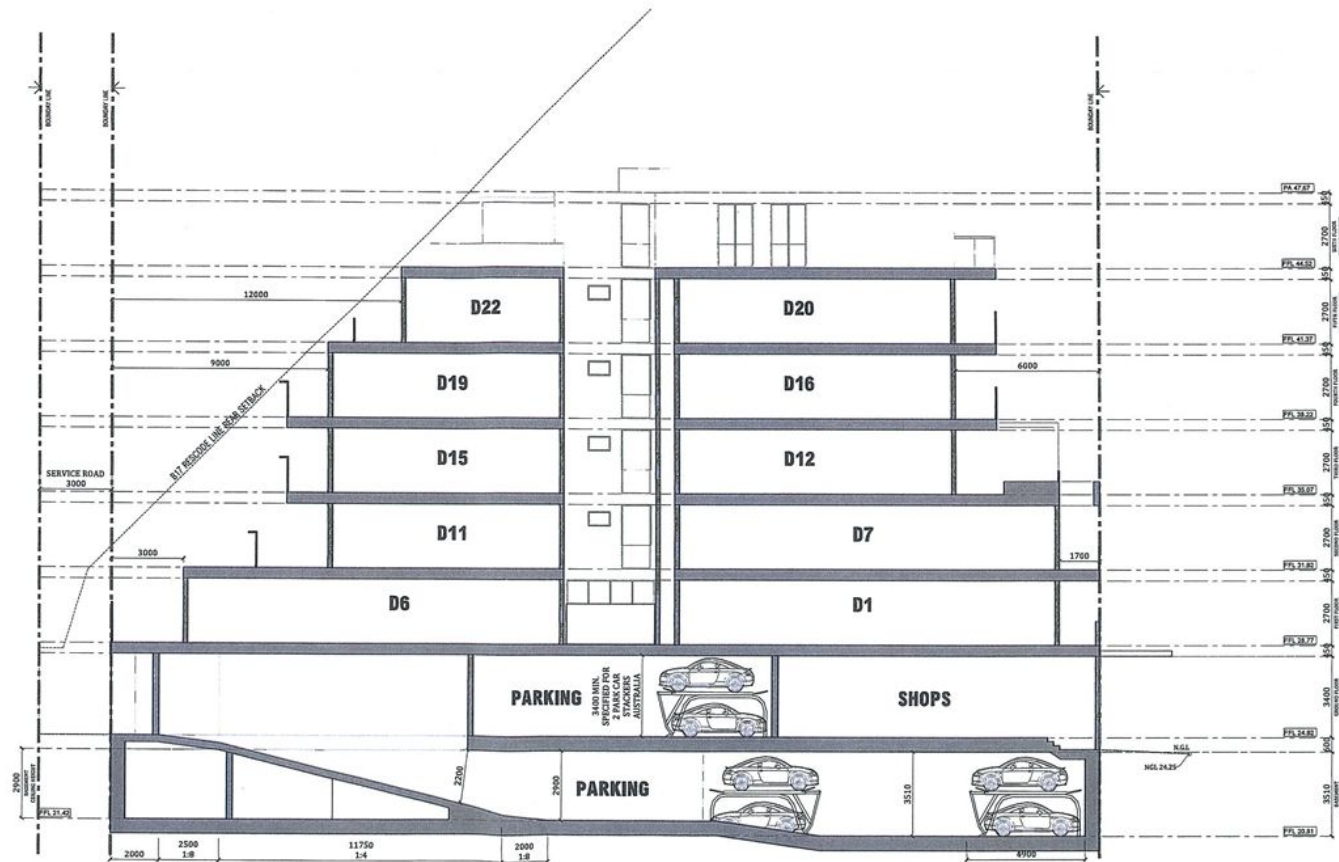
EXTERNAL MATERIAL SCHEDULE

LEGEND:

- 1 POLISHED CONCRETE CLADDING
- 2 RENDERED FINISH 1 (VIVID WHITE)
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NOTE:

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SECTION A-A'



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E info@thearc.com.au W thearc.com.au

REV	DATE	DESCRIPTION	BY
SK1	15.09.2015	FOR CLIENT APPROVAL	PATRICIA
TP1	07.10.2015	FOR TOWN PLANNING APPLICATION	RANIEL
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TP1	12.11.2015	AS PER URBAN DESIGNERS COMMENTS	PATRICIA
TP2	09.03.2016	RPI	PATRICIA

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PROPOSED RESIDENTIAL DEVELOPMENT
342-346 CENTRE ROAD, BENTLEIGH

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A16b

Item 9.2

22-26 RIDDELL PARADE, ELSTERNWICK
APPLICATION NO. GE/PP-28952/2016

Enquiries: Rocky Camera
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Twelve storey building comprising 40 dwellings and an office
RECOMMENDATION	Notice of Refusal to Grant a Planning Permit
KEY ISSUES	<ul style="list-style-type: none"> • Car parking and traffic • Height, mass and scale • Overshadowing • Internal amenity
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	BRSD Pty Ltd
PLANNING SCHEME CONTROLS	Commercial 1 Zone Public Use Zone
EXISTING LAND USE	Commercial buildings
PUBLIC NOTICE	<ul style="list-style-type: none"> • 14 properties notified • 12 notices sent (owners and occupiers) • 5 signs erected on site • 3 objections received
Application fee payable (fee increased by the State Government in 2009)	\$8,315

1. Community Plan

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with state and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

2. Recommendation

That Council:

- Issues a Notice of Refusal for Planning Application GE/PP-28952/2016 for the construction of a twelve (12) storey building comprising forty (40) dwellings, an office and a reduction in the car parking requirements associated with an office and residential visitors in accordance with the grounds of refusal contained in the appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne
- Guidelines for High Density Residential Development

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Urban Villages Policy

4. Reasons For Recommendation

In recommending that Council determines to refuse the proposal, consideration has been given to:

- All written objections and matters raised at the planning conference
- Council's MSS
- Guidelines for Higher Density Residential Development
- Other relevant considerations of the planning scheme

Background

The adjoining property to the south (28 Riddell Parade) has planning permission for the construction of an eight-storey building comprising shops, offices, a food and drink premises and fifty-four (54) dwellings. This permit was granted at the direction of VCAT in December 2013. Construction associated with this development has commenced and is referred to as 'Stage 1'.

The proposed development under consideration (referred to as Stage 2) seeks to rely on vehicle access, waste storage and other facilities/amenities within the property at 28 Riddell Parade.

Council is in the process of selling a small disused strip of the car park (adjoining the subject site to the east) to the owners of the subject site. This area totals approximately 60 square metres. This is a separate process that does not form part of the town planning assessment.

Planning Policy and Zoning

State and Local Planning Policies broadly support intensification of development in this location, including mixed-use development.

However, these objectives are tempered by other policy objectives that seek to ensure that development enhances the public realm and delivers high quality architecture.

Council's Urban Villages Policy at Clause 22.05 of the Glen Eira Planning Scheme includes the following (selected):

- *To create urban villages by co-locating work, leisure, community and residential uses and developments that complement each other.*
- *To encourage economic and employment generating development which is appropriate to the desired qualities and character of the area.*
- *To ensure development respects the amenity of the surrounding area and provides a transition to surrounding residential uses.*
- *To promote residential and office use in upper levels of buildings within the retail hub.*

It is considered that the proposal does not adequately respond to the above policy requirements as the development fails to adequately encourage economic development. A building of this height, scale and location should provide for more economic development opportunities than one ground floor office space.

Height, scale and massing

The subject site has a total area of approximately 616 square metres.

The application proposes a twelve-storey building which will have a maximum building height of approximately 38.6 metres. Building heights within the immediate area currently comprise largely one and two storey buildings. Construction has commenced on the eight-storey building at 28 Riddell Parade.

The height, scale and massing of the proposal is considered inappropriate for this context and is compounded by the sheer construction of its elevations and lack of transition imposed across each elevation. Further, the proposed design response and architectural detailing is not considered appropriate and fails to deliver a high quality urban design response.

The proposal fails to satisfy the Guidelines for Higher Density Residential Development due to its failure to respond to the site's context, lack of transition, and poor architectural detailing and layout.

Overshadowing

The application will result in additional overshadowing of the adjoining public open space (Elsternwick Plaza). This is considered a poor outcome that will compromise the usability and amenity of the open space.

A void is proposed across the northern elevation of 28 Riddell Parade to allow for adequate daylight and sunlight access to ensure an appropriate level of amenity for dwellings. Due to the scale of the proposed development, the void area (which includes habitable room windows and balconies) of 28 Riddell Parade will be overshadowed and compromise the future amenity of these dwellings. This is considered an unreasonable outcome.

Internal amenity

The application proposes 40 dwellings which incorporate a combination of one, two and three bedroom dwellings. Each room varies in floor area and layout.

However, the layout and daylight access is considered poor, with a number of rooms relying on narrow corridors to provide light and ventilation. Further, a number of dwellings are provided with inadequate private open space (due to the size and orientation of balconies). No communal facilities are proposed within either the approved development (Stage 1- 28 Riddle Parade) or within the proposed development. This is considered to be a poor outcome for a development of this scale.

The proposal has failed to implement appropriate acoustic treatments to ensure that the noise from the railway adjacent the site is mitigated to allow for a suitable level of internal amenity.

No waste storage facilities are proposed as part of this development. Reliance for waste storage facilities is from the approved facilities under 'Stage 1' (which at the time of approval had no regard to the current application).

Parking and Traffic

The State Government guidelines require a minimum 60 car spaces be provided for the proposed development. This is based on:

- 46 car spaces for residents;
- 8 car spaces for residential visitors; &
- 6 car spaces for the office use.

A total of 58 car spaces are provided on-site. A reduction in the residential visitor and office car spaces is sought. However, the allocation of car spaces is unclear due to the oversupply of residential car spaces. Further, no disabled car space has been provided.

The application proposes vehicle access through 'Stage 1' of the development at 28 Riddell Parade. However, there is no formal legal accessway provided between both properties currently.

Council's Transport Planning Department do not support the provision of car parking or layout of the car parking as proposed.

Item 9.2

APPENDIX

ADDRESS: 22-26 Riddell Parade, Elsternwick
APPLICATION NO: GE/PP-28952/2016

1. Proposal

(Refer to attached plans)

Features of the proposal include:

- Demolition of the existing buildings
- Construction of a 12-storey building comprising forty (40) dwellings and an office
- Three levels of basement car parking comprising 58 car spaces
- 7 car spaces are proposed at ground floor level.
- Vehicular access is to be provided from 28 Riddell Parade, Elsternwick (adjoining property to the south under the same ownership)
- Maximum building height of 38.6 metres

2. Public Notice

- 14 properties notified
- 12 notices sent (owners and occupiers)
- 5 signs erected on site
- 3 objections received

The objectors' concerns are summarised as follows:

- Height, bulk, density and scale
- Overlooking
- Overshadowing
- Car parking and traffic
- Poor design
- Waste management
- Internal amenity

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Transport Planning

- Inadequate number of parking spaces propose
- Car park access and layout not supported

Urban Design

- Overdevelopment of the site
- Inappropriate height

4. Planning Conference

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

- Building height and mass
- Dwelling density
- Reduction in car parking requirements
- Traffic and access
- Residential amenity
- Precedent for future development
- Inappropriate design response
- Inadequate facilities and amenities provided

5. Grounds of Refusal

1. The proposal is not consistent with State Planning Policies for Urban Design and Housing Diversity and the Local Planning Policy for Housing and Residential Development as stated in Clauses 15 and 21.04 of the Glen Eira Planning Scheme as:
 - The development fails to enhance the public realm;
 - The development fails to provide a satisfactory standard of urban design and architectural quality; &
 - The proposed development will contribute to traffic and car parking problems.
2. The design and built form of the proposal does not accord with the Design Guidelines for Higher Density Residential Development having regard to:
 - Element 1 – Urban context;
 - Element 2 – Building envelope;
 - Element 3 – Street pattern and street-edge quality ;
 - Element 4 – Circulation and services;
 - Element 5 – Building layout and design; &
 - Element 6 – Open space and landscape design.
3. The proposed development does not satisfy the intent and objectives of Clause 22.05 of the Glen Eira Planning Scheme (Urban Villages Policy) with respect to:
 - Creating pleasant and safe public spaces due to the proposed vehicle access arrangement and overshadowing of public open space;
 - Encourage economic and employment development due to the lack of commercial uses and diversity proposed; &
 - Inadequate transition to adjoining residential dwellings.

4. The internal amenity afforded to the dwellings is inadequate due to the poor layout, poor daylight access, lack of open space, absence of common areas, waste management and lack of acoustic measures (having regard to the proximity of the railway line).
5. The application fails to provide for an adequate number of car spaces in accordance with Clause 52.06 (Car Parking) of the Glen Eira Planning Scheme.
6. The car park access and layout fails to ensure vehicles can safely manoeuvre within the site and egress from the site in accordance with Clause 52.06 (Car Parking) of the Glen Eira Planning Scheme.
7. The proposed development fails to have appropriate regard to people of limited mobility due to the absence of a disabled car space as sought by Clause 52.06-5 of the Glen Eira Planning Scheme.
8. The proposed development relies on the existing access and amenities already approved at 28 Riddell Parade ('Stage 1'). No legal access (either pedestrian or vehicular) has been established with the property at 28 Riddell Parade.
9. The proposed development will unreasonably compromise the amenity of the adjoining dwellings at 28 Riddell Parade due to loss of solar access, excessive overshadowing and shared amenities.
10. The proposed development will unreasonably overshadow the adjoining public open space (Elsternwick Plaza).
11. The development fails to deliver a high level of architectural urban design.
12. The application is considered to be an overdevelopment of the site.

Crs Sounness/Lipshutz

That Council:

Issues a Notice of Refusal for Planning Application GE/PP-28952/2016 for the construction of a twelve (12) storey building comprising forty (40) dwellings, an office and a reduction in the car parking requirements associated with an office and residential visitors in accordance with the following grounds of refusal;

Grounds of Refusal

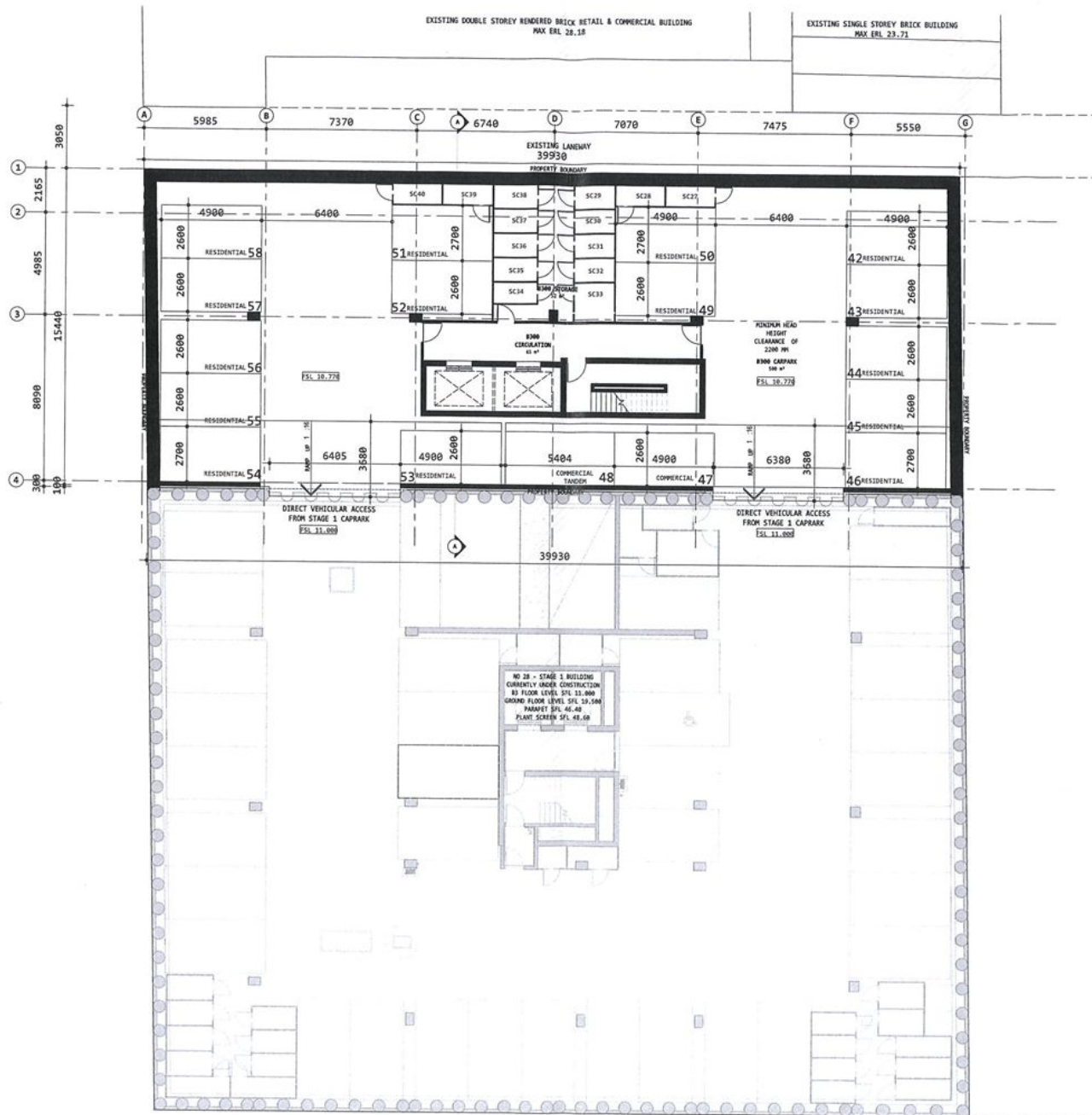
1. **The proposal is not consistent with State Planning Policies for Urban Design and Housing Diversity and the Local Planning Policy for Housing and Residential Development as stated in Clauses 15 and 21.04 of the Glen Eira Planning Scheme as:**
 - **The development fails to enhance the public realm;**
 - **The development fails to provide a satisfactory standard of urban design and architectural quality; &**
 - **The proposed development will contribute to traffic and car parking problems.**

2. The design and built form of the proposal does not accord with the Design Guidelines for Higher Density Residential Development having regard to:
 - Element 1 – Urban context;
 - Element 2 – Building envelope;
 - Element 3 – Street pattern and street-edge quality ;
 - Element 4 – Circulation and services;
 - Element 5 – Building layout and design; &
 - Element 6 – Open space and landscape design.
3. The proposed development does not satisfy the intent and objectives of Clause 22.05 of the Glen Eira Planning Scheme (Urban Villages Policy) with respect to:
 - Creating pleasant and safe public spaces due to the proposed of public vehicle access arrangement and overshadowing of public open space;
 - Encourage economic and employment development due to the lack of commercial uses and diversity proposed; &
 - Inadequate transition to adjoining residential dwellings.
4. The internal amenity afforded to the dwellings is inadequate due to the poor layout, poor daylight access, lack of open space, absence of common areas, waste management and lack of acoustic measures (having regard to the proximity of the railway line).
5. The application fails to provide for an adequate number of car spaces in accordance with Clause 52.06 (Car Parking) of the Glen Eira Planning Scheme.
6. The car park access and layout fails to ensure vehicles can safely manoeuvre within the site and egress from the site in accordance with Clause 52.06 (Car Parking) of the Glen Eira Planning Scheme.
7. The proposed development fails to have appropriate regard to people of limited mobility due to the absence of a disabled car space as sought by Clause 52.06-5 of the Glen Eira Planning Scheme.
8. The proposed development relies on the existing access and amenities already approved at 28 Riddell Parade ('Stage 1'). No legal access (either pedestrian or vehicular) has been established with the property at 28 Riddell Parade.
9. The proposed development will unreasonably compromise the amenity of the adjoining dwellings at 28 Riddell Parade due to loss of solar access, excessive overshadowing and shared amenities.
10. The proposed development will unreasonably overshadow the adjoining public open space (Elsternwick Plaza).
11. The development fails to deliver a high level of architectural urban design.
12. The application is considered to be an overdevelopment of the site.

13. The proposed development does not provide for appropriate waste storage facilities (by virtue of its reliance on the waste storage facilities at 28 Riddell Parade, Elsternwick).

14. The proposed development provides a poor transition to the existing Glen Huntly Road buildings which are predominantly characterised by two storey building heights.

The MOTION was put and CARRIED unanimously.



GLEN EIRA COUNCIL
RECEIVED
30 MAR 2016
STATUTORY PLANNING
DEPARTMENT

CLIENT
Jackson Clements Buzzows
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One Howard Place Melbourne VIC 3000
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PROJECT#
14025
DATE
DECEMBER 2015

REVISIONS
1. TOWN PLANNING - RESPONSE TO REQUEST FOR INFORMATION

SCALE
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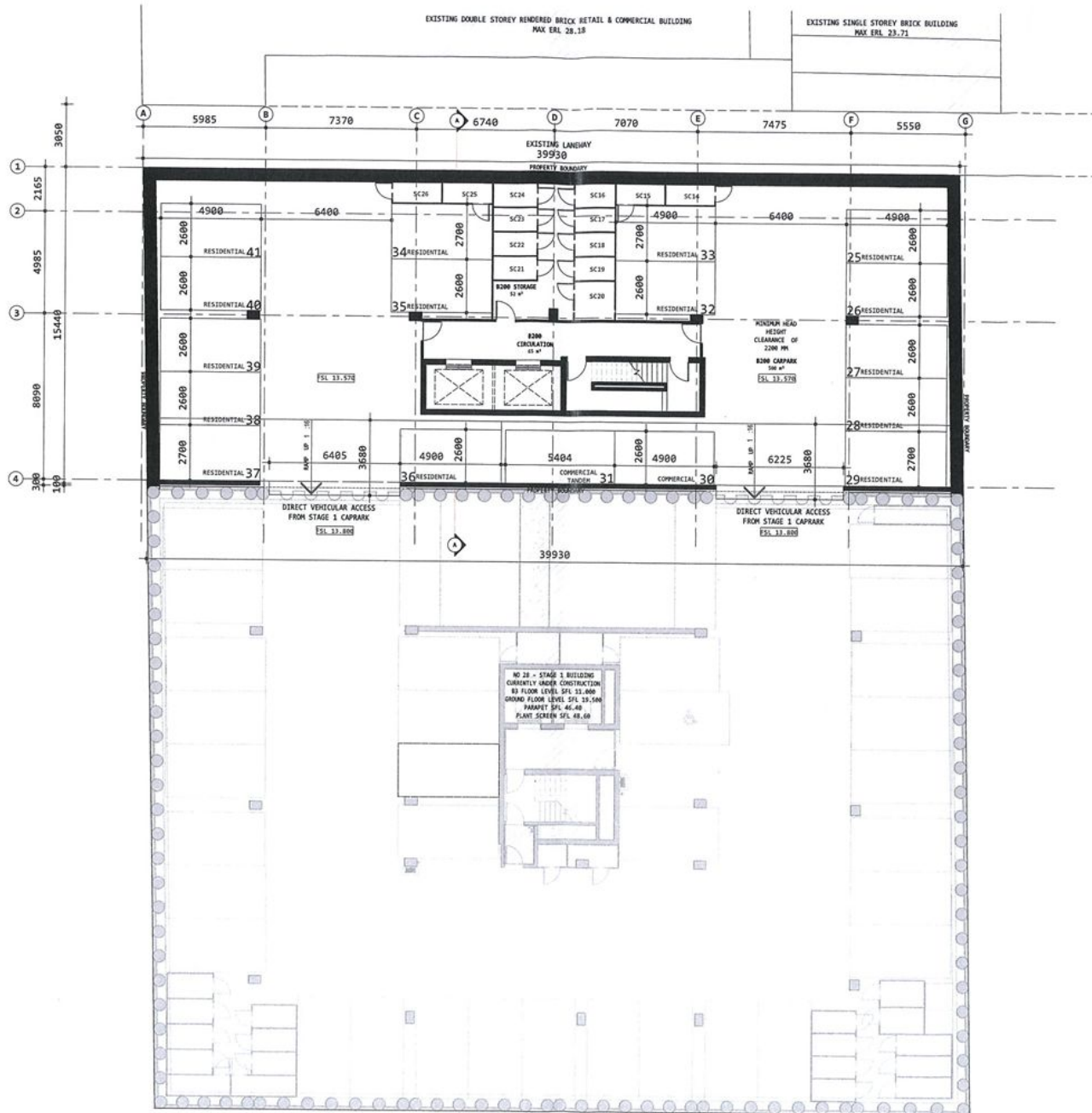
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22-25 BODDLE PARADE, ELSTERNWICK
VIC 3187
TOWN PLANNING

DRAWING TITLE
BASEMENT LEVEL B3

DRAWING NUMBER
TP2.1

Jackson
Clements
Buzzows
Architects





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RECEIVED
30 MAR 2016
STATUTORY PLANNING
DEPARTMENT

EXPIRY
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1405
PJV Ltd Architects
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PROJECT
1405
DATE
DECEMBER 2015

REVISIONS
2 163 211 TOWN PLANNING - RESPONSE TO REQUEST FOR INFORMATION

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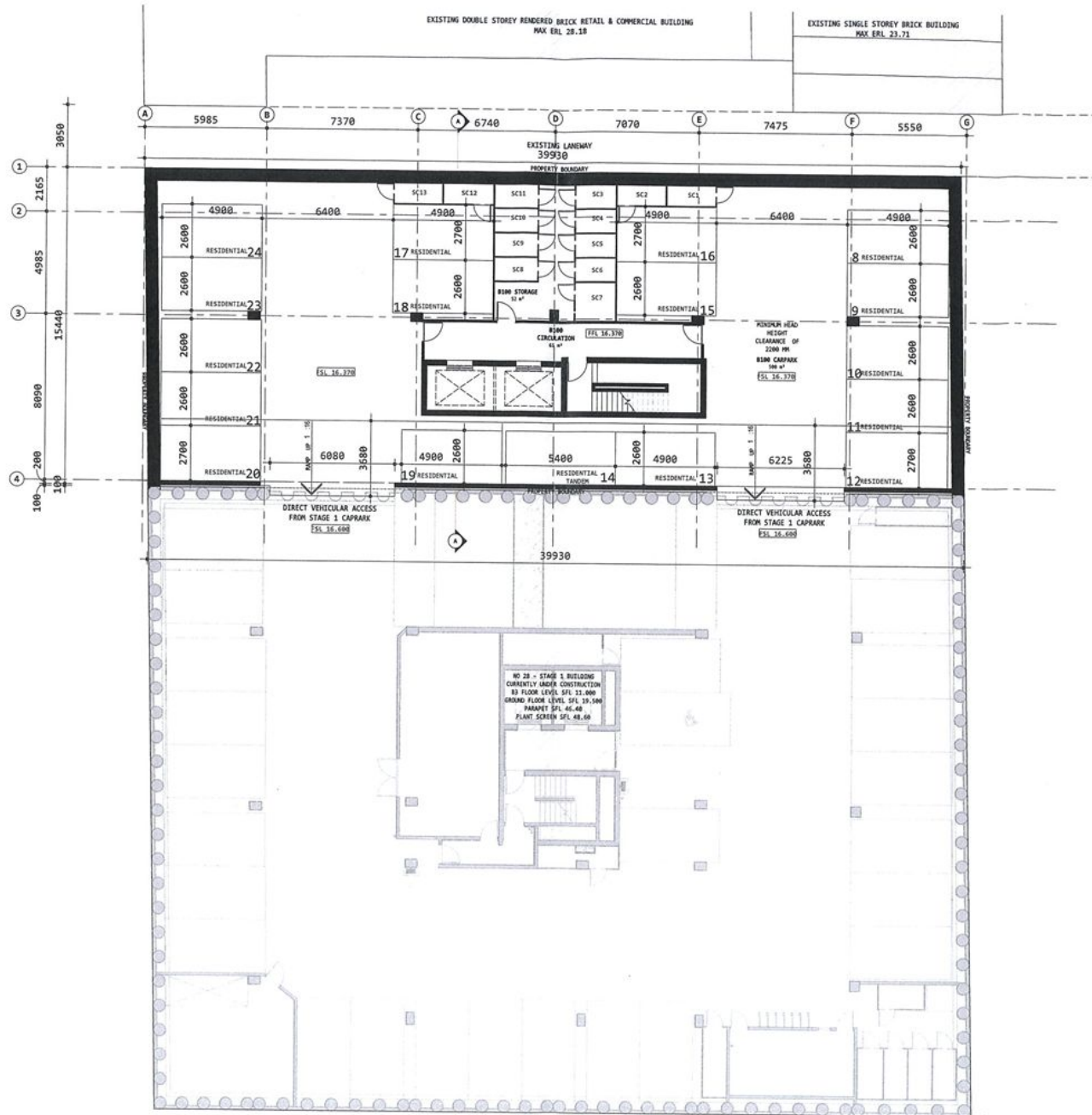
PROJECT
ELSTERWICK PLACE - STAGE 2
22-24 BRIDELL PARADE, ELSTERWICK
VIC 3000
TOWN PLANNING

DRAWING TITLE
BASEMENT LEVEL B2

DRAWING NUMBER
TP2.2

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Buzzows
Architects





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PROJECT#
14425
DATE
DECEMBER 2015

REVISIONS
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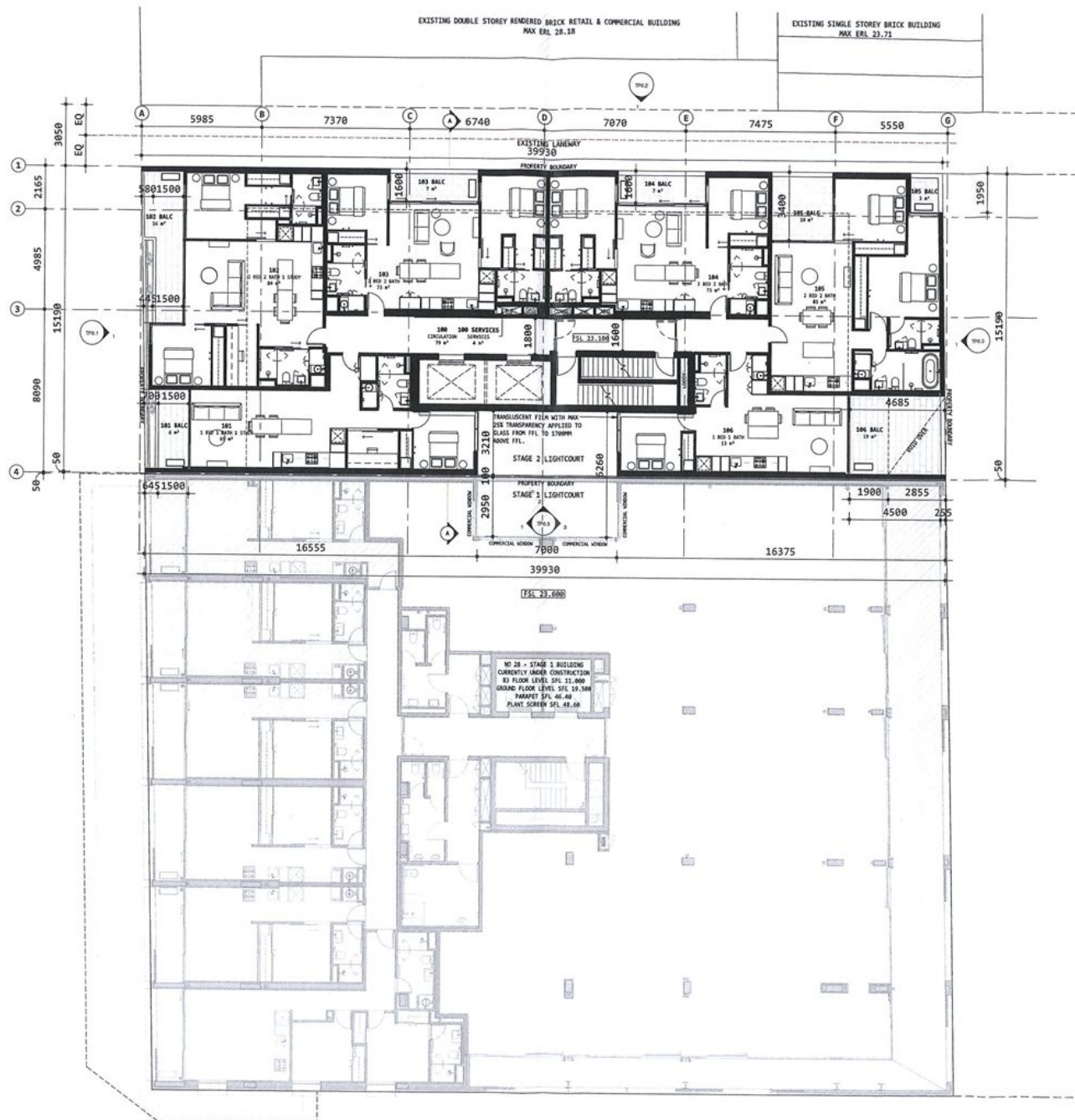
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ELSTERWICK PLACE - STAGE 2
22-25 BRIDELL PARADE, ELSTERWICK
31750
TOWN PLANNING

DRAWING TITLE
BASEMENT LEVEL B1

DRAWING NUMBER
TP2.3

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Clements
Buzzcows
Architects





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PROJECT #
14403
DATE
DECEMBER 2015

REVISIONS
A FEB 2016 TOWN PLANNING - RESPONSE TO REQUEST FOR INFORMATION

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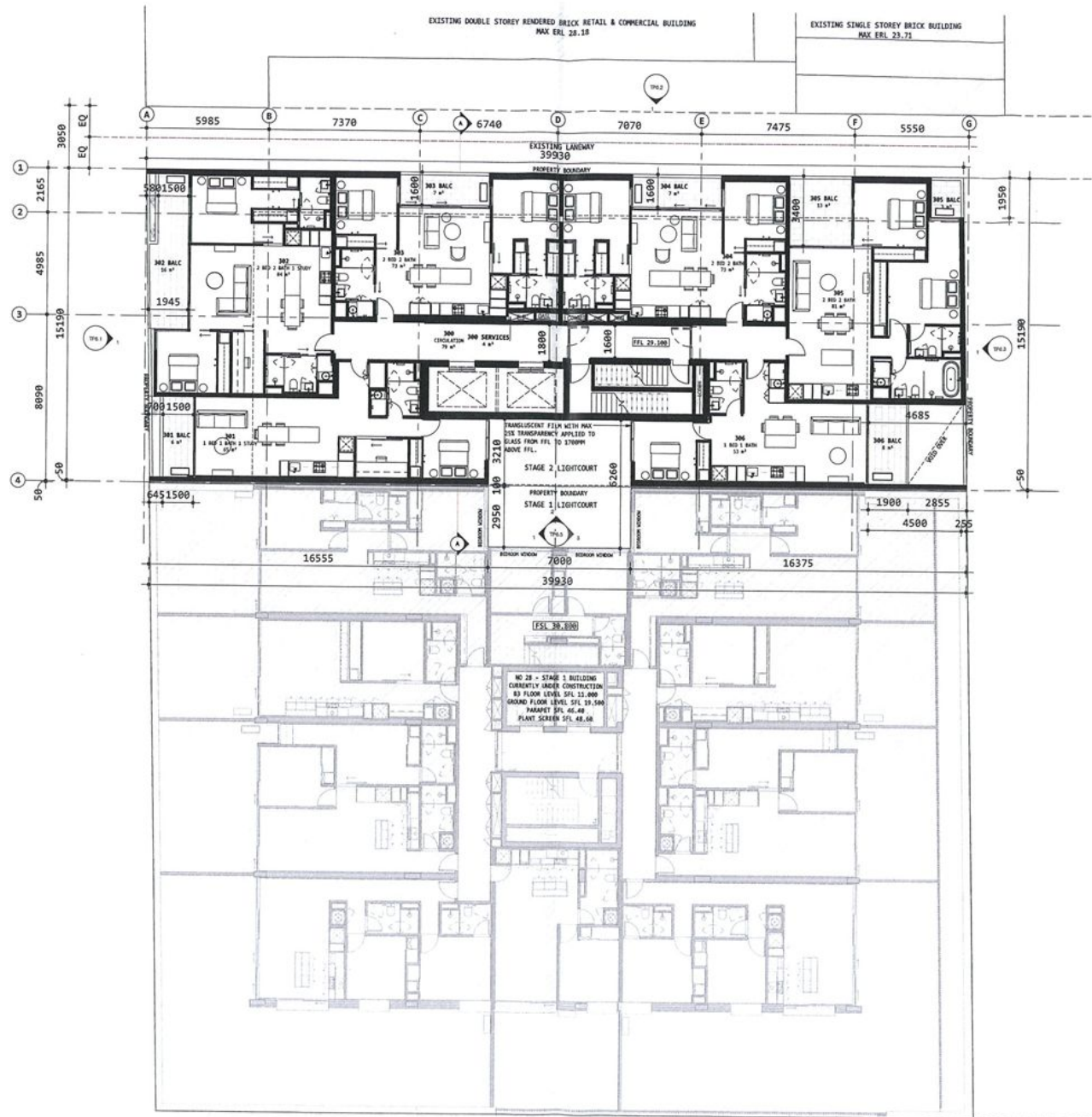
PROJECT
ELSTERNWICK PLACE - STAGE 1
20-26 RIDGELL PARADE, ELSTERNWICK
STAGE
TOWN PLANNING

DRAWING TITLE
FLOOR PLAN - PODIUM LEVEL 1

TOWN PLANNING
TP2.5

Jackson
Clements
Buzzows





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30 MAR 2016
STATUTORY PLANNING
DEPARTMENT

DESIGNER
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PROJECT#
14405
DATE
DECEMBER 2015

