



**GLEN EIRA CITY COUNCIL**

**ORDINARY COUNCIL MEETING**

**TUESDAY 5 FEBRUARY 2019**

**AGENDA**

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

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

- s3c(1) Local Government Act

**Councillors:**

The Mayor, Councillor Jamie Hyams  
Councillor Tony Athanasopoulos  
Councillor Anne-Marie Cade  
Councillor Clare Davey  
Councillor Mary Delahunty  
Councillor Margaret Esakoff  
Councillor Jim Magee  
Councillor Joel Silver  
Councillor Dan Sztrajt

**Chief Executive Officer:** Rebecca McKenzie





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**1. ACKNOWLEDGEMENT**

Glen Eira City Council respectfully acknowledges that the Boon Wurrung people of the Kulin nation are the traditional owners of the land now known as Glen Eira. We pay our respects to their Elders past, present and emerging and acknowledge and uphold their continuing relationship to and responsibility for this land.

**2. APOLOGIES**

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

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

Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda, or which are considered at this meeting, in accordance with Sections 77 to 79 of the Local Government Act.

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

Copies of Minutes previously circulated.

**RECOMMENDATION**

That the minutes of the Ordinary Council Meeting held on 18 December 2018 be confirmed.

**5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS****5.1 PETITION: OBJECTION TO PROPOSED DEVELOPMENT 441 INKERMANN ST, ST KILDA EAST**

A petition containing 24 signatures was submitted to the Council Meeting.

The petition read as follows:

We the undersigned, wish to demonstrate our strenuous objection to the planned development at 441 Inkermann St, St Kilda East.

- Congestion: The design of this building includes opening up an additional driveway to underground car parking that is service both the new town houses as well as for the Synagogue next door. This development plans to create an additional driveway on Inkermann Street that will further exacerbate existing parking and traffic issues in the neighbourhood and will create pedestrian road safety concerns in the proximity of the development due to poorly designed egress onto Inkermann St.
- Trees – this address has for many years been the local garden of Inkermann St. This development plans to remove 12-14 well established trees that have been part of the history of Inkermann St.
- Setback – the setback of this development from the Street Frontage, as well as adjoining properties – the development is insensitive to the character and nature of the Street. The current plans show the building to be too close to adjoining properties, and the plans too dense for such an area.
- Over development – originally, this land was permitted to have 2 single developments on it. Now the development is scheduled for 12 double storey townhouses on the property. This overdevelopment brings down the neighbourhood appeal of St Kilda East and morphs it into an overdeveloped, densely housed suburb – uncharacteristic of St Kilda East.
- Neighbourhood Character: This development does not take into account the character of the neighbourhood, local properties and is not sensitive to the residential nature of character of the neighbourhood
- The approval of this development will adversely impact the neighbourhood amenity and the enjoyment of our neighbourhood. We seek for Glen Eira Council to refuse this project which will overdevelop a well established neighbourhood of character. Additionally we ask the Council to establish Tree Protection measures in line with other Councils to help preserve trees in our locale.

**RECOMMENDATION**

That Council receives and notes the petition and considers it in conjunction with application GE/DP-32429/2018.

**5.2 PETITION: OBJECTION TO THE PLANNING APPLICATION FOR 10-16 SELWYN STREET, ELSTERNWICK**

A petition containing 1,796 signatures was submitted to the Council Meeting.

The petition read as follows:

'This petition draws to the attention of the Council our Objection to the Development of the Woolworths Towers at 10-16 Selwyn St., Elsternwick, 3185.

We the undersigned residents request that Council refuse the Application with reasons being:

- We oppose the modern Towers beside our Heritage Overlay area as they are not in keeping with the Elsternwick Village feel as outlined in the Strategic Plan Vision.
- We oppose the height of the 10 and 14 storey Towers which exceed the heights outlined in the recent Elsternwick Structural Plan. These will over-shadow, over-look and invade the privacy of residents.
- The proposed additional 5000 cars per day, 112 Woolworth's semi-trailer trips per week and waste trucks, their noise and pollution will have a significant negative impact on our surrounding Residential streets and Glen Huntly Rd. No Traffic Management Plan has been supplied by Woolworth's.
- The high tower living and the liquor store open until 11pm contradicts Woolworth's supposed social responsibility. They will increase property and personal safety risks.
- We oppose Woolworth's trade off of height with a place of assembly for a private school being a minority in the community. There is no value to the broader community.
- The area surrounding the site comprises of many Victorian and Edwardian houses including a National Trust House "Glenmore." It is difficult to reconcile the proposed Woolworth development with the Glen Eira Council's vision "that Elsternwick will be a safe, accessible and livable centre that embraces its historic character and strong cultural and village feel.'

**RECOMMENDATION**

That Council receives and notes the petition and considers it in conjunction with application GE/PP-31572/2018 – 10-16 Selwyn Street Elsternwick, item 9.2 of this agenda.

**6. DOCUMENTS FOR SEALING****7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**



**8. REPORTS FROM COMMITTEES****8.1 Advisory Committees****8.1.1 ADVISORY COMMITTEE MINUTES**

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

**Trim No:** 18/1338379

**Attachments:** 1. 27 November 2018 - Rec & Leisure Advisory Committee Mtg Minutes [↓](#)

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**RECOMMENDATION**

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

- a. 27 November 2018 – Recreation & Leisure Advisory Committee

**RECREATION & LEISURE ADVISORY COMMITTEE****Minutes**

5:00pm Tuesday 27 November 2018

Ripponlea Room, Glen Eira Town Hall



<b>Invitees</b>	<b>Councillors</b> Cr Jamie Hyams (JH) Cr Joel Silver (JS) Cr Mary Delahunty (MD) Cr Tony Athanasopoulos (TA)  <b>Council Staff</b> Samantha Krull, Director Environment and Infrastructure (DEI) Andrew Barden, Manager, Recreation & Open Space (MRO) Susan Cannell, Acting Recreation Development Coordinator (RDC)
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**1. Welcome**

## 1.1. Election of Chairperson

RECOMMENDATION: That Cr Athanasopoulos be appointed Committee Chair for the next 12 months (moved JH, seconded JS)

## 1.2. Declaration of Conflict of Interests

No conflict of interests

**2. Club / Sportsground / Court requests**

MRO advised the committee that Sandringham Dragons Football Club will be moving out of the DC Bricker Pavilion offices located at Princes Park. They will however still require use of the gymnasium area and sports ground allocation.

**3. Advocacy on strategic objectives**

State election outcomes to be advised after election.

**4. Community partnerships**

MRO advised that the 6 month Ripponlea Gardens report was received in August. 1581 Glen Eira resident household passes have been issued since 22 January 2018, accounting for 4138 visitations.

**5. Progress updates**

## 5.1. Recreation &amp; Open Space Capital Works

- Update of works provided:
  - Harleston Park Play Space Upgrade: construction to commence Monday 3 December with completion expected mid-June 2019.

## 5.2. Open Space Strategy Refresh

- Officers to prepare an update report and Open Space consultant to present at future Assembly meeting.

## 5.3. Masterplans

- Update of plans provided:



- Community consultation in progress for Aileen Avenue New Open Space, Caulfield Park Masterplan refresh and Outer Circle Railway Management Plan refresh.

5.4. External Grant Funding

- MRO advised that Council was successful with funding for many significant infrastructure projects. State Election promises may provide further funding, this will be confirmed following the election.

**6. Items for discussion**

6.1. Flower Stalls/Coffee Vans/Ice-Cream Vans/Markets in Parks

- MRO advised that DEWLP contacted Council regarding licences on Crown land which includes the flower stall at Caulfield Park. Officers to prepare a discussion paper for consideration at a future Assembly meeting.

6.2. Fees and Charges review for events in open space

- MRO suggested that fees and charges need to be reviewed for hosting events in open space for approval in 2019/20, to include:
  - Bonds are collected to cover cost of any damage
  - Amendment to charge for extensive equipment only – rides, jumping castles, stages, etc.

6.3. Park Run application for Caulfield Park

- Committee recommendation is to seek use of Caulfield Racecourse

6.4. Fees and Charges Review for Open Space Hire

- Review fees and charges for open space hire, including fees for 'premium pavilions' (eg. DMKR, Caulfield Park) and reduce rates of other pavilions

6.5. Bins and lighting for dog walkers in parks

- The Committee provided support to investigate a trial to provide lighting in some parks during winter for dog walking and other recreation activities

6.6. Donations for Provision of Park Benches policy review

- Committee confirmed that the existing policy remains current – donations to include bench seats to provide community benefit

6.7. Community Sport Management of Grounds policy review

- Policy to formalise use of grounds to promote use and give consideration to requests to use the Duncan Mackinnon Reserve for exhibition events

**7. Next Meeting Tuesday 12 February 2019 at 5pm**

**8.2 Records of Assembly****8.2.1 RECORDS OF ASSEMBLIES OF COUNCILLORS**

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

**Trim No:** 18/1338376

**Attachments:** 1. 4 December 2018 Assembly [↓](#)  
2. 11 December 2018 Assembly [↓](#)  
3. 18 December 2018 Pre-meeting [↓](#)

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**RECOMMENDATION**

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

- a. 4 December 2018
- b. 11 December 2018
- c. 18 December 2018 (pre-meeting)

**Assembly of Councillors****4 December 2018****Record under S 80 A (2)****Meeting commenced at 6.41pm.****A. Present**

Cr Jamie Hyams (Mayor)  
Cr Tony Athanasopoulos  
Cr Clare Davey  
Cr Mary Delahunty  
Cr Jim Magee  
Cr Joel Silver

**Council Officers**

Rebecca McKenzie (CEO)  
Ron Torres  
Peter Swabey  
Sam Krull  
Peter Jones  
Alexandra Fry  
James Kearney  
Sharon Sykes

**B. Matters considered.**

1. Apologies – Cr Esakoff
2. East Village

7.24pm Cr Athanasopoulos left the assembly

7.26pm Cr Magee left the assembly

7.27pm Cr Athanasopoulos returned to the assembly

7.28pm Cr Magee returned to the assembly

3. Youth Leadership Team presentation

8.41pm Assembly adjourned

8.52pm Assembly resumed

**Present**

Cr Jamie Hyams (Mayor)  
Cr Tony Athanasopoulos  
Cr Clare Davey  
Cr Mary Delahunty  
Cr Jim Magee  
Cr Joel Silver

4. Elsternwick Park North Working Group

9.29pm Cr Sztrajt entered the assembly

5. Anzac Day 2019

9.43pm Cr Taylor entered the assembly

6. Principles for Future Strategic Investment
7. Amendments to instrument of delegation to the Chief Executive Officer
8. General Business
- Director Corporate Services - Lease agreement at Moorleigh Community Village
  - Cr Magee – Open Space Levy
  - Cr Davey - Toilets at Booran Reserve
  - Cr Hyams
    - Upcoming community events
    - EE gunn nets
  - Cr Delahunty - Planning application
  - Cr Silver
    - Shopping centre signage
    - Building to be inspected
  - Cr Hyams
    - Caulfield South shops

**Assembly finished at 11.10pm**

**Assembly of Councillors****11 December 2018****Record under S 80 A (2)****Meeting commenced at 6.45pm.****A. Present**

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

**Council Officers**

Rebecca McKenzie (CEO)  
Ron Torres  
Peter Swabey  
Sam Krull  
Peter Jones  
Aidan Mullen  
Paul Wood  
Keith Franklyn  
Janice Pouw

**B. Matters considered.**

1. Apologies – Cr Margaret Esakoff, Cr Nina Taylor
2. Attendance of Independent Audit & Risk Committee members

*6.50pm Cr Athanasopoulos entered the Assembly*

3. Presentation from Chair of Caulfield Racecourse Reserve Trust

*7.52pm Cr Athanasopoulos left the Assembly and re-entered at 7.53pm.*

4. Update – East Village – S173 Agreement (Affordable housing and Council assets)
5. Parking Enforcement

*8.28pm Cr Magee left the Assembly and re-entered at 8.31pm*

*9.04pm – Cr Athanasopoulos left the Assembly*

6. Draft Council Meeting Agenda items – 27 November 2018  
Item 9.5 – Benthleigh and Carnegie Structure Plans (Planning Scheme Amendment)

*9.09pm Cr Silver left the Assembly and re-entered at 9.10pm.*

Item 9.8 – Strategic Transport Projects Update

9.27pm adjourn Assembly

9.40pm resume Assembly

**Present**

Cr Jamie Hyams (Mayor)  
Cr Tony Athanasopoulos  
Cr Clare Davey  
Cr Mary Delahunty  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt

7. Carnegie Swim Centre Redevelopment progress update
8. Community Plan Project Status Update
9. General Business

Cr Silver  
– signage at entrance to racecourse

Cr Hyams  
– planning application  
– 15 Dudley Street Caulfield East

9.59pm Cr Delahunty left Assembly

9.59pm Cr Davey left Assembly

Cr Silver  
– parking restrictions near Glen Eira Road and Park Street.