REVISIONS
A FEB 2016 TOWN PLANNING - RESPONSE TO REQUEST FOR INFORMATION

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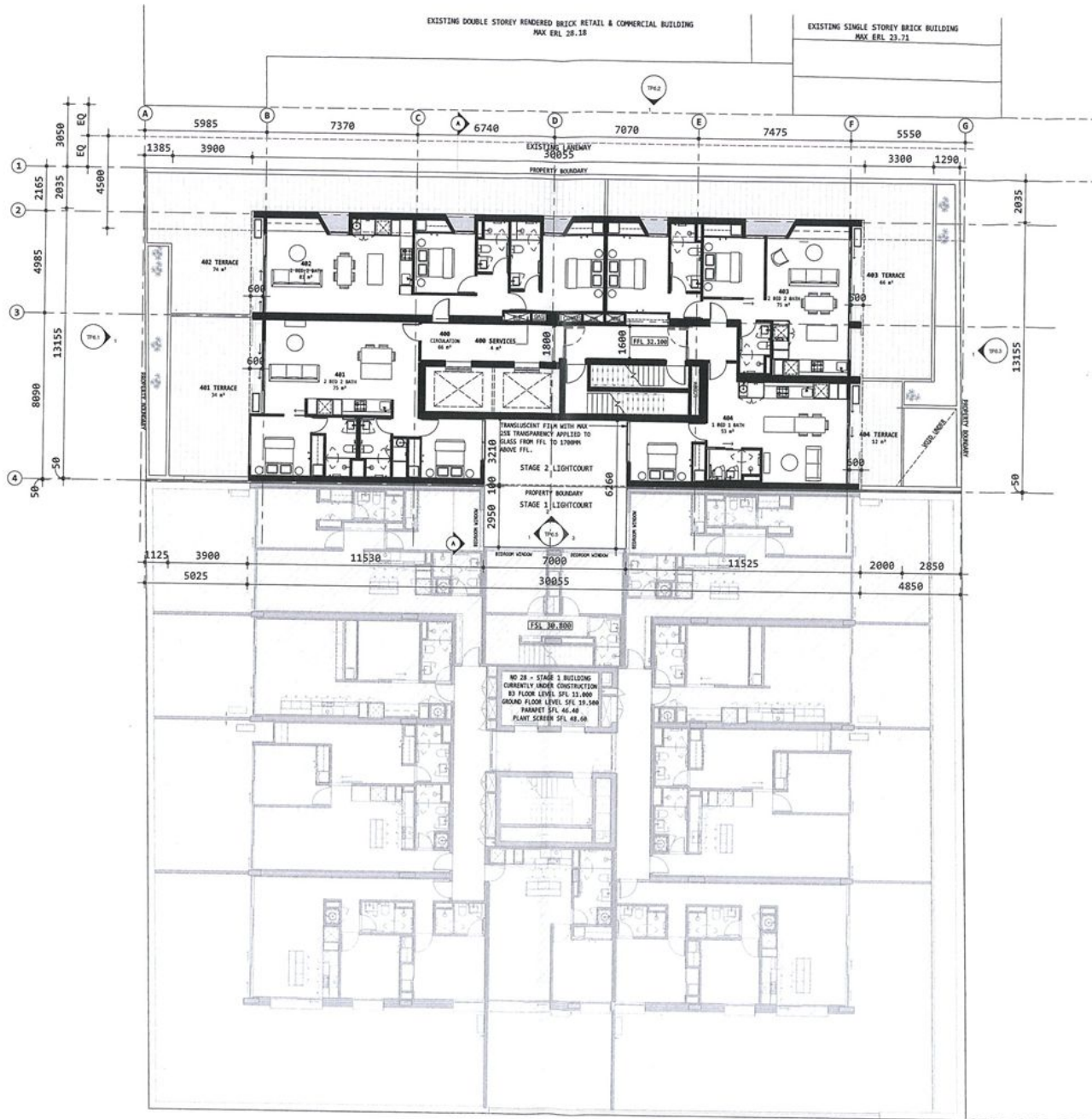
PROJECT
ELSTERNWICK PLACE - STAGE 2
22-26 HODGELL PARADE, ELSTERNWICK
VIC 3193
TOWN PLANNING

GROUND FLOOR
FLOOR PLAN - PODIUM LEVEL 3

DRAWING NUMBER
TP2.7

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PROJECT #
14425
DATE
DECEMBER 2015

REVISIONS
A F10 2015 TOWN PLANNING - RESPONSE TO REQUEST FOR INFORMATION

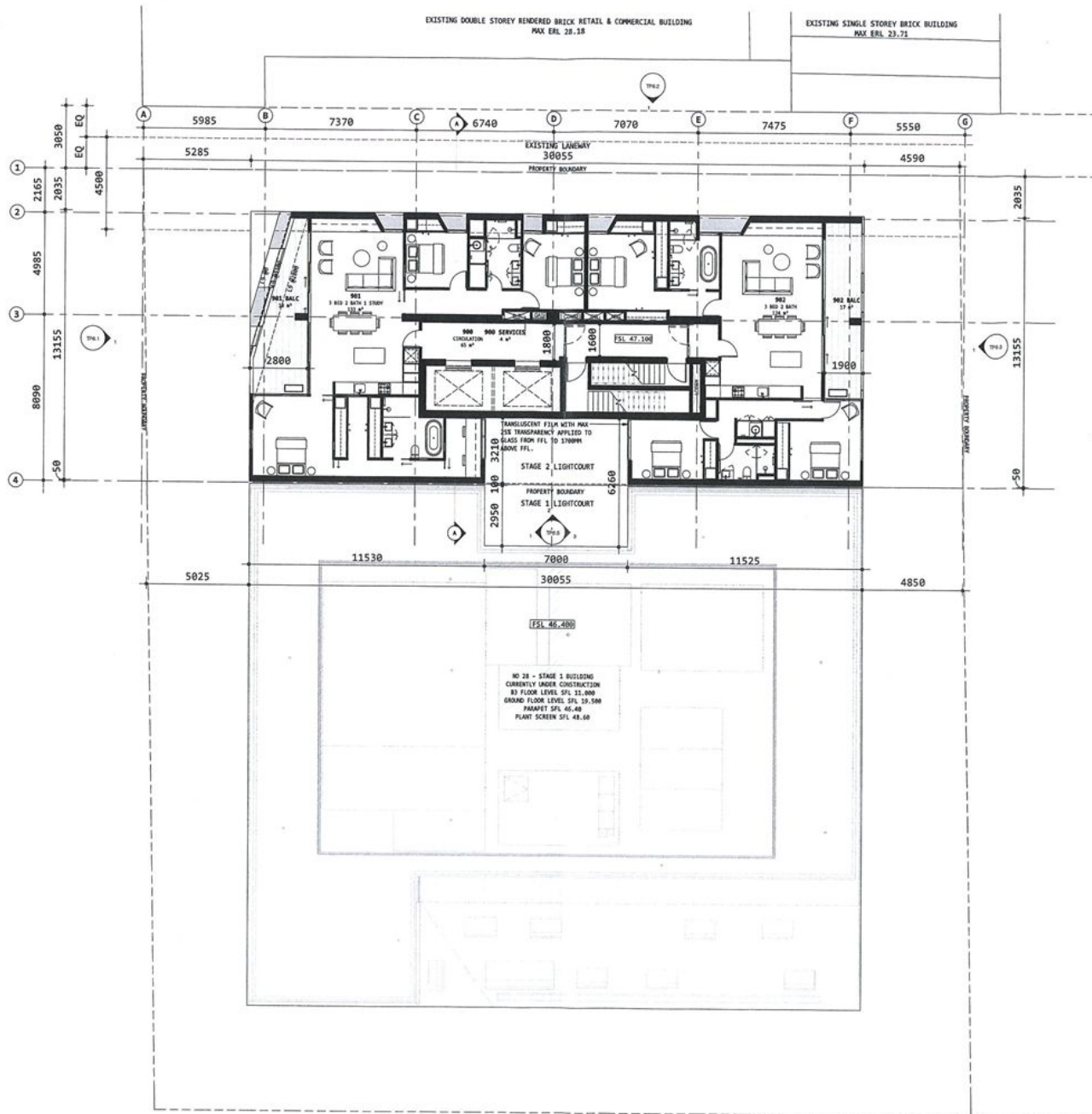
PROJECT
ELSTERNWICK PLACE - STAGE 3
22-28 RIDDELL PARADE, ELSTERNWICK
CITY OF MELBOURNE
TOWN PLANNING

DRAWING TITLE
FLOOR PLAN - TOWER LEVEL 4

DRAWING NUMBER
TP2.8

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RECEIVED
30 MAR 2016
STATUTORY PLANNING
DEPARTMENT

COMPONENT
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PROJECT#
14005
DATE
DECEMBER 2015

REVISIONS
2. FEB 2016 TOWN PLANNING - RESPONSE TO REQUEST FOR INFORMATION

SCALE
1:100
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PROJECT
ELSTERNWICK PLACE, STAGE 2
23-25 RUSSELL PARADE, ELSTERNWICK
VIC 3207
TOWN PLANNING

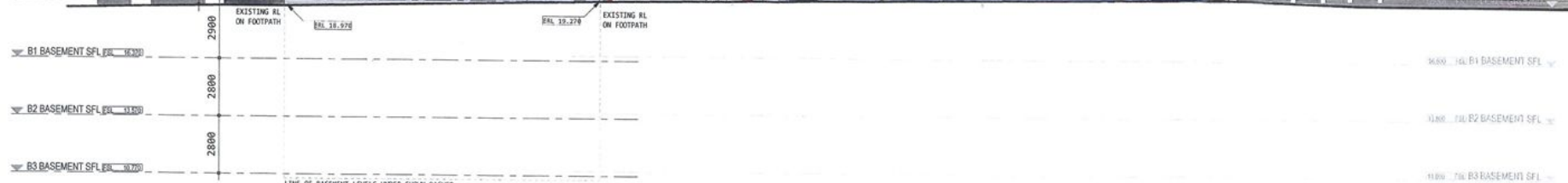
DRAWING TITLE
FLOOR PLAN - TOWER LEVEL 9

DRAWING NUMBER
TP2.13

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RECEIVED
30 MAR 2016
STATUTORY PLANNING
DEPARTMENT



11

GLENN HIRA COUNCIL
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30 MAR 2016
STATUTORY PLANNING
DEPARTMENT



GLEN IRA COUNCIL
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30 MAR 2016
STATUTORY PLANNING
DEPARTMENT

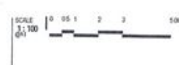
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AL2	METAL BOARDS TO BALUSTRADE - DARK
BR1	BRICK CLADDING - DARK
CL1	PERFORATED METAL CLADDING/ FIXED SCREENING - LIGHT
CL2	PERFORATED METAL CLADDING/ SLIDING SCREENING - DARK
CL4	METAL CLADDING - DARK
CON1	POLISHED CONCRETE - NATURAL
CON2	CONCRETE BALUSTRADE - LIGHT
CON3	CONCRETE - NATURAL
GL1	GLAZED WINDOW - RESIDENTIAL
GL2	GLAZED WINDOW - COMMERCIAL
GL3	GLAZED BALUSTRADE - RESIDENTIAL
STL1	METAL CANOPY/SHADOWLINE - DARK



04/09/2017
Jackson Clements Burrows
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T +613 9654 6227 jcba.com.au

PROJECT #
14025
DATE
DECEMBER 2015

REVISIONS	
1	FOR 2016 TOWN PLANNING - RESPONSE TO REQUEST FOR APPROVAL



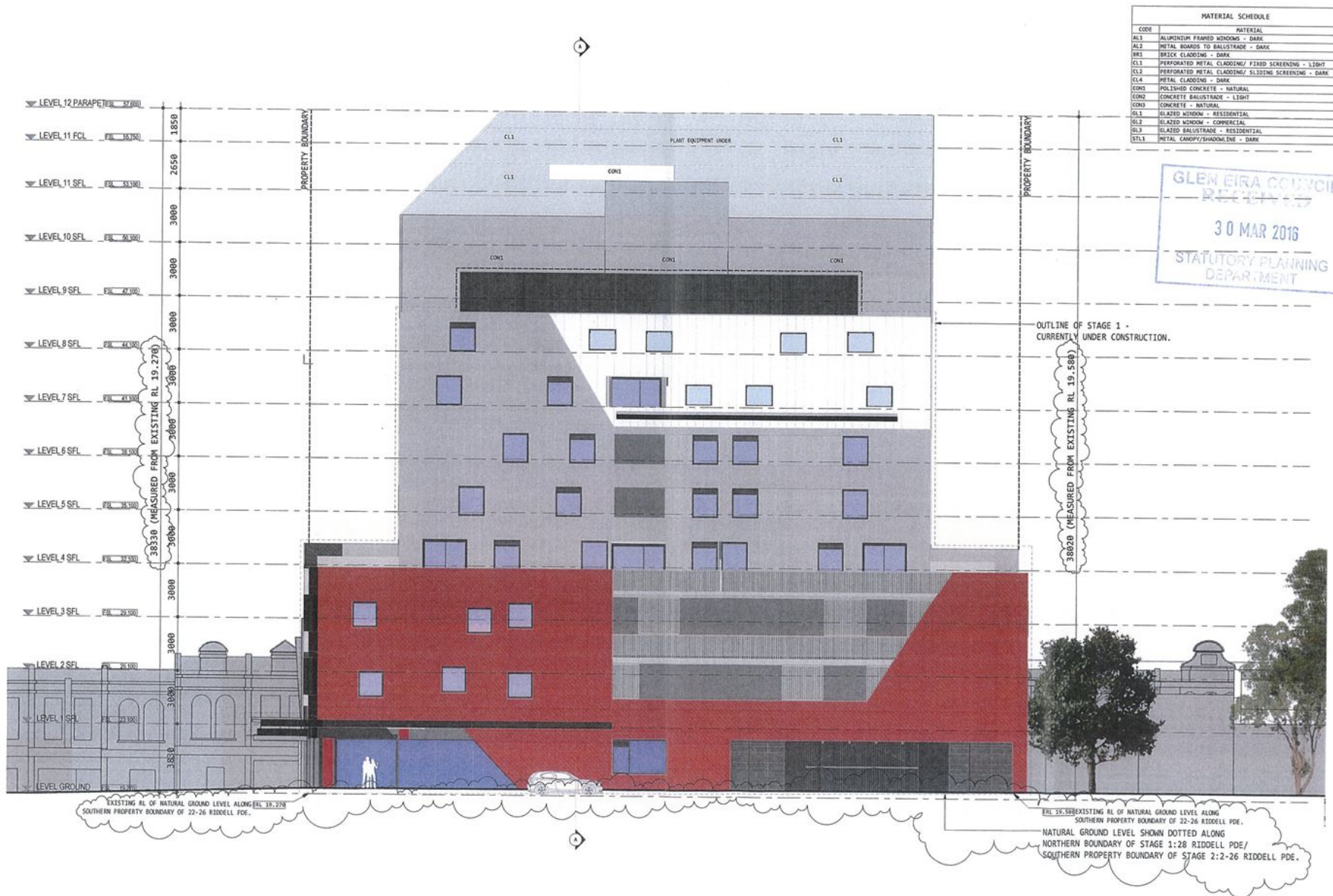
PROJECT
ELSTERNWICK PLACE, STAGE 3
22-24 RIDDELL PARADE, ELSTERNWICK
VIC 3000
TOWN PLANNING

DRAWING TITLE
EAST ELEVATION

TP6.3

Jackson
Clements
Burrows





Item 9.3

90-94 MIMOSA ROAD, CARNEGIE
APPLICATION NO. GE/PP-29061/2016

Enquiries: Rocky Camera
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Four storey building comprising forty-nine (49) dwellings
RECOMMENDATION	Notice of Refusal to Grant a Planning Permit
KEY ISSUES	<ul style="list-style-type: none"> • Zoning and policy context • Neighbourhood character and streetscape • Height, scale and massing • Amenity impacts • Basement footprint and landscaping opportunities • Internal amenity • Car parking and traffic
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	Ask Planning Services Pty Ltd
PLANNING SCHEME CONTROLS	Residential Growth Zone Schedule 1
EXISTING LAND USE	Residential (single dwelling on each lot)
PUBLIC NOTICE	<ul style="list-style-type: none"> • 13 properties notified • 40 notices sent (owners and occupiers) • 3 signs erected on site • 56 objections received (at the time of printing)
Application fee payable (fee increased by the State Government in 2009)	\$ 8315

1. Community Plan

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

2. Recommendation

That Council:

- Issues a Notice of Refusal for Planning Application No.GE/PP-29061/2016 for the construction of a four storey building comprising forty nine (49) dwellings above a basement car park and reduction in the standard car parking requirement in accordance with the grounds of refusal contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne
- ResCode

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Urban Villages Policy.

4. Reasons For Recommendation

In recommending that Council refuses the proposal, consideration has been given to:

- All written objections and matters raised at the Planning Conference
- State and Local Planning policies including Council's MSS
- ResCode

The key issues influencing the recommendation are as follows:

Zoning and policy context

Policy encourages that the highest residential densities be located in Urban Villages, particularly for sites in closest proximity to a commercial activity Centre. The case is different here noting the subject site is located on the outer edge of the Residential Growth Zone with lower intensity zones located to the south and west.

The property to the south at 88 Mimosa Road is located in the General Residential Zone which allows a development of up to 10.5 metres (or 3 storeys). The area to the west (and beyond) is located in the Neighbourhood Residential Zone which allows a development of up to 8 metres (or 2 storeys). This illustrates that the subject site is in a more sensitive 'transitional' location on the 'fringe' of the Residential Growth Zone, with lower density residential zones to the south and west.

Whilst more intense form of development are emerging to the east, the character for single detached dwellings remains substantially intact on the opposite side of Mimosa Road and further to the west. As such a 4 storey building across three lots is considered to be excessive for this location given the context.

Neighbourhood Character and Streetscape

Whilst policy also supports a degree of change in this area, the proposal is not site responsive nor is it contextually appropriate having regard to the disparity in scale and massing between the 4 storey building and prevailing single storey development pattern on the west side of Mimosa Road (and beyond).

It is considered that the development will present an unreasonably bulky, dominant built form to the street and adjoining residential properties due to inadequate setbacks to the street and 88 Mimosa Road to the south.

Height, scale and massing

The building will be highly prominent and further exacerbated when viewed at street level and from the wider area due to the site's overall area (as a result of the consolidation of three lots). As such the development will unreasonably detract from the character and residential amenity of this transitional location (between zones). In areas such as this that are removed from the commercial centre, development should be tapered back (through a reduction in height and increased setbacks). This has not been achieved by the proposed development.

Whilst redevelopment of the site at a higher density (than what currently exists) is not opposed, it is considered the proposal fails to adequately respect the neighbourhood character due to excessive mass, bulk and scale of the building (thereby resulting in unreasonable visual bulk impacts to the streetscape and adjoining properties).

The proposed development also fails to comply with the State Government guidelines with respect to site coverage, street setbacks and landscaping (due to the extent of the basement level).

Amenity impacts

Policy seeks to ensure development respects the amenity of the surrounding area and provides a transition to surrounding residential uses in terms of height, scale and setbacks. The site has a more sensitive interface with areas of secluded private open space to the north and south.

It is considered that the building will be highly visible and prominent particularly when viewed from the rear private open space area of 88 Mimosa Road (to the south). Whilst the site is in an area designated for a higher rate of change, this should not be at the expense of existing amenity. The reduced setbacks combined with the height and scale of the development will have unreasonable amenity impacts to neighbouring backyards by way of bulk and mass.

Basement footprint and landscape opportunities

The proposed basement level is setback from the north, east and west boundaries to allow for the planting of trees at ground level. The setbacks from the southern boundary are limited to 1.6 metres which is considered inadequate to achieve appropriate tree planting along this sensitive interface with the secluded private open space of 88 Mimosa Road (to the south).

The inability to achieve meaningful landscaping along the southern boundary to provide a buffer and screening will result in the 4 storey building appearing overbearing and dominant when viewed from the secluded private open space of 88 Mimosa Road.

The limited setback to the most sensitive interface suggests that the development has failed to have proper regard for its context.

Internal amenity

The number of apartments with directly south facing balconies has been minimised to the extent reasonable (8 out of 49) based on the orientation and constraints of the site. Greater setbacks have been adopted from the south boundary for these upper-floor dwellings to maximize sunlight.

There is concern with the layout of some apartments due to the length and narrow width of internal corridors which requires the occupant to walk a reasonable distance between the entry and main living area. Furthermore, a number of dwellings rely on narrow corridors to provide light and ventilation thereby unreasonably compromising internal amenity.

It is considered that these aspects of the design result in poor internal functionality and indicate an overdevelopment of the site.

Car Parking and Access

The development has a Planning Scheme car parking requirement of 62 car spaces (53 resident spaces and 9 visitor spaces). A total of 58 car spaces are proposed on-site (53 allocated to the residential dwellings and 5 to the visitors). This results in a shortfall of 4 visitor spaces.

Council's Transport Planning Department does not oppose the proposed shortfall of 4 visitor car spaces for the development. However concerns have been raised with respect to the design of the car park layout and access arrangements. The proposed car park layout does not comply with the State Government guidelines.

The proposed development incorporates 15 on-site bicycle parking spaces (10 within the basement for residents and 5 for visitors at ground floor near the main entrance to the building). The proposed location and number of bicycle spaces meets the requirements of the Planning Scheme.

APPENDIX

ADDRESS: 90-94 MIMOSA ROAD, CARNEGIE
APPLICATION NO: GE/PP-29061/2016

1. Proposal

- Demolition of the existing dwellings
- Construction of a four storey building comprising 49 dwellings (19 x one bedroom, 26 x two bedroom, 4 x three bedroom)
- Basement car parking comprising of 58 car spaces (1 for each one or two bedroom dwelling, 2 for each three bedroom dwelling and 5 visitor car spaces)
- Vehicular access via a new double crossover onto Mimosa Road

2. Public Notice

- 13 properties notified
- 40 notices sent (owners and occupiers)
- 3 signs erected on site
- 56 objections received (at the time of printing)

The objectors' concerns are summarised as follows:

- Neighbourhood character
- Traffic congestion
- Loss of residential amenity
- Density is excessive for this location
- Lack of car parking
- Height and scale is inappropriate
- Poor transition to Neighbourhood Residential Zone (to the west)
- Cumulative impact of other recently approved developments
- Visual bulk and mass
- Overshadowing and loss of natural daylight
- Pedestrian safety
- Noise
- Inadequate setbacks
- Loss of gardens

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Transport Planning

- The design of the car stacker systems should meet Planning Scheme requirements.
- Design and location of bicycle parking spaces in accordance with the Australian Standard including minimum height clearances.

Landscape Assessment Officer

- The Lilly Pilly at the rear of the site is of high value and should be retained and protected during construction.
- The remaining trees on site were considered of limited retention value and can be removed.

Parks Services

- All existing street trees on the nature strip of Mimosa Road are displaying good health, form and structure.
- Full tree protection is required during construction.

Waste Services

- All waste collections from within the development must be undertaken by private contractor.

4. Planning Conference

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

- Traffic and car parking
- Vehicular and pedestrian safety
- Impacts onto infrastructure
- Excessive site coverage
- Overshadowing
- Loss of sunlight
- Overlooking
- Lack of landscaping
- A 3 storey building is more appropriate
- Proposal is not in keeping with the neighbourhood character
- Poor internal amenity

5. Grounds of Refusal

1. The proposal is not consistent with State Planning Policies for Urban Design and Housing Diversity and the Local Planning Policy for Housing and Residential Development as stated in Clauses 15, 16.01-4 and 21.04 of the Glen Eira Planning Scheme as:

- The development fails to respect the built form characteristics of the area;
- The development fails to respect the neighbourhood character
- The development fails to enhance the public realm;

2. The proposal does not satisfy the intent and objectives of the Urban Village Policy (Clause 22.05 of the Glen Eira Planning Scheme) as:
 - The height, scale, massing and bulk of the development would be overly dominant within the streetscape.
 - The proposal fails to respect the neighbourhood character and amenity of the surrounding residential area.
 - The proposal would not adequately respect the low scale character of the residential area to the west.
 - The development fails to provide an appropriate transition to the neighbouring residential areas, and is considered to be an overdevelopment of the site.
 - The massing at the rear of the building is overbearing and excessive and will result in the building appearing highly dominant within the surrounding area
3. The proposal does not satisfy the requirements of Clause 52.06 of the Glen Eira Planning Scheme in relation to the following:
 - Accessibility to parking spaces is not safe or practical due to insufficient useable platform widths for the car stacker systems
4. The proposal fails to meet the Standards and Objectives of Clause 55 of the Glen Eira Planning Scheme (ResCode) as follows:
 - Clause 55.02-1 – Neighbourhood Character
 - Clause 55.02-2 – Residential Policy
 - Clause 55.02-5 – Integration with the street
 - Clause 55.03-1 – Street Setback
 - Clause 55.03-2 – Building height
 - Clause 55.03-2 – Site Coverage
 - Clause 55.03-8 – Landscaping
 - Clause 55.04-1 – Side and rear setbacks
5. The internal layout of the development would result in compromised internal amenity for dwellings in terms of functionality and access to daylight.

Crs Ho/Hyams

That Council:

Issues a Notice of Refusal for Planning Application No.GE/PP-29061/2016 for the construction of a four storey building comprising forty nine (49) dwellings above a basement car park and reduction in the standard car parking requirement in accordance with the following grounds of refusal;

Grounds of Refusal

1. **The proposal is not consistent with State Planning Policies for Urban Design and Housing Diversity and the Local Planning Policy for Housing and Residential Development as stated in Clauses 15, 16.01-4 and 21.04 of the Glen Eira Planning Scheme as:**

- The development fails to respect the built form characteristics of the area;
 - The development fails to respect the neighbourhood character
 - The development fails to enhance the public realm;
2. The proposal does not satisfy the intent and objectives of the Urban Village Policy (Clause 22.05 of the Glen Eira Planning Scheme) as:
- The height, scale, massing and bulk of the development would be overly dominant within the streetscape.
 - The proposal fails to respect the neighbourhood character and amenity of the surrounding residential area.
 - The proposal would not adequately respect the low scale character of the residential area to the west.
 - The development fails to provide an appropriate transition to the neighbouring residential areas, and is considered to be an overdevelopment of the site.
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- Clause 55.02-1 – Neighbourhood Character
 - Clause 55.02-2 – Residential Policy
 - Clause 55.02-5 – Integration with the street
 - Clause 55.03-1 – Street Setback
 - Clause 55.03-2 – Building height
 - Clause 55.03-2 – Site Coverage
 - Clause 55.03-8 – Landscaping
 - Clause 55.04-1 – Side and rear setbacks
5. The internal layout of the development would result in compromised internal amenity for dwellings in terms of functionality and access to daylight.
6. The proposed development does not provide for sufficient visitor car parking in accordance with Clause 52.06 of the Glen Eira Planning Scheme.

The MOTION was put and CARRIED unanimously.



107





**Clarke
Hopkins
Clarke**

ClarkeHopkinsClarke
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Telephone (03) 9419 4340
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Second Floor Plan
90-94 Mimosa Rd, Carnegie

Scale 1:100@A1, 1:200@A3
0 5 10

21.03.2016
15131/TP07A



Legend

SCR	ALUMINUM HORIZONTAL SCREEN
1100 HQR SCR	1100mm HIGH BALUSTRADE WITH 800 DEEP HORIZONTAL PRIVACY SCREEN (SEE DETAIL)
1400 SCR-A	1400mm HIGH PRIVACY SCREEN (SEE DETAIL)
1400 SCR-B	1400mm HIGH PRIVACY SCREEN (SEE DETAIL)
1700 SCR-A	1700mm HIGH PRIVACY SCREEN (SEE DETAIL)
1700 SCR-B	1700mm HIGH PRIVACY SCREEN (SEE DETAIL)
DR	EXISTING DOOR
HN	HANGING DOOR
HN	HANGING DOOR
P.O.S	PRIVATE OPEN SPACE
ST	STORAGE
WN	WINDO
---	TREE PROTECTION ZONE

ClarkeHopkinsClarke

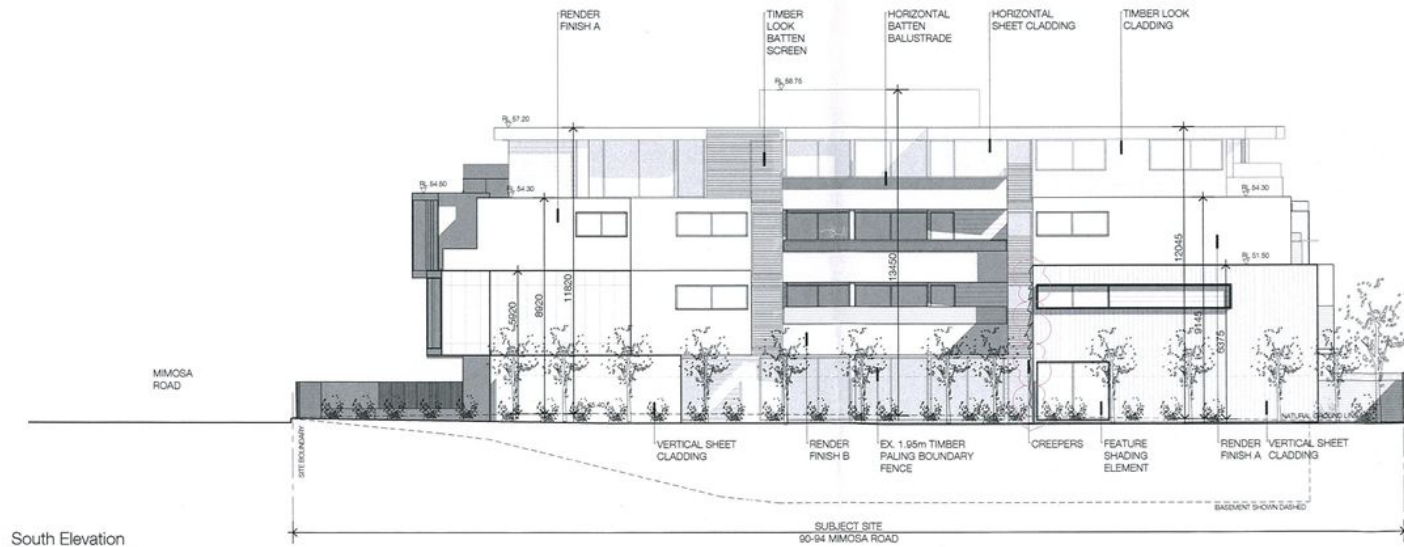
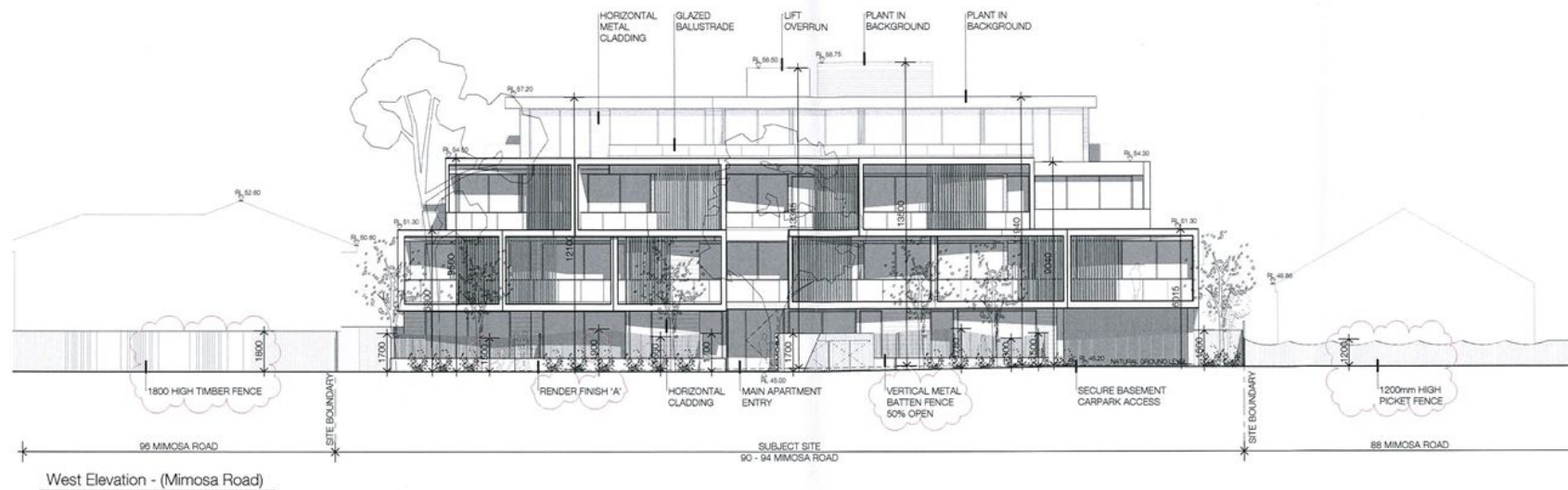
115 Sackville Street
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Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

Third Floor Plan
90-94 Mimosa Rd, Carnegie

Scale 1:1000A1, 1:2000A3
0 5 10

21.03.2016
15131/TP08A

GLEN EIRA COUNCIL
RECEIVED
24 MAR 2016
STATUTORY PLANNING
DEPARTMENT

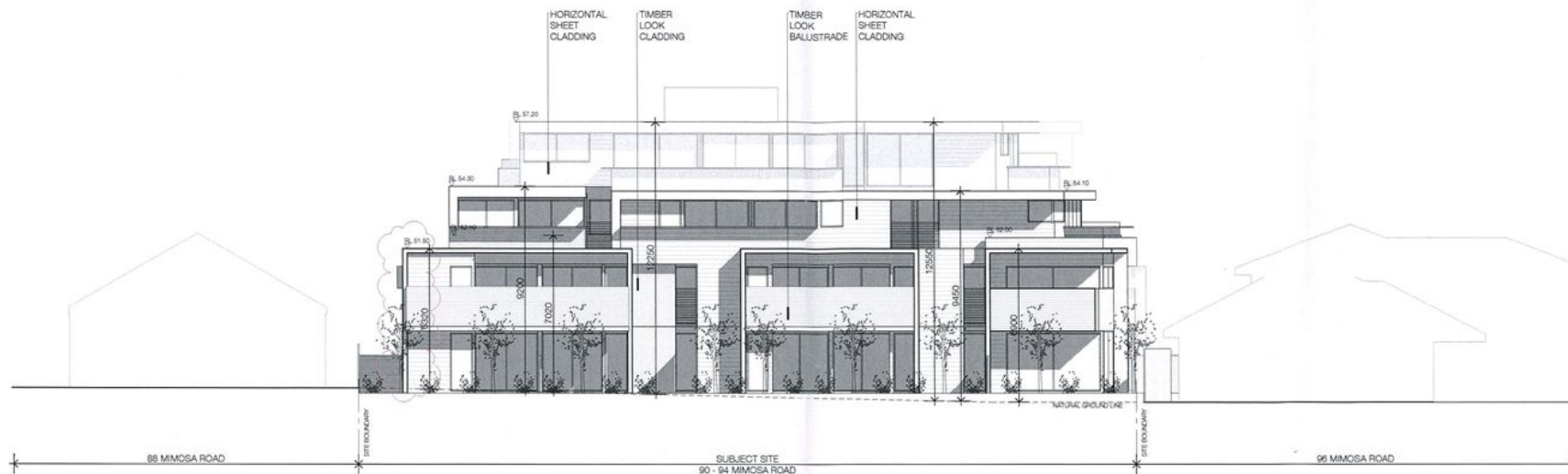


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www.chc.com.au

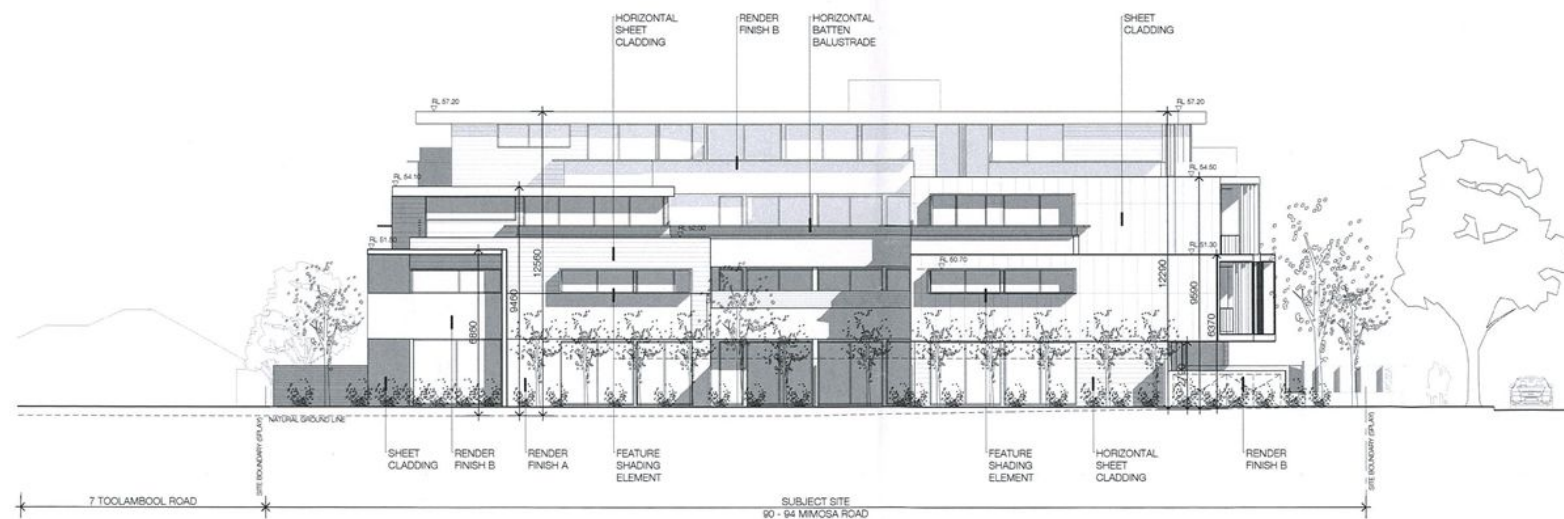
Proposed Elevations
90-94 Mimosa Rd, Carnegie

Scale 1:100@A1, 1:200@A3
0 5 10

21.03.2016
15131/TP09A



East Elevation



North Elevation

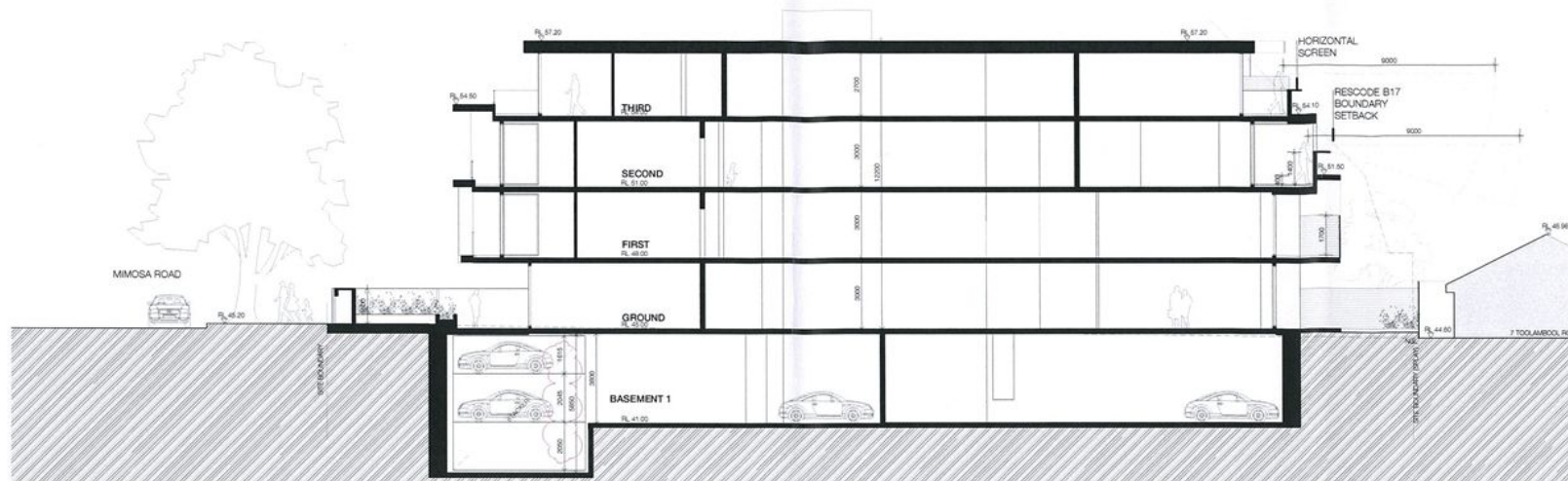
GLEN EIRA COUNCIL
 RECEIVED
 24 MAR 2016
 STATUTORY PLANNING
 DEPARTMENT
 NOTE: SEE SECTION FOR
 SCREEN DETAILS

ClarkeHopkinsClarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
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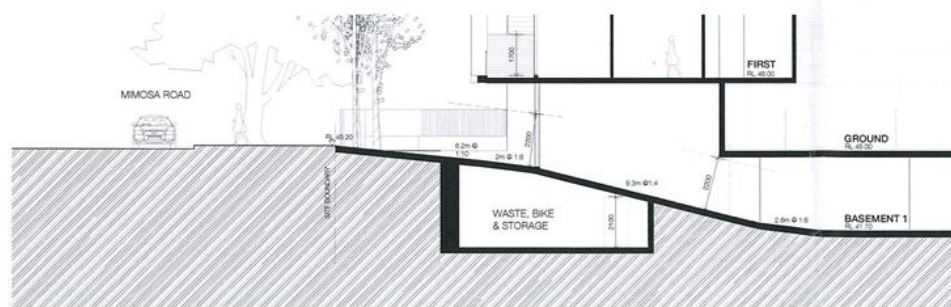
Proposed Elevations
 90-94 Mimosa Rd, Carnegie

Scale 1:1000 A1, 1:2000 A3
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21.03.2016
 15131/TP10A



Section A



Section B

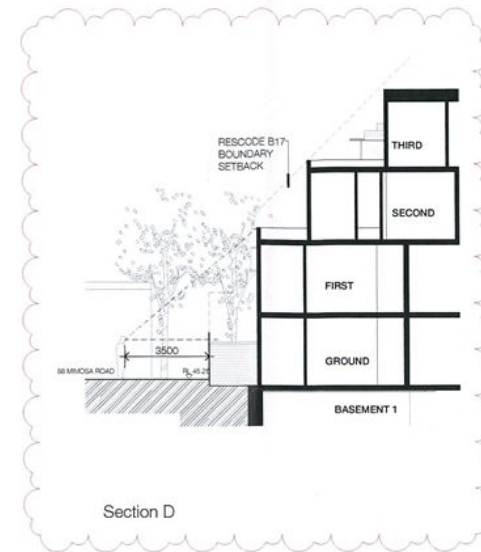
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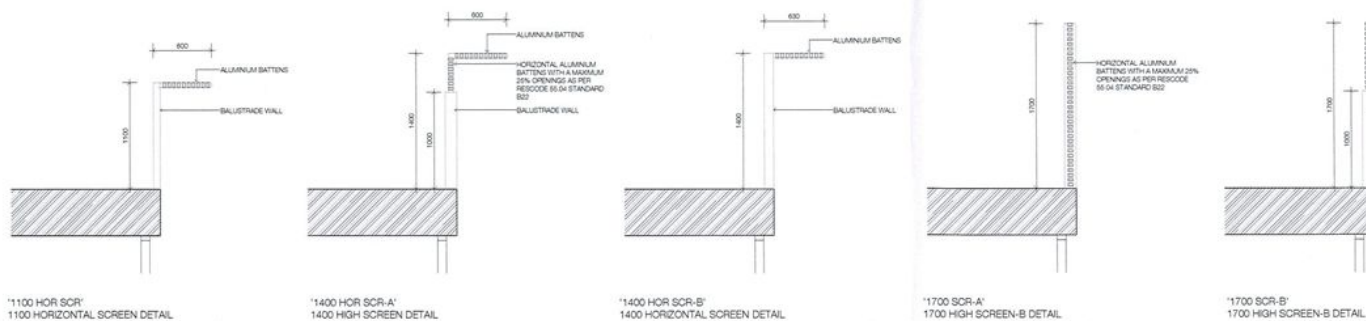
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90-94 Mimosa Rd, Carnegie

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0 5 10

21.03.2016
15131/TP11A



Section C



Screen Details
NOT TO SCALE



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Proposed Section
90-94 Mimosa Rd, Carnegie

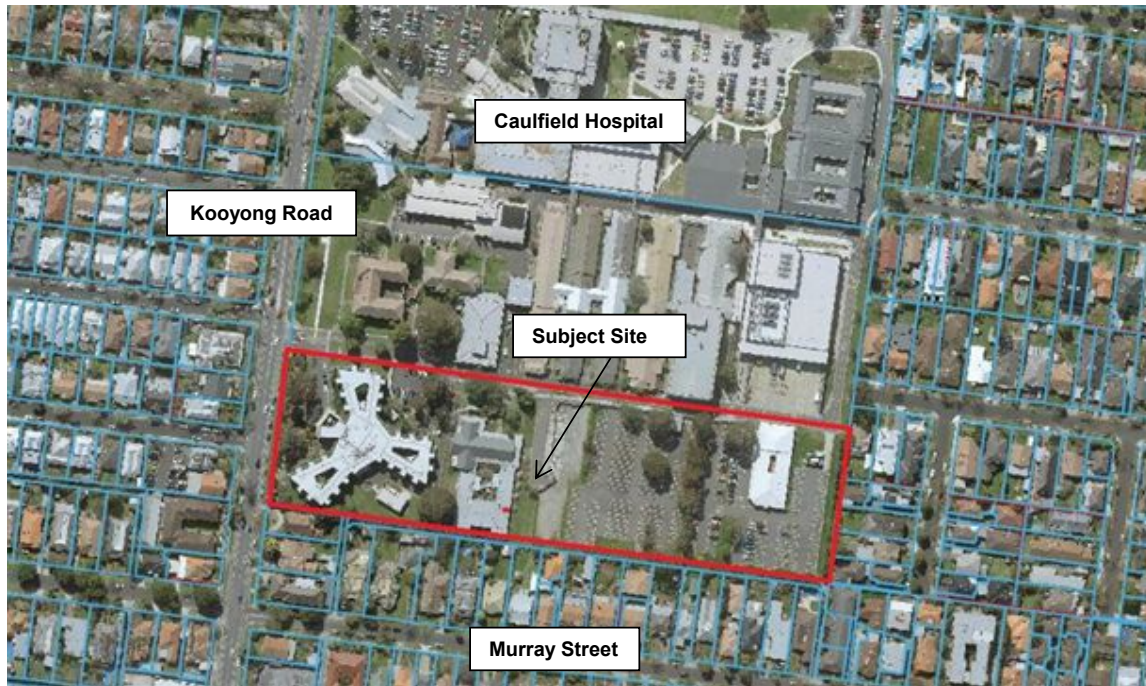
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21.03.2016
15131/TP12A

Item 9.4

294 KOORYONG ROAD, CAULFIELD
APPLICATION NO. GE/PP-28748/2015

Enquiries: Rocky Camera
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Use and development of land for an aged care facility
RECOMMENDATION	Notice of Decision to Grant a Permit subject to conditions requiring the retention of the Montgomery Rest Home
KEY ISSUES	<ul style="list-style-type: none"> • Amenity impacts onto adjoining residential properties • Car parking • Compliance with the Aged Persons Housing Policy • Demolition of the Montgomery Rest Home
MUNICIPAL STRATEGIC STATEMENT	Aged Persons Housing Policy
APPLICANT	Hammondcare
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Public Use Zone
EXISTING LAND USE	Public Hospital
PUBLIC NOTICE	<ul style="list-style-type: none"> • 107 properties notified • 144 notices sent (owners and occupiers) • 6 signs erected on site • 10 objections received
Application fee payable (fee increased by the State Government in 2009)	\$10,263.00

1. Community PlanTown Planning and Development

To manage the rate and extent of change to the built environment consistent with state and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

2. Recommendation

That Council:

- Issues a Notice of Decision to Grant a Permit for Application No. GE/PP-28748/2015 allowing for the use and development of land of an aged care facility in accordance with the conditions contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Aged Persons Housing Policy – Adopted by Council on and approved by the Minister on 18th October 2007

4. Reasons For Recommendation

In recommending that Council determines to approve the proposal, consideration has been given to:

- All written objections and matters raised at the planning conference
- Council's MSS
- Council's Aged Persons Housing Policy
- Other relevant considerations of the planning scheme

The key issues influencing the recommendation are as follows:

Background

A 150 bed nursing home currently operates on the land. This was developed and operated by the Caulfield Hospital. As a result of the proposed development 60 existing beds from this facility will be removed. The proposal will result in the subject land comprising a total of 183 beds

Council's Aged Persons Housing Policy

The Public Use Zone enables the consideration of proposals for a range of uses serving the local community. The current zoning of the subject site is designated for 'Health and Community' uses.

Council's *Aged Persons Housing Policy* seeks to guide the development of appropriately designed and located aged persons housing that meets the needs of the future older residents of the City of Glen Eira. The proposed development will provide for those residents who fall within "Level 3" of the care criteria, being the maximum provision.

Preferred location

- Locations on large allotments on main roads in a Minimal Change Area is identified in the policy as potential preferred locations for Aged Persons housing.
- Whilst the site is not located on a main road, it is located adjacent to Kooyong Road which is a secondary road. In addition the site abuts Caulfield Hospital and is located within close proximity to the Glen Huntly Road shops.
- The land currently contains an existing aged facility (located to the west). The proposal will involve partial retention of the existing facility and an extension to the rear (eastern portion) of the land.
- The proposed location is considered to be appropriate and meets the objectives of the policy.

Amenity

- The proposed aged care facility will provide for a high level of internal amenity for future occupants. Each of the 8 cottages are designed around a series of communal areas and facilities. All beds will receive excellent access to sunlight and daylight.
- The development provides for a good range of indoor and outdoor recreation facilities to meet the needs of all future residents. This includes the provision of workshop, a chapel, and a hair salon.
- Each of the 8 cottages are single storey and allow for safe and convenient access for all future occupants, including those with limited mobility.
- The proposal will not result in any unreasonable amenity impacts onto surrounding residential properties to the east and south. All new car parking spaces and plant equipment are to be provided within the basement. The two storey administration building is proposed along the north-west of the cottages well away from nearby residential properties.

Design and siting

- All of the eight cottages are to be single storey and the administration building is to be two storey. These heights are consistent with the low scale buildings in the surrounding neighbourhood.
- The development provides for good setbacks from the adjoining residential properties to the east and south sides.
- The development will also allow for good landscaping throughout the site. It is noted that 20 existing trees are to be retained as part of the development. In order to retain one of the trees on the site, the proposed generator and substation to north of the site will need to be relocated. This change and other tree protection measures form conditions within the appendix.
- The design and siting of the proposed development is consistent with the objectives of the Aged Persons Housing Policy.

Car Parking and traffic

- Council's Transport Planning Department have raised no objections to the proposed development.
- The development generates a car parking requirement of 54 car spaces. The development provides for a total of 102 spaces (78 spaces for staff and 22 spaces for visitors and a further two spaces at the porte-cochere). This is well in excess of the requirement.
- Council's Transport Planning Department requires minor modifications to basement design in order to comply with the State Government Guidelines. These requirements form conditions within the appendix.

Management

- An Operational Management Plan is required for any aged persons housing development. This plan is required to include details of the operation, management of facilities including car parking, the nature of emergency alarm systems (building and personal), and the services provided to residents on site (e.g. medical, personal care). The submitted Operational Management Plan addresses the requirements of the policy.

Other Considerations

Montgomery Rest Home building

- The proposed development also involves demolition of the existing 'Montgomery Rest Home' building (see image below). This building is the last remaining purpose built Red Cross rest home that opened after World War 1.



- Council received notification from Heritage Victoria on 4 April 2016 that a nomination has been received by the Glen Eira Historical Society to include Montgomery Rest Home on the Victorian Heritage Register.

- Heritage Victoria has advised Council officers that the Executive Director of Heritage Victoria will make a recommendation on whether the Heritage Council should include the Montgomery Rest Home in the Victorian Heritage

Register on Friday 20 May 2016. This recommendation is not the final decision. The recommendation will be placed on public notice from the 20 May to 18 July 2016. Anyone will have the opportunity to make submissions on the recommendation. A final decision on whether the Montgomery Rest Home should be included in the Victorian Heritage Register is likely to be made on 4 August 2016.

- Council's Heritage Advisor has suggested that the Montgomery Rest Home building has a reduced 'architectural significance' due to the alterations that have taken place to the original building. These alterations included a large addition to the south. However Council's Heritage Advisor is of the view that the building has some historic/social significance as a Rest Home built by the Red Cross for returned soldiers who served in WW1.
- Whilst no permanent or interim heritage controls currently apply to the subject land it is considered that town planning approval for the demolition of the Montgomery Rest Home building should not occur until after the Heritage Victoria process has completed. Given that Council is required to make a decision on the application within a 60 statutory day time period, the application cannot be placed on hold (pending the decision of Heritage Victoria). A condition therefore is recommended within the appendix which requires that the Montgomery Rest Home building must be retained.
- Whilst it is acknowledged that the retention of the Montgomery Rest Home building will necessitate a redesign of Cottages 1 & 2 within the development, the applicant could seek further approval in the future should Heritage Victoria not deem the building to be of State significance.
- It is noted that the proposed development is broken up into stages. The Montgomery Rest Home building is located within 'stage 2'. The recommended approval would not impact onto the proposed stage 1 construction works. Stage 1 is the most significant stage for the proposed development.

Management Plan Requirements

- A Construction Management Plan (CMP) is required. A condition has been included in the Appendix outlining the requirements of the CMP.
- A Car Park Management Plan is required. A condition has been included in the Appendix outlining the requirements of the Management Plan.
- A Waste Management Plan (WMP) has been submitted with the application and is considered to be acceptable.

APPENDIX

ADDRESS: 294 Kooyong Road, Caulfield
APPLICATION NO: GE/PP-28748/2015

1. Proposal

Use and development of land for an aged care facility
(Refer to attached plans)

Features of the proposal include:

- Construction of an aged care facility comprising 8 single storey cottages (total of 93 beds).
- Two storey administration building
- Demolition of Montgomery Rest Home
- Basement car park providing 78 spaces, loading area and waste collection facilities.
- Retention of 22 car spaces to front (west) of site.

2. Public Notice

- 107 properties notified
- 144 notices sent (owners and occupiers)
- 6 signs erected on site
- 10 objections received

The objectors' concerns are summarised as follows:

- Object to the demolition of Montgomery Rest Home
- Car parking and traffic impacts
- Proposal will impact on neighbourhood character
- Noise impacts
- Loss of privacy
- Staff constantly smoking at the gate to Sylverly Grove

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Transport Planning

- Parking spaces proposed in excess of requirements
- Conditions are recommended to ensure adequate maneuverability and safe vehicle access is provided within the basement car park.

Heritage Advisor

- The Montgomery rest home building has undergone alterations, including a large addition to the south which has a much larger footprint than the original building.
- The building has compromised integrity and therefore, reduced architectural significance.
- The building has some historic/ social significance as a Rest Home built by the Red Cross for returned soldiers who served in WW1.
- If Heritage Victoria determined the place's social/ historic significance to be of State significance, then the building might be added the Victorian Heritage Register. That will be Heritage Victoria's decision.

Landscape Assessment Officer

- Tree protection measures for 20 existing trees to be retained on the subject land.
- Tree protection measures for trees on adjoining properties to the south and east sides.

4. Planning Conference

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

- Amenity impacts as a result of staff/traffic movements
- The proposal is not in keeping with the neighbourhood character
- Amenity impacts as a result of operations on-site (increased sewerage, noise & odour)

5. Conditions

1. Before the commencement of the development and use, 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 Job No. 1338, Drawing Numbers TP201, TP202, TP004, TP005, TP204, TP206, TP301, TP302, TP303, TP304, TP305, TP306, TP401, TP402, TP403, TP404, TP405, TP406, TP407 & TP408, Revisions 1 & 2, prepared by Allen Kong Architecture Pty Ltd and dated 29/2/2016 but modified to show:

General

- a) Full retention of the Montgomery Rest Home building on the land. Any consequential changes must be to the satisfaction of the Responsible Authority.
- b) The proposed generator and substation are to be relocated within the site to the satisfaction of the Responsible Authority.

Landscaping

- c) A Landscape Plan in accordance with Condition 2
- d) The following trees nominated on the plans as to be retained:

- Within development area of site:

Tree 8 – 6.5m	Tree 69 – 14.3m	Tree 79 – 6.0m
Tree 55 – 10.1m	Trees 76 – 7.8m	Tree 81 – 7.8m
Tree 60 – 4.1m	Tree 77 – 6.8m	

- Within car-park West of development area of site

Trees 61 – 7.8m	Tree 64 – 4.8m	Tree 67 – 2.0m
Tree 62 – 2.1m	Tree 65 – 2.0m	Tree 68 – 2.0m
Tree 63 – 4.6m	Tree 66 – 2.0m	

- Within Kooyong Road site frontage

Tree 83 – 10.6m	Tree 85 – 2.0m
Tree 84 – 2.0m	Tree 86 – 7.1m

- Neighbouring tree East

Tree 1 – 6.6m

- Neighbouring trees South

Tree 45 – 3.5m	Tree 46 – 3.5m	Tree 49 – 8.4m
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- e) Delineation of Tree Protection Zones/Tree Protection fencing on the development plans, in accordance with the Arboricultural Assessment submitted by Treemap, dated March 2015 for the following trees at prescribed radial distances from tree base to define their tree protection zones (TPZ):

Tree 1 – 6.6m	Tree 63 – 4.6m	Tree 79 – 6.0m
Tree 8 – 6.5m	Tree 64 – 4.8m	Tree 81 – 7.8m
Tree 45 – 3.5m	Tree 65 – 2.0m	Tree 83 – 10.6m
Tree 46 – 3.5m	Tree 66 – 2.0m	Tree 84 – 2.0m
Tree 49 – 8.4m	Tree 67 – 2.0m	Tree 85 – 2.0m
Tree 55 – 10.1m	Tree 68 – 2.0m	Tree 86 – 7.1m
Tree 60 – 4.1m	Tree 69 – 14.3m	
Tree 61 – 7.8m	Tree 76 – 7.8m	
Tree 62 – 2.1m	Tree 77 – 6.8m	

- f) The delineation of root sensitive footings and permeable paving where any part of the development within the following radial tree protection zones

Tree 1 – 4.4m	Tree 60 – 2.7m	Tree 79 – 4.0m
Tree 8 – 4.3m	Tree 69 – 9.4m	Tree 81 – 5.2m
Tree 49 – 5.5m	Trees 76 – 5.1m	The reduced radial TPZ of any other retained tree.
Tree 55 – 7.6m	Tree 77 – 4.5m	

Car parking and access

- g) All accessways, ramp grades, aisles, column widths, kerbs and car spaces designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.
- h) The solid wall along the basement access ramp cutback, or the wall to be no greater than 900mm in height for the first 2.5 metres from the bottom of the basement floor, to the satisfaction of the Responsible Authority.
- i) The provision of pedestrian sight triangles, measuring 2.5 metres along the driveway edge by 2 metres along the property line provided on the western side of the basement accessway ramp and both sides of the exit accessway of the drop-off and pick-up area. Pedestrian sight triangles are to be clearly dimensioned and annotated to indicate that they are to be clear of any vegetation or objects greater than 600mm in height.
- j) A blind aisle extension of at least 0.8 metres should be provided at the end of parking spaces within the basement car park, in accordance with Australian Standard AS2890.
- k) Bollards are to be displayed within the shared areas between the disabled carparking spaces in accordance with Australian Standard AS2890.
- l) A minimum of 5 of the staff bicycle spaces within the basement designed using a horizontal bicycle parking device, in accordance with Australian Standard AS2890.3
- m) The required 3 visitor bicycle spaces to be located at ground level near the main entrance and/or foyer buildings. The design and layout of the bicycle parking spaces should accord with Clause 52.34, Australian Standard AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria and be clearly dimensioned and annotated on the plans.
- n) A minimum height clearance of 4.0 metres provided at the entrance to the car park and above the proposed loading bay space. Headroom clearance above the ramp is required to be measured as per Figure 5.3 of Australian Standard AS2890.1.2004 and this needs to be shown on the longitudinal cross section plan.

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

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
- (a) All existing retained vegetation to be identified.
 - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
 - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
 - (d) Landscaping and planting within all open space areas of the site.
 - (e) Multiple medium, medium-small, and small sized canopy trees proportionate to the surrounding landscape/available growing areas throughout the site as indicated within the landscape concept plan.
- Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.
3. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the following trees at prescribed radial distances from tree base to define their tree protection zones (TPZ):

Within development area of site:

Tree 8 – 6.5m	Tree 69 – 14.3m	Tree 79 – 6.0m
Tree 55 – 10.1m	Trees 76 – 7.8m	Tree 81 – 7.8m
Tree 60 – 4.1m	Tree 77 – 6.8m	

Within car-park West of development area of site

Trees 61 – 7.8m	Tree 64 – 4.8m	Tree 67 – 2.0m
Tree 62 – 2.1m	Tree 65 – 2.0m	Tree 68 – 2.0m
Tree 63 – 4.6m	Tree 66 – 2.0m	

Within Kooyong Road site frontage

Tree 83 – 10.6m	Tree 85 – 2.0m
Tree 84 – 2.0m	Tree 86 – 7.1m

Neighbouring tree East

Tree 1 – 6.6m

Neighbouring trees South

Tree 45 – 3.5m	Tree 46 – 3.5m	Tree 49 – 8.4m
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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.

4. Any pruning that is required to be done to the canopy of any retained site tree or to the overhanging canopy from any neighbouring tree is to be done by a qualified Arborist to Australian Standard – *Pruning of Amenity Trees* AS4373 – 2007 Standards Australia.
5. Any pruning of the root system of any existing tree to be retained is to be done by hand by a qualified Arborist.
6. Root sensitive footings such as pier and beam or screw pile footings (or similar) are to be used where any part of development comes within the following radial tree protection zones (TPZ). If used, the beam should be designed to be positioned above soil grade to minimise soil excavation and root severance.

Within development area of site:

Tree 8 – 4.3m	Tree 69 – 9.4m	Tree 79 – 4.0m
Tree 55 – 7.6m	Trees 76 – 5.1m	Tree 81 – 5.2m
Tree 60 – 2.7m	Tree 77 – 4.5m	The reduced radial TPZ of any other retained tree

Within TPZs for neighbouring trees:

Tree 1 – 4.4m	Tree 49 – 5.5m
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7. Root sensitive permeable paving such as ‘on-ground’ or no-dig’ paving (or similar) are to be used where any part of any proposed paving comes within the following radial tree protection zones (TPZ)

Within development area of site:

Tree 8 – 4.3m	Tree 69 – 9.4m	Tree 79 – 4.0m
Tree 55 – 7.6m	Trees 76 – 5.1m	Tree 81 – 5.2m
Tree 60 – 2.7m	Tree 77 – 4.5m	The reduced radial TPZ of any other retained tree

For neighbouring trees:

Tree 1 – 4.4m	Tree 49 – 5.5m
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8. An amended Parking Management Plan is to be submitted to the Responsible Authority. This plan shall include information on the management of the tandem spaces for staff and must be to the satisfaction of the Responsible Authority.
9. 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).
10. 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 conducted in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
11. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
12. 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.
13. The permit holder must ensure that all medical waste is disposed of by an authorised collection/disposal agency to the satisfaction of the Responsible Authority.
14. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the Responsible Authority.
15. Collection of industrial waste must not cause any disturbance to nearby residential properties and must only occur between the following hours
 - Monday to Saturday (inclusive): 6:30am – 8:00pm
 - Sundays and Public Holidays: 9:00am – 8:00pm
16. 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) 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 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 lighting to be baffled to minimise intrusion on adjoining lots.
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.
20. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose
21. All security alarms or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.
22. 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.
23. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land.
24. Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer.

25. The permit holder must ensure that internal noise levels of the sleeping areas of the proposed dwellings must comply with AS/NZS 2107:2000.
26. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority an Operation Management Plan (OMP) for the site. The OMP must provide for the following:
 - a) Details of the operation;
 - b) Management of the facilities including car parking;
 - c) The nature of emergency alarm systems (building and personal); &
 - d) The services provided to residents on site (medical, personal care etc);
27. 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.
28. This Permit will expire if:
 - The development and use does not start within two (2) years from the date of this Permit; or
 - The development is not completed within four (4) years of the date of this Permit.

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

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

Notes

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

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

- B. This Planning Permit represents the Planning approval for the 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.

Crs Delahunty/Sounness**That Council:**

Issues a Notice of Decision to Grant a Permit for Application No. GE/PP-28748/2015 allowing for the use and development of land of an aged care facility in accordance with the following conditions;

Conditions

- 1. Before the commencement of the development and use, 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 Job No. 1338, Drawing Numbers TP201, TP202, TP004, TP005, TP204, TP206, TP301, TP302, TP303, TP304, TP305, TP306, TP401, TP402, TP403, TP404 , TP405, TP406, TP407 & TP408, Revisions 1 & 2, prepared by Allen Kong Architecture Pty Ltd and dated 29/2/2016 but modified to show:**

General

- a) **Full retention of the Montgomery Rest Home building on the land. Any consequential changes must be to the satisfaction of the Responsible Authority.**
- b) **The proposed generator and substation are to be relocated within the site to the satisfaction of the Responsible Authority.**

Landscaping

- c) **A Landscape Plan in accordance with Condition 2**
- d) **The following trees nominated on the plans as to be retained:**
 - **Within development area of site:**

Tree 8 – 6.5m	Tree 69 – 14.3m	Tree 79 – 6.0m
Tree 55 – 10.1m	Trees 76 – 7.8m	Tree 81 – 7.8m
Tree 60 – 4.1m	Tree 77 – 6.8m	

- **Within car-park West of development area of site**

Trees 61 – 7.8m	Tree 64 – 4.8m	Tree 67 – 2.0m
Tree 62 – 2.1m	Tree 65 – 2.0m	Tree 68 – 2.0m
Tree 63 – 4.6m	Tree 66 – 2.0m	

▪ **Within Kooyong Road site frontage**

Tree 83 – 10.6m	Tree 85 – 2.0m
Tree 84 – 2.0m	Tree 86 – 7.1m

▪ **Neighbouring tree East**

Tree 1 – 6.6m

▪ **Neighbouring trees South**

Tree 45 – 3.5m	Tree 46 – 3.5m	Tree 49 – 8.4m
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- e) **Delineation of Tree Protection Zones/Tree Protection fencing on the development plans, in accordance with the Arboricultural Assessment submitted by Treemap, dated March 2015 for the following trees at prescribed radial distances from tree base to define their tree protection zones (TPZ):**

Tree 1 – 6.6m	Tree 63 – 4.6m	Tree 79 – 6.0m
Tree 8 – 6.5m	Tree 64 – 4.8m	Tree 81 – 7.8m
Tree 45 – 3.5m	Tree 65 – 2.0m	Tree 83 – 10.6m
Tree 46 – 3.5m	Tree 66 – 2.0m	Tree 84 – 2.0m
Tree 49 – 8.4m	Tree 67 – 2.0m	Tree 85 – 2.0m
Tree 55 – 10.1m	Tree 68 – 2.0m	Tree 86 – 7.1m
Tree 60 – 4.1m	Tree 69 – 14.3m	
Tree 61 – 7.8m	Tree 76 – 7.8m	
Tree 62 – 2.1m	Tree 77 – 6.8m	

- f) **The delineation of root sensitive footings and permeable paving where any part of the development within the following radial tree protection zones**

Tree 1 – 4.4m	Tree 60 – 2.7m	Tree 79 – 4.0m
Tree 8 – 4.3m	Tree 69 – 9.4m	Tree 81 – 5.2m
Tree 49 – 5.5m	Trees 76 – 5.1m	The reduced radial TPZ of any other retained tree.
Tree 55 – 7.6m	Tree 77 – 4.5m	

Car parking and access

- g) All accessways, ramp grades, aisles, column widths, kerbs and car spaces designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.
- h) The solid wall along the basement access ramp cutback, or the wall to be no greater than 900mm in height for the first 2.5 metres from the bottom of the basement floor, to the satisfaction of the Responsible Authority.
- i) The provision of pedestrian sight triangles, measuring 2.5 metres along the driveway edge by 2 metres along the property line provided on the western side of the basement accessway ramp and both sides of the exit accessway of the drop-off and pick-up area. Pedestrian sight triangles are to be clearly dimensioned and annotated to indicate that they are to be clear of any vegetation or objects greater than 600mm in height.
- j) A blind aisle extension of at least 0.8 metres should be provided at the end of parking spaces within the basement car park, in accordance with Australian Standard AS2890.
- k) Bollards are to be displayed within the shared areas between the disabled carparking spaces in accordance with Australian Standard AS2890.
- l) A minimum of 5 of the staff bicycle spaces within the basement designed using a horizontal bicycle parking device, in accordance with Australian Standard AS2890.3
- m) The required 3 visitor bicycle spaces to be located at ground level near the main entrance and/or foyer buildings. The design and layout of the bicycle parking spaces should accord with Clause 52.34, Australian Standard AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria and be clearly dimensioned and annotated on the plans.
- n) A minimum height clearance of 4.0 metres provided at the entrance to the car park and above the proposed loading bay space. Headroom clearance above the ramp is required to be measured as per Figure 5.3 of Australian Standard AS2890.1.2004 and this needs to be shown on the longitudinal cross section plan.
- o) A sign along the Newstead Street entrance which states that "All delivery vehicles for the HammondCare Aged Care Facility must enter from Kooyong Road". The size and location of the sign must be to the satisfaction of the Responsible Authority.

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

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

- (a) All existing retained vegetation to be identified.
- (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
- (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
- (d) Landscaping and planting within all open space areas of the site.
- (e) Multiple medium, medium-small, and small sized canopy trees proportionate to the surrounding landscape/available growing areas throughout the site as indicated within the landscape concept plan.

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

3. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the following trees at prescribed radial distances from tree base to define their tree protection zones (TPZ):

Within development area of site:

Tree 8 – 6.5m	Tree 69 – 14.3m	Tree 79 – 6.0m
Tree 55 – 10.1m	Trees 76 – 7.8m	Tree 81 – 7.8m
Tree 60 – 4.1m	Tree 77 – 6.8m	

Within car-park West of development area of site

Trees 61 – 7.8m	Tree 64 – 4.8m	Tree 67 – 2.0m
Tree 62 – 2.1m	Tree 65 – 2.0m	Tree 68 – 2.0m
Tree 63 – 4.6m	Tree 66 – 2.0m	

Within Kooyong Road site frontage

Tree 83 – 10.6m	Tree 85 – 2.0m
Tree 84 – 2.0m	Tree 86 – 7.1m

Neighbouring tree East

Tree 1 – 6.6m

Neighbouring trees South

Tree 45 – 3.5m	Tree 46 – 3.5m	Tree 49 – 8.4m
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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.

4. Any pruning that is required to be done to the canopy of any retained site tree or to the overhanging canopy from any neighbouring tree is to be done by a qualified Arborist to Australian Standard – *Pruning of Amenity Trees* AS4373 – 2007 Standards Australia.

5. Any pruning of the root system of any existing tree to be retained is to be done by hand by a qualified Arborist.

6. Root sensitive footings such as pier and beam or screw pile footings (or similar) are to be used where any part of development comes within the following radial tree protection zones (TPZ). If used, the beam should be designed to be positioned above soil grade to minimise soil excavation and root severance.

Within development area of site:

Tree 8 – 4.3m	Tree 69 – 9.4m	Tree 79 – 4.0m
Tree 55 – 7.6m	Trees 76 – 5.1m	Tree 81 – 5.2m
Tree 60 – 2.7m	Tree 77 – 4.5m	The reduced radial TPZ of any other retained tree

Within TPZs for neighbouring trees:

Tree 1 – 4.4m	Tree 49 – 5.5m
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7. Root sensitive permeable paving such as ‘on-ground’ or no-dig’ paving (or similar) are to be used where any part of any proposed paving comes within the following radial tree protection zones (TPZ)

Within development area of site:

Tree 8 – 4.3m	Tree 69 – 9.4m	Tree 79 – 4.0m
Tree 55 – 7.6m	Trees 76 – 5.1m	Tree 81 – 5.2m
Tree 60 – 2.7m	Tree 77 – 4.5m	The reduced radial TPZ of any other retained tree

For neighbouring trees:

Tree 1 – 4.4m	Tree 49 – 5.5m
---------------	----------------

8. An amended Parking Management Plan is to be submitted to the Responsible Authority. This plan shall include information on the management of the tandem spaces for staff and must be to the satisfaction of the Responsible Authority.
9. 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).
10. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
11. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
12. 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.
13. The permit holder must ensure that all medical waste is disposed of by an authorised collection/disposal agency to the satisfaction of the Responsible Authority.
14. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the Responsible Authority.
15. Collection of industrial waste must not cause any disturbance to nearby residential properties and must only occur between the following hours
 - Monday to Saturday (inclusive): 6:30am – 8:00pm
 - Sundays and Public Holidays: 9:00am – 8:00pm

- 16. 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; Note: All delivery and unloading must occur from Kooyong Road;**
 - (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 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 lighting to be baffled to minimise intrusion on adjoining lots.**
- 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.**
- 20. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose**

21. All security alarms or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.
22. 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.
23. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land.
24. Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer.
25. The permit holder must ensure that internal noise levels of the sleeping areas of the proposed dwellings must comply with AS/NZS 2107:2000.
26. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority an Operation Management Plan (OMP) for the site. The OMP must provide for the following:
 - a) Details of the operation;
 - b) Management of the facilities including car parking;
 - c) The nature of emergency alarm systems (building and personal); &
 - d) The services provided to residents on site (medical, personal care etc);
27. 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.
28. This Permit will expire if:
 - The development and use 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

29. All delivery vehicles for the HammondCare Aged Care Facility must enter from Kooyong Road.
30. The areas set aside for car parking, shown on the endorsed plans, must be made available for use free of charge to employees, patients and visitors at all times.