Director Corporate Services  
– Public toilet at 670-672 Centre Road, Bentleigh East

Cr Magee  
– angle parking  
– 2009 report Coatesville Tennis Club

10. Draft Council Meeting Agenda – 18 December 2018
  - Item 8.1 – Advisory Committee
  - Item 8.2 – Records of Assembly
  - Item 9.1 – 277-279 Centre Road, Bentleigh
  - Item 9.2 – 8 Egan Street, Carnegie
  - Item 9.3 – 57 Snowdon Avenue, Caulfield
  - Item 9.4 – VCAT Watch
  - Item 9.6 – Draft Glen Eira Rooming House Strategy
  - Item 9.7 – Foundation for Youth Excellence applications Council recommendations Quarter 4, 2018
  - Item 9.8 – Strategic Transport Projects Update
  - Item 9.9 – Domestic Animal Management Plan (DAMP) Annual Review 2017-2018
  - Item 9.10 – Audit & Risk Committee 2017-18 Annual Report

- Item 9.11 – Audit & Risk Committee Annual Charter Review
- Item 9.12 – Outer Circle Railway Management Plan
- Item 9.13 – Delegations for approval
- Item 9.14 – Monthly Financial Management Report
- Item 12.1 – Tender 2019.67 Distribution of Glen Eira News
- Item 12.2 – Tender 2019.22 Joyce Park Sports Courts
- Item 12.3 – Tender 2019.25 McKinnon Reserve Playspace

**Assembly finished at 11.03pm**

**Council Pre-Meeting****18 December 2018****Record under S 80 A (2)****Meeting Commenced at 6.45pm****A. Present**

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

**Apologies** – Cr Clare Davey**Officers**

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

**B. Matters considered**

1. Item 9.1 – 277-279 Centre Road, Bentleigh
2. Item 9.2 – 8 Egan Street, Carnegie
3. Item 9.8 – Strategic Transport Projects Update
4. Item 9.5 – Bentleigh and Carnegie Structure Plans (Planning Scheme Amendment)
5. Item 11.4 – Public Questions to Council
6. General Business
  - Coordinator Councillor Business – Upcoming Planning Conferences
  - Cr Delahunty - Letter – ABC site
  - Chief Executive Officer - - Midsumma Pride March – 3 February 2019
  - Cr Esakoff - January 2019 Assembly dates
  - Cr Silver - Councillor Request – change of classification
  - Cr Esakoff – Reschedule January 19 Community Grants meeting
  - Chief Executive Officer - External Committees and Council's Advisory Committees

**Pre-meeting finished at 7.10pm**



**9. PRESENTATION OF OFFICER REPORTS****9.1 SWEARING IN OF CR ANNE-MARIE CADE**

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

**Trim No:** 19/1852

**Attachments:** Nil

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**PURPOSE AND SUMMARY**

For Councillors to note the swearing in of Cr Anne-Marie Cade as a Councillor of Glen Eira City Council on 10 January 2019.

**RECOMMENDATION**

That Council notes the formal declaration by the Victorian Electoral Commission and swearing in of Cr Anne-Marie Cade by Council's Chief Executive Officer on Thursday 10 January 2019.

**BACKGROUND**

Following the resignation of Cr Nina Taylor (Tucker Ward), the Victorian Electoral Commission (VEC) held a countback at the Glen Eira City Council Town Hall on Wednesday 9 January 2019 in accordance with section 28 (1AA)(b) of the *Local Government Act 1989*. The countback was advertised in The Age newspaper on 21 December 2018. Cr Cade was formally declared as the successful candidate by the VEC at 3pm on Thursday 10 January 2018 followed by a swearing in ceremony conducted by Council's Chief Executive Officer. Cr Cade took the Oath of Office and read and agreed to abide by the Code of Conduct, signing the required documents before the Chief Executive Officer.

**ISSUES AND DISCUSSION**

There were no issues or discussion associated with this report.

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

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

**POLICY AND LEGISLATIVE IMPLICATIONS**

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

**COMMUNICATION AND ENGAGEMENT**

The VEC advertised the extraordinary vacancy in The Age newspaper on Friday 21 December 2018.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

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

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

That Council notes the declaration of the VEC and swearing in of Cr Anne-Marie Cade.

## 9.2 10-16 SELWYN STREET ELSTERNWICK

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

**Trim No:** 18/1329660

**Attachments:** 1. 10-16 Selwyn Street ELSTERNWICK - Clause 58 Table [↓](#)  
2. 10-16 Selwyn Street ELSTERNWICK - Advertised Plans (Amended) [↓](#)

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### PURPOSE AND SUMMARY

To consider a Planning Permit application for the construction of a 14 storey development comprising supermarket, café, place of assembly and dwellings. The proposal includes a two level podium containing the commercial uses and two residential towers above.

The application was advertised to the surrounding community and 187 objections have been received including a petition with 1787 signatures. These raise concerns, amongst other things, regarding the inappropriate scale of the development and its response to neighbourhood character, issues with traffic and parking and unreasonable offsite amenity impacts. One letter of support was also received noting that the use mix would enhance the area and that the density of the development is appropriate for this centre.

On balance, the proposal does not appropriately respond to the relevant provisions of the Glen Eira Planning Scheme and it is recommended to issue a Notice of Refusal to Grant a Planning Permit.



**RECOMMENDATION**

That Council issues a Notice of Refusal to Grant a Planning Permit for part demolition and construction of a mixed use building of up to 14 storeys, use of the land as a shop, place of assembly and for the sale of packaged liquor in relation to Application No. GE/PP-31572/2018 at 10-16 Selwyn Street, Elsternwick in accordance with the following grounds:

1. The height, form, scale and design detail of the proposed development is excessive and will appear overly dominant from the immediate surrounding streets and in views along Glen Huntly Road and will not adequately respect the low scale character including the heritage character of the surrounding area contrary to Schedule 10 to the Design and Development Overlay at Clause 43.02, Clause 15.01-1S (Urban design), Clause 15.01-1R (Urban design – Metropolitan Melbourne), Clause 15.01-1S (Building design), Clause 15.01-5S (Neighbourhood character), Clause 22.05 (Urban Villages Policy), Clause 58.02-1 (Urban Context) and Clause 58.04-1 (Setbacks) of the Glen Eira Planning Scheme.
2. The proposal does not appropriately respond to the design objectives, design criteria or decision guidelines of Schedule 10 to the Design and Development Overlay at Clause 43.02 of the Glen Eira Planning Scheme.
3. The podium frontage, in particular the ground floor of the development as it presents to Selwyn Street, along with the location of the vehicle access way to the basement carpark fails to sufficiently contribute to the role of Selwyn Street as a cultural precinct, contribute to a sense of place, recognise cultural identity or reflect the existing or preferred neighbourhood character, contrary to Schedule 10 to the Design and Development Overlay at Clause 43.02, Clause 15.01-1S (Urban design), Clause 15.01-1R (Urban design – Metropolitan Melbourne), Clause 15.01-1S (Building design), Clause 15.01-5S (Neighbourhood character), Clause 22.05 (Urban Villages Policy), Clause 58.02-1 (Urban Context), Clause 58.02-5 (Integration with the Street) and Clause 58.03-6 (Access) of the Glen Eira Planning Scheme.
4. The height, form, scale and design fails to conserve or enhance the significance of the Elsternwick Estate and environs heritage precinct and will adversely affect the significance of the heritage place contrary to Clause 43.01 (Heritage Overlay), Clause 15.01-1S (Heritage conservation), Clause 21.10-2 (Heritage), and Clause 22.01 (Heritage Policy) of the Glen Eira Planning Scheme.
5. The proposal is likely to result in adverse impact to the operation of the road network, including road and tram movements and fails to provide adequate mitigation measures to address the impact of vehicle queuing and vehicle and tram wait times. The proposal therefore does not appropriately respond to Clause 18 (Transport), Clause 21.12 (Transport) and Clause 65 (Decision guidelines) of the Glen Eira Planning Scheme.
6. The frequency of deliveries and its reliance on residential street to service the supermarket loading bay facility is likely to adversely impact the amenity of the surrounding area, particularly the amenity and safety of residents and the school community within Sinclair Street contrary to Clause 32.04 (Mixed Use Zone), Clause 18 (Transport), Clause 21.12 (Transport) and Clause 65 (Decision guidelines) of the Glen Eira Planning Scheme.
7. The location of the supermarket plant equipment is likely to result in unreasonable amenity impacts to occupiers of adjoining land and future occupiers of dwellings within

the development contrary to Clause 13.05-1S (Noise abatement), Clause 58.04-3 (Noise impacts) and Clause 65 (Decision guidelines) of the Glen Eira Planning Scheme.

8. The quality of the residential accommodation is compromised and does not provide an adequate level of amenity for future occupiers including by way of overlooking from the communal open space to habitable room windows, compromised access to daylight inside particular dwellings, compromised access to daylight and ventilation to internal corridors and minimal size to the residential entrance lobbies contrary to Clause 58.03-2 (Communal open space), Clause 58.04-2 (Internal Views), Clause 58.05-2 (Building Entry and Circulation) and Clause 58.07-3 (Windows) of the Glen Eira Planning Scheme.