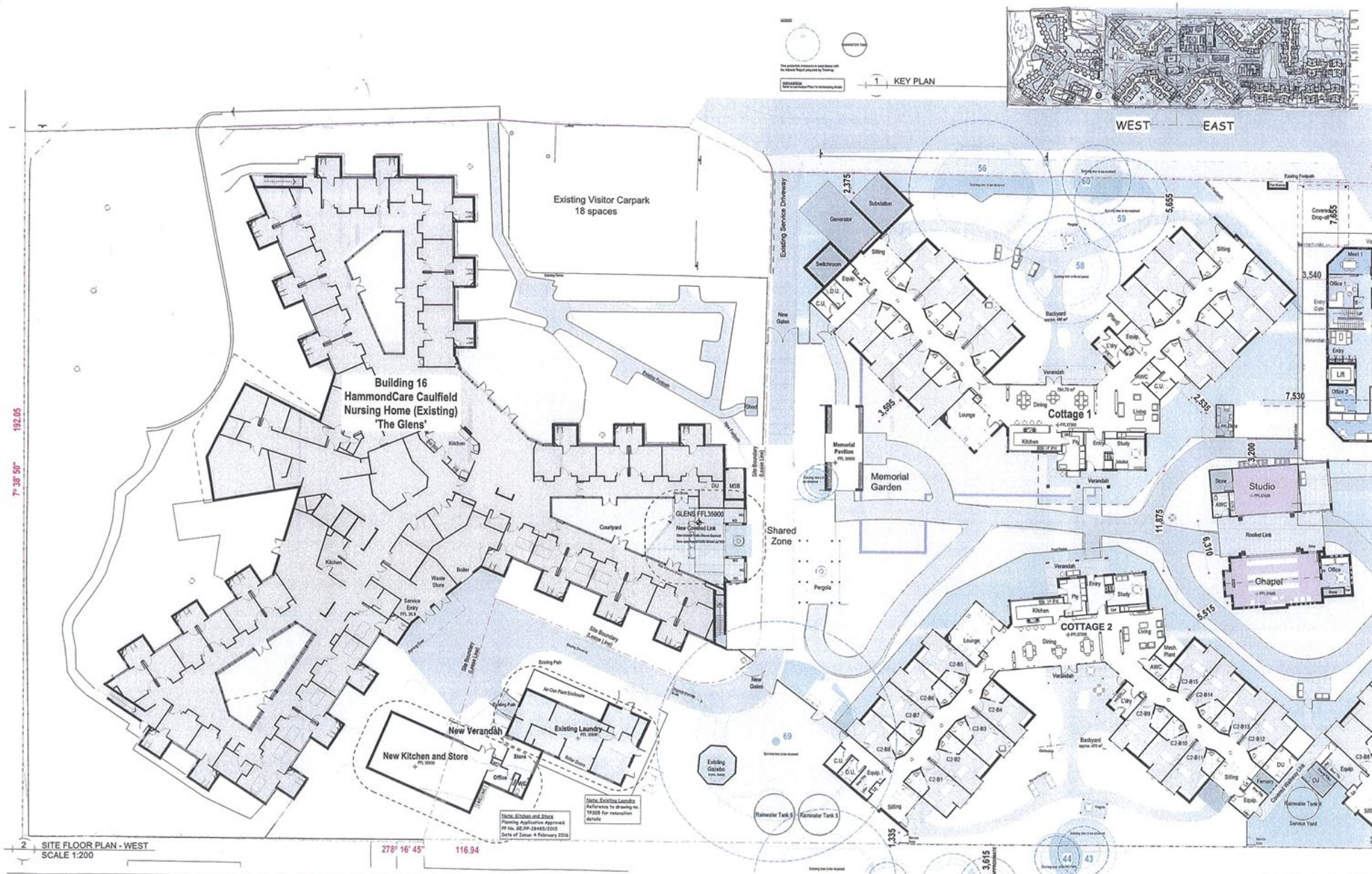
Notes

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

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

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

The MOTION was put and CARRIED unanimously.



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 ABN: 47 105 184 567

HammondCare
 An independent Christian charity

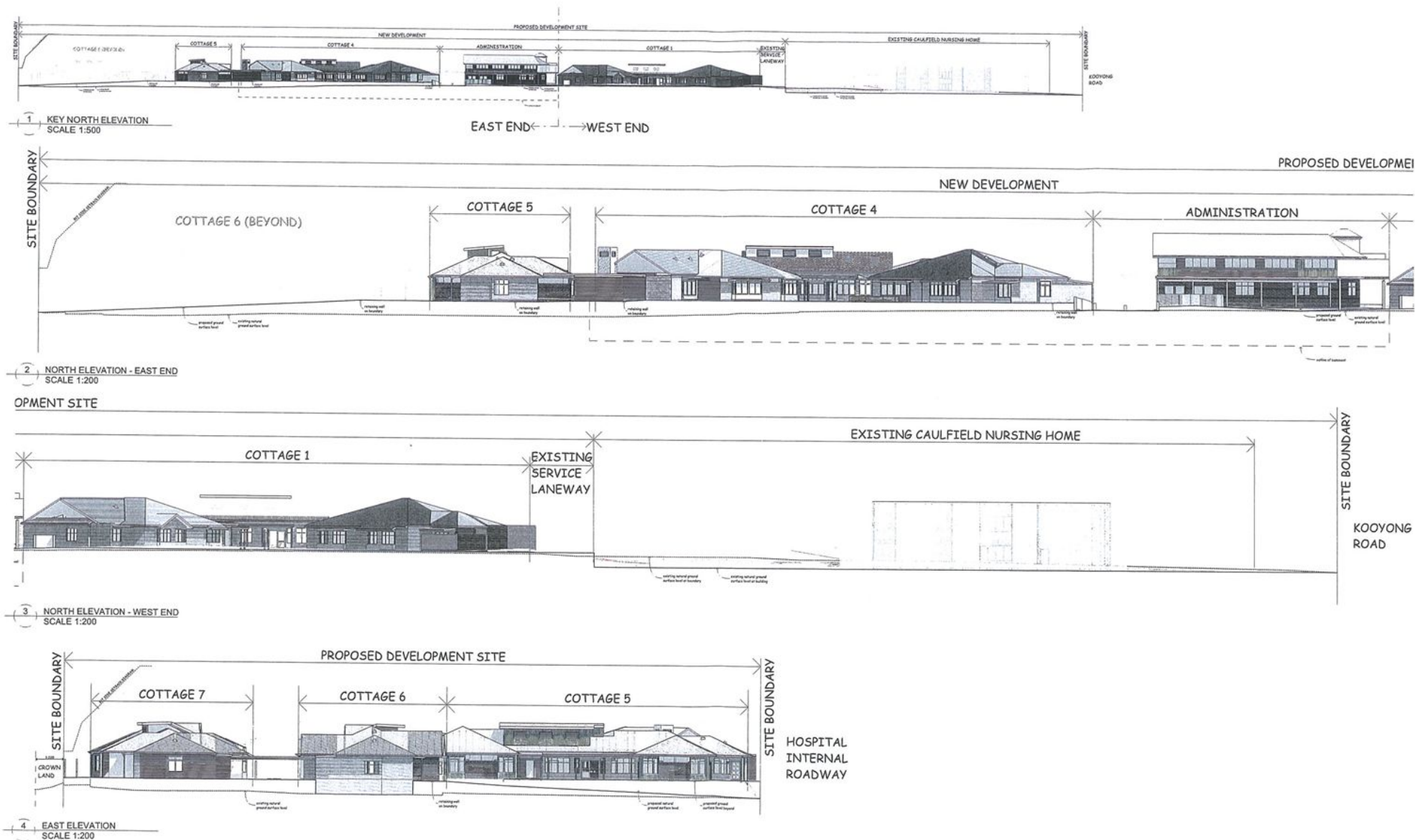
Rev	Date	Notes
1	20/02/2016	Issue for Construction Stage 1
2	20/02/2016	Issue for Construction Stage 2
3	20/02/2016	Issue for Construction Stage 3
4	20/02/2016	Issue for Construction Stage 4
5	20/02/2016	Issue for Construction Stage 5
6	20/02/2016	Issue for Construction Stage 6
7	20/02/2016	Issue for Construction Stage 7
8	20/02/2016	Issue for Construction Stage 8
9	20/02/2016	Issue for Construction Stage 9
10	20/02/2016	Issue for Construction Stage 10

HammondCare Caulfield Residential Care Village
 93 Bed Residential Aged Care Facility
 294 Kooyong Rd, Caulfield
Site Floor Plan West

Project: Town Planning
 Scale: 1:200 @A1
 Client: SCC
 Date: 29/02/2016

1338

TP202 2



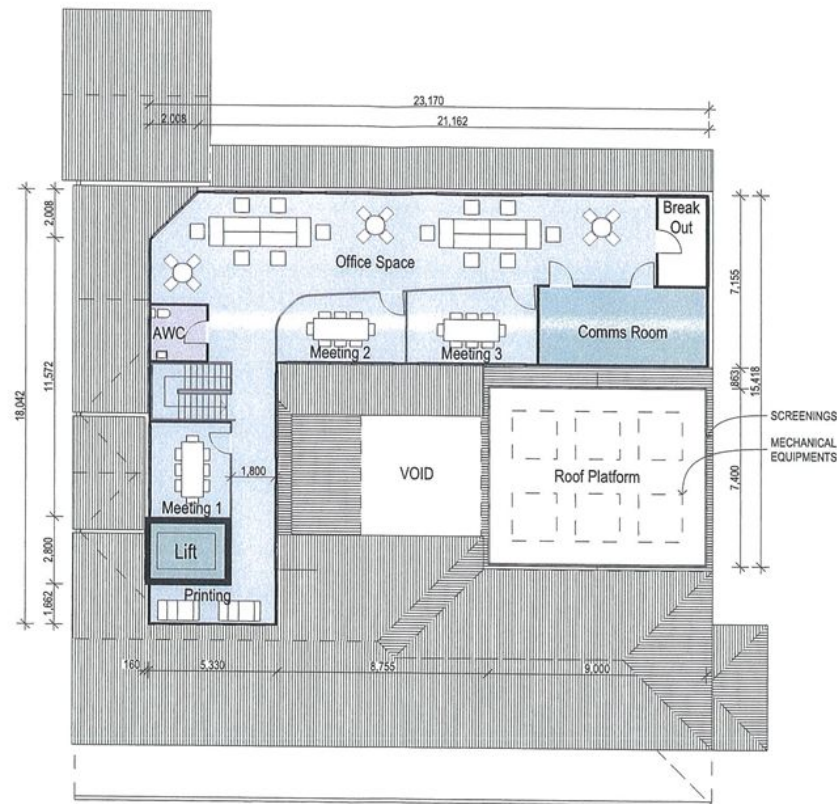
ALLEN KONG ARCHITECT PTY. LTD.
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Rev	Date	Notes
1	20/02/2016	1. Revision of Elevation 1: 1. Remove any text to Construction Register 2. Add site plan and site plan to the site plan 3. Change the site plan to the site plan 4. Add site plan to the site plan 5. Add site plan to the site plan 6. Add site plan to the site plan 7. Add site plan to the site plan 8. Add site plan to the site plan 9. Add site plan to the site plan 10. Add site plan to the site plan

Project: HammondCare Caulfield Residential Care Village
93 Bed Residential Aged Care Facility
294 Kooyong Rd, Caulfield
Proposed Site Elevations

Scale:	Town Planning	1:200 @A1
Drawn:	SCC	
CAD file:		
Date:	29/02/2016	
Sheet:	1338	
Drawn:	TP004	2

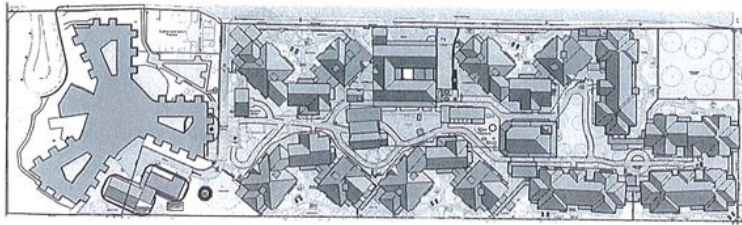


- REVISION NOTES:**
1. Deletion of Construction Stage 3. There are only two Construction Stages now.
 2. Plant, solar panels and skylights have been added to roof plans and elevations where visible.
 3. Clerestory windows have been deleted to all Cottages.
 4. All Cottages have been reduced in height by 300mm.
 5. Second storey has been added to the Administration Building.
 6. Basement car parking has been revised with reduced number of car spaces.
 7. General Store, Garden sheds and pathways have been amended to suit new basement.
 8. Any reference to landscaping and fences has been removed from the drawings (plans, elevations, sections).
 9. Trees on drawing TP002 have been numbered to match the numbers in the Arborist Report.
 10. Rain water tanks have been added in the site plans.
 11. Sun Shadow Study has been updated according to changes above.
 12. In reply to Council RFI items 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Additional Note:
Refer to drawings TP201 and TP202 for Administration Building GF Plan.

01 PLAN - FIRST FLOOR ADMINISTRATION BUILDING
SCALE 1:200

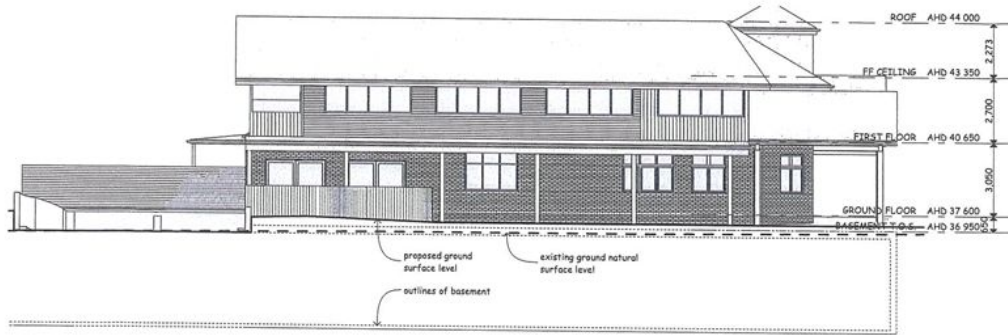
ALLEN KONG ARCHITECT PTY. LTD. First Floor 464 Victoria Street North Melbourne Victoria 3051 Australia T: 03 9328 2320 E: admin@allenkongarchitect.com.au ABN: 47 105 184 567	HammondCare An independent Christian charity	Rev: 29/02/2016 Date: 29/02/2016 Notes: Refer to Revision Notes above.	Project: HammondCare Caulfield Residential Care Village 93 Bed Residential Aged Care Facility 294 Kooyong Rd, Caulfield	Status: Town Planning Scale: 1:200 @A3 Drawn: SCC CAD file: 29/02/2016	Job: 1338 Draw: TP206 Rev: -
		Admin Title:		Date: 29/02/2016	
		Admin Title:		Date: 29/02/2016	
		Admin Title:		Date: 29/02/2016	



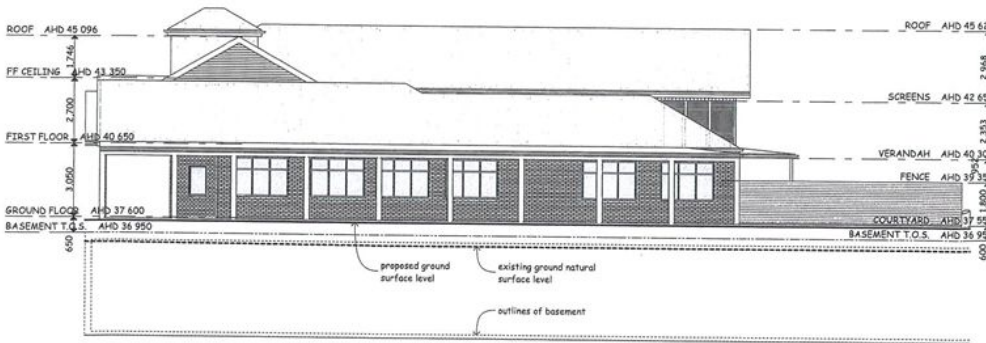
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Additional Note:
Finished floor levels and building height above natural ground level shown are indicative and may vary +/- 300mm.

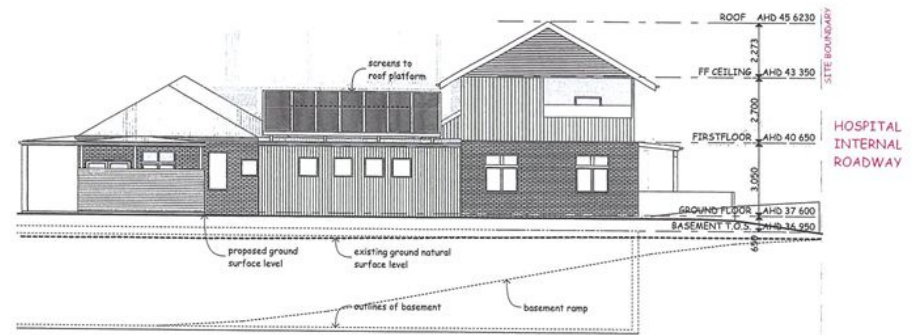
1 KEY PLAN



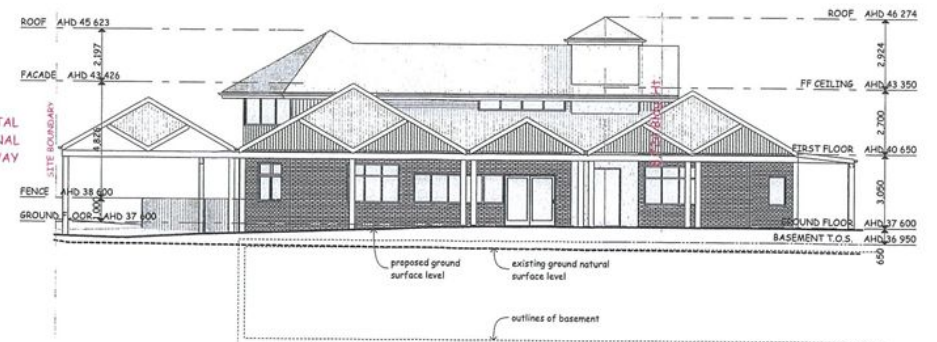
2 ADMINISTRATION - NORTH ELEVATION
SCALE 1:200





3 ADMINISTRATION - SOUTH ELEVATION
SCALE 1:200

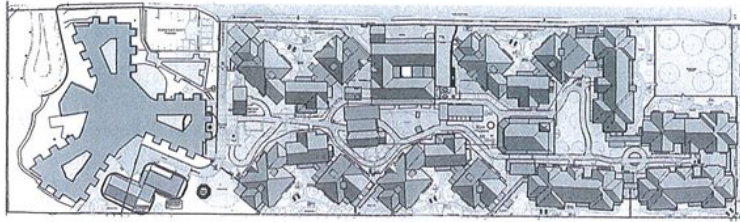


4 ADMINISTRATION - EAST ELEVATION
SCALE 1:200



5 ADMINISTRATION - WEST ELEVATION
SCALE 1:200

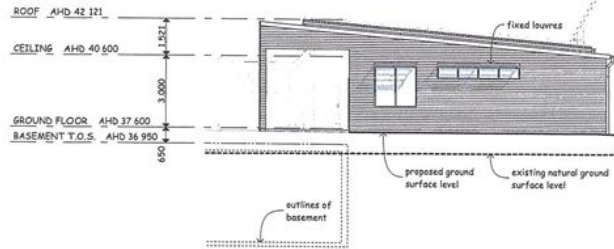
 <p>ALLEN KONG ARCHITECT PTY. LTD. First Floor 464 Victoria Street North Melbourne Victoria 3051 Australia T: 03 9328 2320 E: admin@allenkongarchitect.com.au ABN: 47 105 184 567</p>	 <p>HammondCare An independent Christian charity</p>	<p>Rev: 2 Date: 29.02.2016 Notes: Refer to Revision Notes above.</p>	<p>Project: HammondCare Caulfield Residential Care Village 93 Bed Residential Aged Care Facility 294 Kooyong Rd, Caulfield</p> <p>Dwg Title: Administration Elevations</p>	<p>Status: Town Planning Scale: 1:200 @A3 Drawn: SCC CAD file: Date: 29/02/2016</p>	<p>Job: 1338 Dwg: TP301 Rev: 2</p>
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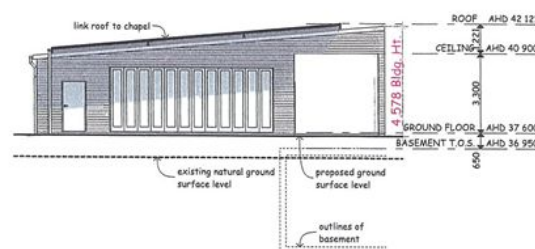
1 KEY PLAN

- REVISION NOTES:**
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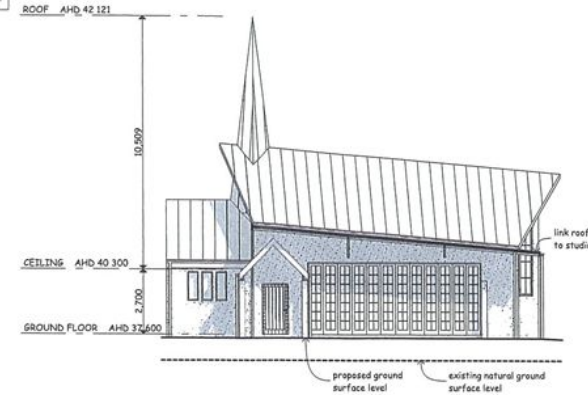
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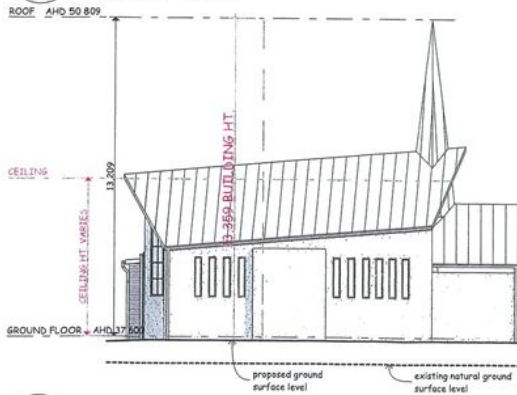
2 STUDIO - NORTH ELEVATION
SCALE 1:200



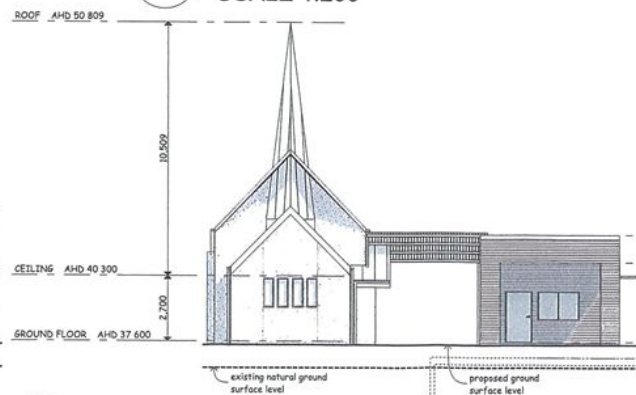
3 STUDIO - SOUTH ELEVATION
SCALE 1:200



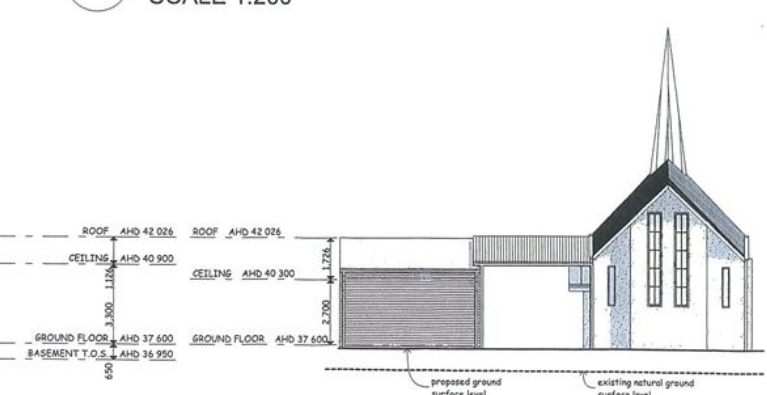
4 CHAPEL - NORTH ELEVATION
SCALE 1:200



5 CHAPEL - SOUTH ELEV
SCALE 1:200



6 STUDIO + CHAPEL - E ELEV
SCALE 1:200



7 STUDIO + CHAPEL - WEST ELEV
SCALE 1:200



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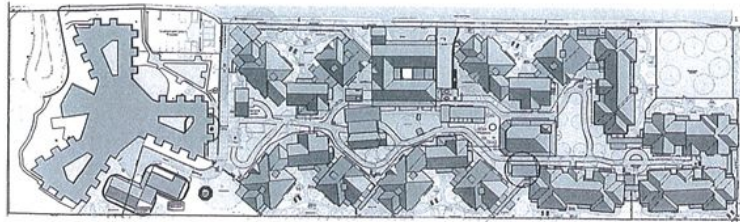
Rev: 2
Date: 28.02.2016
Notes: Refer to Revision Notes above.

Project: HammondCare Caulfield Residential Care Village
93 Bed Residential Aged Care Facility
294 Kooyong Rd, Caulfield

Chapel + Studio Elevations

Status: Town Planning
Scale: 1:200 @A3
Drawn: SCC
CAD file:
Date: 29/02/2016

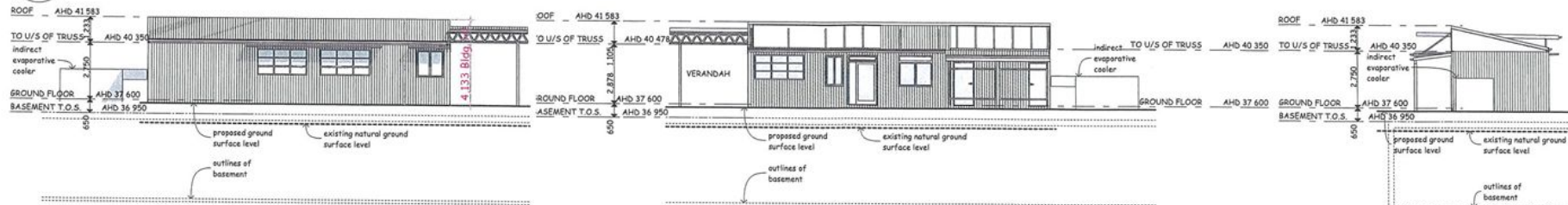
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Dwg: TP302
Rev: 2



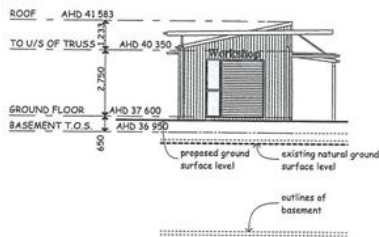
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 9. Trees on drawing TP3002 have been numbered to match the numbers in the Arborist Report.
 10. Rain water tanks have been added in the site plans.
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Additional Note:
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1 KEY PLAN



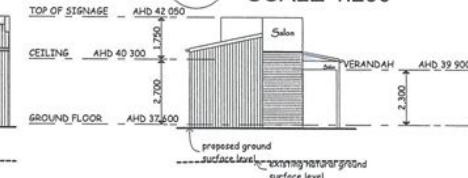
2 WORKSHOP - NORTH ELEVATION SCALE 1:200



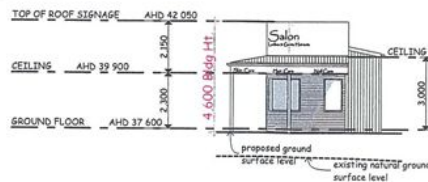
3 WORKSHOP - SOUTH ELEVATION SCALE 1:200



4 WORKSHOP - EAST ELEVATION SCALE 1:200



5 WORKSHOP - WEST ELEVATION SCALE 1:200



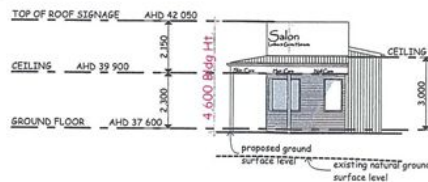
7 SALON - SOUTH ELEVATION SCALE 1:200



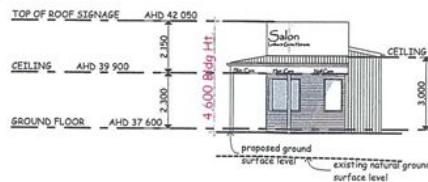
8 SALON - EAST ELEVATION SCALE 1:200



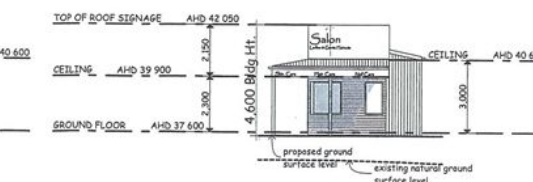
6 SALON - NORTH ELEVATION SCALE 1:200



9 SALON - WEST ELEVATION SCALE 1:200



10 ELEVATION - NORTH SCALE 1:200



NOTE ON SIGNAGE
Decorative building signage shown on drawings is indicative only



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ABN: 47 105 184 567

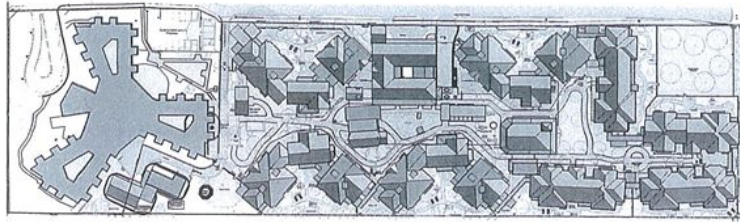


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Rev	Date	Notes
2	29/02/2016	Refer to Revision Notes above.

Project	HammondCare Caulfield Residential Care Village 93 Bed Residential Aged Care Facility 294 Kooyong Rd, Caulfield
Drawn	SCC
CAD File	
Date	29/02/2016
Workshop + Salon Elevations	

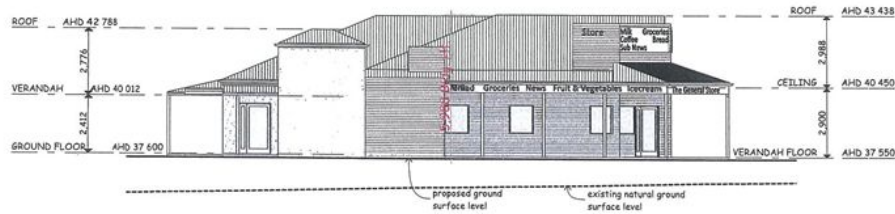
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Drawn	SCC
CAD File	
Date	29/02/2016
Job	1338
Drawn	TP303
Rev	2



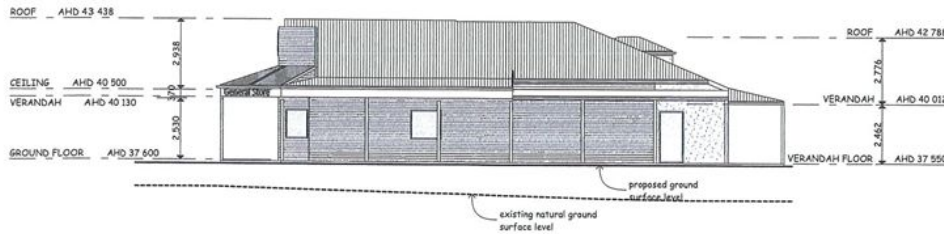
- REVISION NOTES:**
1. Deletion of Construction Stage 3. There are only two Construction Stages now.
 2. Plant, solar panels and skylights have been added to roof plans and elevations where visible.
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 9. Trees on drawing TP002 have been numbered to match the numbers in the Arborist Report.
 10. Rain water tanks have been added in the site plans.
 11. Sun Shadow Study has been updated according to changes above.
 12. In reply to Council RFI items 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Additional Note:
Finished floor levels and building height above natural ground level shown are indicative and may vary +/- 300mm.

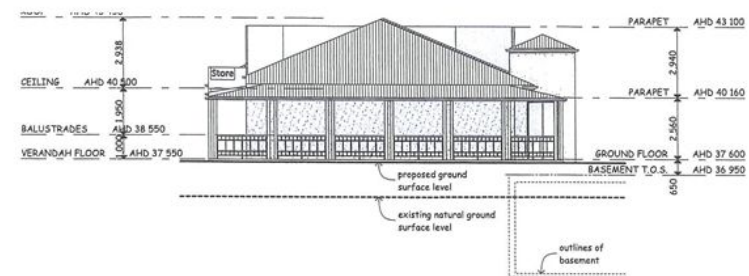
1 KEY PLAN



2 GENERAL STORE - NORTH ELEVATION SCALE 1:200



3 GENERAL STORE - SOUTH ELEVATION SCALE 1:200



4 GENERAL STORE - EAST ELEVATION SCALE 1:200



5 GENERAL STORE - WEST ELEVATION SCALE 1:200

NOTE:
Decorative building signage shown on elevations indicative only



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Rev: Date: 29.02.2016
Notes: Refer to Revision Notes above.

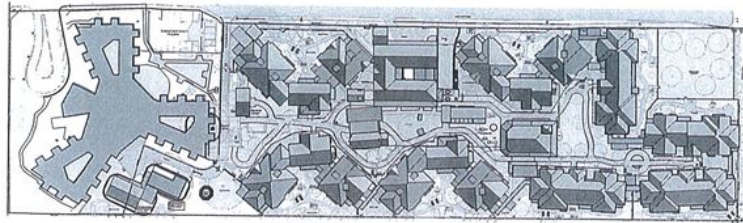
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93 Bed Residential Aged Care Facility
294 Kooyong Rd, Caulfield

Dep Title: Gen Store Elevations

Status: Town Planning
Scale: 1:200 @A3
Drawn: SCC
CAD file:
Date: 29/02/2016

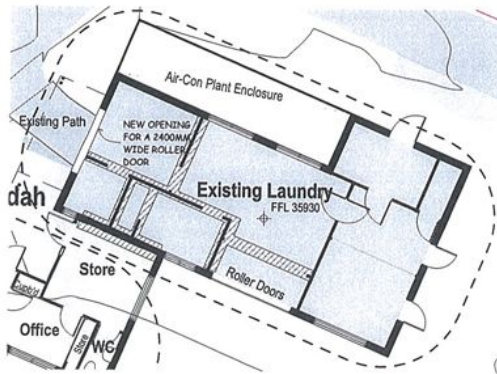
Job: 1338

Dep: TP304
Rev: 2



Additional Note:
Finished floor levels and building height above natural ground level shown are indicative and may vary +/- 300mm.

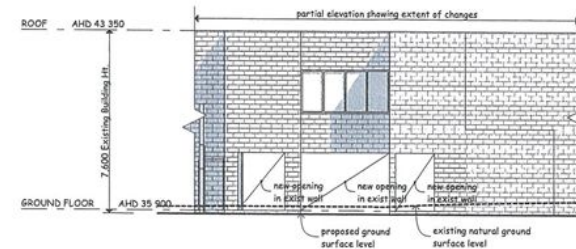
1 KEY PLAN



LEGEND
 WALLS TO BE REMOVED
 NEW OPENING ON EXIST WALL



3 LAUNDRY - WEST ELEVATION SCALE 1:200



4 THE GLENS - EAST ELEVATION SCALE 1:200

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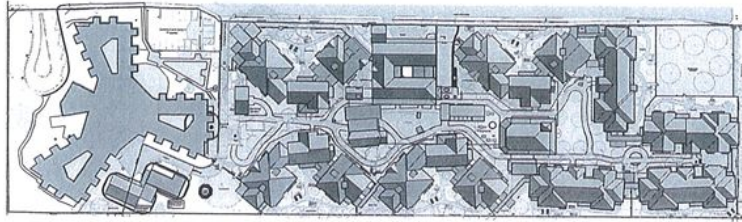
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Rev:	Date:	Notes:

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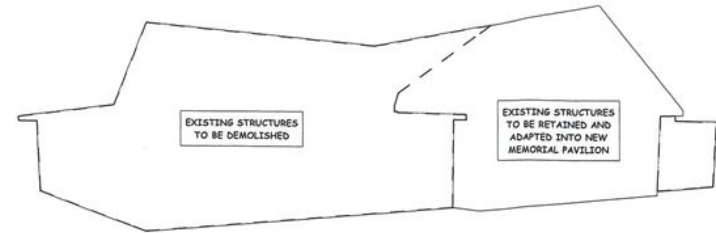
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Drawn:	SCC
CAD file:	
Date:	29/02/2016

Job:	1338
Dwg:	TP305
Rev:	1



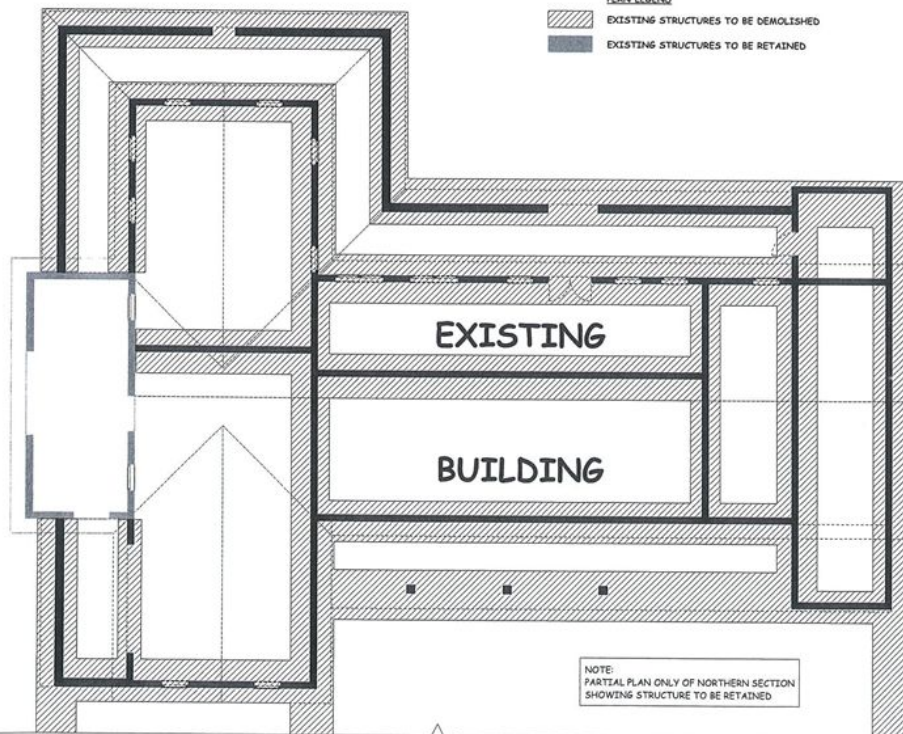
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Additional Note:
Finished floor levels and building height above natural ground level shown are indicative and may vary +/- 300mm.

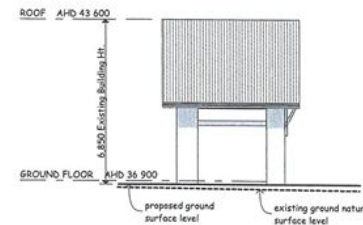


3 MEMORIAL PAVILION DEMOLITION DIAGRAMATIC VIEW

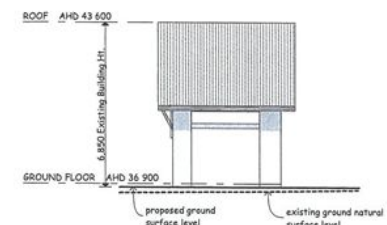
PLAN LEGEND
 EXISTING STRUCTURES TO BE DEMOLISHED
 EXISTING STRUCTURES TO BE RETAINED



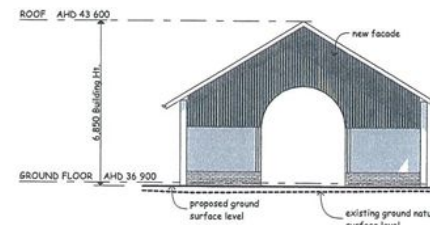
2 MEMORIAL PAVILION DEMOLITION PLAN
SCALE 1:200



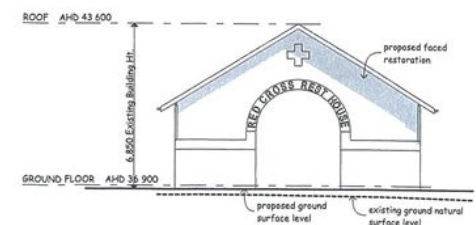
4 MEMORIAL PAVILION - N/ELEV
SCALE 1:200



5 MEMORIAL PAVILION - S/ELEV
SCALE 1:200



6 MEMORIAL PAVILION - E/ELEV
SCALE 1:200



7 MEMORIAL PAVILION - W/ELEV
SCALE 1:200



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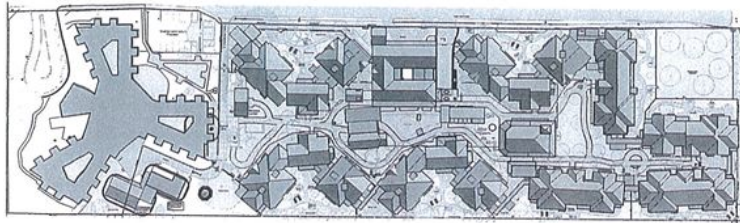
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Rev:	Date:	Notes:

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Status:	Town Planning
Scale:	1:200 @A3
Drawn:	SCC
CAD file:	29/02/2016

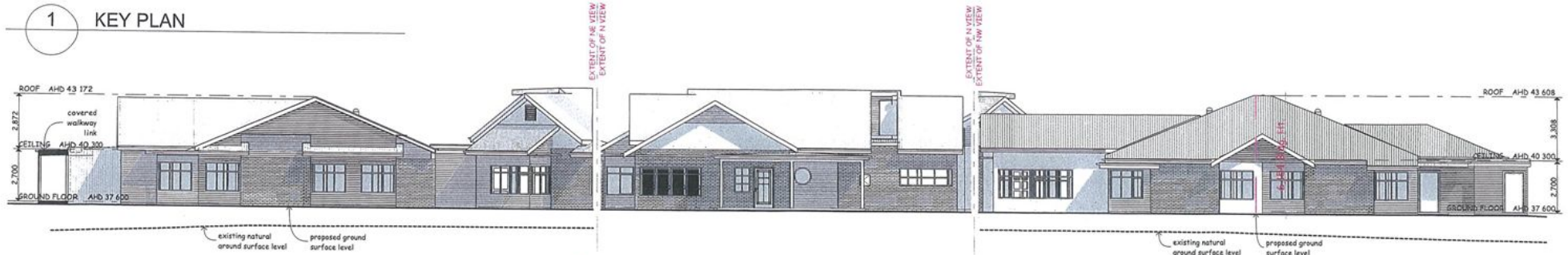
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Dwg:	TP306
Rev:	1



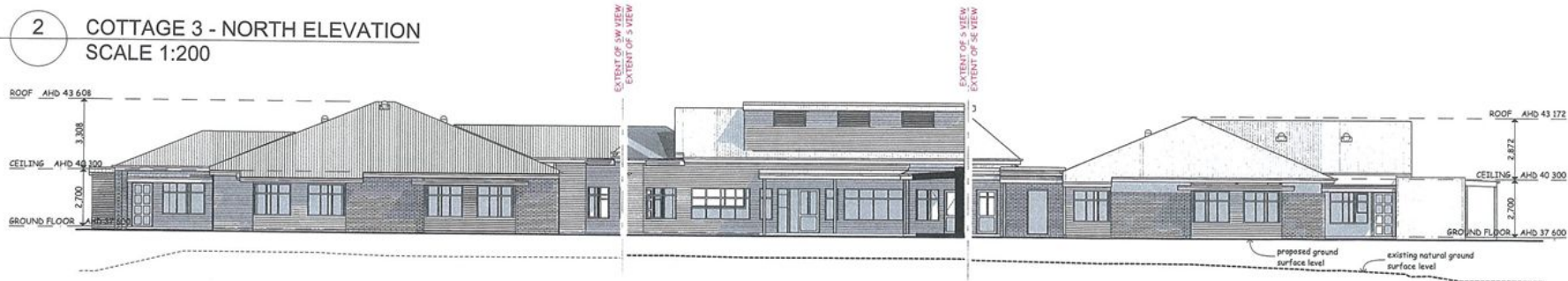
- REVISION NOTES:**
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Additional Note:
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1 KEY PLAN



2 COTTAGE 3 - NORTH ELEVATION SCALE 1:200





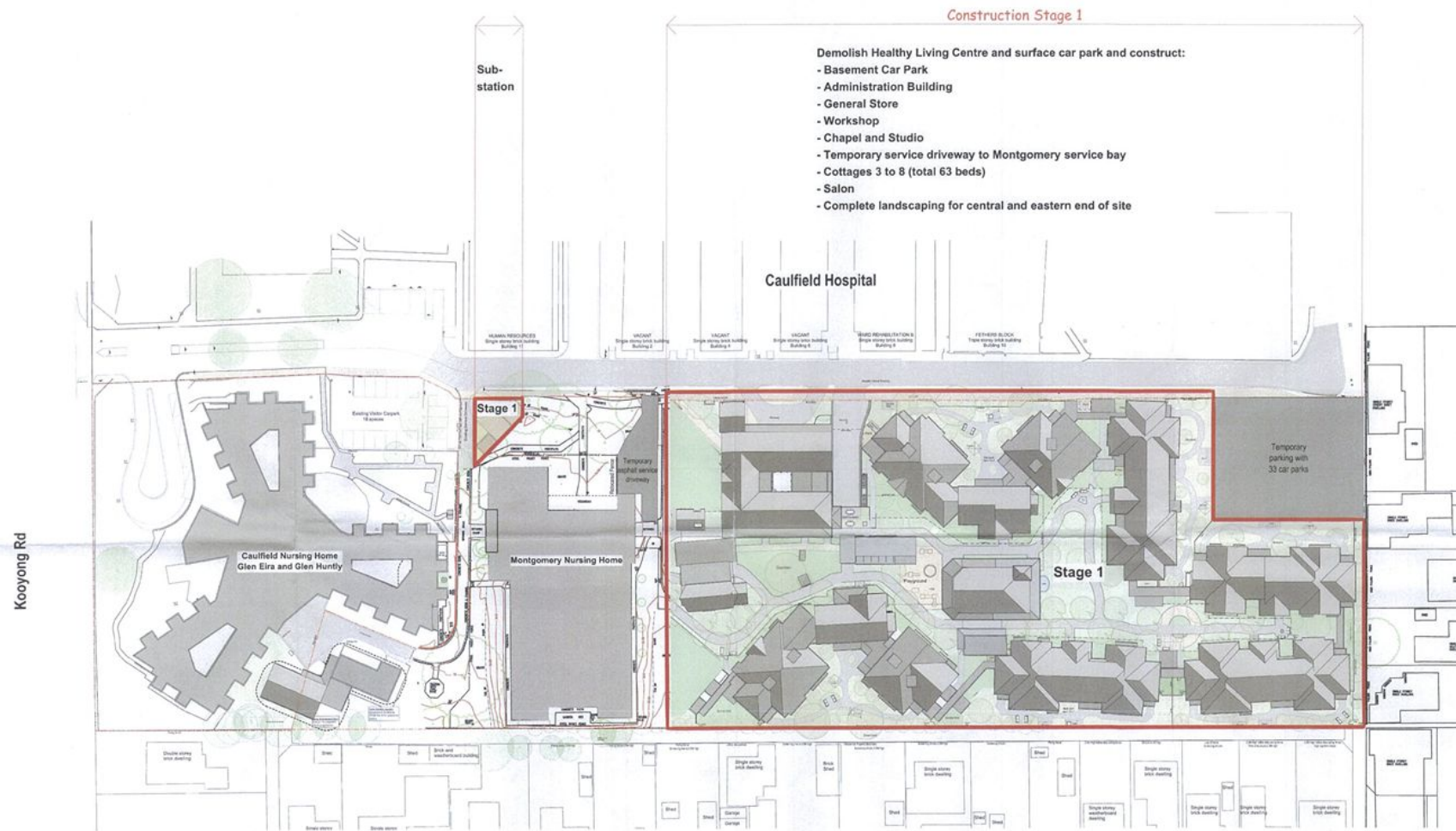
3 COTTAGE 3 - SOUTH ELEVATION SCALE 1:200



4 COTTAGE 3 - EAST ELEVATION SCALE 1:200

5 COTTAGE 3 - WEST ELEVATION SCALE 1:200

 <p>ALLEN KONG ARCHITECT PTY. LTD. First Floor 464 Victoria Street North Melbourne Victoria 3051 Australia T: 03 9328 2320 E: admin@allenkongarchitect.com.au ABN: 47 105 184 567</p>	 <p>HammondCare An independent Christian charity</p>	<table><tr><th>Rev</th><th>Date</th><th>Notes</th></tr><tr><td>2</td><td>29.02.2016</td><td>Refer to Revision Notes above.</td></tr></table>	Rev	Date	Notes	2	29.02.2016	Refer to Revision Notes above.	<table><tr><td>Project</td><td>HammondCare Caulfield Residential Care Village 93 Bed Residential Aged Care Facility 294 Kooyong Rd, Caulfield</td><td>Status</td><td>Town Planning</td></tr><tr><td>Dwg Title</td><td>Cottage 3 Elevations</td><td>Scale</td><td>1:200 @A3</td></tr><tr><td></td><td></td><td>Drawn</td><td>SCC</td></tr><tr><td></td><td></td><td>CAD File</td><td></td></tr><tr><td></td><td></td><td>Date</td><td>29/02/2016</td></tr></table>	Project	HammondCare Caulfield Residential Care Village 93 Bed Residential Aged Care Facility 294 Kooyong Rd, Caulfield	Status	Town Planning	Dwg Title	Cottage 3 Elevations	Scale	1:200 @A3			Drawn	SCC			CAD File				Date	29/02/2016	<table><tr><td>Job:</td><td>1338</td></tr><tr><td>Dwg:</td><td>TP403</td></tr><tr><td>Rev:</td><td>2</td></tr></table>		Job:	1338	Dwg:	TP403	Rev:	2
			Rev	Date	Notes																																
2	29.02.2016	Refer to Revision Notes above.																																			
Project	HammondCare Caulfield Residential Care Village 93 Bed Residential Aged Care Facility 294 Kooyong Rd, Caulfield	Status	Town Planning																																		
Dwg Title	Cottage 3 Elevations	Scale	1:200 @A3																																		
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		CAD File																																			
		Date	29/02/2016																																		
Job:	1338																																				
Dwg:	TP403																																				
Rev:	2																																				



GLS
6-10-10
DEPARTMENT

ADVERTISED PLAN
OF
1338
TP101 1

Item 9.5

**AMENDMENT C145
BOORAN RESERVE: 1051 GLEN HUNTLY
ROAD, GLEN HUNTLY****Enquiries: Russell Smith
Acting Coordinator
Strategic Planning****1. Community Plan****Town Planning and Development**

To manage the rate and extent of change to the built environment consistent with state and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

Recreation and Open Space

To enhance recreation facilities and open space to meet current and future needs of the local community.

2. Proposal

The amendment proposes to rezone the land from Public Use Zone 6 (Local Government) to Public Park and Recreation Zone.

3. Recommendation

That Council:

- Adopts Glen Eira Planning Scheme Amendment C145;
- Requests the Minister for Planning to prepare, adopt and approve Planning Scheme Amendment C145 in accordance with section 20(4) of the *Planning and Environment Act 1987*.

4. Background

The site was originally managed by Melbourne Water as a water reservoir. In accordance with Glen Eira's *Open Space Strategy*, the redundant reservoir was developed into a public park. This process involved extensive community consultation in June and July of 2014 allowing community input into the design of the park.

On 17 July 2014, Amendment C125 was gazetted, rezoning the land from Public Use Zone 1 (Service and Utility) to Public Use Zone 6 (Local Government). This was carried out to reflect the change in management arrangements of the land in favour of Glen Eira City Council.

5. The Amendment

As construction of the park is nearing completion, it is proposed to rezone the land to Public Park and Recreation Zone (PPRZ). The amendment is minor in nature. It is considered that the PPRZ is a more appropriate planning control for the site as it better reflects the new land use.

The purpose of the PPRZ includes:

- To recognise areas for public recreation and open space.

6. Planning Scheme Amendment Process

For minor Planning Scheme Amendments such as C145, Council is able to request that the Minister for Planning exempt the amendment from the requirement of public exhibition pursuant to Section 20(4) of the *Planning and Environment Act 1987*. In a case such as this, the Minister is requested to prepare, adopt and approve the Amendment.

Crs Lipshutz/Sounness

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

APPENDIX 1 – Proposed Rezoning at 1051 Glen Huntly Road, Glen Huntly

Item 9.6

VCAT WATCH
17 May 2016**Enquiries: Michael Henderson**
Supervising Planner (VCAT)**1. Purpose**

To report to Council recent VCAT decisions.

The VCAT process allows appellants to amend their proposal between the time that Council makes a decision and the time VCAT considers the matter. Section 84B of the Planning and Environment Act requires VCAT to “take into account” any relevant Planning Policy, not necessarily apply it.

2. Decisions

ADDRESS	48-52 HILL STREET, BENTLEIGH EAST
PROPOSAL	TEN DWELLINGS (4 DOUBLE-STOREY DWELLINGS AND 6 THREE-STOREY DWELLINGS)
COUNCIL DECISION	REFUSAL (MANAGER)
PROPOSAL CONSIDERED BY VCAT	THE PROPOSAL WAS AMENDED BY THE APPLICANT PRIOR TO THE VCAT HEARING BY THE SUBSTITUTION OF DIFFERENT PLANS TO THAT ORIGINALLY CONSIDERED BY COUNCIL. THE KEY CHANGES TO THE PROPOSAL WERE AS FOLLOWS: <ul style="list-style-type: none"> • DELETION OF THE THIRD STOREY COMPONENT • INCREASED STREET SETBACKS; • ALTERATIONS TO THE DWELLING LAYOUTS; & • DELETION OF RESIDENTIAL VISITOR CAR PARKING
VCAT DECISION	PERMIT
APPELLANT	CENTRAL AVENUE PTY LTD

“I consider that the planning policy framework provides clear encouragement for this site to be developed for multiple dwellings. The State Planning policy framework, including Plan Melbourne (Clause 9) and Plan Melbourne Refresh say that Melbourne is expected to accommodate many new households over the next three decades. These plans, and clauses 11.01, 11.02, 11.04 and 16.01 generally encourage over half of the new dwellings to be located in Melbourne’s established suburbs.” VCAT Member – G Rundell

- The subject site is located within the General Residential Zone and the Bentleigh East Neighbourhood Centre.
- The application was refused on grounds relating to neighbourhood character, visual dominance, car parking and access issues. The application also failed to satisfy a number of ResCode requirements such as street setbacks, side and rear setbacks and overlooking.
- In determining the application, the Tribunal found that the built form response was appropriate given the policy context of the site. The Tribunal noted that the height of the development was well within the height limit specified in the General Residential Zone.

- Furthermore, the Tribunal held that a waiver of two residential visitor car parking spaces was acceptable as there was ample parking available in Hill Street for visitors and there is no prevailing parking problem in the area.
- On that basis, the Tribunal directed a permit be granted subject to conditions.

ADDRESS	132 HOTHAM STREET, ST KILDA EAST
PROPOSAL	THREE STOREY BUILDING COMPRISING 17 DWELLINGS
COUNCIL DECISION	REFUSAL (MANAGER)
PROPOSAL CONSIDERED BY VCAT	THE PROPOSAL WAS AMENDED BY THE APPLICANT PRIOR TO THE VCAT HEARING BY THE SUBSTITUTION OF DIFFERENT PLANS TO THAT ORIGINALLY CONSIDERED BY COUNCIL. THE KEY CHANGES TO THE PROPOSAL WERE AS FOLLOWS: <ul style="list-style-type: none"> • REDUCTION IN THE NUMBER OF DWELLINGS FROM 17 TO 16 • INCREASED STREET AND SIDE BOUNDARY SETBACKS • INTERNAL LAYOUT ALTERATIONS
VCAT DECISION	PERMIT
APPELLANT	DESIGNORAMA PTY LTD

“If the intent of the modified setback provisions is to provide a transition between the different zones, it is also important to look at the context. Having regard to the decision guidelines above and the relevant interfaces I find the proposed setbacks appropriate.” VCAT Member – Tracey Bilston-McGillen

- The subject site is located within the General Residential Zone and along a selected main road.
- The application was refused on grounds relating to neighbourhood character, visual dominance and internal amenity. The application also failed to satisfy a number of ResCode requirements such as street setbacks, private open space and site services.
- In determining the application, the Tribunal held that the building as proposed was an appropriate response to policy and the site’s individual interfaces.
- The Tribunal also held that it shared Council’s concerns with daylight access to some bedrooms, but maintained that this could be addressed by way of a permit condition.
- On that basis, the Tribunal directed a permit be granted subject to conditions.

Crs Lipshutz/Ho

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

VCAT WATCH**NEW APPEALS LODGED*****MAJOR CASES***

COMPULSORY CONFERENCE	FULL HEARING	APPEAL NO.	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
26 May 2016	12 July 2016	P568/201	6-10 Claire Street, McKinnon	Construction of a three-storey building comprising 33 dwellings	GRZ	Refusal (Resolution)	Refusal (Applicant)

PLANNING AND ENVIRONMENT LIST

HEARING DATE	APPEAL NO.	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
3 June 2016	P450/2016	25 Wicklow Street, Ormond	Construction of two dwellings	NRZ	Permit (Manager)	Conditions (Applicant)
20 June 2016	P558/2016	68 Tranmere Avenue, Carnegie	Construction of two dwellings	NRZ	Permit (Manager)	Conditions (Applicant)
21 June 2016	P569/2016	18 Marquis Road, Bentleigh	Two Lot Subdivision	NRZ	Refusal (Manager)	Refusal (Applicant)
21 June 2016	P564/2016	109 Oakleigh Road and 2A Judd Street, Carnegie	Alterations and additions to the existing dwelling and construction of a double storey dwelling	NRZ	Refusal (Manager)	Refusal (Applicant)
5 August 2016	P305/2016	2/13 Wilmoth Avenue, Carnegie	Construction of a double storey dwelling on a lot less than 300m2	NRZ	Refusal (Manager)	Refusal (Applicant)
10 August 2016	P436/2016	29 Elimatta Road, Carnegie	Construction of two double storey dwellings.	NRZ	Permit (Manager)	Conditions (Applicant)
19 August 2016	P485/2016	10 Leary Avenue, Bentleigh East	Construction of two double storey dwellings	NRZ	Refusal (Manager)	Refusal (Applicant)
25 August 2016	P505/2016	196 Hawthorn Road, Caulfield North	Construction of a three-storey building comprising seven dwellings	GRZ	Refusal (DPC)	Refusal (Applicant)
29 August 2016	P591/2016	20 Begg Street, Bentleigh East	Construction of two double storey dwellings	NRZ	Permit (DPC)	Conditions (Applicant)
2 September 2016	P548/2016	19 Thomasina Street, Bentleigh East	Construction of two double storey dwellings	NRZ	Refusal (Manager)	Refusal (Applicant)
2 September 2016	P560/2016	32 Brian Street, Bentleigh East	Construction of two double storey dwellings	NRZ	Refusal (Manager)	Refusal (Applicant)
6 September 2016	P585/2016	16 Murrong Avenue, Bentleigh East	Construction of two double storey dwellings	NRZ	Refusal (Manager)	Refusal (Applicant)

Item 9.7**ENVIRONMENTAL SUSTAINABILITY STRATEGY – REVIEW**

File No:
Mark Judge
Acting Director Assets and Facilities
Enquiries: Rachel Ollivier Group Manager
Environmental Strategy and Services

1. Purpose

To propose a draft Environmental Sustainability Strategy (ESS) and plans for community consultation

2. Community Plan

Sustainability is integrated across the themes of the Community Plan.

The 2014-15 Community Plan Action Plan included an action to review the ESS.

3. Background

Council's Environmental Sustainability Strategy was adopted by Council in September 2010.

A review has been undertaken to update the strategy based on current research on community values, expert knowledge, changes in technology and prices and changes in the situation.

At its 11 June 2013 meeting, Council resolved to *"investigate implementing additional community based sustainability programs"*. Officers reported to Council at their 11 August meeting 2015 that a *"consultant has provided preliminary advice on possible initiatives that Council may consider undertaking"* and that *"officers will feed this advice into the development of Council's new Environmental Sustainability Strategy"*. This advice was considered during development of the strategy.

At its meeting of 5 November 2014, Council adopted a recommendation of the Environment Advisory Committee for *"Council to continue with current strategies to reduce emission with a view to establishing targets for emission reduction when developing new 2014 Environmental Sustainability Strategy"*.

4. Community values and consultation to date

A representative survey of the Glen Eira community was conducted in January 2015 to understand the importance and views of the community overall.

This survey confirmed that the vast majority of the Glen Eira community regards environmental sustainability as very important or important. The top three priorities the community identified for Council action included reducing pollution that enters the bay, reducing carbon emissions, and improving recycling.

The Glen Eira Community Environment Forum was held on Monday 20 April 2015. It was attended by 31 members of the community including community representatives on the Environment Advisory Committee. The suggestions from the forum were considered during development of the draft Strategy.

5. Proposal

The draft Sustainability Strategy is attached in full.

Amongst other things, the review of the strategy recommends an update to the Vision:

Glen Eira City Council will progressively improve its municipal services and facilities to be environmentally sustainable - ensuring that best value for money is achieved. It will work actively with the community and other levels of government to protect and improve the environment for current and future generations.

The main reason for this is to make it clear that being environmentally sustainable is a measurable outcome Council is working towards.

The 2010 strategy's vision is:

Glen Eira City Council will provide municipal services and facilities at the highest possible level of sustainability at the best value for money and will work actively with the community and other levels of government to protect and improve the environment for current and future generations.

6. Risk

Environmental risk, including the urgency and importance of various risks, was considered to develop the strategy.

The strategy proposes improvements in all the main areas of risk and prioritises addressing highest risk issues first as well as those areas where Council can have the greatest impact. Minimising greenhouse gas emissions remains the highest risk area where Council can have the greatest impact. This strategy proposes several targets for reducing greenhouse gas emissions significantly in the next five years (from buildings, lighting and waste).

Since the strategy was reviewed, water conservation is no longer urgent. This review found that pressure is not expected on Melbourne's water supplies for the next 20 or so years. Short term measures are not needed at this time. In the medium term, water efficiency is likely to become an issue again and should be designed into long life infrastructure.

7. Resources

The Victorian Government will cap Council rates from July 2016. It is expected this will limit what new and additional services Council can provide.

Capital works

Most of the capital works identified in this strategy are already allowed for in Council's Strategic Resources Plan including rolling programs for solar power and energy efficiency in buildings.

Council may need to consider larger scale projects (such as the changeover of high pressure sodium street lights) as one-off projects through its annual budget cycle. State and Federal Government Grants may be available to assist Council with implementing some of the identified works.

Currently, Council's *Strategic Resources Plan* (SRP) allows for annual rolling programs of:

- Energy efficiency and renewable energy projects (around \$660,000).
- From 2017–18, Sports grounds warm season grasses program (around \$750,000).

For other new and refurbishment projects over \$200,000, budgets allow five per cent for sustainability features, in line with Council's Environmental Sustainability Policy.

Operating budget

The strategy has been developed on the basis that no significant change in operating budgets is expected.

The cost of sending waste to landfill is likely to continue to increase in the medium to long term. The implementation measures aimed at reducing the amount of waste going to landfill will likely help keep increases to the Waste Charge to a minimum.

8. Proposed Consultation

The following consultation activities are planned:

- Release of the draft strategy for written community comment for at least 28 days. This will be advertised in The Leader and via a range of direct and online channels including to Council's sustainability and consultation email lists.
- A consultation session to be held during the consultation period to allow residents to provide feedback in person if they prefer.
- A special meeting of the Environment Advisory Committee during the consultation period.

9. Monitoring and reporting

It is proposed that planning and reporting of progress against the Environmental Sustainability Strategy be integrated into Council's normal planning and reporting activities such as the *Community Plan, Budget and Annual Report*.

10. Recommendation

- i. That Council provides guidance on the draft strategy and proposed consultation activities.

Crs Sounness/Delahunty

That this item be deferred to a future Council Meeting.

The MOTION was put and CARRIED unanimously.



GLEN EIRA
CITY COUNCIL

Draft Environmental Sustainability Strategy

2016

Glen Eira City Council

Bentleigh

Bentleigh East

Brighton East

Carnegie

Caulfield

Elsternwick

Gardenvale

Glen Huntly

McKinnon

Murnumbeena

Ormond

St Kilda East

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EXECUTIVE SUMMARY

Glen Eira City Council's *Environmental Sustainability Strategy* identifies environmental issues facing the City and how Council may contribute to collective efforts to reduce risk and impacts.

Through Council's commitment to environmental sustainability and along with community consultation, specific objectives and actions have been developed for:

- climate change;
- waste and recycling;
- biodiversity; and
- water management.

This *Strategy* outlines Council's vision to improve Council's environmental sustainability performance. Council will achieve this vision through the objectives and actions outlined in this *Strategy*.

Council's vision for environmental sustainability balances social, environmental, and economic considerations with the aim of achieving long term sustainable outcomes for the community.

As part of this *Strategy*, an *Action Plan* has been developed for initiatives to be undertaken by Council. The *Action Plan* is designed to be a living document that will be reviewed and updated regularly to ensure that it remains relevant with evolving environmental sustainability practices.

1 INTRODUCTION

Climate change, waste management and other environmental issues highlight the need for Council and the broader community to continue to manage the environment and use resources more sustainably.

In 2010, Council updated its *Environmental Sustainability Strategy*. This new *Strategy* builds on Council's work to date and incorporates and replaces the 2010 *Environmental Sustainability Strategy*, 2009 *Sustainable Water Use Plan* and the 2011 *Carbon Emissions Reduction Plan*. It also performs the function of a *Waste Management Strategy*.

This *Strategy* addresses the key environmental sustainability issues facing Glen Eira City Council (climate change; waste and recycling; biodiversity; and water management), identifies some of the challenges and opportunities to address these issues, sets targets, actions and maps out what Council can do to address these issues. It also highlights some of Council's recent environmental sustainability achievements and results. This *Strategy* does not cover local air quality or potential risks related to soil contamination.

2 BACKGROUND AND CONTEXT

To identify how Council may deliver more environmentally sustainable services and use resources more efficiently, it is important to understand the Glen Eira community and what is happening at other levels of government.

2.1 About the City of Glen Eira

Glen Eira covers 38.7 square kilometres in inner south-east metropolitan Melbourne. In 2015, the City is home to an estimated 144,842 people in an estimated 57,401 households. The population is estimated to grow by 13.7 per cent to 164,731 people over the next 10 years.¹

The City of Glen Eira is highly urbanised and widely recognised as one of Melbourne's premier leafy green municipalities. Almost all indigenous vegetation has been removed and replaced with introduced species and the natural landscape is highly modified. There are many examples of tree lined streets and beautifully landscaped private gardens. There are no natural waterways as these have either been filled in or piped.

The City has 163 hectares of parks and reserves. Most public open space was former swamps that have been drained. The proportion of public open space in Glen Eira is one of the lowest in Melbourne, approximately four per cent of the total area of the City. A major focus of Council is to increase the amount of public open space.

The City is well serviced by an arterial road network and local streets as well as public transport with three train lines, four tram lines and numerous bus routes.

¹ Forecast 2026 population — see: <http://forecast.id.com.au/glen-eira> (accessed January 2016).

Figure 1: Glen Eira municipality



2.2 Local Government Policy

Local government is the third level of government. Local government's functions are different to those at federal or state levels. Council is an area-based, representative government with a legislative and electoral mandate to manage local issues and plan for the community's needs.

Council services can be grouped into a number of broad categories:

- general public services;
- health, welfare and community services;
- planning and building services;
- land use management services;
- environment services; and
- infrastructure and asset management services.

Council has developed plans, strategies and procedures and must comply with Acts of Parliament, which support and foster environmental sustainability. Each of these strategies contributes to environmental vitality, liveability and the health and wellbeing of the Glen Eira community. These include:

- *Strategic Resource Plan 2015–2025*;
- *Asset Management Strategy 2014*;
- Local policies within the *Glen Eira Planning Scheme*, which direct more intensive development to activity centres;
- Environmental Sustainability Policy;
- Procurement Policy;
- *Open Space Strategy 2014*;
- *Towards Sustainable Transport Strategy*; and
- *Bicycle Strategy 2010*.

2.3 Victorian Environmental Legislation and Policy

The Victorian Government has an environmental legislation and policy framework that controls or influences how Council and Glen Eira residents and businesses manage the environment or undertake environmental sustainability actions.

Significant Victorian environmental legislation includes:

- The *Environment Protection Act 1970* established the Environmental Protection Authority (EPA) to control air, water, land and noise pollution, and set performance standards for protection of the environment.
- The *Flora and Fauna Guarantee Act 1988* provides for the conservation of threatened species and ecological communities and for the management of potentially threatening processes.
- The *Catchment and Land Protection Act 1994* provides for catchment management and the control of noxious weeds and pest animals.
- The *Planning and Environment Act 1987* establishes a framework for the planning, development and protection of land in Victoria.
- The *Environmental Effects Act 1978* provides for controls over any proposed project with potential for significant environmental impacts.

Key Victorian environmental policy and programs include:

- The *Victorian Energy Efficiency Target* scheme is designed to make energy efficiency improvements more affordable, contribute to the reduction of greenhouse gases, and encourage investment, employment and innovation in industries that supply energy efficiency goods and services.²
- The *Waste Management Policy (Siting, Design and Management of Landfills)* promotes improvement in the planning, siting, design and management of landfills in Victoria. The *Policy* also promotes waste minimisation and resource recovery infrastructure to encourage market opportunities for recycling.³
- The *State-wide Waste and Resource Recovery Infrastructure Plan* came into effect on 11 June 2015. The *State-wide Plan* is a legislative requirement under the *Environment Protection Act 1970* and provides a 30 year road map to guide investment in waste and resource recovery infrastructure in Victoria.⁴
- The *Metropolitan Waste and Resource Recovery Group* (MWRRG) is responsible for coordinating and facilitating the delivery of waste management

² See: <https://www.veet.vic.gov.au>

³ Victorian Government, 2004, *Waste Management Policy (Siting, Design and Management of Landfills)*, No. S264, Gazette 14/12/2004. See: <http://www.epa.vic.gov.au/about-us/legislation/waste-legislation/waste-management-policies>

⁴ Sustainability Victoria 2015, *Statewide Waste and Resource Recovery Infrastructure Plan Victoria 2015–44*, see: <http://www.sustainability.vic.gov.au/our-priorities/waste-and-resource-recovery/2015-2020-priorities/statewide-waste-and-resource-recovery-infrastructure-plan>

and resource recovery across metropolitan Melbourne and works with 31 metropolitan councils including Glen Eira City Council.⁵

- In 2015, the MWRRG completed a competitive tendering process on behalf of eight councils in the south-east of Melbourne (including Glen Eira City Council) for the provision of services to process organic waste.⁶
- *Plan Melbourne* was released in May 2014 and provides a long-term vision for the strategic planning and development of metropolitan Melbourne to 2050. The *Plan* is referenced in the *State Planning Policy Framework* and is to be updated by the Victorian Government in 2016.⁷
- The *Urban Stormwater Best Practice Environmental Management Guidelines*⁸ assists management and protection of stormwater quality and helps maintain the health of water bodies including Port Phillip Bay as outlined in the *State Environment Protection Policy — Waters of Victoria*⁹.

2.4 Federal Government Environmental Legislation and Policy

There is a range of Federal Government environmental legislation and policy that may impact on Council and Glen Eira residents and businesses and affect or influence environmental sustainability actions.

The *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) is the Federal Government's central piece of environmental legislation. The *Act* provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places — defined in the *Act* as matters of national environmental significance.¹⁰

The *Product Stewardship Act 2011* (Commonwealth) provides a national framework to manage the environmental, health and safety impacts of products, and impacts associated with the disposal of products. The national framework provides for voluntary, co-regulatory and mandatory product stewardship initiatives. In 2011, for example, the Federal Government established regulations that require importers and manufacturers of televisions, computers and computer products to fund and

⁵ See: <http://www.mwrrg.vic.gov.au/about-mwrrg/about-overview>

⁶ See: <http://www.mwrrg.vic.gov.au/local-government/organics>

⁷ Victorian Government 2014, *Plan Melbourne, Metropolitan Planning Strategy*.
See: <http://www.planmelbourne.vic.gov.au/Plan-Melbourne>

⁸ The *Urban Stormwater Best Practice Environmental Management Guidelines* were commissioned and overseen by the Stormwater Committee; a partnership between the Environment Protection Authority, Melbourne Water Corporation and local government aimed at improved stormwater quality, CSIRO Publishing 1999. See: <http://www.publish.csiro.au/issue/3822.htm>

⁹ See: <http://www.epa.vic.gov.au/about-us/legislation/water-legislation/water-related-policies>
Note the Policy is under review as of October 2015. See: <http://delwp.vic.gov.au/water/rivers,-estuaries-and-wetlands/state-environment-protection-policy-waters-review>

¹⁰ See: <https://www.environment.gov.au/epbc>

implement recycling services for these products, and to meet a range of other requirements.¹¹

The *National Construction Code 2015* (NCC) is an initiative of the Council of Australian Governments (COAG) developed to incorporate all on-site building and plumbing requirements into a single building code. The NCC sets the minimum requirements for the design, construction and performance of buildings throughout Australia.¹²

All new residential buildings, renovations, alterations and additions need to comply with the 6 Star Standard in the NCC. The 6 Star Standard applies to the thermal performance of a residential building, renovation or addition and includes the installation of either a solar hot water system or a rainwater tank for toilet flushing.¹³

Other Federal Government environment-related policy and programs include:

- The national greenhouse gas reduction target where the Federal Government is targeting reducing greenhouse gas emissions by 26 to 28 per cent below 2005 levels by 2030 through *Direct Action* and an *Emissions Reduction Fund*.¹⁴
- The *Renewable Energy Target* scheme operates in two parts with:
 - A large-scale renewable energy target of 33,000 gigawatt hours GWh of renewable electricity generation by 2020 — this could result in 23.5 per cent of Australia's electricity generation being from renewable energy sources in 2020.¹⁵
 - A small-scale renewable energy scheme assists households, small businesses and community groups to install eligible small-scale renewable energy systems, such as solar water heaters, heat pumps, solar photovoltaic (PV) systems, small-scale wind systems, or small-scale hydro systems.¹⁶
- The *National Waste Policy: Less Waste and More Resources* (2009) is a collaborative national approach to managing waste across Australia. The *Policy* sets Australia's waste management and resource recovery direction to 2020.¹⁷

¹¹ See: <https://www.environment.gov.au/protection/national-waste-policy/product-stewardship/legislation>

¹² Australian Building Codes Board 2015, *National Construction Code Series 2015*, See: <https://services.abcb.gov.au/NCCOnline/Publications/2015>

¹³ See: <http://www.vba.vic.gov.au/consumers/6-star-standard>

¹⁴ See: <https://www.dpmc.gov.au/pmc/publication/summary-report-australia%E2%80%99s-2030-emission-reduction-target>

¹⁵ See: <https://www.environment.gov.au/climate-change/renewable-energy-target-scheme>

¹⁶ See: <https://www.environment.gov.au/climate-change/renewable-energy-target-scheme>

¹⁷ Environment Protection and Heritage Council 2009, *National Waste Policy: Less Waste, More Resources*, see: <https://www.environment.gov.au/protection/national-waste-policy>

2.5 Methodology

The development of this *Strategy* has involved desktop research and consultation with the community, environmental specialists, Council officers and Councillors.