<b>Address</b>	10-16 Selwyn Street, Elsternwick
<b>Title details</b>	Lot 1 on Title Plan 896250M; Lot 1 on Title Plan 707875E; Lot 1 on Title Plan 231713J; Land in Plan of Consolidation 155134; and Lot 23 on Plan of Subdivision 002360
<b>Restrictions on title</b>	There are no registered restrictions on title
<b>Proposal</b>	The proposal is for a mixed use building containing basement level car parking, a supermarket, a bottle shop, retail spaces, a café and place of assembly. The building consists of a two level podium covering most of the site and two tower elements rising to 10 (northern tower) and 14 (southern tower) storeys in height with a total of 181 dwellings.
<b>Zoning and Overlay Controls</b>	Mixed Use Zone, Schedule 1 (Clause 32.04) Heritage Overlay, Schedules 72 & 81 (Clause 43.01) Design and Development Overlay, Schedule 10 (Clause 43.02)
<b>Permit requirements</b>	<ul style="list-style-type: none"> <li>• Use of the land as a shop with a leasable floor area over 150 square metres (Clause 32.04-2)</li> <li>• Use of the land as a place of assembly (Clause 32.04-2)</li> <li>• Construction of two or more dwellings on a lot (Clause 32.04-6)</li> <li>• Buildings and works associated with a Section 2 Use (Clause 32.04-9)</li> <li>• Demolition of the existing buildings (Clause 43.01-1)</li> <li>• Construction of a building and carrying out of works (Clause 43.01-1)</li> <li>• Construction and display of signs (Clause 43.01-1)</li> <li>• Buildings and works (Clause 43.02-2)</li> <li>• Display of business identification signage (Clause 52.05-13) as classified at Clause 32.04-15</li> <li>• Use of the land for the sale of packaged liquor (Clause 52.27)</li> </ul>
<b>Relevant Planning Scheme provisions</b>	<ul style="list-style-type: none"> <li>• Urban Villages Policy (Clause 22.05)</li> <li>• Mixed Use Zone, Schedule 1 (Clause 32.04)</li> <li>• Heritage Overlay, Schedules 72 &amp; 81 (Clause 43.01)</li> <li>• Design and Development Overlay, Schedule 10 (Clause 43.02)</li> <li>• Signs (Clause 52.05)</li> <li>• Car Parking (Clause 52.06)</li> <li>• Licensed Premises (Clause 52.27)</li> <li>• Bicycle Facilities (Clause 52.34)</li> </ul>

	<ul style="list-style-type: none"> <li>• Apartment Development (Clause 58)</li> </ul>
<b>Relevant reference documents</b>	<ul style="list-style-type: none"> <li>• Elsternwick Structure Plan</li> <li>• Glen Eira Quality Design Guidelines – Commercial and Mixed Use Areas (March 2018)</li> </ul>
<b>Notification</b>	<p>Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i>, including seven notices on site and a notice mailed to 171 surrounding properties.</p> <p>Following the receipt of amended plans, the application was readvertised to the original surrounding properties and all original objectors (719 notices in total).</p>
<b>Submissions</b>	<p>At the date of preparing the report, the following has been received:</p> <ul style="list-style-type: none"> <li>• 187 objections (note that multiple objection received from the same person or people have been counted as one objection).</li> <li>• One petition with 1787 signatures objecting to the proposal.</li> <li>• One letter of support for the proposal.</li> </ul> <p>A summary of the submissions is detailed in the report.</p>
<b>Cultural Heritage Management Plan required</b>	<p>The site is in an area of Aboriginal Cultural Heritage Sensitivity. However, given that the entire site is currently occupied by the existing buildings or hard paved areas, it is considered that the whole site has been subject to significant ground disturbance. A Cultural Heritage Management Plan is therefore not required.</p>

## THE PROPOSAL

The proposal is for a mixed use building containing basement level car parking, dwellings (in an apartment configuration), a supermarket and ancillary offices, a bottle shop, retail spaces, a café and place of assembly. The building consists of a two level podium covering most of the site and two tower elements rising to 10 (northern tower) and 14 (southern tower) storeys in height, with a total of 181 dwellings.

Specific details of the proposal include:

- Demolition of all buildings on the land with the exception of the former Elsternwick Fire Station building;
- Four levels of basement car parking with up to 453 car spaces (228 for residents and 225 for retail, commercial and place of assembly uses) which is in accordance with the statutory rate;
- Car parking that is accessed via a three lane ramp from Selwyn Street, approximately 22m south of corner of Sinclair Street. It provides one entry lane and two exit lanes and can be accessed in either direction;
- A loading bay facility for the supermarket access via crossover from Sinclair Street approximately 21m east of the corner of Selwyn Street;
- A 94sqm café and entrance lobby for the southern residential tower at ground floor within the former Elsternwick Fire Station building. This building is registered on the Victorian Heritage Register;
- A two level podium containing 3519sqm supermarket at ground floor and a 190sqm ancillary offices within a mezzanine level; three commercial kiosks fronting Selwyn Street with a combined total area of 97sqm; a 167sqm bottle shop at ground floor; and a two level place of assembly on the corner of Selwyn

- and Sinclair Streets with a combined total area of 989sqm to be used as a library, museum and function space for up to 100 patrons;
- The construction of two towers above the podium with the northern tower comprising 10 storeys with an overall height of approximately 36.7m (including roof plant) and the southern tower comprising 14 storeys with an overall height of 47.9m (including roof plant). The towers would contain 181 dwellings including 43 one bedroom dwellings, 91 two bedroom dwellings and 47 three bedroom dwellings; and
- The provision of business identification signage along the Selwyn Street and Sinclair Street frontages.

## **SITE AND SURROUNDS**

### The subject site

The subject site is located on the south-east corner of Selwyn Street and Sinclair Street. The site is irregular in shape with a frontage of approximately 110m to Selwyn Street and 41m to Sinclair Street. The site has a total area of approximately 5700sqm. The land has a fall of approximately 1m from the south-east to the north-west.

The subject site is developed several buildings. Two of the buildings were previously used as the production studios and offices of the Australian Broadcasting Commission (ABC) dating back to the 1950s. The ABC vacated the site in early 2017 but the campus consisting of two storey buildings built to the street front and covering the majority of the site remains.

The subject site also contains the former Elsternwick Fire Station along its southern boundary, which is included on the Victorian Heritage Register.

There is existing car parking provided on the site with access via a crossover from Sinclair Street. There is also a loading area between the two ABC buildings with a crossover from Selwyn Street.

### Planning history for the subject site

Several planning permits have been issued on the site for the use and development as a television studio and offices.

Most recently, a permit was issued for use of the land as an education centre associated with the Sholem Aleichem College. However, this was a temporary permit that will expire on 1 July 2019.

### The surrounding area

The surrounding area is mixed use in nature. To the north of the subject site is land along Sinclair Street. The northern side of Sinclair Street includes the Sholem Aleichem College, being a primary school, along with a series of typically single and double storey dwellings. The southern side of Sinclair Street includes single and double storey dwellings and townhouses.

To the south of the subject site is a laneway which is along the rear of the retail strip fronting Glen Huntly Road. Land along Glen Huntly Road is within the Commercial 1 Zone and contains a variety of retail uses, some with shop top dwellings. The Glen Huntly Road shopping centre has a consistent two-storey scale and is located within the Elsternwick Estate and environs Heritage Precinct.

Land to the east of the subject site is primarily residential in nature ranging in height from one to three storeys in scale. There are several community buildings including the Elsternwick Library in Sandham Street and the Elsternwick RSL on St Georges Road.

On the western side of Selwyn Street, and along Gordon Street is a variety of uses including the Jewish Holocaust Centre, the Kadimah Jewish Cultural Centre and Library, the Classic Cinema and other commercial uses with a recent redevelopment for an apartment building at seven storeys in height.

Selwyn Street is a local street and runs north-south with traffic running in both directions. There are footpaths and kerbside parking on both sides.

The subject site is within the area defined as the Principal Public Transport Network and is in close proximity to the Elsternwick Railway Station approximately 150m to the west, and tram and bus routes that are located along Glen Huntly Road.

#### Recent approvals in the area

There are a number of approved and constructed developments in the surrounding area that give context to the subject site. The key sites include:

Address	Approved permit
221-229 Glen Huntly Road	11 storey mixed use development
233-247 Glen Huntly Road and 14 Ripon Grove	12 storey mixed use development
15-19 Gordon Street	7 storey mixed use development
28 Riddell Parade	8 storey mixed use development
441-461 Glen Huntly Road, 9 Beavis Street and 72 Orrong Road	10 storey mixed use development approved in 2015 (Coles development currently under construction)
483 Glen Huntly Road	8 storey mixed used development

## PLANNING SCHEME PROVISIONS

### Zoning

#### *Mixed Use Zone*

Under the provisions of the Mixed Use Zone at Clause 32.04 of the Glen Eira Planning Scheme, a planning permit is required to:

- Use of the land as shop (in excess of 150m<sup>2</sup>)
- Use of the land as a place of assembly
- Construct two or more dwellings
- Construct a building or construct or carry out works associated with a Section 2 Use

Under this clause it is noted that an apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

### Overlays



*Heritage Overlay (Schedule 72: Elsternwick Estate and environs; and Schedule 81: Former Elsternwick Fire Station, 2-4 Selwyn Street, Elsternwick)*

It is noted that there are two Heritage Overlay areas that affect the land. A precinct based overlay of local significance being identified as Schedule 72 and an individual property of state significance which is included on the Victorian Heritage Register, being identified as Schedule 81.

Under the provisions at Clause 43.01-2 and 3 of the Glen Eira Planning Scheme, a planning permit is not required to develop a heritage place which is included in the Victorian Heritage Register.

Under the provision at Clause 43.01-1 of the Glen Eira Planning Scheme, a planning permit is however required to demolish or remove a building; construct a building or construct or carry out works; and to construct or display a sign, where the land is included within Schedule 72.

*Design and Development Overlay (Schedule 10: Elsternwick Activity Centre)*

Under the provisions of the Design and Development Overlay at Clause 43.02 of the Glen Eira Planning Scheme, a planning permit is required to construct a building or construct or carry out works.

The schedule to the overlay identifies the subject site is located in Precinct 5a (west), Strategic Site, with a preferred maximum building height of 37m comprising up to 10 storeys. The schedule also defines a number of preferred set back requirements that will be set out further in the report.

Particular provisions

*Car parking*

- The provisions at Clause 52.06 of the Glen Eira Planning Scheme set out a statutory requirement for car parking to be provided for new uses. The full statutory provision of car parking is provided as part of the application.
- 
- This clause also sets out design standards for the layout of car parking areas and will be discussed in the report.

*Signs*

With the overlaying zone being the Mixed Use Zone, this establishes that sign requirements are at Clause 52.05 and identifies the zone is in Category 3. Based on this, a planning permit is required to display business identification signage.

*Licensed Premises*

Under the provisions of Clause 52.27 of the Glen Eira Planning Scheme, a planning permit is required to use of the land for the sale of packaged liquor.

- *Bicycle Facilities*
-

The provisions at Clause 52.34 of the Glen Eira Planning Scheme set out that a new use must not commence until the required bicycle facilities and associated signage has been provided on the land. The proposal includes the statutory provision of bicycle parking.

Applicable provisions included in the assessment of this application

The following matters have been taken into consideration in assessing this application:

- Planning Policy Framework at clauses 11, 13, 15, 16, 17, 18, 19, 21 and 22
- Apartment development at clause 58
- Decision Guidelines at clause 65
- Plan Melbourne 2017-2050
- All matters required under the *Planning and Environment Act 1987*

## **PROCESSING OF THE APPLICATION**

This application was submitted to Council on 6 February 2018. Following a preliminary assessment of the proposal, the applicant was advised on 2 March 2018 of several issues with the proposal, including the height, public realm connection, internal and off site amenity concerns, traffic and parking issues, heritage and conflict with the Elsternwick Structure Plan.

The concerns were not addressed by the applicant prior to the application being advertised in June 2018, resulting in approximately 121 objections being received.

Following the advertising of the application, Planning Scheme Amendment C157 was approved on 18 August 2018, which introduced Design and Development Overlay, Schedule 10 to the subject site. The amendment introduced a preferred height limit, as well as setback and building design requirements.

The applicant subsequently amended the application on 2 November 2018, in part to address some aspects of the new Design and Development Overlay. The amended plans were readvertised in December 2018.

## **CONSULTATION AND ENGAGEMENT**

Following the two advertising periods, a total of 187 objections, one petition with 1787 signatures and one letter of support have been received as part of the notification process.

Objection to the proposal

The key themes of the objections are as follows:

- Height mass and scale
- Inappropriate urban design quality and façade treatment
- Does not meet intent of Structure Plan
- Impact on heritage
- Impact on surrounding heritage dwellings
- Non-compliance with Urban Villages Policy
- Overdevelopment
- Inappropriate location (not a main road)
- Impact on infrastructure
- Impact on trees

- Car parking and traffic impacts
- Lack of bicycle parking
- Amenity impacts including noise, overshadowing and overlooking
- Sale of alcohol
- Energy efficiency

The preamble to the petition notes the following:

*This petition draws to the attention of the Council our Objection to the Development of the Woolworths Towers at 10-16 Selwyn St., Elsternwick, 3185. We the undersigned residents request that Council refuse the Application with reasons being:*

- *We oppose the modern Towers beside our Heritage Overlay area as they are not in keeping with the Elsternwick Village feel as outlined in the Strategic Plan Vision.*
- *We oppose the height of the 10 and 14 storey Towers which exceed the heights outlined in the recent Elsternwick Structural Plan. These will over-shadow, over-look and invade the privacy of residents.*
- *The proposed additional 5000 cars per day, 112 Woolworth's semi-trailer trips per week and waste trucks, their noise and pollution will have a significant negative impact on our surrounding Residential streets and Glen Huntly Rd. No Traffic Management Plan has been supplied by Woolworth's.*
- *The high tower living and the liquor store open until 11pm contradicts Woolworth's supposed social responsibility. They will increase property and personal safety risks.*
- *We oppose Woolworth's trade off of height with a place of assembly for a private school being a minority in the community. There is no value to the broader community.*
- *The area surrounding the site comprises of many Victorian and Edwardian houses including a National Trust House "Glenmore." It is difficult to reconcile the proposed Woolworth development with the Glen Eira Council's vision "that Elsternwick will be a safe, accessible and livable centre that embraces its historic character and strong cultural and village feel."*

#### Support for the proposal

The one letter of support considers that the mix of uses will contribute to the area and notes that the density of the development is also appropriate.

#### Planning conference

A planning conference was held in July 2018 in relation to the original plans, chaired by Cr. Delahunty and attended by the applicant and approximately 75 objectors. A second planning conference was held in December 2018 in relation to the amended plans advertised in December 2018, chaired by Cr. Silver and attended by the applicant and approximately 70 objectors.

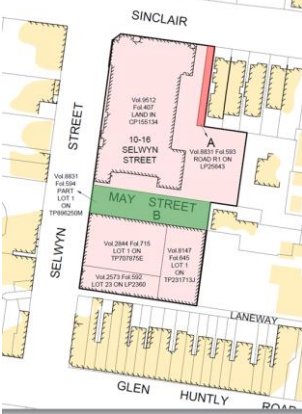
### REFERRALS

The application was referred to the following statutory authorities and internal departments and their comments and recommendations are contained below:

Statutory Referrals	
Transport for Victoria	The application was referred to Transport for Victoria who

	requested further information on 28 December 2018. However, as this request by Transport for Victoria was lodged outside of its statutory timeframe, the applicant was not obligated to respond to this request. The letter does however highlight that Transport for Victoria is not yet satisfied with the proposal and the impacts particularly at the intersection of Selwyn Street and Glen Huntly Road.
<b>Non-statutory referrals</b>	
Asset Engineering	<p>Council's Asset Engineering Department did not object to the proposal and provided the following recommendations:</p> <ul style="list-style-type: none"> <li>• A minimum 1m horizontal clearance shall be maintained between the edge of the crossover in Sinclair Street and Council's stormwater pit;</li> <li>• Vehicle crossing to be a commercial type vehicle crossing;</li> <li>• Redundant vehicle crossings to be removed and made good.</li> <li>• The apex of the basement access ramp must provide at least 100mm freeboard above the back of the footpath/street building line.</li> <li>• No net increase in peak stormwater runoff in Council drainage network and post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI;</li> <li>• Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel; and</li> <li>• All stormwater runoff must be connected to Council drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.</li> </ul>
Parks Services	<p>Council's Parks Services Department has provided the following comments and recommendations:</p> <ul style="list-style-type: none"> <li>• There are 17 Council owned street trees that line the frontage of the site (along both Selwyn and Sinclair Streets).</li> <li>• 14 of these trees will be retained and not impacted by the development, subject to standard tree protection measures.</li> <li>• Three of these trees will be impacted and must be removed and replaced at cost to the applicant.</li> </ul>
Traffic Engineering	The traffic matters were peer reviewed. The comments received are generally supportive of the proposal, including layout and traffic generation. However, there are recommended changes that are discussed in more detail later in this report.
Waste	Council's Waste Services Department advises that the proposed waste collection is supported subject to minor changes to the organic waste collection service.
Building	Council's Building Department advises that the development is supported as most issues will be assessed by the relevant building surveyor at the appropriate time. Balustrades to be a minimum of 1m from finished floor level.
Landscape	<p>Council's Landscape Officer has provided the following comments and recommendations:</p> <ul style="list-style-type: none"> <li>• There are no high value site trees</li> <li>• There are neighbouring trees within proximity to site some with minor encroachment into root zones but this is not critical.</li> </ul>

	<ul style="list-style-type: none"> <li>• Whilst there are no tree planting opportunities available on ground floor, landscaping on Levels 01, 03, 05 and 06 has been proposed. The landscape plan provides plant palette / schedule, which is a reasonable attempt at adding landscape amenity to the development.</li> <li>• Depth of planting space on Levels 01 and 05 must be specified and demonstrate that the planting space depth is adequate for the plants proposed.</li> <li>• It is recommended that proposed planting space on Levels 01 and 05 are a minimum of 1.0 m in depth, particularly where larger trees are proposed (e.g. location of the Native Frangipani, Brachychiton).</li> <li>• A maintenance schedule (to include irrigation and other horticultural practices) is recommended.</li> </ul>
Heritage	<p>Council's Heritage Advisor has provided the following comments and recommendations:</p> <ul style="list-style-type: none"> <li>• The demolition is considered acceptable, subject to agreement on the replacement development.</li> <li>• The proposed development is overwhelming in terms of its scale. It is recommended that a development in this location be 6-8 storeys (in accordance with Structure Plan objectives), but that a podium structure be provided at street frontages to reflect the prevailing scale and character of this area (podiums should be 2-3 storeys in height maximum).</li> <li>• While podium structures have been provided at street frontages, the setbacks for more intensive development are inadequate to alleviate the sense of the bulk of this development. Podium setbacks should be increased to 4-5m to be meaningful.</li> <li>• In particular, the interface between the tower element at the south end of the site and the former Fire Station, which is a building of State significance, having recently been added to the VHR, is unacceptable and inappropriate. The former Fire Station will be completely overwhelmed by the scale of the tower.</li> <li>• It may be more appropriate to have a lower, continuous built form, rather than the proposed tower elements with communal open space surmounting the podium structure.</li> </ul>
City Futures	<p>City Futures provided a comprehensive review of the development against current and proposed planning provisions with regard to urban design, economic development and transport planning. On balance, the proposal is not supported and several significant changes have been recommended. The comments provided by City Futures have been integrated throughout this report where appropriate.</p>
Buildings and Properties	<p>Council's Buildings and Properties Departments has provided the following comments and recommendations:</p> <ul style="list-style-type: none"> <li>• Council is in the preliminary stages of processing a road discontinuance application for the road known as May Street, as shown 'B' on the plan.</li> </ul>

	 <ul style="list-style-type: none"> <li>• Officers cannot provide any certainty of outcome to the road discontinuance and sale of land, as it involves various referral processes and a public notice process.</li> <li>• The road that abuts the western boundary of 16 Sinclair Street shown as 'A', has recently been transferred into Council ownership. This road should not form part of the development and the abutting owner at 16 Sinclair Street has a right of access to this laneway. Any use of this road for access to the development should not restrict access by that abutting owner at 16 Sinclair Street.</li> <li>• A planning condition should be included to ensure that the May Street 'road' status must be removed before the land can be developed.</li> </ul>
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## ISSUES AND DISCUSSION

The assessment of the proposal, whilst having regard to the applicable planning provisions and objector concerns, was conducted by asking the following questions:

- Is there strategic justification for the proposal?
- Are the uses appropriate and contribute to the area?
- Is the scale of the development appropriate?
- Are the building setbacks appropriate?
- Is the proposal an acceptable response within the Heritage Overlay area?
- Is the design detail acceptable?
- Is there sufficient, well designed car parking and bicycle parking and will the proposal affect the operation of the road network?
- Are the loading facilities acceptable?
- Does the proposal result in unreasonable offsite amenity impacts?
- Does the proposal result in unreasonable onsite amenity impacts?
- Other things to consider?

### Is there strategic justification for the proposal?

#### *At a State level*

Broadly, the objectives of planning in Victoria are to direct new development to existing urban areas, specifically, to established urban areas that have good access to public transport and facilities. The creation of 20 minute neighbourhoods (being the principle of locating housing, employment, services and transport within a 20 minute walk) is also a key objective of the Victorian planning system. A method identified to achieve this objective is to

encourage diversity of housing and increased densities in Major Activity Centres and near existing railway stations.

Under Plan Melbourne 2017-2050, the subject site is located within the Elsternwick Major Activity Centre and so is an area which is expected to change and increase in density.

Therefore, at a State level view, the subject site is an appropriate candidate for higher density and mixed use development. Furthermore, it is acknowledged that the site consists of large parcels of land and in this context is a strategic site capable of accommodating a higher order development. This however must be balanced against the need to positively contribute to neighbourhood character and to limit amenity impacts.

*At a municipal level*

Council's local planning policies provide a local context to the broader state and regional planning policy framework identifying Elsternwick at the highest level of its residential area hierarchy (along with Carnegie, Bentleigh and the Caulfield Station 'Phoenix Precinct'). Again, the co-location of retail, residential and services is encouraged within the Elsternwick Major Activity Centre, as are higher density residential developments. This is outlined in the Urban Villages Policy (Clause 22.05 of the Planning Scheme).

Economically speaking, the consolidation of new retail activity is supported within existing commercial centres, Elsternwick included. Activated streetscape frontages are encouraged to facilitate a vibrant commercial area and the continued economic viability of the centre.

Are the uses appropriate and contribute to the area?

The proposal is mixed use in nature and contains uses that both require planning permission (including the supermarket, shops, and place of assembly) and uses that do not require planning permission (including the dwellings and food and drink premises). On face value these uses all contribute to an active and vital retail centre. The location of dwellings above a retail and commercial podium is an appropriate response.

The key focus will be on the uses within the podium level including the supermarket, shops and place of assembly and whether they adequately contribute to the area.

Within the local planning provisions, notably the Urban Villages policy at Clause 22.05, Selwyn Street is identified as a cultural and entertainment precinct. This is also supported in recently adopted vision for Elsternwick which is contained in the Elsternwick Structure Plan (a reference document within the Design and Development Overlay). The broad vision for Selwyn Street under the structure plan is to establish a new 'cultural precinct' centred on Selwyn Street with key elements including a new civic space to establish a Jewish cultural precinct, a pedestrian plaza area connecting a community hub, museum and strategic sites, providing active cultural or community use frontages and limited retail presentation. The realisation of a cultural precinct is also a design criterion in the schedule to the Design and Development Overlay.

In principle, the use of the land as a supermarket within this strategic site is broadly acceptable, however it must positively contribute to the area as a cultural destination and not impact amenity.

Concern has been raised regarding the interface of the ground level supermarket frontage with the public realm along Selwyn Street. Use of the land as a shop of this size in the Mixed

Use Zone requires planning permission and therefore Council must consider the suitability of the use against broader strategic objectives, including the ability to realise the vision of a cultural precinct.

The proposal is for the supermarket to occupy approximately 32 metres of the 112 metre Selwyn Street frontage. The frontage is further dominated by utilities, travelators, bicycle parking and inactive edges, which prohibits sufficient public realm connection. This is not an acceptable outcome given in relation to the vision as a cultural precinct. It is noted that three small kiosks are proposed along the Selwyn Street frontage. It is assumed that they will operate as small retail shops, however insufficient detail has been provided regarding what use will occupy the space, or how they will be managed to ensure they positively contribute to the cultural precinct. On this basis, the location of the supermarket and small retail shops along the Selwyn Street frontage are considered undesirable.

Council's City Futures Department has similar concerns with the development and recommended that further design work is carried out to provide improved public realm connection, which may include 'curated uses', artwork and masking the bulk of the supermarket behind a frontage of fine grain spaces, used for more appropriate and clearly defined cultural uses. These recommendations are supported. As the recommendations require a considerable redesign of the ground floor layout, this cannot be addressed through conditions, as there are several possibilities on what may constitute an appropriate outcome.