Approach included:

- Research to understand environmental risks, impacts and causes.
- A review of existing documents, reports and strategies to develop knowledge on what Council and the community has achieved and has in place.
- A survey of a representative sample of the community to understand values relating to environmental sustainability.
- Stakeholder and expert meetings.
- Desktop review of the environmental sustainability practices of other councils and organisations.
- Research and expert advice on the effectiveness of options to address risks.

3 COUNCIL'S APPROACH TO ENVIRONMENTAL SUSTAINABILITY

Many environmental sustainability issues are collective problems that will require collective solutions. Council is committed to addressing all environmental issues and to improving its practice to achieve environmental sustainability over time.

Council acknowledges that it will have to prioritise its effort. It will prioritise the highest risks and those where Council can have the most impact. As a result, this *Strategy* outlines Council's focus for the next five years and is not intended to be inclusive of all actions required by Council in order to achieve environmental sustainability.

Council continually explores ways to improve its environmental performance as it relates to Council services and resource use through a combination of organisational and planning policies, environmental management and well planned capital works and operations. Council looks for better practice occurring at other levels of government and by other councils.

Council's approach to environmental sustainability is integrated into the way that Council operates. The focus is on what is practical and effective using proven technology. This delivers meaningful improvements to our environmental performance making effective use of Council's scarce resources.

Council has had considerable success with implementation of its past environmental strategies (2008, 2010) and action plans as outlined in section 4 below. This experience has built knowledge and skills within the organisation that provide strong foundations for further success in the next five years.

Council also recognises that the community is an important contributor to addressing the collective environmental issues we all face. It supports the community with a range of education, advocacy and partnership activities to help the community reduce its environmental impact and to seek better collective outcomes.

4 PROGRESS TO DATE

Council has had considerable success in implementing the 2010 *Environmental Sustainability Strategy (ESS)* and reducing its environmental impacts. This section reports on progress to date against the 2010 *ESS* objectives and highlights significant actions and achievements.

Greenhouse gas emissions:

The 2010 *ESS* had an objective for Council to “reduce net emission of greenhouse gases from Council operations”. Council’s *Carbon Emissions Reduction Plan* and *Environmental Sustainability Policy* outline Council’s commitment to reducing greenhouse gas emissions from energy use and prioritising energy efficiency.

Council’s greenhouse gas emissions are mostly the result of energy use by street lights and in buildings. Waste disposal to landfill for the community generates greenhouse gas emissions. Excluding Glen Eira Sports and Aquatic Centre (GESAC), since 2010–11, Council’s greenhouse gas emissions¹⁸ have decreased by 3,270 tonnes of carbon dioxide equivalents (CO₂-e) (30 per cent) (see Figure 1).

Council has significantly reduced greenhouse gas emissions by implementing more energy efficient street lighting and reducing energy use in buildings, for example:

In 2013–14, Council’s carbon footprint decreased 2,722 tonnes due to the changeover of more than 5,000 street lights from old style mercury vapour 80 watt lights to efficient compact fluorescent lights in 2012–13, which resulted in lower energy use and lower bills (see Figure 2). A further 300 street lights were changed in the first three months of 2013–14. The street lights installed are 68 per cent more efficient and have reduced maintenance and energy costs.

In 2014–15, Council’s carbon footprint decreased by just over 2.65 per cent compared to the previous year (to 12,145 tonnes CO₂-e) largely due to reductions in energy use (lighting and appliances) in small and medium size buildings.

Council installed solar panels on the roof of six of its buildings in 2014 to reduce the use of non-renewable energy and reduce operating costs. The new panels are on the roofs of Bentleigh Reserve Pavilion, Murrumbeena Child Care Centre, Leila Road Community Centre, and Senior Citizen Centres in Bentleigh, East Bentleigh and Ormond. The solar systems range in size from five kilowatts to 10 kilowatts. Combined, the systems generate clean electricity in the order of 52,000 kilowatt hours (kWh) per year, the equivalent of the power used by about eight average homes in Caulfield.

¹⁸ This includes greenhouse gas emissions Council generates through its operations and mostly comprises of gas and electricity use in buildings, fuel in vehicles (scope 1 and 2) and electricity use for street lights (scope 3). This does not include emissions from activities run by contractors or emissions from waste (scope 3).

In 2013, in partnership with energy efficient specialist Energy Makeovers, Council established, the *Glen Eira Energy Saving Program*, which offers households free installations of small energy saving products at no charge. Since implementing the *Program*, greenhouse gas emissions have reduced by the equivalent of about 4819 t CO₂-e.

Figure 1:

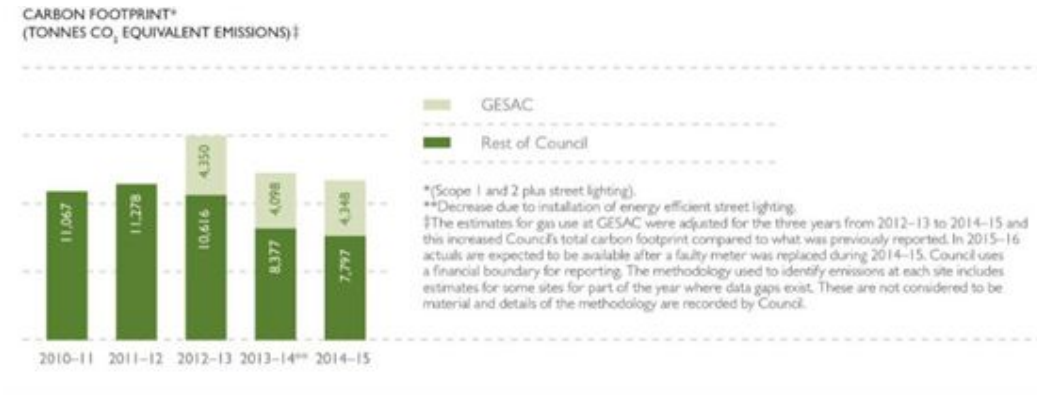
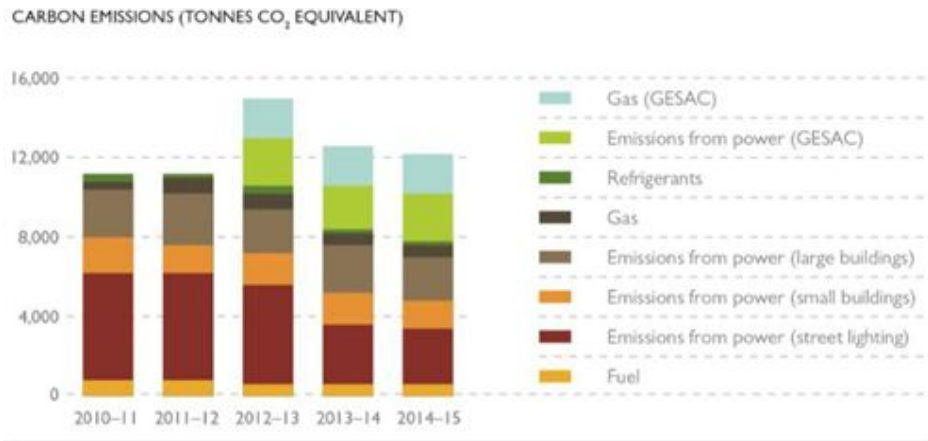


Figure 2:



Waste and recycling:

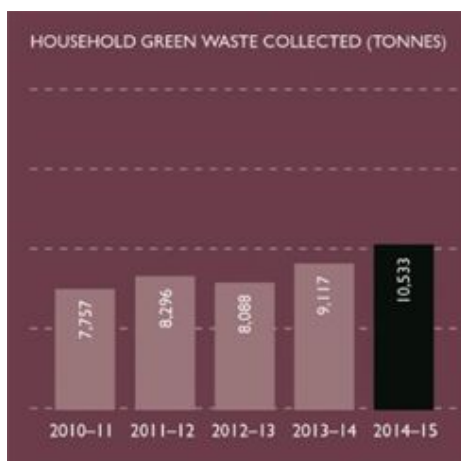
The 2010 *ESS* had an objective for Council to “reduce waste and increase diversion of waste from landfill”. Council’s *Environmental Sustainability Strategy* and *Carbon Emissions Reduction Plan* outline Council’s commitment to reducing greenhouse gas emissions generated from waste disposal.

To improve community recycling, Council enhanced its green waste services to residents in 2014, at no extra cost, as part of its standard waste services. To implement this change, Council conducted a major rollout of green waste bins and across 2014–15, a total of 15,122 additional green waste bins were distributed to residential properties.

The amount of green waste recycled has increased by 16 per cent (to 10,533 tonnes) compared to 2013–14 (see Figure 5). This helped reduce emissions from waste disposal.

Council has provided information to the community on how to improve waste management and recycling. For example, in 2014-15, Council translated waste education materials including the *Waste Services Guide* into five different languages (Chinese, Greek, Russian, Hindi and Italian) and ran advertisements on what can be recycled in the local Leader newspaper and Glen Eira News, to address common misunderstandings.

Figure 5:



Biodiversity:

The 2010 *ESS* had an objective for Council to “conserve or enhance Council managed land, biodiversity and environmental heritage in the City of Glen Eira”.

Council has undertaken various actions to protect and enhance biodiversity. Council’s *Open Space Strategy* outlines that indigenous plants will generally be planted where there are existing remnant trees and vegetation and where there are existing indigenous plants. In 2014–15, for example, approximately 10 per cent of the plants that Council’s Park Services planted were local indigenous plants from the sand belt region of Melbourne (south of the Yarra extending to Frankston), with the balance being mostly native Australian species.

Council’s *Street Tree Strategy* guides the planting of trees and how Council continuously improves the management of its trees. Council has more than 51,000 street trees and is half way through planting all suitable vacant street tree locations. This is expected to be completed by 2020 by when an additional 5,000 trees will have been planted. In 2014–15, for example, an additional 1,000 street trees were planted as part of a long-term commitment to increase the number of street trees.

Council's *Street Tree Palette* outlines the preferred species for each street and its *Street Tree Strategy* outlines how Council balances various needs when selecting street trees.

Water:

The 2010 *ESS* had an objective for Council to “reduce the use of mains water and use groundwater sustainably”. In response, Council has undertaken a range of actions to reduce water use while providing quality open space and developing Glen Eira Sports and Aquatic Centre (GESAC) as a new aquatic centre.

Council uses a large amount of water to maintain its parks and gardens (see Figure 6). To help minimise water use in Council's parks, Council installed a state-of-the art centrally controlled irrigation system in 2014 at its Park Services Depot office in Caulfield Park. The new user-friendly system controls irrigation in sportsgrounds, parks and garden beds across the City and allows for improved monitoring and water use performance.

Water sensitive urban design features have been incorporated into the construction of new open spaces, including Booran Reserve in Glen Huntly, which will incorporate a 500,000 litre stormwater harvesting system for recapturing rainwater for irrigation and toilet flushing. This is expected to minimise Council's water use by 3.55 megalitres.

The new Duncan Mackinnon Reserve Pavilion and Community Room (officially opened in October 2015) also incorporates a number of environmentally sustainable design features, including the use of rainwater collection and storage for toilet flushing and use on garden beds, water efficient taps, showerheads and other plumbing fixtures, energy efficient light fittings and the use of natural light and ventilation to further reduce energy use.

GESAC was completed in 2012 with highly efficient water use technology. Recycled rainwater is captured and used to help reduce reliance on mains water. The recycled water is used for toilet flushing and irrigation in various locations around the Centre and in Bailey Reserve in Bentleigh East. In 2014-15 the volume of water recycled and re-used by GESAC was estimated at 8.904 megalitres (20.6 per cent of GESAC's water use). This was just under a third of the total GESAC potable water use of 34.4 megalitres.

Various ovals throughout the municipality have been converted to warm season grasses over more than a decade and Council will continue to do this where appropriate. Warm season grasses require approximately 25 per cent less watering than standard grasses once established. More than 70 per cent of Council ovals use warm season grasses.

Figure 6:

MAINS WATER USE: PARKS (MEGALITRES)				
2010-11	2011-12	2012-13	2013-14	2014-15
68.30	70	208.6*	146.8	180.5

*Additional water was used for irrigation in 2012-13 as it was a dry year and tight water restrictions were eased. Officers are investigating the water use data further as the 2014-15 usage figures were higher than officers expected.

MAINS WATER USE: NON PARKS (MEGALITRES)				
2010-11	2011-12	2012-13	2013-14	2014-15
41.1	39.6	75.1*	89.2	87.9

*The extra water used in 2012-13 was due to additional consumption at GESAC.

Purchasing:

The 2010 *ESS* had objectives for Council to lead by example in relation to environmental sustainability and reduce the consumption of non-renewable resources.

Council endeavours to support sustainability through its purchasing activity, and monitors and reports on Council activities and programs that have an impact on or contribute to the environment, including general procurement. Council is committed to adopting a green procurement approach by supporting the principles of sustainable procurement within the context of purchasing on a value for money basis.

Value-for-money purchasing decisions made by Council consider whole-of-life cost and non-price factors, including contribution to Council's sustainability objectives. Council prefers to purchase environmentally preferred products whenever they achieve the same function and value for money outcomes.

Council has been an active member of the *ECO-Buy Program* and has regularly reported on its expenditure. Staff are encouraged to consider purchasing environmentally friendly products as per the policy. In 2013-14 (the most recent data), Council's total *green purchasing* expenditure was \$3,582,908. This represented an increase of nine per cent from the 2012-13 expenditure of \$3,284,374.

Council uses Forest Stewardship Certified paper for its publications and sources sustainably managed copy paper for its operations.

Community information:

The 2010 *ESS* had an objective for Council to “improve awareness in the Glen Eira community of the importance of living more sustainably”. Council provides a range of information to the community on environmental sustainability.

In 2014–15, for example, Council delivered 16 community presentations to 742 community members on topics including solar power; sustainable gardening; and sustainable house design. In addition to this, 53 articles were published in *Glen Eira News* on sustainability issues, including promoting community presentations; the *Neighbourhood Sustainable Gardening Program*; the *Energy Saving Program*.

5 OUR VISION AND PLAN FOR ENVIRONMENTAL SUSTAINABILITY

5.1 Vision

Glen Eira City Council will progressively improve its municipal services and facilities to be environmentally sustainable - ensuring that best value for money is achieved. It will work actively with the community and other levels of government to protect and improve the environment for current and future generations.

This vision is consistent with Council's *Community Plan*.

5.2 Environmental Sustainability Strategy Framework

The *Community Plan* is Council's key planning document, which outlines planning processes, initiatives and services. It identifies eight strategic objectives — services that support the community; traffic, parking and transport; town planning and development; governance; recreation and open space; waste, graffiti and cleanliness; sustainable community assets and infrastructure; and community building and engagement.

All strategic objectives are aligned with the community's expectations and Council's vision on environmental sustainability and contribute to Council's management of environmental risk.

This *Plan* identifies action areas that support the themes of climate change; waste and recycling; biodiversity conservation; and water management.

Council's *Community Plan* was developed through extensive community consultation and research that included a telephone survey, focus groups, community meetings and online consultation.

The *Community Plan* is reviewed both internally and externally by stakeholders each year and acts as a key planning document so that Council can be responsive to the needs of its community and deliver quality services that provide value-for-money.

5.3 Goals and objectives ¹⁹

	GOALS	OBJECTIVES
Climate Change	<p>Reduce emissions of greenhouse gases from Council operations.</p> <p>Support the Glen Eira community to reduce greenhouse gas emissions.</p> <p>Plan and prepare for the impacts of climate change.</p>	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions from Council managed or owned buildings by at least 25 per cent by 2021 by investing in energy efficiency and renewable energy. • Reduce greenhouse gas emissions from Council managed street lighting by 30 per cent. • Adapt Council managed open space, infrastructure and services over time to cope with climate change. • Support the community to access active and public transport, to improve the efficiency of their homes and to increase their use of renewable energy. • Support the community to cope during hotter weather and extreme weather events. • Advocate for higher energy efficiency standards for buildings, better public transport and other measures to help the community reduce greenhouse gas emissions.
Waste	<p>Reduce greenhouse gas emissions from waste by Council and the Glen Eira community. Reduce the consumption of non-renewable resources.</p> <p>Minimise local pollution risks that can arise from incorrect disposal of waste.</p>	<ul style="list-style-type: none"> • Increase the recycling rate at Council buildings by at least 10 per cent. • Increase the community's kerbside recycling rate by at least 30 per cent by 2021. • Support the community to

¹⁹ Baseline year set at 2014-15

		<p>minimise and correctly sort of waste in homes and businesses.</p> <ul style="list-style-type: none"> • Reduce use of new materials in Council operations.
Biodiversity	<p>Protect and enhance biodiversity and public amenity in Glen Eira.</p> <p>Reduce the impact of Council's services on biodiversity outside the City.</p>	<ul style="list-style-type: none"> • Protect and enhance biodiversity on Council managed land in Glen Eira. • Support the community to protect and enhance biodiversity, including in their gardens. • Increase the proportion of materials Council uses that are recycled or sustainably sourced. • Foster community connection with natural values. • Contribute to protection of biodiversity and natural heritage on non-Council land in the City.
Water	<p>Minimise mains water use in Council managed open space, buildings and facilities.</p> <p>Minimise sediment and other pollutants that enter Port Phillip Bay.</p> <p>Improve Council's and the community's capacities to maintain parks, gardens and trees even during drier periods.</p>	<ul style="list-style-type: none"> • Increase the efficiency of water use. • Increase the amount of rainwater and stormwater Council captures or treats • Support the community to reduce their impact on water quality in the Bay and to use water efficiently. • Ensure green infrastructure can survive drought.

5.4 Strategic approach and actions

This section looks at the strategic approach and actions Council will take to achieve its environmental sustainability goals and objectives.

The strategic approach is outlined under four themes:

- climate change;
- waste and recycling;
- biodiversity; and
- water.

In line with the way that Council makes decisions and operates, the strategic approach focuses on:

- the use of proven technology;
- initiatives that provide the greatest value-for-money first,
- activities where local government can have greatest impact, considering its role and functions; and
- partnerships which can achieve outcomes not possible by acting alone.

In line with the key community concerns outlined in Council's *Community Plan*, the actions in this *Strategy* have been grouped to reflect the community's priorities:

- environmental sustainability to be a driver of Council policies;
- Council's own operations to be of a high environmental standard; and
- Council to provide targeted information to households and business for improving their own environmental performance.

5.5 Implementation and timeframe

Actions identified in this section are for a five year period from 2016-17.

Each year as part of its *Budget* and *Community Plan Action Plan*, Council will confirm its specific program of actions for the following financial year. It will report on progress in its *Annual Report*.

- A number of actions are ongoing
- A number of actions need to be taken during design of new infrastructure, or during service reviews – the specific projects these actions will apply to in any particular year will therefore be driven by Council's overall priorities for development and renewal of infrastructure and review of services.
- For actions of a once off-nature, high priority actions will generally be completed within the first two to three years of the strategy and medium priority actions will be completed in years four and five.

5.5 Climate change

Background and key issues

The Intergovernmental Panel on Climate Change (IPCC) has stated that warming of the [global] climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have warmed, the amounts of snow and ice have diminished, and sea level has risen.²⁰

The IPCC has found that anthropogenic greenhouse gas emissions have increased significantly since the pre-industrial era driven largely by economic and population growth, and are now higher than ever. The IPCC considers that these greenhouse gas emissions and other drivers are extremely likely to have been the dominant cause of the observed warming since the mid-20th century.²¹

CSIRO and the Bureau of Meteorology have reported that the impacts of climate change on Australia will include:²²

- Australian temperatures are projected to continue to increase, with more hot days and fewer cool days;
- average rainfall in southern Australia is projected to decrease, with a likely increase in drought frequency and severity; and
- the frequency and intensity of extreme daily rainfall is projected to increase.

Like other municipalities across Melbourne and Australia, Glen Eira is vulnerable to the impacts of climate change on our natural and built environments and on our communities. Climate change may bring increased flood and storm damage, increased heatwaves, disruption to essential services, stressed plant and animal communities, and increased health risks for vulnerable groups within the community.

The IPCC considers that adaptation and mitigation are complementary strategies for reducing and managing the risks of climate change. Substantial emissions reductions over the next few decades can reduce climate risks in the 21st century and beyond, increase prospects for effective adaptation, reduce the costs and challenges of mitigation in the longer term and contribute to climate-resilient pathways for sustainable development.²³

²⁰ Intergovernmental Panel on Climate Change 2014 *Climate Change 2014 Synthesis Report Summary for Policymakers*, p.2.

²¹ Intergovernmental Panel on Climate Change 2014 *Climate Change 2014 Synthesis Report Summary for Policymakers*, p.4.

²² CSIRO and the Bureau of Meteorology 2014 *State of the Climate 2014*, p.3.

²³ Intergovernmental Panel on Climate Change 2014 *Climate Change 2014 Synthesis Report Summary for Policymakers*, p.17.

Summary what we are doing

In comparison to other levels of government, local government has limited opportunities to directly influence greenhouse gas emissions of its community. However, it can and does have an important role to play in leading by example, providing information and education, and can assist other levels of government and organisations with their initiatives.

There are a number of opportunities for Council to reduce its net emissions. These include reducing its energy use and the use of products and services that require high levels of emissions.

Council has already undertaken a range of actions to reduce greenhouse gas emissions including:

- using ecological sustainable design features to minimise energy use in new and refurbished buildings, such as at Glen Eira Sports and Aquatic Centre in Bentleigh East;
- switching to more energy-efficient public street lighting;
- introducing solar power generation on Council building; and
- participating in the *Landfill Gas Electricity Generation Program* at Clayton South Regional Landfill, converting waste methane gas to energy and providing power to more than 20,000 homes via the electricity grid.

Council has also supported the community with education and information programs on how to reduce greenhouse gas emissions, including implementing the *Energy Saving Program*.

Our Strategy — Climate change

Over the next 10 years, Council will continue to prioritise and take best value actions to reduce its greenhouse gas emissions and undertake effective adaptation. Council acknowledges that beyond the life of this *Strategy*, even further emission reductions will be needed to avoid more extreme climate change.

The main actions being targeted to reduce Council greenhouse gas emissions are:

- street lighting — replace high pressure sodium type lights with more efficient alternatives to reduce street lighting emissions by an estimated 25 per cent;
- buildings — various actions, including solar power installation, replacing lighting and appliances with more efficient alternatives, and improving insulation and building performance. These and other building related actions will reduce emissions from Council buildings by an estimated 30 per cent; and
- waste and recycling — reducing emissions associated with waste as outlined in section 6.4.

Like governments around the world, Council is facing the challenge of a growing population and increased demand for Council services and therefore associated energy demand. This may to some extent, offset the targeted reductions.

The impacts of climate change will be felt incrementally over time and Council aims to adapt its infrastructure over time to accommodate these changes.

Council understands that although community greenhouse gas emissions are not generally in Council's control, they are also not necessarily in the control of residents acting alone either and therefore, it aims to support the community to reduce emissions. The main measures Council will take to support the community are:

- a range of education activities to support the community to reduce emissions from their homes and from transport;
- advocacy to state and federal government for policy that will support the community in reducing emissions; and
- programs to facilitate practical assistance for residents and businesses, including access to free products under the *Energy Saving Program*.

Actions — Climate change

Actions — Council infrastructure and operations

Number	Action	Priority
	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions from Council managed or owned buildings by at least 25 per cent by 2021 by investing in energy efficiency and renewable energy. 	
1	Build any new Council buildings to be very low carbon, continue to allocate five per cent of capital budgets for sustainability measures, monitor and report energy use performance annually, and share knowledge and lessons.	High
2	Continue to reduce emissions generated from existing buildings, including through an annual rolling program of energy efficiency and renewable energy works.	High
3	Continue to purchase at least 1,900,000 kilowatt hours per year of green power or equivalent product.	High
4	Investigate and incorporate further lower emissions alternatives for use in construction.	Medium

Number	Action	Priority
5	Further develop energy monitoring and reporting practices to allow automation and support behaviour change.	High
<ul style="list-style-type: none"> Reduce Council greenhouse gas emissions from Council managed street lighting by 30 per cent. 		
6	Further improve efficiency of streetlights significantly, prioritising high pressure sodium type lights, in collaboration and with funding from VicRoads.	High
7	Replace any remaining older type Council outdoor lights, including mercury vapour lights with more efficient alternatives.	High
Reduce emissions from vehicles used in Council operations and services		
8	Review options to reduce emissions from vehicles used by Council and contractors; and encourage use of active and public transport for work purposes and commuting.	Medium
Adapt Council managed open space, infrastructure and services over time to cope with climate change		
9	Consider climate change impacts, such as storm frequency and peak stormwater flows, on open space, infrastructure and services and adapt these over time, usually during design or service reviews.	Medium
10	Ensure staff have access to regular training to stay up to date with rapidly changing knowledge and technology change.	Medium
11	Incorporate features to minimise the urban heat island effect in design of buildings, streetscapes and open space.	High

Actions — supporting the community on climate change

Number	Measure	Priority
<ul style="list-style-type: none"> Advocate for higher efficiency standards for buildings, better public transport and other measures to reduce greenhouse gas emissions in the community. 		
12	Advocate to state and federal government to support the community in reducing emissions from buildings, appliances and transport and to incorporate emissions reduction initiatives into their own projects and programs.	High
Support the community to cope during hotter weather and extreme weather events		
13	Regularly review Council's <i>Heat Wave Response Plan</i> and <i>Emergency Response Plan</i> for currency and implement the plans when triggered.	High
<ul style="list-style-type: none"> Support the community to access active and public transport, improve the efficiency of their homes and to increase their use of renewable energy 		
14	Celebrate the sustainability features at Council buildings and facilities as part of community education activities to demonstrate energy efficiency and renewable energy, for example, by running tours or promoting case studies.	High
15	Help residents access practical solutions and rebates available from other levels of government, for example by running the <i>Energy Saving Program</i> .	High
16	Run ongoing community education programs on reducing carbon emissions reductions in the home, supporting sustainable transport education activities to increase walking and riding support and promoting community access to relevant state and federal programs.	Medium

5.6 Waste and recycling

Background and key issues

The effective management of waste is, and will remain, a key issue for local communities and governments across Victoria. As Victoria's population is growing, the amount of waste being generated and requiring management is also increasing. At the current rate of increase, total waste generation will rise from 12.2 million tonnes in 2011–12 to 20.6 million tonnes per year in 2043–44.²⁴

These state-wide trends in waste generated and recycling have been reflected in Glen Eira:²⁵

- as the population has grown, the total amount of waste collected by council has increased from 52,920 in 2010–11 to 55,046 tonnes in 2014–5
- although the recycling rate has increased in this time from [xx] to [xx], largely because of much better green waste recycling, the total waste sent to landfill has slightly increased from 30,500 tonnes in 2010–11 to 31,119 tonnes in 2014–15;
- 3,107 tonnes of hard waste were collected and 246 tonnes of steel were collected and recycled in 2014–15;
- e-waste recycled has increased from 110 tonnes in 2010–11 to 251 tonnes in 2014–15²⁶; and

Effective waste management can have a substantial impact in key areas of sustainability, including resource efficiency, greenhouse gas emission reduction, environmental amenity and the community's overall quality of life.

Sustainability Victoria has identified that over the next 30 years, the Victorian waste and resource recovery system must balance the need to provide economically viable and sustainable waste management services, with the need to minimise the impact of waste and materials on communities and the environment.²⁷

²⁴ Sustainability Victoria 2015 *Statewide Waste and Resource Recovery Infrastructure Plan*, p.11.

²⁵ Glen Eira City Council 2015 *Annual Report 2014–15*, p.111.

²⁶ Note Collection method changed in 2014–15, which resulted in an increase in recycling.

²⁷ Sustainability Victoria 2015 *Statewide Waste and Resource Recovery Infrastructure Plan*, p.30.

Summary what we are doing

Council's primary role in relation to waste management for the Glen Eira community is to collect and transport municipal waste to a resource recovery facility and/or landfill.

Council has also placed significant focus on reducing waste sent to landfill and increasing recycling. By encouraging recycling, Council helps the Glen Eira community reduce its impact on the environment by reducing reliance on raw materials (non-renewable and renewable) and reducing greenhouse gas emissions.

Council also has an important role in managing litter through litter bins and street sweeping. Litter can reduce amenity, harm wildlife and pose a health threat to the community.

Council has undertaken a range of actions to improve waste management and recycling including:

- implementing a household waste bin downsizing policy and delivering green waste bins to reduce waste being sent to landfill;
- introducing an on call hard rubbish and bundled branch collection, entitling residents to three free collections per year; and
- through its own operations, minimising waste and maximising recycling where practical and affordable to do so, including participating in environmental-friendly purchasing programs and introducing staff education programs on reducing waste.
- delivering street sweeping and litter bin collection services across the municipality;

Our Strategy — Waste and recycling

Over the next 10 years, Council will focus on increasing recycling rates in the community and also increasing recycling from its own operations to reduce greenhouse gas emissions (as discussed in section 5.3) and to minimise the need for new resources.

The Clayton Regional Landfill closed in early 2016. Council and the other four part owners (four other councils) will provide for the long-term management and environmental rehabilitation of the site over the next 30 years.²⁸

Council will actively engage with other councils, the Victorian Government and the *Metropolitan Waste and Resource Recovery Group* to seek new waste processing facilities and services that incorporate new technologies that support more recycling and lower emissions.

²⁸ Glen Eira City Council 2015 *Annual Report 2014–15*, p.210.

Council will design and implement community engagement programs to increase recycling and appropriate waste disposal and target recycling of priority materials.

Our actions — Waste and recycling

Actions — Council infrastructure and operations

Number	Measure	Priority
Increase the recycling rate at Council buildings by at least 10 per cent.		
17	Continue to provide and improve recycling services at Council events and most community use buildings and align signage and systems with waste and recycling services for the community.	High
18	Extend education for staff and community users of Council buildings on how to recycle.	Medium
19	Integrate recycling services in new buildings and facilities.	High
Reduce use of new materials in Council operations		
20	Continue to require recycling of building and road construction waste in Council construction projects, continue to use recycled paper products and explore opportunities to increase use of recycled products as technology and products improve.	High
21	Identify standard recycled products for common procurement categories and establish as standard in procurement procedures.	Medium
22	Review options to avoid and reuse materials, furniture and supplies used by Council.	Medium

Actions — supporting the community on waste and recycling

Number	Measure	Priority
Increase the community recycling rate by at least 30 per cent by 2021.		
23	Introduce food waste recycling for the community as part of the existing organic waste recycling service by end 2017.	High
24	Investigate whether changes to frequency of kerbside bin collections could reduce garbage and increase recycling.	High
25	Work with <i>Metropolitan Waste and Resource Recovery Group</i> and other local governments to secure access to new generation garbage disposal facilities that minimise greenhouse gas emissions from waste	High
26	Investigate and if feasible, offer Council run waste and recycling services specifically designed for higher density areas.	High
27	Increase recycling from hard rubbish and street sweeping.	High
<ul style="list-style-type: none"> Support the community to minimise and correctly sort waste in homes and businesses. 		
28	Run a long-term and ongoing recycling and waste education program for residents including encouraging volunteer litter collection.	High
29	Encourage use of specialist disposal options, including those available to the community but not run by Council (for example, for batteries or clothes).	Medium
30	Continue to advocate for policy settings and services at state and federal levels that improve options for disposal of special items (such as batteries, light bulbs, chemicals and small ewaste)	High

5.7 Biodiversity conservation

Background and key issues

Biodiversity is the variety of all life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems of which they form a part.²⁹ Biodiversity provides many values to society including environmental, social, aesthetic, cultural, recreational, productive and economic values.

Australia is one of the most biodiverse countries in the world and has many high value areas. Glen Eira, like most highly urbanised areas has lost much of its local biodiversity. Glen Eira has been extensively modified by land development and urban growth from the 1830s onwards with a significant loss of indigenous vegetation. There is one significant remnant River Red Gum Woodland Community at Boyd Park in Murrumbeena. There are other individual remnant Red Gums in the open space system and some open space areas have been replanted with indigenous species to reflect the original natural character, such as at Mallanbool Reserve and Packer Park.³⁰

These remnant areas are valuable to Glen Eira as an important part of its natural heritage.

As the urban area develops further, there's likely to be pressure on these areas. Currently the State Government's Level Crossing Removal program is an example of this.

Summary what we are doing

Council is protecting local biodiversity and the natural environment in a number of ways. Important areas of natural habitat are conserved at Hopetoun Gardens in Elsternwick, Bentleigh Hodgson Reserve in Bentleigh, Boyd Park in Murrumbeena and Mallanbool Reserve in Murrumbeena. These parks contribute to biodiversity conservation in Glen Eira by providing habitat for native animals and maintaining local plant diversity.

Council's *Open Space Strategy* was adopted in April 2014 and guides the future planning, provision, design and management of public open space in Glen Eira from 2013 to 2026. The *Strategy* targets protection and retention of all remnant indigenous trees (recommendation 5.2R) and planting of indigenous species is to be undertaken in open spaces with some remnant indigenous vegetation present (recommendation 5.2S).³¹

²⁹ Natural Resource Management Ministerial Council 2010, *Australia's Biodiversity Conservation Strategy 2010–2030*, p.7.

³⁰ Glen Eira City Council 2014 *Open Space Strategy*, p.20.

³¹ Glen Eira City Council 2014 *Open Space Strategy*, p.83.

Council reviewed its *Street Tree Strategy* in 2007. Implementing the *Strategy* has led Council to plant thousands of trees and to continuously improve its management of street trees.

Council protects and enhances biodiversity and the natural environment in Council managed areas by:

- managing parks, reserves, public open space and more than 51,000 street trees;
- planting native (including indigenous) and other suitable vegetation to provide habitat for native fauna;
- providing information and education to improve the community's awareness of Glen Eira's biodiversity and local environment; and
- purchasing many environmentally friendly products and services.

Our Strategy — Biodiversity conservation

Over the next 10 years, Council will focus on managing and enhancing its remnant and other native vegetation in line with its *Open Space Strategy*. Council will concentrate its efforts to protect and enhance biodiversity in areas where there already exists some remnant habitat and Council has management control over the land.

Council will consider how to build resilience into landscape design, master planning and renewal of our open space, parks and reserves. Council will continue to use its procurement activities to minimise risk of harm to biodiversity.

Through information and education, Council will encourage the community to conserve biodiversity and manage habitat and existing flora on private land. It will also promote volunteering to conserve and enhance local biodiversity.

Actions — Biodiversity conservation

Actions — Council infrastructure and operations

Number	Measure	Priority
Protect or enhance biodiversity and environmental heritage on Council managed land in Glen Eira.		
31	In line with the <i>Open Space Strategy</i> , protect and over time enhance areas of remnant vegetation and other native plant communities and trees.	High
32	Ensure sufficient seed stock is available to replant remnant indigenous vegetation in the event of its loss (ie. a result of wind, fire, pest).	High

Number	Measure	Priority
33	Explore practical management options to improve biodiversity, such as increasing diversity of insects and habitats within some open spaces and streetscapes with nesting boxes and retaining woody debris in some cases.	Medium
34	During landscape design, master planning and services planning, consider how to enhance resilience during a changing climate, including considering resilience from pests, extreme heat, changes in rainfall patterns.	Medium
35	Plant an extra 1,000 additional street trees per annum	High
<ul style="list-style-type: none"> • Increase the proportion of materials Council uses that are recycled or sustainably sourced. 		
36	Investigate options to further reduce impacts on biodiversity through procurement, including reviewing products containing wood.	High

Actions — supporting the community on biodiversity conservation

Number	Measure	Priority
Support the community to protect and enhance biodiversity including in their gardens.		
37	Support residents with education and information to protect and enhance biodiversity in the local area and introduce and maintain habitat in their own property.	Medium
Foster community connection with natural values.		
38	Encourage community volunteerism and community research in the local area to further understand current populations of birds, insects and plants and to also to provide practical support in conserving natural areas.	Medium
Contribute to protection of biodiversity and natural heritage on land in the City.		
39	Advocate for protection of natural heritage in major development projects in the City including level crossing removals.	High

5.8 Water management

Background and key issues

Water is essential to life and supports a healthy environment, green parks and open space and a flourishing community. But water is a valuable and scarce resource and we need to continue to improve how we manage water use to ensure we meet the ongoing needs of the environment and our community in the long-term.

The impacts of variable rainfall, climate change and increasing water demand highlight the need for Council and the community to continue to improve water management and reduce water use.

CSIRO and the Australian Bureau of Meteorology (the Bureau) have prepared tailored climate change projection reports for natural resource management (NRM) regions across Australia. The projections show that over time, rain fall is projected to decrease in spring in all models and in winter in most models:³²

These projections highlight why it is important to continue to make the best use of water and reduce the risk of drought impacting on our parks, reserves and suburbs.

It will also be important to reduce the impacts of water-born pollution on Port Phillip Bay. Most stormwater that runs off from land in the City of Glen Eira enters Port Phillip Bay via Elster Creek and canal at Elwood. Some also goes via the Yarra River. This stormwater carries pollutants, including sedimentation and litter, which may affect water quality for both recreation and habitat in the bay and along the Elster Creek and canal area. These areas are used for water sports, walking and riding by Glen Eira residents and people across Melbourne.

What have we been doing

Council's greatest water use is at its parks, reserves and sportsgrounds and at Glen Eira Sports and Aquatic Centre (GESAC). Council's water use is cyclical primarily due to the seasonal nature of its water use for irrigation of its parks and sportsgrounds. During high rainfall years and at time of water restrictions, Council uses less potable (drinking or mains) water.

Council endorsed a *Sustainable Water Use Plan* in 2009 with the aim to reduce its annual mains water consumption to no more than 75 per cent of the amount Council used in 2000. During the drought Council reduced water use substantially and well beyond its target.