While there are unresolved issues with the supermarket and shops that front Selwyn Street, the proposed use mix includes a two level place of assembly at the corner of Sinclair and Selwyn Streets and this is considered a very positive aspect of the proposal. The location of the place of assembly anchors the site as a cultural destination and would contribute to both the immediate area and the municipality as a whole. The ongoing management of this use to ensure its contribution to the cultural precinct would be important and this could be secured under terms of a Section 173 Agreement.

In considering the use of the land, access is a key consideration as well. It is considered that the location of the vehicle access to the basement constitutes a poor outcome and would significantly compromise the realisation of the cultural precinct. It would create a car dominant street and would significantly compromise the ability to create this as a pedestrian plaza area as envisaged under the Urban Villages Policy and in the structure plan referenced within Schedule 10 to the Design and Development Overlay.

The key issue is the location of the crossover. With significant volume of traffic expected from Glen Huntly Road it is considered more appropriate that the crossover be as close to Glen Huntly Road as possible so that there can be more focus on pedestrian priority at the northern end of Selwyn Street.

On balance, while the uses proposed as part of this application are considered acceptable and would contribute to the vitality and economic prosperity of the Elsternwick Activity Centre, their configuration as they present to Selwyn Street would significantly compromise the realisation of the cultural precinct and on balance the proposal cannot be supported.

#### Is the scale of the development appropriate?

##### *Policy Context*

It has been noted that there is strategic justification for a higher density, mixed use development on this site, supported by State and local policies. The remaining question is what scale of development is appropriate for this site.



The Design and Development Overlay, Schedule 10 applies to the land and sets parameters regarding height, setbacks, scale and building design. This will be used in combination with the local planning policies and the Elsternwick Structure Plan to consider whether this is an appropriate built form outcome.

In relation to the Design and Development Overlay, the site is located within Precinct 5a ('strategic site'). The key aspects and analysis of the Design and Development Overlay is set out below:

#### *Building height*

Precinct 5a has a preferred height of 10 storeys (up to 37 metres). The southern tower proposes 14 storeys, being four storeys above the preferred height, while the northern tower is 10 storeys in height.

Where development is higher than the preferred height, the decision guidelines of the Design and Development Overlay set out whether the additional height is acceptable. These seek to ensure that the proposal:

- *Demonstrates that the development includes the provision of significant community benefit; and*
- *Does not create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height; and*
- *Demonstrates architectural design excellence.*

The Victorian Civil and Administrative Tribunal (VCAT) has also issued decisions, stating that departures from the preferred height limit should not be treated as expected, but rather only in exceptional circumstances such as those outlined above (*Boneng (Portman) Pty Ltd v Monash CC [2017] VCAT 797*).

Does the development include the provision of significant community benefit?

There is currently limited guidance within the Glen Eira Planning Scheme to assist with determining what significant community benefit for proposals within the Elsternwick Activity Centre. The referenced structure plan provides some guidance on how community benefit will be determined, as follows:

*Community benefit items may include but are not limited to:*

- *a diverse housing mix that responds to an identified community need (affordable, aged care, student, short-stay accommodation — not just a variety of apartment layouts and sizes);*
- *additional public parking;*
- *new street or laneway connections; and*
- *needed community uses and facilities.*

*This list does not identify every type of community benefit, but rather notes emerging high priority items across the municipality.*

The applicant has identified several aspects of the proposal as providing community benefit. These include additional on-site car parking, the restoration of the former Elsternwick Fire Station and the community facility in the form of the place of assembly.

It is considered that the restoration of the former Elsternwick Fire Station and the provision of the place of assembly contribute towards the provision of significant community benefit, however it is not accepted that the provision of car parking contributes to community benefit.

The fire station is a heritage building of State significance. In its current form, this building is not accessible to the public and the current condition of the building is unknown. The restoration of this building is considered a positive contribution, as this will ensure the longevity of the State significant building is preserved.

Limited information has however been provided by the applicant in respect to the extent of restoration proposed and it is noted that a permit is required under the Heritage Act. It is understood that this process has not started. As such the reliance on the restoration of this building as contributing community benefit may be premature without the approval of a permit under the Heritage Act.

The place of assembly is proposed to be used by a collection of Jewish culture and arts based organisations. This facility would be built over two levels with a total floor area of 989sqm and would contain a library, museum area, function space and administration offices. The use is clearly aligned with the vision of the structure plan and is accepted as contributing towards significant community benefit.

In relation to the proposition that car parking contributes to community benefit, the proposal provides the specific amount of on-site car parking required at Clause 52.06 of the Scheme. In respect of car parking as a community benefit, this would need to exceed statutory requirements for Council to accept this as a benefit.

Does the proposal create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height?

The additional height above 10 storeys will not create unreasonable impacts on the amenity of sensitive interfaces. The tower would cast shadow over commercially zoned land that is not identified in the Design and Development Overlay as a sensitive interface.

The proposal will result in unreasonable amenity impacts on the adjoining and nearby properties, however these are caused by aspects of the proposal not associated with additional building height (i.e. the lower levels of the building) and will be discussed in relation to amenity further in the report.

Does the development demonstrate architectural design excellence?

It is acknowledged that the proposal has been designed by a reputable architectural firm, and is of an acceptable quality, however it is considered that the proposal does not demonstrate architectural design excellence.

The building will be highly visible from numerous public and private realm areas, including Elsternwick Plaza, Elsternwick Station, Glen Huntly Road, and the residential streets of Sinclair Street, St Georges Road, Regent Street, Elizabeth Street and Sandham Street. There are clear existing character considerations in these areas, most notably the two storey built form heritage character along Glen Huntly Road and the low rise residential areas to the north and east.

On this basis, significant weight should be given to the presentation of the building. It is considered that the design detailing of the overall building is unresolved, particularly where it

presents large areas of unarticulated wall and therefore does not meet the bar of design excellence to enable additional height above the preferred height limit.

The design of the ground level to Selwyn Street also does not deliver design excellence. Its lack of a design response that aligns with the vision of this street as a cultural precinct suggests that it is not of design excellence.

The quality of the dwellings is another measure of design excellence, however as is demonstrated in the attached Clause 58 assessment table, the development generally achieves compliance with the majority of these particular provisions but does not go above and beyond. To achieve design excellence the bar needs to be raised beyond acceptable.

Applying the three tests, is additional height acceptable?

It is acknowledged that the application does provide for a level of community benefit to support some additional height above the preferred building height. However, this in itself does not warrant an additional four storeys being supported, particularly when considering one of the other tests as it relates to architectural design excellence.

The applicant's own Urban Design Strategy prepared by MGS Architects does not support a building height of 14 storeys. Rather, it identifies that a 12 storey height limit should be adopted. This is more towards what is suggested as being the appropriate height for this strategic site and recognises the community benefit contribution included as part of the proposal.

Overall, it is considered that the proposal has not adequately satisfied the requirements in the decision guidelines of the Design and Development Overlay to allow the additional building height.

#### Are the building setbacks appropriate?

Precinct 5a has setback requirements based on the type of interface. This assessment is further divided into the podium and tower elements of the development. The following table sets out the proposed setbacks against the requirements of the Design and Development Overlay and is discussed in the sections below.

Podium Level	DDO10 setback:	Proposed setback		Comment
Selwyn St	0m	0m	✓	
Sinclair St	0m	0m	✓	
Rear of Glen Huntly Rd properties	3m	0m	✓	Given the former fire station building is proposed to be retained and is built on boundary, as are the existing buildings, a 0m setback is considered to be acceptable.
1 St Georges Rd	6m	0m	✓	This matches the existing conditions and given the tennis court, is unlikely to have adverse amenity impacts.
3 May St	6m	1m	✗	The proposed conditions off the property's northern boundary are acceptable. However, the west interface is unacceptable (discussed below).
1 May St	6m	0m	✓	Only the ground floor is built on the boundary and the setback increases to 4.5m at first floor. This is an improvement on the existing conditions.
16, 18 & 20 Sinclair	6m	0m	✓	This is responsive to the existing conditions

St (rear)				and acceptable.
16 Sinclair St	6m	3.2m	✓	Although not compliant and a decreased setback from the existing conditions, it is considered that the setback is acceptable given adequate light and separation is provided to the dwelling.
Selwyn St	5m	3.1m (south) 4m (north)	✓	Given the recent developments along Selwyn Street and the character of that streetscape, this is an acceptable outcome.
Sinclair St	5m	4.8m	✓	The proposed setback is adequate as there is sufficient recession proposed at the upper levels.
Rear of Glen Huntly Rd properties	3m	3m	✗	Numerically, the setback is accepted. However, there are broader materiality and design issues as discussed in this report.
1 St Georges Rd	11m (3 <sup>rd</sup> floor) 14m (4 <sup>th</sup> floor)	5.39m	✓	Combined with the adjoining tennis court, this is a total setback from the dwelling of 20 metres which is an acceptable outcome.
3 May St	20m (5 <sup>th</sup> floor +)	No tower	-	-
1 May St		6.66m	✓	The tower element is well separated from the dwelling and is limited to 8 stories here.
16, 18 & 20 Sinclair St (rear)		3.71m	✓	The tower is located to the south of the properties and is setback sufficient from the dwellings.
16 Sinclair St		6.7m – 16.8m	✓	The tower is set 6.7m from the property boundary and increases to 16.8m from level 5. This provides a sufficient level of separation between the development and the residential lots.

The podium is set back 1m from the boundary with 3 May Street creating a combined total setback of 2.7m from this double storey dwelling. The limited separation of the sheer wall (with a height of 6.5m to 6.7m) along the eastern and northern boundaries is unacceptable. It is considered that greater separation is required and a reduction in the wall height.

The balance of the proposed podium, which has a height of two storeys and fills out the site, is considered acceptable, given it generally replaces the form of the existing buildings.

With regard to the tower elements, the site has the benefit of only one immediately adjoining sensitive residential property (to the east). While there are residential properties to the north and north-west, they are adequately separated by roads. The properties to the south and west are commercial or community uses.

The Design and Development Overlay specifically notes that the eastern boundary should transition towards the sensitive interfaces. It is considered that the tower elements are sufficiently setback to mitigate amenity impacts. The layout and design of the towers responds to the features of the residential properties (e.g. decreased setbacks in relation to the tennis court and no built form where 3 May Street is sited close to the boundary). From a residential amenity perspective, the tower is unlikely to have direct adverse impacts.

From a streetscape perspective, the development presents as a street wall of two to three stories in height with the tower elements recessed behind. Subject to a more considered and improved design that aligns with the vision of the street as a cultural precinct, this is consistent with the applicable planning provisions and responds to the built form character of Selwyn Street.

The southern interface presents an unacceptable level of bulk to the Glen Huntly Road frontage due to a combination of its height, lack of recession and material selection. This is further discussed in the heritage and design detail sections of this report.

Is the proposal an acceptable response within the Heritage Overlay area?

The site is subject to a Heritage Overlay which requires Council to consider whether the development would adversely affect the character of the heritage precinct.

The applicant has submitted several rendered images images taken from key vantage points. The following rendered images are within the heritage precinct and demonstrate the level of visibility the development will have from these areas.



*Figure 1 – View from Sandham Street looking south at the proposed development*



*Figure 2 – View from St Georges Road looking west at the proposed development*

When viewed from St Georges Road and Sandham Road, the bulk of the development overwhelms the heritage properties, given the height and lack of recession.

Adding to the visual bulk is large sheer sections of glass and brick encased in framing elements, introducing large rectangular forms into several heritage streetscapes. This is out of context. The built form makes no attempt to reduce its bulk through recession or materiality, which will be discussed further in this report.