Council is an industry leader in minimising potable water usage on its sportsgrounds. By monitoring our water use we have been able to identify key areas for

³² Grose, M. et al., 2015, *Southern Slopes Cluster Report, Climate Change in Australia Projections for Australia's Natural Resource Management Regions: Cluster Reports*, Eds. Ekström, M. et al., CSIRO and Bureau of Meteorology, p.5.

improvement and have achieved an impressive reduction in water use (see section 3).

Over the last decade, Council has been successful in:

- progressively converting sportsgrounds from cool to warm season grasses, reducing water consumption on these grounds by around 30 per cent;
- installing computer controlled irrigation systems at sportsgrounds to ensure correct application rates of water during different weather conditions;
- installing water efficient fixtures, appliances and water tanks;
- using recycled water at Caulfield Park to assist with establishment of warm season grasses; and
- supporting the Glen Eira community with information and education on sustainable water use and stormwater management.

Council's stormwater systems drain in to Elwood Canal and the Yarra River to Port Phillip Bay. Council uses water sensitive urban design (WSUD) and drain cleaning techniques that reduces pollution washing down the system. Over time as more and more infrastructure incorporates WSUD, this will help protect these receiving waters and improve water quality.

There is also potential to enhance habitat for fauna (see section 6.5) with the establishment of small wetlands or WSUD features in appropriate open space, representative of the landscape character originally present in the municipality. These actions would also assist with sustainable water use in open space and urban heat mitigation.³³

Our Strategy — Water management

Over the next five years, as part of its infrastructure and maintenance activities, Council will continue to improve its water use efficiency and undertake stormwater harvesting and reuse. Council will contribute to reducing water-born pollution entering Port Phillip Bay.

In addition, Council will undertake targeted work to reduce water-born pollution through its street sweeping services and development site enforcement activities.

In comparison to other levels of government, Council has limited opportunities to directly influence water management practices in the community, but it will continue to provide leadership and education.

Council will encourage the community to reduce water use and minimise pollution, support and leverage programs established by other agencies and water utilities, and encourage residents to actively support leaf litter and litter management in their local areas. Council will administer *Planning Scheme* requirements relating to managing stormwater quality and quantity where applicable.

³³ Glen Eira City Council 2014, *Open Space Strategy*, p.255.

Our actions — Water management

Actions — Council infrastructure and operations

Number	Measure	Priority
Increase efficiency of Council's water use		
40	Continue to optimise Council's irrigation systems to ensure they are efficient and effective and that leaks are identified and rectified quickly if they occur. Annually review options and continually improve.	High
41	Continue the changeover to warm season grasses in sportsgrounds in line with the <i>Open Space Strategy</i> .	High
42	When updating irrigation systems and sportsgrounds, consider cost-effective opportunities to reduce potable water use.	High
Increase the amount of rainwater and stormwater Council captures for use in parks, buildings or for trees.		
43	During infrastructure planning and design, introduce features to reduce water use and reduce pollution that flows to Port Phillip Bay and seek appropriate partnerships and grants to support projects.	High
44	Model locations of sources of water-borne pollution in Glen Eira to help inform priority locations for water sensitive urban design features in Council works and for education.	Medium
45	To reduce pollutants that enter the stormwater system, review street sweeping schedules to identify opportunities to adjust schedules in target areas to account for differing times that leaves fall.	Medium
Ensure green infrastructure can survive drought		
44	Use drought tolerant trees and plants in the majority of plantings.	High Medium
45	Explore options for the community to assist with tree watering during times of drought.	High Medium

Actions — supporting the community on water management

Number	Measure	Priority
Support the community to reduce their impact on water quality in the Bay and to use water efficiently		
46	Develop and implement an education and enforcement program to ensure compliance at building sites in regards to sediment control and stormwater runoff.	High
47	As part of Council's communication and education activities, encourage water saving and pollution reduction initiatives in the community including promoting and leveraging government; utility and community water saving; and pollution reduction initiatives.	Medium

Item 9.8**REVIEW OF DELEGATIONS TO CEO****Enquiries: Robyn Taft
Corporate Counsel****1. Purpose**

To recommend an increase to the Chief Executive Officer's ('CEO') current financial limit of delegations in respect of contracts for the purchase of goods or services, and for the carrying out of works.

2. Community Plan

Theme 4: Governance – to deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.

3. Background

The CEO's current financial limit of delegations in respect of contracts for the purchase of goods or services and for the carrying out of works has not been reviewed since the review of Council's Instrument of Delegation to the CEO (Annexure 'A') ('Instrument') in 2006.

The Instrument has been an effective tool for the responsible and effective decision making during this time. However, due to its age, the CEO's financial limit with respect to contracts does not support Council's processes as efficiently as was intended when it was set ten years prior.

It is proposed that the general scope and format of the instrument continue, but with the changes to the CEO's financial delegated limits as outlined below to reflect a more efficient delegation level.

The current Instrument of Delegation allows the CEO to award contracts valued up to \$250,000 for goods and services and \$750,000 for roads and drains. This means that decisions to award contracts above \$250,000 or \$750,000 respectively, must go to a Council resolution to be decided by Council.

The financial limits on the power to award contracts under delegation to the CEO varies among surrounding municipalities with examples as follows:

Kingston City Council	\$750,000
Port Philip City Council	\$1,000,000 (if selecting the lowest price); \$500,000 (if not selecting the lowest price)
City of Monash	\$250,000
City of Casey	\$500,000 (or \$1,000,000 with another director)
Manningham City Council	\$Unlimited (subject to delegated authority from Council)

Ordinary Council Meetings are held every three (3) weeks and there is approximately a two (2) week lead time for agenda deadlines. It follows that unnecessary delays occur where officers are unable to meet the next deadline date and need to wait for a subsequent Council Meeting to award a contract.

Many medium to larger projects, particularly capital works projects, have long and often fluid lead in/completion times and require careful scheduling. The need to align their reporting to the Council meeting cycle can cause some projects to be delayed by several weeks, particularly if a Council Meeting agenda deadline is missed. In this regard, there is advantage in allowing contracts of a higher value to be awarded under delegation. The resultant more efficient scheduling of projects through quicker decision making would improve the turnaround time in delivering these works.

All projects undertaken by Council, whether or not subject to a tender process, are ultimately set and controlled by Council through the budget – the system of calling tenders and awarding contracts for such projects in accordance with the budget can be seen as an implementation of previous Council decisions.

The amended Instrument of Delegation, incorporating the above recommended changes to the CEO's delegated financial limit, is outlined in Annexure 'B'. If Council agrees to the new instrument, it is suggested that Council revoke the current instrument and adopt the new one, as detailed in the recommendation.

4. Recommendation

In exercise of the powers conferred by section 98(1) of the *Local Government Act 1989* Council resolves that:

- (a) the existing delegation to Chief Executive Officer be revoked effective immediately upon the Instrument of Delegation referred to in sub-paragraph 4(b) coming into effect;
- (b) there be delegated to the person holding the position, acting in or performing the duties of Chief Executive Officer the powers, duties and functions set out in the attached *Instrument of Delegation to the Chief Executive Officer*, subject to the conditions and limitations specified in that Instrument;
- (c) The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt;
- (d) that the Instrument of Delegation be sealed;
- (e) that the Instrument of Delegation:
 - (i) comes into force immediately the seal of Council is affixed to it; and
 - (ii) remains in force until Council determines to vary or revoke it.

Crs Pilling/Ho

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Glen Eira City Council

Instrument of Delegation

to

The Chief Executive Officer

Instrument of Delegation

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989 ('the Act') and all other powers enabling it, the Glen Eira City Council ('Council') delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 13 December 2006;
2. the delegation
 - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 2.2 is subject to any conditions and limitations set out in the Schedule;
 - 2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 2.4 remains in force until Council resolves to vary or revoke it.
3. The member of Council staff occupying the position or title of or acting in the position of Chief Executive Officer may delegate to a member of Council staff any of the powers (other than the power of delegation conferred by section 98(3) of the Act or any other powers not capable of sub-delegation) which this Instrument of Delegation delegates to him or her.

The seal of the Glen Eira City Council was hereto affixed in the presence of:

..  Councillor

..... Chief Executive Officer



SCHEDULE

The power to

1. determine any issue;
2. take any action; or
3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

4. if the issue, action, act or thing is an issue, action, act or thing which involves
 - 4.1 making a local law under Part 5 of the Act;
 - 4.2 approval of the Council Plan under s.125 of the Act;
 - 4.3 adoption of the Strategic Resource Plan under s.126 of the Act;
 - 4.4 preparation or adoption of the Budget or a Revised Budget under Part 6 of the Act;
 - 4.5 adoption of the Auditor's report, Annual Financial Statements, Standard Statements and Performance Statement under Part 6 of the Act;
 - 4.6 use of the Common Seal but subject always to section 5 (3) (c) of the Local Government Act and Local Laws;
 - 4.7 awarding or signing a contract or agreement for the purchase of goods or services, or for the carrying of works: in relation to roads or drains to the value of \$750,000 or more; in relation to all other contracts or agreements to the value of \$250,000 or more;
 - 4.8 noting Declarations of Impartiality by Valuers pursuant to section 13DH(2) of the *Valuation of Land Act* 1960;
 - 4.9 determining pursuant to s.37 of the Act that an extraordinary vacancy on Council be filled;
 - 4.10 determining the level of cash in lieu of car parking payment under a town planning permit;
 - 4.11 determining on the permanent placement and maintaining of barriers on a road under s.207 and clause 9 of schedule 11 of the Act;
 - 4.12 determining on the temporary placement and maintaining of barriers on a road under s.207 and clause 10 of schedule 11 of the Act;

- 4.13 accepting an offer to purchase land from a discontinued road or a former reserve which vests in Council, where the proposed sale price determined in accordance with Council policy is greater than \$25,000;
 - 4.14 subject to 4.13, the acquisition or disposition of a legal interest in land or buildings other than discontinued roads or former reserves which vest in Council, except where a lease is a renewal or variation of an existing agreement and the lease is consistent with Council's Community Leases Policy (or similar approved policy) and the variation does not change the area of land occupied;
 - 4.15 with respect to planning scheme amendments, request for a panel or final adoption or abandonment;
 - 4.16 review and determination of Councillor and Mayoral allowances under s.74 of the Act;
 - 4.17 deciding that all voting at an election or poll of voters is to be by means of postal voting under s.41A of the Act;
 - 4.18 appointment of councillor or community delegates or representatives to external organisations;
 - 4.19 the return of the general valuation; or
 - 4.20 making or determining any policy decision other than those necessary for the efficient and effective day to day management of the Council's operations in accordance with the Act and other statutory and regulatory requirements.
5. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;
6. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
- 6.1 policy; or
 - 6.2 strategy
- adopted by Council; or
7. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise.

Glen Eira City Council

Instrument of Delegation

to

The Chief Executive Officer

Instrument of Delegation

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989 ('the Act') and all other powers enabling it, the Glen Eira City Council ('Council') delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 17 May 2016 ~~13 December 2006~~;
2. the delegation
 - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 2.2 is subject to any conditions and limitations set out in the Schedule;
 - 2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 2.4 remains in force until Council resolves to vary or revoke it.
3. The member of Council staff occupying the position or title of or acting in the position of Chief Executive Officer may delegate to a member of Council staff any of the powers (other than the power of delegation conferred by section 98(3) of the Act or any other powers not capable of sub-delegation) which this Instrument of Delegation delegates to him or her.

The seal of the Glen Eira City
Council was hereto affixed in
the presence of:

.....Councillor

..... Chief Executive Officer

SCHEDULE

The power to

1. determine any issue;
2. take any action; or
3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

4. if the issue, action, act or thing is an issue, action, act or thing which involves
 - 4.1 making a local law under Part 5 of the Act;
 - 4.2 approval of the Council Plan under s.125 of the Act;
 - 4.3 adoption of the Strategic Resource Plan under s.126 of the Act;
 - 4.4 preparation or adoption of the Budget or a Revised Budget under Part 6 of the Act;
 - 4.5 adoption of the Auditor's report, Annual Financial Statements, Standard Statements and Performance Statement under Part 6 of the Act;
 - 4.6 use of the Common Seal but subject always to section 5 (3) (c) of the Local Government Act and Local Laws;
 - 4.7 awarding or signing a contract or agreement for the purchase of goods or services, or for the carrying of works: in relation to roads or drains to the value of ~~\$1,000,000~~~~\$750,000~~ or more; in relation to all other contracts or agreements to the value of ~~\$500,000~~~~\$250,000~~ or more;
 - 4.8 noting Declarations of Impartiality by Valuers pursuant to section 13DH(2) of the *Valuation of Land Act* 1960;
 - 4.9 determining pursuant to s.37 of the Act that an extraordinary vacancy on Council be filled;
 - 4.10 determining the level of cash in lieu of car parking payment under a town planning permit;
 - 4.11 determining on the permanent placement and maintaining of barriers on a road under s.207 and clause 9 of schedule 11 of the Act;
 - 4.12 determining on the temporary placement and maintaining of barriers on a road under s.207 and clause 10 of schedule 11 of the Act;

- 4.13 accepting an offer to purchase land from a discontinued road or a former reserve which vests in Council, where the proposed sale price determined in accordance with Council policy is greater than \$25,000;
 - 4.14 subject to 4.13, the acquisition or disposition of a legal interest in land or buildings other than discontinued roads or former reserves which vest in Council, except where a lease is a renewal or variation of an existing agreement and the lease is consistent with Council's Community Leases Policy (or similar approved policy) and the variation does not change the area of land occupied;
 - 4.15 with respect to planning scheme amendments, request for a panel or final adoption or abandonment;
 - 4.16 review and determination of Councillor and Mayoral allowances under s.74 of the Act;
 - 4.17 deciding that all voting at an election or poll of voters is to be by means of postal voting under s.41A of the Act;
 - 4.18 appointment of councillor or community delegates or representatives to external organisations;
 - 4.19 the return of the general valuation; or
 - 4.20 making or determining any policy decision other than those necessary for the efficient and effective day to day management of the Council's operations in accordance with the Act and other statutory and regulatory requirements.
- 5. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;
 - 6. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - 6.1 policy; or
 - 6.2 strategy,
 adopted by Council; or
 - 7. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise.

Item 9.9**INSTRUMENT OF APPOINTMENT AND
AUTHORISATION UNDER THE PLANNING AND
ENVIRONMENT ACT 1987**

**Enquiries: Diana Vaynrib
Legal and Governance Officer**

Purpose

To appoint Council officers by resolution as authorised officers for the purpose of enforcing the *Planning and Environment Act 1987* (“Act”).

Community Plan

Governance – to deliver strong local leadership and governance in an open and responsible manner in the best interest of the community.

Background

The Instrument provides for councils to appoint officers by resolution, pursuant to section 147(4) of the Act and may, where relevant, include the general appointment provision in section 232 of the *Local Government Act 1989* to commence proceedings in a council's name.

Authorisations are required for members of staff whose duties require them to enforce the Act.

Recommendation

That in the exercise of the powers conferred by section 147(4) of the *Planning and Environment Act 1987* Council resolves that:

- (1) the member of staff referred to in the attached Instrument be appointed and authorised as set out in the Instrument;
- (2) the Instrument comes into force immediately the common seal of Council is affixed to the Instrument, and remains in force until Council determines to vary or revoke it; and
- (3) the Instrument be signed and sealed.

S11A Instrument of Appointment and Authorisation *(Planning and Environment Act 1987)*

In this Instrument "**officer**" means -

Narelle Jane Sillitoe, Civic Compliance Officer

By this Instrument of Appointment and Authorisation Glen Eira City Council -

under section 147(4) of the *Planning and Environment Act 1987* appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under the Act.

It is declared that this Instrument -

- (a) comes into force immediately upon its execution; and
- (b) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

This Instrument is authorised by a resolution of Glen Eira City Council on 17 May 2016.

The seal of Glen Eira City Council was hereto affixed in the presence of:

..... Councillor

..... Chief Executive Officer

Crs Hyams/Lipshutz

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Item 9.10**MELBOURNE METRO RAIL PROJECT**

Ron Torres
Director Planning and Transport

1. Proposal

To decide on a response to Stonnington City Council's advocacy campaign which seeks to include South Yarra Train Station in the Melbourne Metro Rail Project.

2. Community Plan

Traffic, parking and transport: to promote the safe movement of pedestrian, bicycle and vehicle traffic in a way that minimises the impact of traffic and parking on the local amenity and physical environment.

3. Background

The Melbourne Metro project creates a new end to end rail line from Sunbury to Cranbourne/Pakenham.

It will include:

- Twin, nine kilometre rail tunnels from South Yarra (suburb) to South Kensington Train Station
- five new underground stations

South Yarra Train Station, near the tunnel entrance is not part of the project.

Stonnington City Council is advocating that South Yarra Station is included.

A comprehensive feasibility study commissioned by Stonnington demonstrates the merits of the station's inclusion in the project. A possible design solution involves *switching* the Frankston and Dandenong railway lines in Glen Eira, just before Caulfield Station. There is no design detail on the switching point but it appears that it can be accommodated within the railway reserve adjacent to Caulfield Station.

As part of Stonnington's advocacy campaign it is seeking the support of Glen Eira City Council, and other councils, for its position.

A letter to Glen Eira's Mayor is attached.

4. Recommendation

That Council writes to the Mayor of the City of Stonnington supporting its advocacy campaign (at both State and Federal Government level) in relation to the inclusion of South Yarra Station as an interchange station in the Melbourne Metro Rail Project.

Crs Sounness/Hyams

That the recommendation in the report be adopted.

Cr Sounness withdrew his Motion.

Cr Sounness/Delahunty

That a further item be submitted providing further details on the business case proposal by the Melbourne Metro Rail project and the case proposed by Stonnington City Council.

The MOTION was put and CARRIED unanimously.

ATTACHMENT 1



Office of the Mayor,
Councillor Claude Ullin

PO Box 21 Prahran Vic 3181
T: 03 8290 1333
F: 03 9521 2255
E: council@stonnington.vic.gov.au
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5 May 2016

Cr Neil Pilling
Mayor
City of Glen Eira
PO Box 42
Caulfield South VIC 3162

Dear Cr Pilling

Re: Melbourne Metro Rail Project

Further to my letter to you dated 17 March 2016, I am writing to ask for your Council's support for our advocacy campaign in relation to the inclusion of South Yarra Station as an interchange station in the Melbourne Metro Rail Project, which we believe would significantly benefit both of our communities.

Stonnington Council believes the Melbourne Metro Rail Project is a once-in-a-generation project and fully supports its delivery. However, our independent research has revealed that:

- Pedestrian counts show 28,000 commuters a day use South Yarra station in 2016. By contrast, the State Government's projections state that only 23,000 will use the station in 2031.
- Transport experts project an interchange station at South Yarra could benefit an additional 65,000 commuters a day on the Frankston and Sandringham lines by 2031.
- These same experts have identified options to deliver an interchange station at South Yarra that would reduce the cost by up to \$300 million and significantly reduce the number of properties that need to be acquired.

South Yarra Station is a destination station for the thousands of workers who travel to the precinct every day and is the busiest station outside the CBD across the metropolitan network during the morning peak, coming second only to Flinders Street Station. Caulfield Station comes in at 10th busiest, according to PTV figures from 2013/14.

This is an opportunity for both the State and Federal Governments to fully capture and maximise the benefits of this project for the future of Melbourne and public transport in this city.

We have met with local State and Federal politicians, the Federal Minister for Major Projects, Territories and Local Government, traders, major property developers and other key stakeholders, who have all expressed their support for our proposal to include the South Yarra Station in the Melbourne Metropolitan Rail project.

Council believes that there is still opportunity for the State Government to incorporate South Yarra Station in this important project and requests that the Glen Eira Council supports us in our advocacy campaign at both the State and Federal Government level.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Claude Ullin', written over a circular stamp.

Cr Claude Ullin
Mayor of the City of Stonnington
Councillor for South Ward

Item 9.11

**Glen Eira City Council
Financial Report
for the period ending 30 April 2016**

**File No:
Enquiries: Peter Swabey
Chief Financial Officer**

1. Proposal

To receive the Financial Report for the period ending 30 April 2016.

2. Corporate Goal***Theme 4: Governance***

To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.

3. Key Points

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.

4. Contents

Executive Summary	1
Financial Strategy	5
Assurance Map	8
Income Statement	10
Balance Sheet	12
Performance Graphs	13
Capital Works Program Expenditure	17
Debtors	19

5. Recommendation

That the report be received and noted.

Crs Lipshutz/Ho

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Executive Summary

for the period ending 30 April 2016

a) Current Month Budget Result

At the end of April 2016, the performance against budget from ordinary activities showed a positive variance of \$7.93M due to higher than anticipated revenue of \$2.79M and savings in operating expenditure of \$5.14M (refer to page 12 for details of the variances).

b) Current Month Forecast Result

The forecast result expected for the financial year is an operating surplus of \$19.02M compared with the original adopted 2015-16 Annual Budget of \$13.28M.

Any surplus from day-to-day operations is used to accelerate capital works projects. Annual budget to forecast movements to date show an increase in operating revenue of \$2.94M; decrease in operating expenditure of \$3.27M and a net unfavourable variance in non-operational activities \$476K.

c) Liquidity

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

Council needs to ensure working capital is maintained such that sufficient cash reserves are available to meet normal cash flow requirements. Over the last few years, Council has invested heavily in its capital works program by fully utilising cash reserves. Council has fully borrowed \$25M to fund the construction of the Glen Eira Sports and Aquatic Centre (GESAC).

Council will continue to have a large investment in capital works projects. The liquidity ratio expresses the level of current assets the Council has available to meet its current liabilities. Council should hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and *Fire Services Property Levy*.

Executive Summary (continued)**d) Open Space Contributions****Contributions**

All multi-unit developers now need to pay a uniform 5.7% of the value of the land (or give Council 5.7% of the area of the land). All money raised by the levy will go into more and better open space.

The uniform rate of 5.7% is the highest rate ever achieved across a whole municipality by any suburban council.

Council formulated the new levy in 2014, based on the analysis in the Open Space Strategy. The 5.7 per cent levy was supported by an independent panel in October 2014 and was approved by the State Planning Department. The higher rate took effect from 12 March 2015.

Open Space Reserve

The balance of the Open Space Reserve as at 30 April 2016 is as follows:

Description	2015-16 Current Month Actual	2015-16 Year-to-Date
Open Space Contributions Received	\$1,218,153	\$4,462,254
Open Space Capital Expenditure	(\$821,118)	(\$3,615,756)
Net Movement	(\$397,035)	\$846,498
Opening Balance as at 1 July 2015		\$3,541,640
Closing Balance – Open Space Reserve		\$4,388,138

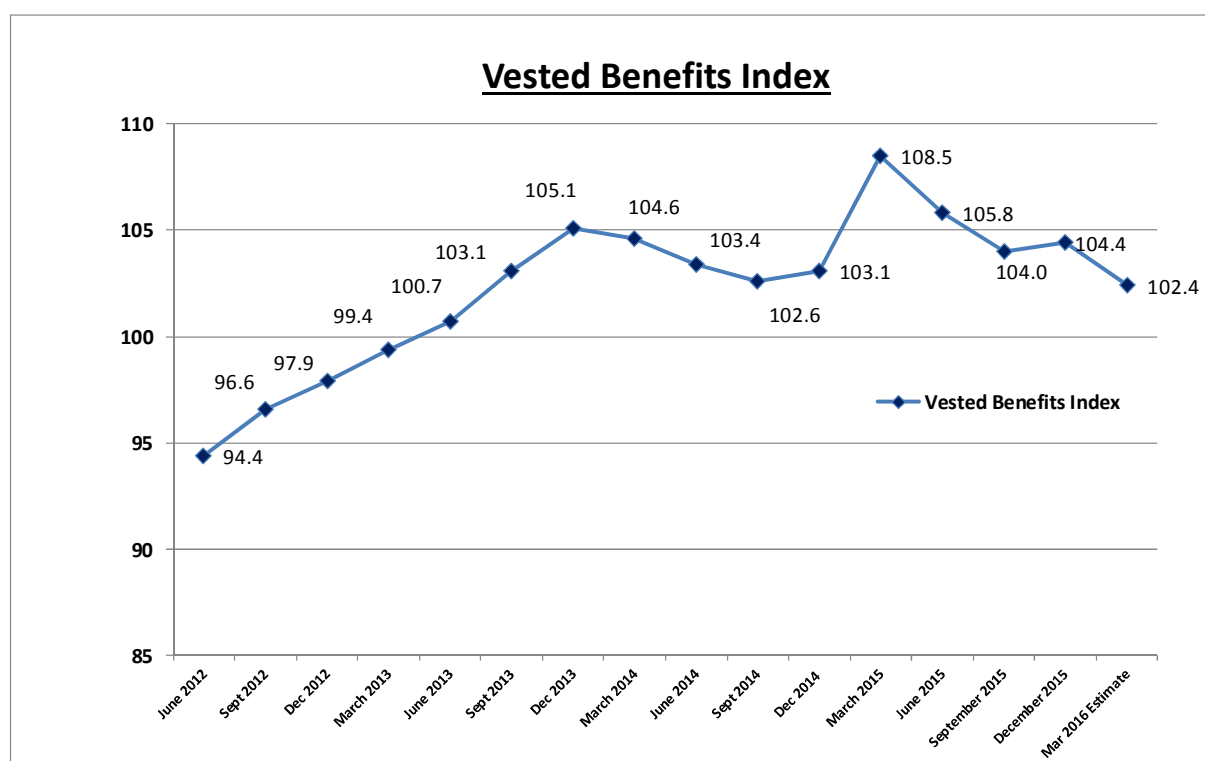
Note: the majority of the Open Space Reserve funds are earmarked to be spent on the development of Booran Reserve (formerly Glen Huntly Reservoir).

Executive Summary (continued)

e) Superannuation – Defined Benefits Scheme

Vested Benefits Index (VBI)

The VBI is the key index that the super fund regulator, APRA, considers when assessing the financial position of the Defined Benefit Plan. In simple terms, this measures whether there would be enough assets to meet the liabilities of the Defined Benefit Plan if it became necessary to pay all members their total entitlements on a particular day. For the Plan to be in a satisfactory financial position requires a VBI of 100% or more. Below is the estimated VBI since 30 June 2012:



Executive Summary (continued)**f) Forecast adjustments for April 2016*****Income from ordinary activities increase of \$692K***

The favourable income forecast movement is mainly due to:

- Grants (Operating and Capital) – increase of \$97K due to:
 - Unbudgeted Blackspot funding of \$601K for traffic management projects. Funding received from VicRoads is offset by capital works expenditure below.
 - Reduction of \$650K funding from Sport and Recreation Victoria. Council was unsuccessful in receiving budgeted funding of \$650K in 2015-16, relating to the redevelopment of Duncan Mackinnon Reserve athletics track. This reduction in funding is offset by the capital cost of \$850K (refer below).
- Statutory Fees and Fines – increase of \$300K based on higher than forecast parking infringements income \$256K.
- Open Space – increase of \$504K from the stage one development of Caulfield Village - \$575K.

Expenditure from ordinary activities increase of \$913K

The favourable expenditure forecast movement is mainly due to:

- Employee costs – decrease of \$636K due to vacant positions across Council.

g) Capital Works Program

As at the end of April 2016, total capital works expenditure in 2015-16 is expected to be \$36.55M, represented by:

- New capital works projects as per the 2015-16 Annual Budget \$30.15M
- Capital works funding \$1.95M
- Carry forward expenditure from the 2014-15 financial year \$3.87M
- Forecast increase year to date \$575K.

Forecast adjustments for the month of April are as follows:

- Blackspot funding of \$601K for traffic management projects at the following locations:
 - Neerim Road and Bambra Road, Caulfield - \$433K;
 - Inkerman/Orrong Road, Caulfield North - \$136K;
 - Inkerman Road and Kooyong Road, Caulfield - \$32K.
- Reduction of \$850K for the redevelopment of Duncan Mackinnon Reserve athletics track.

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 previous years the Auditor-General published the results for individual Councils. In 2014-15 the Auditor-General assessed the financial sustainability risk at a sector level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 7 provides indicators for Glen Eira City Council.

(a) Financial sustainability risk indicators

Indicator	Formula	Description
Net result (%)	Net result / Total revenue	A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term. Net result and total revenue is obtained from the comprehensive operating statement.
Liquidity (ratio)	Current assets / Current liabilities	This measures the ability to pay existing liabilities in the next 12 months. A ratio of one or more means there are more cash and liquid assets than short-term liabilities.
Internal financing (%)	Net operating cash flow / Net capital expenditure	This measures the ability of an entity to finance capital works from generated cash flow. The higher the percentage, the greater the ability for the entity to finance capital works from their own funds. Net operating cash flows and net capital expenditure are obtained from the cash flow statement.
Indebtedness (%)	Non-current liabilities / Own-sourced revenue	Comparison of non-current liabilities (mainly comprised of borrowings) to own-sourced revenue. The higher the percentage, the less able to cover non-current liabilities from the revenues the entity generates itself. Own-sourced revenue is used—rather than total revenue—because it does not include capital grants, which are usually tied to specific projects.
Capital replacement (ratio)	Cash outflows for property, infrastructure, plant and equipment / Depreciation	Comparison of the rate of spending on infrastructure with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciating rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement.
Renewal gap (ratio)	Renewal and upgrade expenditure / Depreciation	Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1:1 indicate that spending on existing assets is faster than the depreciating rate. Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.

Financial Strategy (continued)

(b) Financial sustainability risk assessment criteria

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

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

Source: Victorian Auditor-General's Office.

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

Financial Sustainability Risk Indicators	Objective	2014-2015 Actuals	2015-2016 Annual Budget as at 30 June 2016	2015-2016 Annual Forecast as at 30 June 2016	2015-2016 Risk based on Annual Forecast as at 30 June 2016	Comment
(1) Net Result	Generating surpluses consistently of greater than 0%.	9.11%	8.43%	11.85%	Low	Council is generating positive surpluses.
(2) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	0.99	0.86	1.06	Low	Council's forecast to 30 June 2016 indicates a Liquidity Ratio of greater than 1.0.
(3) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	19.41%	14.70%	17.14%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(4) Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	116.94%	101.42%	117.09%	Low	Council is generating enough cash from operations to fund new assets.
(5) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.62	1.66	1.71	Low	Council operates at a low level of risk with respect to capital replacement.
(6) Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.21	1.45	1.45	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.	\$1,463	\$1,538	\$1,545	Average rates and charges are well below the average of inner metropolitan Councils. In 2014-15 Glen Eira is the second lowest of the 21 Inner Melbourne Councils (2013-14: also second lowest) and is \$266 per assessment (\$16.6m) below the average outcome. This means that Council charges \$16.6m p.a. less than inner metropolitan municipalities and has \$16.6m p.a. less for upgrading or providing facilities and services. In addition the Council provides one of the highest pensioner rebates in Victoria.	
<ul style="list-style-type: none"> Average Rates and Charges Pensioner Rate Rebate 		\$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.	\$2,150	\$2,292	\$2,248	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$176 less per assessment (\$11m) 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 (2011-2014) and proposed IA activity 2014/15-2016/17, 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. Legislation or Standards – Changes generally	L							Food Safety (2011/12) Statutory Planning (2013/14)
2. Legislation or Standards – Cost shifting	L							
3. Funding – Shortfalls	H							
4. Contracts – consultant errors	H							Tendering (2013/14) Contract Management (2013/14)
5. Insurance – failure to comply with policy	H							
6. Contracts – indemnities beyond insurance coverage	H							Contract Management (2013/14)
7. Contractors - insurances	H							Contract Management (2013/14)
8. Contractors – Council liability for the actions of contractors	H							Contract Management (2013/14) Parks & Open Space Maintenance (2014/15)
9. Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014)
10. IT – security compromised	H							IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites
11. Advice – incorrect advice provided	H							Statutory Planning (2013/14)

Council's Strategic Risks	Risk Rating	Type of Assurance						Previous (2011-2014) and proposed IA activity 2014/15-2016/17, 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	
12. Infrastructure – serious deficiency	H							Asset Management (2013/14) Parks & Open Space Maintenance (2014/15) Land and Building Revaluation biennial (ongoing)
13. Contracts – wrong authority / process	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
14. Road Management Act / Plan – failure to comply	H							
15. Clayton Landfill – tightening of requirements and fines	H							Clayton Landfill Review (2014/15)
16. Contract Agreements / Partnerships inappropriate relationships entered into	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
17. Clayton Landfill – permanent site closure	H							Clayton Landfill Review (2014/15)
18. Health & Safety – safe & healthy workplace not maintained	H							SafetyMAP recertification (2013/14) OH&S Review (2015/16)
19. Embezzlement	H							Fraud Review (2013/14) Financial Controls (2014/15) Financial Compliance transaction analysis (ongoing) Risk Management Framework (2015-16)
20. Public Liability General	M							Risk Management Framework (2015-16)

* 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.

Income Statement

for the period ending 30 April 2016

	2015-16 Year to Date Actual	2015-16 Year to Date Budget	2015-16 Year to Date Variance	2015-16 Year to Date Variance	2015-16 Last Month Forecast	2015-16 Current Month Forecast	2015-16 Current Month Forecast Movement \$ 000's	2015-16 Annual Budget	2015-16 Budget Forecast Variance	2015-16 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's		\$ 000's	\$ 000's	(%)
Income										
Income from Ordinary Activities										
General Rates	81,851	81,624	227	0.3%	81,803	81,851	49	81,624	227	0.3%
Supplementary Rates	712	550	163	29.6%	735	712	(22)	550	163	29.6%
Waste and Recycling Charges	14,151	14,080	70	0.5%	14,305	14,311	6	14,232	79	0.6%
Grants (Operating and Capital)	18,494	19,236	(741)	(3.9%)	22,822	22,919	97	23,702	(783)	(3.3%)
Interest Received	1,133	750	383	51.0%	1,244	1,283	39	900	383	42.5%
User Fees	20,497	21,255	(758)	(3.6%)	24,653	24,371	(282)	25,129	(758)	(3.0%)
Statutory Fees and Fines	5,932	3,529	2,403	68.1%	6,385	6,685	300	4,282	2,403	56.1%
Contributions - Monetary	4,462	4,121	341	8.3%	4,986	5,490	504	5,000	490	9.8%
Other Income	2,030	1,328	701	52.8%	2,339	2,342	3	1,605	737	45.9%
Total Income from Ordinary Activities	149,261	146,473	2,787	1.90%	159,272	159,964	692	157,024	2,941	1.9%
Expenses										
Expenses from Ordinary Activities										
Employee Costs	56,088	59,407	3,319	5.6%	66,711	66,075	636	69,287	3,212	4.6%
Materials and Consumables	4,323	4,926	602	12.2%	5,698	5,672	26	6,023	351	5.8%
Contractor Payments	22,118	22,843	725	3.2%	27,412	27,308	104	27,292	(16)	(0.1%)
Maintenance	5,110	5,481	371	6.8%	7,027	6,904	123	6,986	82	1.2%
Utility Services	3,219	3,263	43	1.3%	4,083	4,098	(15)	3,843	(255)	(6.6%)
Insurances	655	885	230	26.0%	866	824	42	1,032	208	20.2%
Other Expenses	3,378	3,058	(320)	(10.5%)	4,327	4,342	(15)	3,986	(355)	(8.9%)
Grants and Subsidies	663	850	187	22.0%	872	855	17	916	61	6.7%
Borrowing Costs	1,415	1,401	(14)	(1.0%)	1,684	1,689	(5)	1,674	(14)	(0.9%)
Total Expenses from Ordinary Activities	96,969	102,113	5,144	5.0%	118,679	117,766	913	121,039	3,273	2.7%
Surplus before non operational activities	52,292	44,360	7,931	17.9%	40,593	42,199	1,605	35,985	6,214	17.3%
Non-operational Activities										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	438	420	18	4.2%	558	498	(60)	481	18	3.7%
Written Down Value of Assets Sold/Disposed	2,057	1,275	(782)	(61.3%)	2,389	2,313	76	1,531	(782)	(51.1%)
Depreciation and Amortisation	17,754	18,042	288	1.6%	21,415	21,362	53	21,650	288	1.3%
Surplus for the period	32,919	25,464	7,454	29.3%	17,348	19,022	1,674	13,284	5,738	43.2%

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.