*Figure 3 – View from Glen Huntly Road and Riddell Parade looking north at the proposed development*



*Figure 4 – View from Glen Huntly Road and Elsternwick Plaza looking north east at the proposed development*

When viewed from Glen Huntly Road, the development 'turns its back' on the commercial streetscape presenting large sections of sheer and unresolved walls, some of which house elevator shafts and stairwells. It is considered that this should be treated as the principal vantage point of the development and not as the back of house area.

The existing architecture of Glen Huntly Road in direct proximity to the subject site is of a low height with fine grain detailing. The development introduces an unprecedented scale to the area, including large unresolved sections of wall.



Figure 5 – View from Selwyn Street

The south west corner of the site is occupied by the former Elsternwick Fire Station which is included on the Victorian Heritage Register. The planning application cannot consider the acceptability of the works to this building as it is subject to a separate permit process under the Heritage Act. However, as per the assessment above, the bulk of the development is considered to overwhelm the single level fire station, which is generally enclosed by a 14 storey wall along its northern and eastern boundaries.

It is acknowledged that a development on the subject site will ultimately be higher than the surrounding heritage context due to its designation as a strategic site. However, the proposed height is excessive and the materiality is unresolved such that the proposal overwhelms the significant heritage architecture in the wider area.

The Heritage Policy at Clause 22.01 of the Scheme states that:

- *Buildings should adopt an understated character and should not visually dominate neighbouring significant or contributory buildings or the precinct in general.*
- *Ensure proposals are respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings when viewed from the street.*
- *Avoid visually intrusive design which confronts the established architecture of the centre and dominates the surroundings.*

The proposal is considered to be clearly at odds with the Heritage Policy.

The Design and Development Overlay also sets objectives regarding the protection and enhancement of the Glen Huntly Road shopping strip and the heritage residential areas.

Council agrees with the Heritage Assessment by Lovell Chen submitted as part of the application which states: *"it is not possible to state that such a development is complementary to the existing heritage built form"*.

This assessment is limited to the tower elements of the development and does not include podium section, which is likely to have little impact on the heritage character of the wider area given its limited visibility from a wider context.

Is the design detail acceptable?

In considering the acceptability of the design detail including materials, architectural detailing and façade treatment, consideration has been given to the Design and Development Overlay, Heritage Overlay, and the Planning Policy Framework (particularly Clause 15.01: Built Environment and Heritage) and it has been acknowledged that the building will be highly visible from numerous areas and that the building does not on balance display architectural design excellence.

It has also been outlined that the use of the buildings has a direct impact on how the building presents particularly in Selwyn Street. Putting the use aside and considering the architectural detailing itself, it is considered that the street level detailing along Selwyn and Sinclair Streets is well resolved and picks up on several architectural trends in the area.

The vertical blading effect along the frontage is responsive to similar vertical elements featured on other developments in Selwyn Street and the materiality is well varied to create visual interest at the ground level. There are also several alternate façade treatments along the length of the development, which gives the illusion (combined with the small shop front presentation) at street level, of a fine grain streetscape, similar to what is characteristic of Glen Huntly Road. The proposed materiality is also noted for reflecting existing characteristics of the area, as well as introducing contemporary elements. In summary, the podium level is considered to be well resolved.

The northern tower presents mostly as glass to the north and west with several large framing elements. There is a large vertical section of brick wall which adds to the bulk and verticality of the development. The eastern elevation of this tower is considered to be unresolved, showing large sections of brick and textured concrete. It is these components of the development which are most visible from the low rise heritage areas. These components introduce large rectangular forms into the precinct and the materiality has little relationship to that of the surrounding areas.

The southern tower has similar issues, particularly at the southern elevation and how the façade relates to the Glen Huntly Road streetscape. Glen Huntly Road, and the plaza surrounding the railway station are the most pedestrianised area of the precinct, and the development will in most cases be approached from the south. It is considered that the principal vantage point should be from the south. As discussed in the heritage section of this report, design 'turns its back' on the Glen Huntly Road surrounds and introduces materiality similar to what would normally be found in laneways or back areas of buildings.

These are dominant sheer sections of glass, a prominent brick tower running the full height of the development and containing the lift and stair wells as well as a circular motif which is out of context in this heritage streetscape. The materiality is considered to be a significant issue for the proposal.

Is there sufficient, well designed car parking and bicycle parking and will the proposal affect the operation of the road network?



*Car parking and bicycle facilities*

The table below outlines the statutory car parking requirements set out at clause 52.06 of the Scheme:

Use	No/Area	Rate	Car Parking Measure	Total
Dwelling	134	1	to each one or two-bedroom dwelling, plus	134
	47	2	to each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms)	94
<i>Sub-total</i>				228
Place of Assembly (community space)	100 patrons	0.3	to each patron permitted	30
<i>Sub-total</i>				30
Food and drink premises (café)	94 m <sup>2</sup>	3.5	to each 100m <sup>2</sup> of leasable floor area	3
Shop (bottle shop)	167 m <sup>2</sup>	3.5	to each 100m <sup>2</sup> of leasable floor area	5
Shop (kiosk)	77 m <sup>2</sup>	3.5	to each 100m <sup>2</sup> of leasable floor area	2
Supermarket	3,709 m <sup>2</sup>	5	to each 100m <sup>2</sup> of leasable floor area	185
<i>Sub-Total</i>				195
<b>Total</b>				<b>453</b>

The statutory number of car parking spaces has been provided in this proposal, however there is no allocation breakdown based on the various uses.

Parking for all uses is provided within a four level basement and access is via a new crossover off Selwyn Street. Should the application be supported, an allocation schedule would be required including that the residential spaces be located within the lower basement levels, with remaining spaces for commercial and community uses provided within the upper and more accessible basement levels.

In terms of car parking design standards, access within the proposed basement generally satisfies the design standards outlined at Clause 52.06-9, including car space dimensions, access ways and ramp gradients.

The relocation of some structural columns would be necessary, as there are areas where they encroach within the minimum parking space dimensions. This is likely to result in a loss of car spaces and necessitating a reduction of parking spaces. This is not ideal. Had the proposal in all other respects been acceptable, the modifications to the basement level are likely to have been resolved through conditions of a permit.

The table below outlines the statutory bicycle parking requirements set out at clause 52.34 of the Scheme:

Use	No/Area	Bicycle Parking Requirement	Total
Dwelling (four or more storeys)	181 dwellings	1 space per 5 dwellings for residents	36
		1 space per 10 dwellings for visitors	18

Café	94sqm	1 space per 300sqm for employees 1 space per 500sqm for visitors	0 0
Place of Assembly	989sqm	1 space per 1,500sqm for employees 2 plus 1 space per 1,500sqm for visitors	1 3
Shop (bottle shop & kiosk) (greater than 1,000sqm)	244sqm	1 space per 600sqm for employees 1 space per 500sqm for visitors	0 0
Supermarket	3,709sqm	1 space per 600sqm for employees 1 space per 500sqm for visitors	6 7
<i>Sub Totals</i>		<i>Residents</i>	<i>36</i>
		<i>Employees</i>	<i>7</i>
		<i>Visitors</i>	<i>28</i>
Total		Total	71

Bicycle parking is provided within the basement and accessed via a separate 'bicycle lobby' off the southern laneway. The provision of bicycle spaces exceeds the statutory requirement with 116 being provided. The parking facilities meet all applicable design standards as outlined at Clause 52.34 (including access ways and provision of showers/change facilities).

While this is a positive outcome, only 9 spaces are located at ground level on the street frontage with the balance located in basement levels 2 and 3 (accessed via a separate bicycle lobby). This is not considered to be a convenient or easily accessible location for visitor parking particularly to cater for shoppers at the supermarket, café and visiting the place of assembly. Had the proposal in all other respects been acceptable, a higher proportion of bicycle parking spaces at ground level would have been sought through conditions of a permit.

#### *Traffic Generation and surrounding road/transport network*

This site is identified as a strategic site and as such any development will increase impact on the local road network and this is a reasonable expectation given its strategic designation. Broadly speaking, the site has good access to major arterial roads and thoroughfares including Glen Huntly Road, Glen Eira Road and Nepean Highway.

Traffic modelling, shown in the table below acknowledges this and demonstrate that the existing road network adjacent and surrounding the subject site will generally be able to accommodate the anticipated traffic volumes, subject to some modifications.

Location	Increase in volume (additional vehicle numbers)		
	Friday AM	Friday PM	Saturday
<i>Glen Huntly Road / St Georges Road</i>			
Left from Glen Huntly Rd to St Georges Rd	0	0	0
Right from Glen Huntly Rd to St George's Rd	0	0	0
East from Glen Huntly Rd	44	64	70
West from Glen Huntly Rd	32	65	70
Left from St George Rd to Glen Huntly Rd	0	0	0
Right from St Georges Rd to Glen Huntly Rd	0	0	0
<i>Glen Huntly Road / Selwyn Street</i>			
Left from Glen Huntly Rd to Selwyn St	62	118	130

Right from Glen Huntly Rd to Selwyn St	37	75	81
East from Glen Huntly Rd	0	0	0
West from Glen Huntly Rd	0	0	0
Left from Selwyn St to Glen Huntly Rd	49	74	81
Right from Selwyn St to Glen Huntly Rd	80	125	130
<i>Glen Huntly Road / Gordon Street</i>			
Left from Glen Huntly Rd to Gordon St	0	0	0
Right from Glen Huntly Rd to Gordon St	0	0	0
East from Glen Huntly Rd	62	118	130
West from Glen Huntly Rd	80	125	130
Left from Gordon St to Glen Huntly Rd	0	0	0
Right from Gordon St to Glen Huntly Rd	0	0	0
<i>Sinclair Street / Selwyn Street</i>			
Left from Selwyn St to Sinclair St	13	24	26
Right from Selwyn St to Sinclair St	21	36	39
East from Sinclair St	0	0	0
West from Sinclair St	0	0	0
Left from Sinclair St to Selwyn St	19	36	39
Right from Sinclair St to Selwyn St	13	23	26
<i>Subject Site / Selwyn Street</i>			
Right from site to Selwyn St	34	60	65
Left from site to Selwyn St	129	199	211
Right from Selwyn St to site	66	193	211
Left from Selwyn St to site	32	59	65

The development will result in additional queuing and wait times at certain points on the road network. Several changes have been recommended to mitigate these. They include:

- Restricting right turn movements from the basement car park onto Selwyn Street, to direct traffic to Glen Huntly Road;
- Signalisation of the Selwyn Street / Glen Huntly Road intersection; and
- Partial closure of Gordon Street to allow only northbound traffic.

While these changes may hypothetically resolve the issues imposed on the immediate traffic network, they cannot be included as conditions given that little work has been conducted on how they will further impact the road network. Until these issues are resolved, it can only be concluded that the development will negatively impact the local road network and cannot be supported.

In addition, the signalisation of the Selwyn Street / Glen Huntly Road intersection will have unknown impacts on the operation of the Route 67 tram.

Transport for Victoria was referred the application and have requested further information. This request remains outstanding but has raised concern about the impact right turns from Glen Huntly Road into Selwyn Street will have on the tram route. This tram route is proposed to be a high frequency 'turn up and go' service.

The unresolved mitigation measures required to ensure that the road network operates efficiently suggests that the proposal cannot be supported. These aspects cannot be addressed by condition.

#### Are the loading facilities acceptable?

Clause 65.01 of the Planning Scheme require that the adequacy of the proposed loading facilities be considered and any associated amenity, traffic flow and road safety impacts.

A commercial loading bay for the supermarket accessed from Sinclair Street and provides a fully enclosed turntable that can accommodate trucks up to 14.7m.

The loading area is sited adjacent to a residential area and while this is not an ideal outcome, it is considered on balance the most appropriate location given the broader vision for Selwyn Street as a cultural precinct.

The frequency of deliveries for the supermarket is however of concern and not one that has adequately been addressed as part of the application. The site is located adjacent to a school and is also within a lower rise residential area. Introducing such significant movements may adversely impact the amenity and safety of the area.

Some aspects of the amenity of the nearby residential properties and the school could be addressed by a management plan to limit the hours of loading and unloading, the routes taken through the residential streets, provide for acoustically appropriate machinery for servicing the loading bay and for the attenuation of the facility.

In addition, further swept path analysis would also be required to assess how the local road network will be most appropriately used by the delivery vehicles.

Does the proposal result in unreasonable offsite amenity impacts?

*Overshadowing*

The site has a north-south orientation and much of the land located to the south and west is commercial or community uses. These areas, combined with the private tennis court to the east will be the most impacted by overshadowing. However, as these in the most part are used as commercial uses it is not considered that the overshadowing impact to these sites will be unreasonable.

The degree of overshadowing to the tennis court is reasonable given the extent of private open space of this dwelling that will not be affected by shadow at the September equinox.

*Overlooking*

There may be unreasonable overlooking opportunities provided from the communal open space area of the podium level into the adjoining residential properties to the east along Sinclair Street, and towards 1 St Georges Road and 1 and 3 May Street. The plans do not indicate that there will be any screening provided to limit this impact.

Any screening treatments must be carefully designed to integrate with the building and protect the internal amenity of the occupants of the development.

*Noise*

The acoustic report provided with the application considers noise impacts generated from the following sources:

- Supermarket loading dock;
- Residential loading dock;
- Mechanical services ventilation equipment associated with loading docks;
- Mechanical services ventilation equipment associated with the car park;

- Refrigeration equipment associated with the supermarket and liquor store, located at Level 1 on the East site boundary;
- Mechanical services equipment associated with residential dwellings located on the Level 9 and Level 12 roof levels;
- Mechanical services ventilation equipment associated with the car park located on the Level 12 roof level;
- Waste collection from the residential loading dock via the laneway on the south site boundary;
- Café on Selwyn Street (south-west corner); and
- Patron and music noise from the place of assembly associated with the café and function space. It is understood that the function space will be used for semi-regular events including music and performance recitals, speakers and classes and multi-media events, and school assemblies.

The acoustic report identifies that noise generation from the condenser plant may also have the potential to unreasonably impact the residential properties to the north east and south. The report recommends the following measures to appropriately mitigate impacts:

- The condenser plant area must be fully enclosed to the north, east, south and the roof over;
- The enclosure can be formed using 600mm deep double bank acoustic louvres to the north, east and south walls, and the roof over;
- The Kirby WRC condensers must be limited to 680rpm during the evening and night-time periods;
- Solid walls to apartments adjacent to the condenser deck (up to and including Level 6) must be constructed using 150mm thick concrete plus a separate plasterboard internal lining (e.g. 64mm metal stud with 20mm gap) and acoustic insulation in the cavity;
- Glazing to apartments overlooking the condenser deck will need to be fixed non-openable glazing and will need to achieve an acoustic rating of approximately  $R_w + C_{tr} 40$  (to be confirmed during the detailed design stage).

The acoustic report identifies that no information has been provided in respect to the general plant equipment serving the supermarket, residential component and place of assembly. It recommends that this be designed to comply with the SEPP N-1 limits as follows:

- Suitable siting and selection of equipment with proven acceptable acoustic performance in similar applications;
- Screening the line of sight between any exposed equipment and the facades of habitable spaces;
- Attenuation of significant mechanical noise sources such as the mechanical car parking systems, carpark exhaust extraction fans (if any), lift shaft ventilation fans and vibration isolation of services pumps and rotating equipment; and
- If required, proprietary methods of noise control such as the use of low noise equipment, duct attenuators, acoustic enclosures and barriers can be employed such that the appropriate noise limit is achieved.

The loading dock is anticipated to operate 7 days per week between 7am and 10pm with 8 truck movements per day. The acoustic report recommends the following mitigation measures:

- Loading dock door to be a fold-up door with acoustic seals achieving  $R_w 25-30$  (e.g. Mirage Doors);

- Loading dock door frame and mechanism to be vibration isolated from the building structure;
- Loading dock will incorporate a turntable to enable delivery trucks and waste collection trucks to drive straight in to the loading dock without the need to use reversing beepers;
- Loading dock to be treated with absorption material to control reverberation (e.g. 100mm thick glasswool insulation with perforated metal facing); and
- Isolated floor to loading area to control structure-borne noise to apartments due to trolleys, pallet trucks etc.

The report also makes a number of recommendations in respect to the actual use of the loading dock.

The recommendations are not included on the plans and in the case of the condenser units do not satisfactorily confirm that noise is able to be limited. Without safeguarding these measures the proposal would likely impact the amenity of surrounding properties.

Does the proposal result in unreasonable onsite amenity impacts?

*Common Areas*

Both towers are provided with separate residential loading areas and adequate lift access. Car parking is securely separated from the public areas and the parking areas as a whole (including bicycle parking) are easily accessible. Waste facilities are also sufficient as chutes are centrally located in each tower.

A residential lobby is provided at ground level for each tower. The lobby of the southern tower is of a sufficient size considering the number of dwellings it services. The lobby of the northern tower is not considered to be of an adequate size given the amount of pedestrian traffic it is likely to receive. This should be expanded in terms of its width and height. Further work is required to show how the lobby spaces are designed to provide a unique sense of personal address to each tower.

Many internal corridors within both towers either completely lack, or run for long distances without natural light and ventilation sources. This is not an acceptable outcome and is at odds with standards outlined in Clause 58 of the Scheme.

In terms of communal open space areas, the development provides a communal terrace on level 5 for exclusive use of the residents of the north tower which has excellent solar access. The residents of the south tower have exclusive access to a terrace on level 8, which has no northern aspect and is subject to significant overshadowing. While this is not the preferred option, it is an acceptable outcome given that all residents will have access to a communal terrace at the podium level as well which has a northern aspect and is of a substantial size.

Overlooking from the communal open space areas (particularly at Level 1) into dwellings has not been sufficiently mitigated. This would require screening treatment to ensure privacy is afforded to future occupiers of these dwellings.

Adequate landscaping opportunities are provided at the podium level and a landscape and maintenance plan would be required if a permit were to issue.

The location of the supermarket condenser at level 1 is adjacent to the proposed dwellings. This is considered inappropriate due to noise impacts and would require enhanced acoustic attenuation or relocation.

In addition, the design and layout of a number of the apartments may also result in the habitable rooms of these apartments being affected by other noise sources from within the development. The application does not provide any details in respect to the treatment of the apartments that face directly onto communal spaces or details the treatment of walls of bedrooms and living rooms that adjoin the lifts and foyer areas.

#### *Quality of the dwellings*

A total of 181 dwellings are proposed within the two towers and there is a sufficient mix of dwelling sizes including one, two and three bedrooms dwellings. This provided an acceptable dwelling diversity.

All dwellings meet the minimum size requirements for bedrooms and living areas as well as the room depth requirement outlined at Clause 58. Given that 90 of the dwellings have a dual aspect, the natural ventilation objectives are considered to be met. All dwellings meet the storage requirements, private open space requirements and the accessibility requirements which have been detailed on the plans.

Twenty-six of the 47 three bedroom dwellings contain habitable windows that are not of a sufficient size. This is not an acceptable outcome. Given that several of the windows are over 0.5 metres below the minimum width standard and are associated with the architectural features that are prominent from the streetscape, this could not be easily amended by way of conditions.

The submitted Sustainability Management Plan demonstrates how the development meets the energy efficiency and storm water requirements outlined at Clause 58 (Standards D6 and D13) of the Planning Scheme. It is considered that the development is acceptable from a sustainability perspective.

#### Other things to consider?

##### *The former Elsternwick Fire Station*

An application for a permit must be made to Heritage Victoria to consider the suitability for works to this building. The use of this building is integral to the proposal put forward and in the event that Heritage Victoria is not satisfied with the works to the building, it would significantly impact the ability to construct and use this development.

##### *Demolition of the existing buildings*

The site is affected by a Heritage Overlay, Schedule 72 which applies to the wider Elsternwick area. A planning permit is required for the demolition of the existing buildings. The existing buildings have no architectural significance and are accordingly listed as non-contributory as the significance of the area is limited to the residential architecture and commercial architecture on Glen Huntly Road. In principle, the demolition of the existing buildings is acceptable, only where there is an appropriate replacement building proposed.

##### *Signage*

Business identification signage for the supermarket and parking areas is proposed as part of this application.

The location and size of the signage is considered to be appropriate in relation to the scale of the development. However, no detail has been provided regarding the colours and exact specifications of the signage.

Given that local policy identifies this area as a cultural destination where retail should be limited, the design of the signage would have to be approved to the satisfaction of Council. Were a permit to issue, this would be included as a condition including a requirement to maintain active frontages and clear glazing along Selwyn Street.

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

There are no financial, resource or asset management implications associated with this report, other than any costs associated in defending a decision at the Victorian Civil and Administrative Tribunal should an appeal be lodged.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

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

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

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

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

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

### **CONCLUSION**

The proposal has a number of factors weighing in favour of the grant of a planning permit. Strategically the land is in a Major Activity Centre; consists of a collection of lots that together form a large strategic site; contains a mix of uses that provides for the economic needs of the area; will provide community benefit; and includes a mix of dwellings in close proximity to services and transport options. It is accepted that the site can and should support a higher level of development.

This however must be balanced against broader considerations and in this respect the proposal is not considered to weigh in favour of the grant of a permit. The height, form, scale and design detail of the building is not sufficiently resolved and therefore the proposal does not appropriately respond to the existing low rise heritage character of the area or the preferred character envisaged as part of Schedule 10 of the Design and Development Overlay.

The buildings materials emphasise the bulk of the development, particularly the lift core and large areas of brickwork and glazing. Overall the design of the building, including the quality of the residential accommodation, does not elevate to the bar of “architectural design excellence” to support such a large development on the land.

In addition, the development, including the relationship of the uses at ground level and the location of the vehicle accessway, would significantly compromise the role of Selwyn Street as a cultural precinct.



It would present amenity impacts to adjoining properties particularly noise from the supermarket plant equipment.

The proposal would also introduce significant traffic including servicing vehicles. At this point in time the impact has not been managed in a way that will ensure an acceptable operation of the surrounding road network and the tram along Glen Huntly Road.

In balancing all the required considerations, it is therefore recommended that Council issues a Notice of Refusal to Grant a Planning Permit.