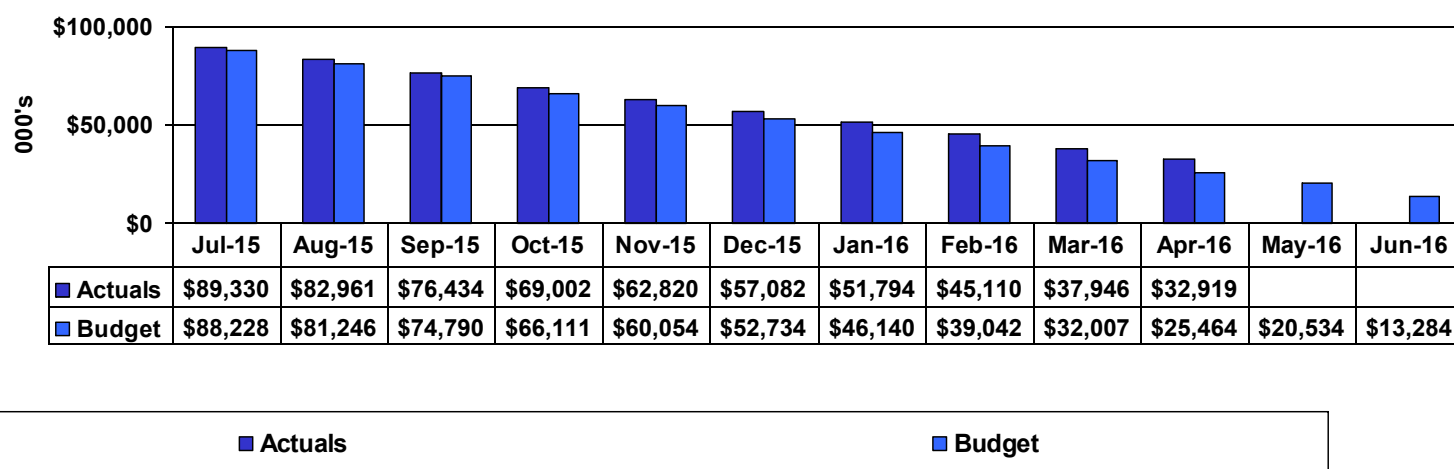
Balance Sheet

for the period ending 30 April 2016

	Actuals 2014-15 \$ 000's	Annual Budget 2015-16 \$ 000's	Annual Forecast 2015-16 \$ 000's	Year to Date Actual 2015-16 \$ 000's	Previous Month's Actuals \$ 000's
Assets					
Current Assets					
Cash and Cash Equivalents	41,404	33,093	45,123	44,699	49,493
Trade and Other Receivables	8,984	8,707	8,984	32,226	33,686
Other Assets	1,309	472	1,309	281	259
Total Current Assets	51,697	42,272	55,416	77,206	83,438
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	1,701,565	1,718,355	1,714,927	2,042,197	2,041,094
Intangible Assets	750	794	750	664	697
Investments in Joint Operations	2,595	2,040	2,595	2,595	2,595
Other Financial Assets	5	5	5	5	5
Total Non-Current Assets	1,704,915	1,721,194	1,718,277	2,045,461	2,044,391
TOTAL ASSETS	1,756,612	1,763,466	1,773,693	2,122,666	2,127,829
Liabilities					
Current Liabilities					
Trade and Other Payables	13,732	11,466	13,732	6,177	5,915
Trust Funds and Deposits	24,670	23,909	24,670	30,094	30,311
Provisions	12,692	12,641	12,692	12,098	12,180
Interest-Bearing Liabilities	1,231	1,263	1,231	628	727
Total Current Liabilities	52,325	49,279	52,325	48,998	49,133
Non-Current Liabilities					
Provisions	1,187	708	1,187	1,257	1,257
Interest-Bearing Liabilities	20,037	18,955	19,037	19,613	19,613
Other Liabilities - Joint Operations	3,352	-	3,352	3,352	3,352
Total Non-Current Liabilities	24,576	19,663	23,576	24,222	24,222
Total Liabilities	76,901	68,942	75,901	73,220	73,355
Net Assets	1,679,711	1,694,524	1,697,792	2,049,447	2,054,474
Equity					
Accumulated Surplus	878,187	891,216	896,268	910,258	915,626
Asset Revaluation Reserve	797,983	801,213	797,983	1,134,801	1,134,801
Public Open Space Reserve	3,541	2,095	3,541	4,388	4,047
Total Equity	1,679,711	1,694,524	1,697,792	2,049,447	2,054,474

Performance Graphs

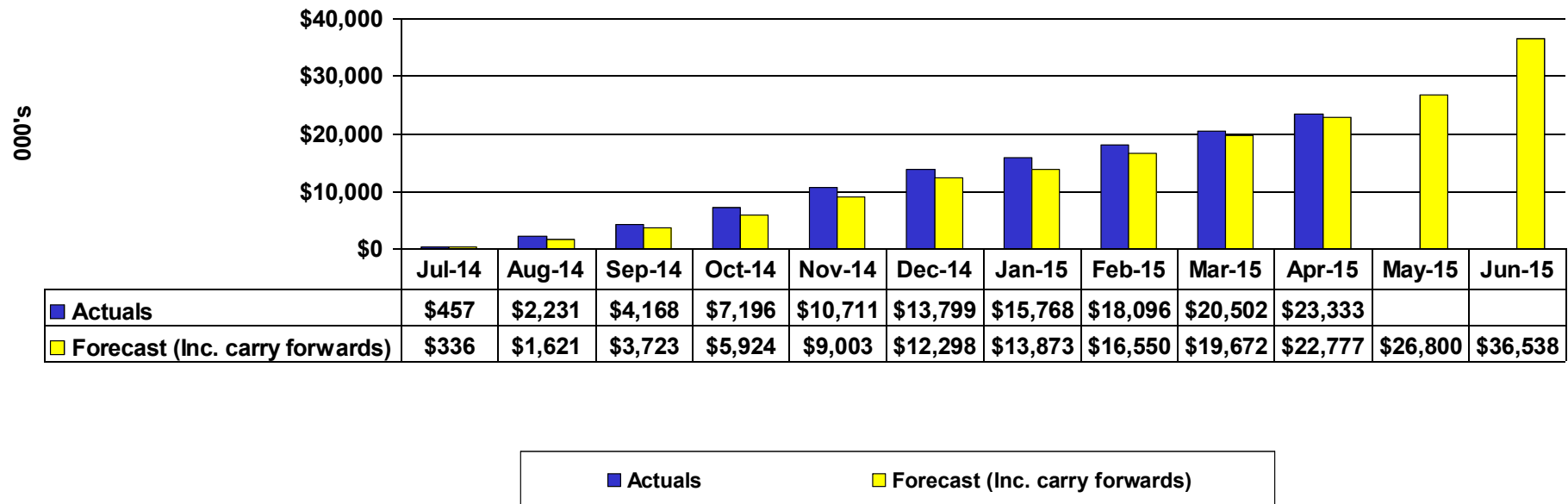
Financial Performance for the period ending 30 April 2016



The April 2016 year to date financial performance was \$7.45M better than the year to date budget mainly due to:

- Better than anticipated income received for Statutory Fees and Fines \$2.4M (Parking Infringements \$2.2M), Other Income \$701K (\$487K Liquidated Bank Guarantees), Supplementary and General Rates \$390K, Interest Received \$383K, Contributions – Monetary \$341K (Open Space) (Caulfield Village contribution stage one \$575K) and Waste and Recycling Charges \$70K.
- Favourable variances in expenditure items including: Employee Costs \$3.32M, Contractor Payments \$725K, Materials and Consumables \$602K, Maintenance \$371K, Insurances \$230K, Grants and Subsidies \$187K and Utility Services \$43K.
- Unfavourable variances in User Fees \$758K, Grants (Operating and Capital) \$741K and Other Expenses \$320K.

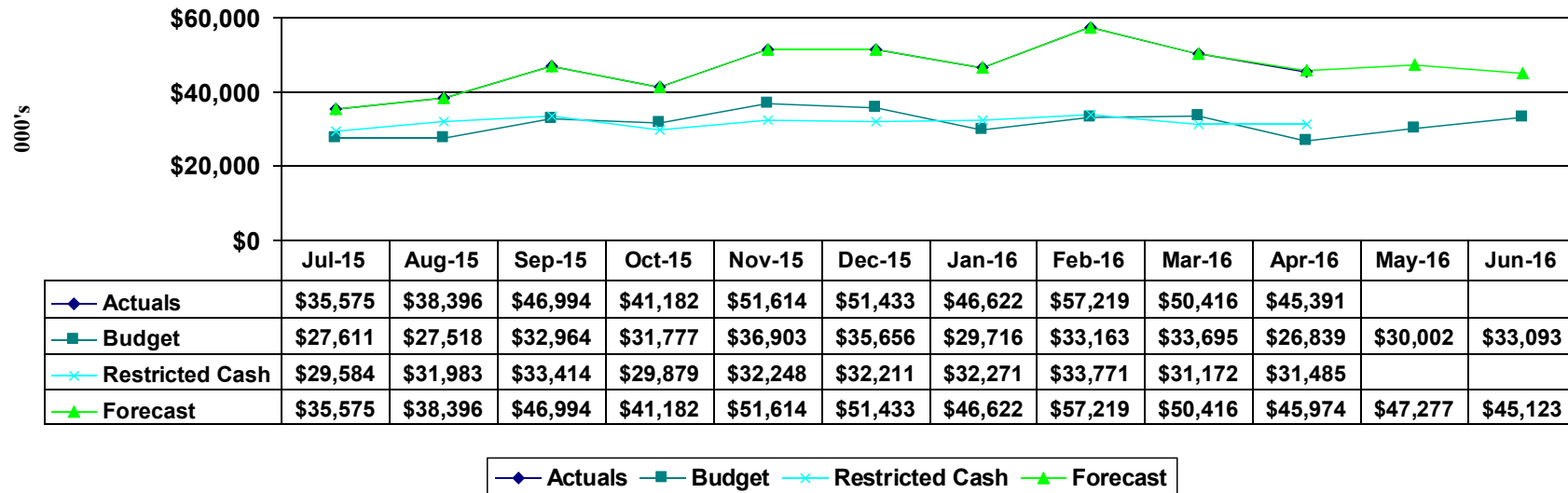
Capital Works Expenditure for the period ending 30 April 2016



Council's capital expenditure is ahead forecast by \$556K mainly due to Duncan Mackinnon Pavilion Upgrade \$860K, Road Rehabilitation \$334K and Centenary Park Pavilion Car Park Construction \$278K.

Offsetting this is later than anticipated expenditure on Vehicle Replacements \$267K, Information Systems \$233K, Traffic Engineering \$196K, Public Toilet Rolling Program \$149K and Footpath Replacement \$142K.

Cash and Investments Balances for the period ending 30 April 2016



Council's year to date cash balance of \$45.39M is higher than budget for the current month. Council's forecast position to June 2016 of \$45.12M has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.

Council has cash assets that are subject to restrictions. Restricted funds as at 30 April 2016 include: Residential Aged Care Deposits of \$22.48M, Trust Funds and Deposits \$3.95M (including asset protection permits), Open Space Reserve \$4.39M and Fire Services Property Levy \$663K.

[illegible]

16

Capital Works Program Expenditure

for period ending 30 April 2016

Description	2015-16 Carry Forwards from 2014-15	2015-16 Adopted Annual Capital Budget	2015-16 Capital Grant Funding	2015-16 Budget Plus 2014-15 Carry Forward	2015-16 YTD Work In Progress	2015-16 YTD Forecast	2015-16 YTD Variance	2015-16 Annual Forecast Projected end of June 2016 expenditure	2015-16 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: PRIORITY ITEMS</u>									
Information Systems	82,271	748,000	-	830,271	217,182	450,271	233,089	830,271	-
Vehicle Replacements	-	1,021,091	-	1,021,091	547,264	814,139	266,875	1,021,091	-
Footpath Replacement	-	1,725,000	-	1,725,000	1,295,500	1,437,500	142,000	1,725,000	-
Kerb and Channel Replacement	-	160,000	-	160,000	30,395	130,000	99,605	160,000	-
Road Rehabilitation	-	3,512,000	-	3,512,000	2,244,461	1,910,500	(333,961)	3,512,000	-
Drainage Improvement	-	3,500,000	-	3,500,000	2,741,642	2,562,931	(178,711)	3,554,238	54,238
Local Road Resurfacing	-	1,500,000	-	1,500,000	1,091,866	999,000	(92,866)	1,500,000	-
Right of Way Renewal	-	255,000	-	255,000	177,715	240,000	62,285	255,000	-
Traffic Signal Renewal	-	100,000	-	100,000	-	50,000	50,000	100,000	-
Local Area Traffic Management (LATM) Replacement	-	251,000	-	251,000	33,513	101,000	67,487	251,000	-
Car Park Rehabilitation	-	560,000	-	560,000	179,001	300,000	120,999	560,000	-
Roads to Recovery	-	-	576,000	576,000	157,158	200,000	42,842	822,920	246,920
TOTAL MUST DO	82,271	13,332,091	576,000	13,990,362	8,715,697	9,195,341	479,644	14,291,520	301,158
<u>CAPITAL WORKS: ROLLING ANNUAL</u>									
Building Improvements	123,000	650,000	-	773,000	163,153	217,000	53,847	773,000	-
Kitchen Upgrades	-	46,000	-	46,000	141,187	30,000	(111,187)	46,000	-
Plant Renewal	-	260,100	-	260,100	42,130	173,400	131,270	260,100	-
Roof Replacement	28,500	135,500	-	164,000	220,554	164,000	(56,554)	164,000	-
Shopping Centre Car Park Improvements	333,042	550,000	-	883,042	764,480	530,542	(233,938)	883,042	-
Traffic Engineering	-	1,081,000	-	1,081,000	333,551	530,000	196,449	1,682,000	601,000
Library Materials	-	743,467	61,123	804,590	646,036	689,010	42,974	804,590	-
Building Painting Program	-	128,000	-	128,000	100,703	115,200	14,497	128,000	-
Recreation	41,000	700,000	-	741,000	578,067	593,000	14,933	741,000	-
Pool Refurbishment	-	50,000	-	50,000	-	50,000	50,000	50,000	-
Bicycle Strategy	97,000	150,000	-	247,000	67,378	147,000	79,622	247,000	-
Upgrade and Replace Aged Park Furniture	-	881,000	-	881,000	449,477	414,000	(35,477)	926,000	45,000
Sports Ground Lighting	-	90,000	-	90,000	87,167	90,000	2,833	90,000	-
Drought Tolerant Grass	-	30,000	-	30,000	22,789	30,000	7,211	30,000	-
Park Pathway Lighting	28,000	-	-	28,000	33,850	28,000	(5,850)	28,000	-
TOTAL ROLLING ANNUAL	650,542	5,495,067	61,123	6,206,732	3,650,522	3,801,152	150,630	6,852,732	646,000
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**Capital Works Program Expenditure
for period ending 30 April 2016 (continued)**

Description	2015-16 Carry Forwards from 2014-15	2015-16 Adopted Annual Capital Budget	2015-16 Capital Grant Funding	2015-16 Budget Plus 2014-15 Carry Forward	2015-16 YTD Work In Progress	2015-16 YTD Forecast	2015-16 YTD Variance	2015-16 Annual Forecast Projected end of June 2016 expenditure	2015-16 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
CAPITAL WORKS: MAJOR PROJECTS									
Centenary Park Pavilion Upgrade	128,482	-	-	128,482	80,490	128,482	47,992	128,482	-
Duncan Mackinnon Pavilion Upgrade	91,281	1,363,000	-	1,454,281	2,314,181	1,454,281	(859,900)	1,454,281	-
Centenary Park Pavilion Car Park Construction	311,414	-	-	311,414	589,268	311,414	(277,854)	311,414	-
TOTAL MAJOR PROJECTS	531,177	1,363,000	-	1,894,177	2,983,939	1,894,177	(1,089,762)	1,894,177	-
CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION									
Public Toilet Rolling Program	-	550,000	-	550,000	99,608	249,000	149,392	550,000	-
Open Space Strategy Initiatives	35,678	940,000	75,000	1,050,678	1,249,135	1,324,678	75,543	1,424,678	374,000
Elsternwick Plaza Improvements	508,513	215,000	-	723,513	759,606	723,513	(36,093)	723,513	-
Shade Sails Rolling Program	-	270,000	-	270,000	-	-	-	270,000	-
Bin Enclosures	-	18,000	-	18,000	7,508	3,000	(4,508)	18,000	-
Booran Reserve	343,539	3,415,000	585,000	4,343,539	3,346,011	3,106,124	(239,887)	4,343,539	-
TOTAL OPEN SPACE STRATEGY IMPLEMENTATION	887,730	5,408,000	660,000	6,955,730	5,461,868	5,406,315	(55,553)	7,329,730	374,000
SHORT TERM PROJECTS									
Furniture & Fittings	22,344	50,000	-	72,344	41,071	52,344	11,273	72,344	-
Information Systems	77,760	-	-	77,760	63,250	77,760	14,510	77,760	-
Electronic Variable Message Trailer Sign	-	19,250	-	19,250	17,802	19,250	1,448	19,250	-
Heating, Ventilation and Cooling Systems Renewal	150,000	-	-	150,000	152,034	150,000	(2,034)	150,000	-
Building Improvements	104,000	2,346,060	-	2,450,060	1,186,774	942,370	(244,404)	2,464,305	14,245
Upgrade Audio & Visual Equipment	-	15,000	-	15,000	16,291	15,000	(1,291)	15,000	-
Refurbishment of ILUs	-	100,000	-	100,000	57,229	95,000	37,771	100,000	-
Murrumbidgee Youth Play Area	-	-	-	-	(86,730)	-	86,730	-	-
Multi-Purpose Sports Court Redevelopment	-	395,000	-	395,000	56,031	150,000	93,969	395,000	-
Library Electronic and Cash Payment Hardware	-	74,480	-	74,480	72,120	74,480	2,360	74,480	-
Dial Before You Dig (DBYD) automated response process	-	13,000	-	13,000	3,350	-	(3,350)	13,000	-
Recreation	71,000	630,000	650,000	1,351,000	317,237	371,000	53,763	501,000	(850,000)
Glen Eira Sports & Aquatic Centre (GESAC)	1,280,373	412,000	-	1,692,373	136,684	135,000	(1,684)	1,692,373	-
Parks Minor Capital Works	-	200,000	-	200,000	179,127	130,000	(49,127)	290,000	90,000
Outdoor Fitness Stations	-	55,000	-	55,000	60,776	55,000	(5,776)	55,000	-
Glen Works Depot	8,933	-	-	8,933	3,120	8,933	5,813	8,933	-
Residential Aged Care	-	220,000	-	220,000	214,550	182,000	(32,550)	220,000	-
Upgrade Vaccination Storage Equipment	-	21,748	-	21,748	30,435	21,748	(8,687)	21,748	-
TOTAL SHORT TERM PROJECTS	1,714,410	4,551,538	650,000	6,915,948	2,521,151	2,479,885	(41,266)	6,170,193	(745,755)
TOTAL CAPITAL WORKS EXPENDITURE	3,866,130	30,149,696	1,947,123	35,962,949	23,333,177	22,776,870	(556,307)	36,538,352	575,403

Debtors

for period ending 30 April 2016

Description	Current 0-30 days	31-60 days	61-90 days	90 + days	Total Debtors	Provision for Doubtful Debtors	Net Debt Outstanding
	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
(a) General Debtors							
Finance & Valuations	705	445	-	-	1,150	-	709
Buildings and Facilities	35	32	86	3	156	1	155
Planning & Transport	-	1	-	-	1	-	1
Community Relations	93	53	7	12	165	3	162
Arts & Cultural Services	-	-	-	14	14	4	11
Recreational Services	210	23	4	-	237	-	237
Community Services	32	5	2	3	42	1	41
Child Care Centres	89	5	-	-	94	-	94
Residential Aged Care Facilities	199	-	-	-	199	-	199
Home and Community Care	82	12	-	-	94	-	94
Assets and Facilities	6	-	-	-	6	-	6
General Debtors Total	1,451	576	99	32	2,158	8	1,709
(b) Parking	Current 0-3 months	4-6 months	7-12 Months	12 Months +	Total Debtors	Provision for Doubtful Debtors	Net Debt Outstanding
Parking Infringements - Council	1,052	169	31	19	1,272	127	1,145
Parking Infringements - PERIN	388	65	315	862	1,630	1,467	163
Other Debtors Total	1,441	234	347	881	2,903	1,595	1,308
Total Debtors	2,892	810	446	913	5,061	1,603	3,017
Council's Parking Debtors for the current period comprise of :					\$'000		
Collection by Council					1,272		
Collection by PERIN Court					1,630		
Total Parking Debtors					\$ 2,902		
(c) Rate Debtors	2015-2016 Opening Balance		2015-2016 Year to date				
	\$'000		\$'000				
Arrears Brought Forward	5,235		5,235				
2015-16 Rates & Garbage Generated	95,567		95,567				
2015-16 Fire Services Property Levy	12,735		12,735				
Total Rates & Charges	113,537		113,537				
Adjustments:							
Glen Eira Pension Rebate	(447)		(466)				
State Government Rebate	(1,669)		(1,739)				
Fire Services Property Levy Rebate	(392)		(408)				
Receipts	-		(85,659)				
Interest	-		310				
Supplementary Valuations	-		999				
Adjustments	-		36				
Total Adjustments	(2,508)		(86,927)				
Rates & Charges Balance at Month End	111,030		26,610				

10. URGENT BUSINESS - NIL**11. ORDINARY BUSINESS****11.1 Requests for reports from Officers****(a) Montgomery House, 294 Kooyong Road, Caulfield.**

Crs Delahunty/Sounness

That Officers prepare a report informing council of our options should Heritage Victoria determine that the building known as Montgomery House located at 294 Kooyong Road not meet the threshold for state significance. The report should outline how we can assess and determine the potential local significance of this building which has played such an important role in our history.

The MOTION was put and CARRIED unanimously.

11.2 Right of reply – Nil.**11.3 Councillor questions**

- (a) Cr Delahunty: "I have a question for the CEO. Can you confirm that we have had a response from the Minister of the Department of Environment Land Water and Planning to our letter regarding the Caulfield Racecourse outdoor music events and management of the Caulfield Racecourse Reserve?"

The CEO responded: "I can confirm that Council wrote to Minister Neville on 18 April. She responded to us on 7 May and I'd be happy to table the response for the purpose of the Minutes."

Cr Delahunty asked that the document be tabled. There was no dissention to the request.



Hon Lisa Neville MP
Minister for Environment, Climate Change and Water

8 Nicholson Street
East Melbourne, Victoria 3002
Telephone: 03 9637 9654
DX210098

Cr Neil Pilling
Mayor
Glen Eira City Council
PO Box 42
CAULFIELD SOUTH VIC 3162

Ref: MIN015655



Dear Mayor

CAULFIELD RACECOURSE OUTDOOR MUSIC EVENTS AND MANAGEMENT OF CAULFIELD RACECOURSE RESERVE

Thank you for your letter of 18 April 2016, outlining various council resolutions about the Caulfield Racecourse Reserve. I am happy to update Glen Eira City Council on the actions currently underway.

Melbourne Racing Club (MRC) Auspiced Events

The issues relating to the Caulfield Racecourse Reserve and its use are progressing, particularly in relation to formalising the occupancy of the reserve by the MRC. It is important to note that the MRC is continuing to pay rent, and the Caulfield Racecourse Reserve Trust (CRRT) is continuing to accept that rent.

The CRRT has established a working group made up of the Chair, an MRC trustee and a Glen Eira City Council Trustee, to work closely with the Department of Environment, Land, Water and Planning (DELWP) and the Office of the Surveyor General, to determine detailed written instructions for the use of the reserve, to enable a suitable valuation to take place.

In the interim, the MRC has advised DELWP that it is aware that it exists amongst a residential community and is conscious of being a good neighbour. At a recent meeting of the CRRT, the MRC confirmed that no further rave parties will be held at the reserve. I encourage you to contact the MRC (1300 467 223 or email contact@mrc.net.au) or the CRRT (crrtrustees@bigpond.com), as the managers of the reserve if you would like to discuss this matter in more detail.

VAGO Recommendations

Following the tabling in Parliament of the VAGO Report Management and Oversight of the Caulfield Racecourse Reserve in September 2014, the Secretary of DELWP wrote to the Victorian Auditor General accepting all 15 recommendations. Recommendations 1-9 of the report are actions to be taken by the Trustees of the reserve.

DELWP has been meeting regularly with representatives of the CRRT to discuss progress towards implementation of the VAGO recommendations. Recommendations 10-15 of the report are actions to be taken by DELWP. They include the introduction of 'more rigorous oversight' of the management of the reserve and a 'comprehensive reporting framework'.



A 'reporting framework' has been developed for the CRRT. The framework forms the basis of DELWP's increased oversight of the management of the reserve and establishes a performance monitoring and reporting regime for the management of the reserve. Its purpose is to ensure that:

- appropriate action is taken by the Trustees to satisfy the recommendations in the VAGO report; and
- in future, the Caulfield Racecourse Reserve is managed in accordance with modern standards of good public sector governance, consistent with the principles and obligations in the *Public Administration Act 2004*.

The framework sets out:

- reporting arrangements, in the form of written reports and meetings; and
- reporting elements, which focus on VAGO Recommendations 1 to 9 and related requirements.

Via the new reporting framework, the Trustees have advised DELWP that they have engaged landscape architects John Patrick Pty Ltd to prepare a Strategic Land Management Plan (SLMP). The SLMP process is well advanced with public consultation taking place during 2015, and further community consultation expected to occur in 2016.

The Trustees advise that they have met with the MRC recently to consider possible upgrades, improved access points and signage at the reserve, with improved signage to be installed in the near future. At the same time, the CRRT has also concentrated their efforts on developing and implementing a governance framework that is consistent with modern day governance standards, including the development and implementation of the governance policies specified in the reporting framework. This approach is consistent with VAGO's recommendations and will better position the Trustees to manage the reserve in the public interest. The Trustees have adopted a set of governance rules, including a conflict of interest register, so that it is best placed to consider the recommendations of the SLMP and any other management decisions in relation to the reserve.

Following consultation between DELWP, the Chair of the CRRT and the Victorian Government Solicitor's Office, the Glen Eira City Council Trustees are free to discuss matters relating to the CRRT, other than those of a confidential nature or to specify exactly which Trustee said what during a deliberation. It is my expectation that Glen Eira City Council Trustees, as representatives of the local community, provide Glen Eira City Council with an update on matters pertaining to the Trust as requested.

The Trustees have previously been unable to agree on a number of matters which led the Auditor-General to recommend that DELWP 'explore...alternative management arrangements for the Caulfield Racecourse Reserve, so that it is better placed to meet the racing and community purposes of the Crown Grant'.

I am considering a wide range of future management options for the reserve, including revoking the Crown Grant and legislative changes that may be required to meet the VAGO recommendation. As you mention in your letter, I have established a bi-partisan working group that will:

- Independently assess implementation to date against recommendations 1-14 of the VAGO report;
- Identify options for accelerating implementation, where necessary; and
- Identify alternative management arrangements based on the arrangements in place for other similar mixed-purpose facilities and provide me with options to progress.

The working group consists of:

- Mr Ken Ryan - Independent Chair
- David Southwick MP, Member for Caulfield
- Steve Dimopoulos MP, Member for Oakleigh.

The working group has met with a variety of key stakeholders about the reserve, including Glen Eira City Council. The working group met with Rebecca McKenzie, CEO and Paul Burke, Director Community Relations on 5 April 2016 to seek Council's feedback and views on management of the Caulfield Racecourse Reserve.

It is important to ensure that any future management model will stand the test of time and will result in a facility of which Glen Eira residents and the broader community can be proud. I thank you for Council's contribution to the working group. I look forward to the working group's recommendations which are expected to be finalised by the end of May 2016.

If you would like any additional information, please contact Chris Padovani, Regional Manager – Land, Planning & Approvals, Port Philip Region on 9210 9458 or chris.padovani@delwp.vic.gov.au.

Thank you again for your letter.

Yours sincerely



Hon Lisa Neville MP
Minister for Environment, Climate Change and Water

2 / 5 / 2016

11.4 Public questions to Council

From: Mr Ptok
Subject: Level Crossing Removal projects

“Thank you for the answer to my question to the 26 April Council Meeting. I would like to follow up the answer provided to my question about turning properties voluntarily acquired in the process of building Skyrail into an urban forest to act as visual and sound barrier for the local communities. I appreciate that council will raise this with the LXRA and look forward to finding out about the outcome. My concern is that the definition of the “park created by elevating the Cranbourne Pakenham line” only includes what happens on the rail corridor, but not the properties acquired in elevating the rail line. What will it take for council to actively lobby the State Government that a) Properties acquired be added to the park, and b) That an urban forest be planted?”

The Mayor read Council's response. He said:

“In Council's response to your Public Question on 26 April 2016 Council advised that we would raise the matter of voluntarily acquired properties with the Level Crossing Removal Authority (LXRA). There is no change to that advice. Council also advised that the State Government has announced it was appointing an Expert Panel to oversee the development of the new open space created by elevating the Cranbourne Pakenham line and that the State Government was establishing a trust to fund the long-term maintenance of the new open space. You may wish to consider drawing your thoughts directly to the attention of the LXRA and you may also wish to consider making a submission to the Expert Panel.”

From: Ms Manaszewicz
Subject: Grade separation costs

“Council's draft budget papers contains the following paragraph -" Grade Separation Costs - \$240k: marketing \$100k, support urban design \$90k and consultant costs \$50k (these costs offset by rental income from licences). In relation to the State Government Sky Rail Project, consultancy costs of \$100k have been provided in 2016-2017." Could Council please elaborate on:

- 1. what each of the above components entail, and*
- 2. Since grade separation is a State Government project, why council is committing ratepayer funds?”*

The Mayor read Council's response. He said:

“Council has budgeted for both income and expenditure related to Level Crossing Removals in Glen Eira. Note that this relates to removals on both the Frankston Line (Bentleigh, Ormond, McKinnon) and the Caulfield to Dandenong section of line (Hughesdale, Murrumbeena, Carnegie, Grange Road).

The overall net effect of the projects shown in Council's budget results in incomings being slightly lower than the outgoings by approximately \$100,000. Please note that:

- Council has also requested that the State Government make a contribution towards costs and any contribution that may be made in response to this request has not yet been budgeted.
- VicRoads will provide a reimbursement of \$400,000 to fund community infrastructure improvements at EE Gunn Reserve. Initially these costs will be borne by Council and then reimbursed by VicRoads. These works are not currently budgeted.

Components of the expenditure and income:

- The additional expenditure is to minimise the impact on community and to cover additional work so that Council's core services are not adversely affected including:
 - Marketing \$100K - additional support for local business precincts affected by the project. This includes additional mentoring and marketing activities which extends Council's normal business development program. Initially much of this is focused in Bentleigh, Ormond and McKinnon.
 - Urban design \$90K and consultant costs \$50K; consultancy of \$100K – all will help Council bring in specialist skills to assist with review and comment on the proposed designs. Council plays an important role in making sure that designs integrate with local areas and infrastructure and also in considering the long term needs of the community.
 - Additional engineering resources and project coordination.
- Additional income is from license fees for use of some Council managed carparks and part of EE Gunn reserve. Council's approach has been to only allow use of land where it is essential to the project or required for safe operation. The income from licences was agreed after considering an independent valuation.

The grade separations are a state government project. Like any development in the City of Glen Eira, Council has a role seeking the best outcome for the community, which it is doing by:

- Considering long term needs for residents, sports clubs, businesses and shopping centres and advocating for design improvements.
- Commenting on detailed designs to make sure design achieves a better outcome and integrate with local infrastructure such as drains and streetscapes.
- Minimising disruption to residents. For example, Council has negotiated alternatives to relieve parking congestion in activity centres and around station precincts during construction.
- Making sure that local roads, drains, open space and other infrastructure is returned to Council in good condition.

Council also has several statutory roles under various Acts where it is required to consider permits in line with the relevant act of parliament. For example, Council has a role considering applications to do works in local roads."

From: Mr De'Ath
Subject: Cr Lobo

"A Question to Cr Oscar Lobo . As a Grandchild of a holocaust survivor, I was recently very upset with Cr Lobo's Anti -semitic statement that Jews might not get attacked so much if they did not draw attention to themselves . I would like to know if a public apology has been made as I haven't been aware of one and if there hasn't been one why not?"

This question was taken on notice.

From: Ms Watson
Subject: Caulfield Rest Home

"Re Agenda Item 9.4: The National Trust seeks a commitment from Glen Eira Council to initiate local heritage protection for Caulfield Rest Home if Heritage Victoria does not recommend inclusion on the Victorian Heritage Register. Council must make this commitment now to ensure that the building doesn't "fall through the cracks" of the planning system. Please advise how Council will respond if such a recommendation is provided by Heritage Victoria."

The Mayor read Council's response. He said:

"Council will review its position after the completion of the Heritage Victoria process. Council's future approach to the Montgomery Rest Home will be informed by Heritage Victoria's decision, the advice of Council's own heritage specialist that is summarised in Agenda Item 9.4 that was considered earlier in this Council Meeting and any additional information received.

Any proposed local application of heritage protection must complete a Planning Scheme Amendment process. The successful completion of this process culminates in the approval of the amendment by the Minister for Planning. Any person or body can initiate, or apply for, a planning scheme amendment.

It is open to the National Trust to prepare and submit a planning scheme amendment to Glen Eira City Council for consideration."

12. CONSIDERATION OF CONFIDENTIAL ITEMS

Crs Lipshutz/Sounness

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

- 12.1 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2016.034 Provision of Contract Drain Cleaning Services**

Number of tenders received	8
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$450,000.00 over the five year life of the contract.

- 12.2 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2016.029 Provision of a Bookings and Event Management System.**

Number of tenders received	Two (2)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	In excess of \$345,000

- 12.3 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2016.035 Provision of Photography Services**

Number of tenders received	Eight (8)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$50,000 per annum

- 12.4 under s89(2)(d) “contractual” which relates to the awarding of a contract for The Restructuring of Loan Facilities.**

The MOTION was put and CARRIED unanimously.

PROCEDURAL MOTION

Crs Sounness/Ho

That the meeting adjourn for five minutes.

The MOTION was put and CARRIED.

9.35PM the Council Meeting resumed in the presence of:

Cr Pilling, Mayor

Cr Delahunty

Cr Hyams

Cr Ho

Cr Lipshutz

Cr Lobo

Cr Sounness

Crs Lipshutz/Hyams

That the meeting be resumed in open Council.

The MOTION was put and CARRIED unanimously.

OUTCOME OF CONSIDERATION OF CERTAIN CONFIDENTIAL ITEMS

Item 12.1

Crs Delahunty/Sounness

- 1. That Council appoints Environmental Services Group Pty Ltd, ACN 145 149 971 as panel contractor under Tender number 2016.034 in accordance with the Schedule of Rates submitted.**
- 2. That Council appoints Veolia Water Network Services Pty Ltd, ACN 124 372 050 as panel contractor under Tender number 2016.034 in accordance with the Schedule of Rates submitted.**
- 3. That Council appoints Citywide Service Solutions Pty Ltd, ACN 066 960 085 as panel contractor under Tender number 2016.034 in accordance with the Schedule of Rates submitted.**
- 4. That the contract be prepared for Environmental Services Group Pty Ltd in accordance with the Conditions of Contract included in the tender.**
- 5. That the contract be prepared for Citywide Service Solutions Pty Ltd in accordance with the Conditions of Contract in the tender and including minor changes requested by the tenderer, as agreed to by Council's Corporate Counsel.**
- 6. That the contract be prepared for Veolia Water Network Services Pty Ltd in accordance with the Conditions of Contract in the tender and including minor changes requested by the tenderer, as negotiated and agreed to by Council's Corporate Counsel.**
- 7. That the contracts be executed in an appropriate manner by affixing of the Council Seal.**
- 8. That this resolution be incorporated in the public minutes of this Meeting.**

The MOTION was put and CARRIED unanimously.

Item 12.2**Crs Lipshutz/Hyams**

- 1. That Council appoints Ayda Australasia Systems, trading as Pandarix Software Solutions ACN 611 906 293, as the contractor under Tender number 2016.029 for an amount of \$346,104.25 exclusive of GST.**
- 2. That Corporate Counsel now enters into negotiations with the contractor and the contract be prepared in accordance with the Conditions of Contract as negotiated and agreed to by Council.**
- 3. That the contract be executed in an appropriate manner by affixing of the Council Seal.**
- 4. That this resolution be incorporated in the public minutes of this Meeting.**

The MOTION was put and CARRIED.

Item 12.3**Crs Delahunty/Lipshutz**

- 1. That Council appoints Benjamin Johnson, trading as Capture Point Media, ABN 60 746 233 892 as the panel contractor under Tender number 2016.035 in accordance with the Schedule of Rates submitted.**
- 2. That Council appoints Fenchurch Studios Pty Ltd, ACN 602 357 611 as the panel contractor under Tender number 2016.035 in accordance with the Schedule of Rates submitted.**
- 3. That Council appoints Michele Cruz, trading as South Yarra Promotions, ABN 43 370 917 588 as the panel contractor under Tender number 2016.035 in accordance with the Schedule of Rates submitted.**
- 4. That Council appoints Maxam Productions Pty Ltd, ACN 087 780 961 as the panel contractor under Tender number 2016.035 in accordance with the Schedule of Rates submitted.**
- 5. That Council appoints James McPherson, trading as James McPherson Photography, ABN 75 413 782 970 as the panel contractor under Tender number 2016.035 in accordance with the Schedule of Rates submitted.**
- 6. That the contract be prepared in accordance with the Conditions of Contract included in the tender.**
- 7. That the contracts be executed in an appropriate manner by affixing of the Council Seal.**
- 8. That this resolution be incorporated in the public minutes of this Meeting.**

The MOTION was put and CARRIED unanimously.

Item 12.4**Crs Delahunty/Lipshutz**

1. That Council restructures the existing loan into a 7 year principal plus interest loan (with the early repayment cost of the loan to be absorbed into the existing loan) at a fixed rate of interest (due to the nature of finance markets, final interest rates are not able to be specified until the day that funds are taken up).
2. That Council officers prepare an amended 2016-17 Budget and Strategic Resource Plan (2016-2017 to 2025-2026).
3. That Council appoints National Australia Bank Limited, ABN 12 004 044 937 as the preferred financial institution to restructure Council's loan facilities.
4. That Council authorises the Chief Financial Officer to:-
 - a. negotiate the final terms of a loan facility of approximately \$25m with the National Australia Bank Limited repayable over 7 years with a fixed rate borrowing of principal plus interest;
 - b. accept the final terms negotiated so as to enter into a binding Contract on Council's behalf; and
 - c. draw down and/or transfer or allocate funds in accordance with the agreed facility terms.
5. That Contracts be prepared in accordance with the conditions agreed by negotiation.
6. That the Contracts be executed in an appropriate manner including by affixing of the Council Seal.
7. That this resolution be incorporated in the public minutes of this Meeting.

The MOTION was put and CARRIED unanimously.

13. CLOSURE OF MEETING

The meeting closed at 9.45 pm.

CONFIRMED THIS2016

CHAIRPERSON