## Assessment against Clause 58 of the Glen Eira Planning Scheme

### Clause 58.02 URBAN CONTEXT

Assessment	Does it comply?	Discussion
<p><b>Clause 58.02-1</b></p> <p><b>Urban context objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul> <p><b>Standard D1</b></p> <ul style="list-style-type: none"> <li>The design response must be appropriate to the urban context and the site.</li> <li>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</li> </ul>	Does not comply	<p>The urban context for the subject site and surrounding area has been identified by Council through the existing policy framework and the development of the Elsternwick Structure Plan (ESP), which is a reference document within the Schedule 10 of the Design and Development Overlay (DDO10) that applies to the subject site. DDO10 identifies the site as a strategic site, while the Urban Villages Policy identifies this area as an Entertainment and Cultural Precinct.</p> <p>The Urban Villages Policy and the ESP identifies Selwyn Street as being developed into a new cultural precinct operating as a shared space (vehicles and pedestrians), with new development providing active cultural frontages with limited retail presentation to Selwyn Street.</p> <p>The DDO10 was applied to the site on 16 August 2018 by Planning Scheme Amendment C157 on an interim basis, as this control ceases to have effect after 30 June 2020. The purpose of C157 was to introduce the general provisions envisaged by the ESP and to protect the ESP area from incompatible development and land use whilst Council further developed the strategic support to fully implement the ESP.</p> <p>On this basis, the proposal in its current form will be inconsistent with the urban context for the site and surrounding area through:</p> <ul style="list-style-type: none"> <li>The design response of the interface of the supermarket and Selwyn Street including its accessway; and</li> <li>The impact that the proposal will have in realising the vision of Selwyn Street as a cultural precinct.</li> </ul> <p>In respect to the existing local policy that applies to the site, the Urban Villages Policy identifies the site within an area of cultural and entertainment, there be no retail activities along Selwyn Street. Again, the design response of the supermarket and its frontage to Selwyn Street is clearly at odds with this requirement. Furthermore, the</p>

		<p>proposed kiosks are also likely to be used as retail uses, which will be a further departure from policy.</p> <p>Further analysis of the built form response of the development is undertaken later in this assessment and in more detail within the body of the associated report. However, it is worth noting that the overall height of the proposal is considered to be excessive and non-responsive to the surrounding urban context, particularly when viewed in association with the Glen Huntly Road commercial shopping strip, and from the nearby residential properties and streetscapes of Sinclair Street and St Georges Road.</p>
<p><b>Clause 58.02-2</b> <b>Residential policy objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li> </ul> <p><b>Standard D2</b></p> <ul style="list-style-type: none"> <li>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	Does not comply	<p>In principle, the proposal for a mixed use development consisting of retail uses, including a full line supermarket, community facility (place of assembly) and residential apartments within the Mixed Use Zone in a major activity centre is considered to be consistent with the Planning Policy Framework at state and regional level. This is further supported by the identification of the site within the Elsternwick Structure Plan as a key strategic site that can support built form of 6-8 storeys, or 10 storeys pursuant to the Design and Development Overlay – Schedule 10.</p> <p>Notwithstanding the above and as previously discussed, the overall height and mass of the proposal is not considered to be consistent with the urban context (existing or preferred), nor is it considered to be consistent with the objectives and requirements of the Urban Villages Policy.</p>
<p><b>58.02-3 Dwelling diversity objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul> <p><b>Standard D3</b></p>	Complies	<p>The development includes an acceptable mix of dwelling sizes as follows:</p> <ul style="list-style-type: none"> <li>43 x one bedroom</li> <li>91 x two bedroom</li> <li>47 x three bedroom</li> </ul>

<ul style="list-style-type: none"> <li>• Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</li> </ul>		
<p><b>Clause 58.02-4 Infrastructure objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure development is provided with appropriate utility services and infrastructure.</li> <li>• To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul> <p><b>Standard D4</b></p> <ul style="list-style-type: none"> <li>• Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</li> <li>• Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>• In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</li> </ul>	Complies	<p>The application has been referred to Council's Asset Engineering Department who has not raised any concerns in relation to possible overload to the local drainage network.</p> <p>The development proposes on-site substation to assist with managing electricity loads, whilst there are also on-site water storage facilities to assist with reusable water provisions.</p>
<p><b>Clause 58.02-5 Integration with the street objective</b></p> <ul style="list-style-type: none"> <li>• To integrate the layout of development with the street.</li> </ul> <p><b>Standard D5</b></p> <ul style="list-style-type: none"> <li>• Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> <li>• Development should be oriented to front existing and proposed streets.</li> <li>• High fencing in front of dwellings should be avoided if practicable.</li> </ul>	Does not comply	<p>The proposal consists of a three lane vehicular accessway, booster cabinets (and other services), a trolley bay and travellers which do not provide an adequate link with Selwyn Street.</p> <p>The café proposed within the former fire station building is proposed to be accessed from a laneway which, unless designed well with enhancements to the laneway, could be a poor outcome.</p>

- Development next to existing public open space should be laid out to complement the open space.

**58.03 SITE LAYOUT**

Assessment	Does it comply?	NO
<b>Clause 58.03-1</b> <b>Energy efficiency objectives</b> <ul style="list-style-type: none"> <li>• To achieve and protect energy efficient dwellings and buildings.</li> <li>• To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>• To ensure dwellings achieve adequate thermal efficiency.</li> </ul> <b>Standard D6</b> Buildings should be: <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>• Living areas and private open space should be located on the north side of the development, if practicable.</li> <li>• Developments should be designed so that solar access to north-facing windows is optimised.</li> <li>• Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</li> </ul>	Complies	<p>The submitted Sustainability Management Plan demonstrates that the development will meet the applicable energy efficiency requirements and that the NatHERS annual cooling load is met.</p> <p>Of the 181 dwellings proposed, 78 will have a northerly aspect and 22 will have a southerly aspect. All remaining dwellings will have either an easterly, westerly or dual aspect. It is considered that of a development of 181 dwellings, the provision of 22 south facing dwellings (12% of the total dwellings) is an acceptable outcome. Noting that the south facing dwellings are all provided with generous (16.4m to 23.6m) separation from nearby built form within the development.</p> <p>The proposal will result in a loss of some solar access to abutting properties, although this is generally contained within existing shadows for the affected residential properties. The more substantial loss of solar access occurs to the commercial properties located along Glen Huntly Road to the south. However, as these are used as commercial uses it is not considered that the loss of solar access to these sites will be unreasonable.</p>
<b>Clause 58.03-2</b> <b>Communal open space objective</b> <ul style="list-style-type: none"> <li>• To ensure that communal open space is</li> </ul>	Does not comply	<p>As the application proposes 181 dwellings, 452m<sup>2</sup> of communal open space is required. The proposal provides for the following communal open space areas:</p> <ul style="list-style-type: none"> <li>• 159m<sup>2</sup> at level 5 (north) – this space has full solar access to the north</li> </ul>

<p>accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p> <p><b>Standard D7</b></p> <ul style="list-style-type: none"> <li>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</li> </ul> <p>Communal open space should:</p> <ul style="list-style-type: none"> <li>Be located to: <ul style="list-style-type: none"> <li>Provide passive surveillance opportunities, where appropriate.</li> <li>Provide outlook for as many dwellings as practicable.</li> <li>Avoid overlooking into habitable rooms and private open space of new dwellings.</li> <li>Minimise noise impacts to new and existing dwellings.</li> </ul> </li> <li>Be designed to protect any natural features on the site.</li> <li>Maximise landscaping opportunities.</li> <li>Be accessible, useable and capable of efficient management.</li> </ul>		<ul style="list-style-type: none"> <li>89m2 at level 8 (south) – completely overshadowed</li> <li>380m2 at level 1 podium</li> </ul> <p>Whilst the total areas provided comply with Standard D7, the space at Level 1 may cause overlooking to 17 of the Level 1 dwellings that face directly onto the communal open space. No information has been provided to determine whether these dwellings will be provided with screening. However, the use of screening could be detrimental to the internal amenity of the affected dwellings. Further consideration of the interface of these dwellings with the communal open space should be undertaken, as it is not considered that this could be appropriately addressed via permit conditions.</p> <p>A concept landscape plan has been provided, however it considered a very preliminary concept that does not provide any beneficial information in determining the ability to landscape the communal open space areas. It is also noted that the landscape concept plan only applies to the Level 1 communal open space, no landscaping plans have been provided for the other 2 areas.</p>
<p><b>Clause 58.03-3</b></p> <p><b>Solar access to communal outdoor open space objective</b></p> <ul style="list-style-type: none"> <li>To allow solar access into communal outdoor open space.</li> </ul> <p><b>Standard D8</b></p> <ul style="list-style-type: none"> <li>The communal outdoor open space should be located on the north side of a building, if appropriate.</li> <li>At least 50 per cent or 125 square metres,</li> </ul>	Complies	<p>159m2 at level 5 (north) – this space has full solar access to the north.</p> <p>Solar access to communal open space areas is appropriate.</p>

whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.		
<b>Clause 58.03-4</b> <b>Safety objective</b> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul> <b>Standard D9</b> <ul style="list-style-type: none"> <li>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</li> <li>Planting which creates unsafe spaces along streets and accessways should be avoided.</li> <li>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li> <li>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</li> </ul>	Complies	Access to the residential component of the development is reasonable and not isolated from the street.
<b>Clause 58.03-5</b> <b>Landscaping objectives</b> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the area.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> <li>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</li> </ul> <b>Standard D10</b>	Complies subject to condition	<p>There are no existing canopy trees on site.</p> <p>The basement is proposed to span the entirety of the site, with the exception of the area that the former Elsternwick Fire Station is located (to be retained). Therefore, no deep soil areas are provided.</p> <p>Given the urban context of the subject site and as there appears to be provisions within the upper level communal open space areas for landscaping opportunities, it is considered that additional canopy tree planting at ground level is not necessary. This is on the basis that appropriate public realm works are undertaken at the expense of the applicant, as the existing footpath design is not considered to be able to accommodate the anticipated pedestrian activity. This would also require a landscape treatment of the public realm. This could have been addressed by permit conditions, had the application have been supported.</p>

<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Be responsive to the site context.</li> <li>• Protect any predominant landscape features of the area.</li> <li>• Take into account the soil type and drainage patterns of the site and integrate planting and water management.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> <li>• Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</li> <li>• Maximise deep soil areas for planting of canopy trees.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the urban context.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2.</p>		
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<p>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> <li>• Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</li> <li>• Vegetated planters, green roofs or green facades</li> </ul>		
<p><b>Clause 58.03-6</b> <b>Access objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the number and design of vehicle crossovers respects the urban context.</li> </ul> <p><b>Standard D11</b> The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> <li>• No more than one single-width crossover should be provided for each dwelling fronting a street.</li> <li>• The location of crossovers should maximise the retention of on-street car parking spaces.</li> <li>• The number of access points to a road in a Road Zone should be minimised.</li> <li>• Developments must provide for access for service, emergency and delivery vehicles.</li> </ul>	Does not comply	As discussed previously in this report, it is considered that the proposed vehicle access arrangements along Selwyn Street would detract from the vision of this being a cultural precinct. It would place the car as the priority for the full length of the street and create substantial traffic in this location to the detriment of the broader public realm amenity.
<p><b>Clause 58.03-7</b> <b>Parking location objectives</b></p> <ul style="list-style-type: none"> <li>• To provide convenient parking for resident and visitor vehicles.</li> <li>• To protect residents from vehicular noise within developments.</li> </ul> <p><b>Standard D12</b> Car parking facilities should:</p>	Complies subject to conditions	On-site car parking for all uses will be provided within the 4 levels of basement and accessed from Selwyn Street. However, the car spaces are not allocated to their respective uses. It would be expected that the retail and place of assembly car spaces would be located within the upper most levels of the basement, with the residential spaces provided within the lower levels. Had the application have been supported, this could have been addressed by permit conditions.

<ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> <li>• Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</li> </ul>		
<p><b>Clause 58.03-8</b> <b>Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>• To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul> <p><b>Standard D13</b></p> <ul style="list-style-type: none"> <li>• Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</li> <li>• Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</li> </ul> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> <li>• Designed to meet the current best practice performance objectives for stormwater quality as</li> </ul>	Complies subject to conditions	<p>The applicant has submitted a Sustainable Management Plan (SMP) that states that the layout of the development meets the minimum requirements as calculated using the STORM measurement.</p> <p>The SMP also states that the development will endeavour to meet the Green Star 26.1 Stormwater Peak Discharge Targets through proposed water sensitive urban design provisions. This will be in the form of rainwater collection from the upper north and south rooftops of the buildings and stored in rainwater tanks with an effective capacity of 55,000 litres. The stored water should be connected to all toilets in the apartments. It is noted that there are 2 areas for on-site water tanks within the Level 1 basement, however their capacity is unknown. Had the application have been supported, these requirements could have been addressed by permit conditions.</p> <p>The SMP recommends that landscape irrigation to be provided with automated timers and soil moisture sensor controls to ensure only the required amount of landscape irrigation is provided.</p> <p>All stored water can be connected to toilets and/or landscaping.</p>

<p>contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</p> <ul style="list-style-type: none"> <li>Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</li> </ul>		
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**58.04 AMENITY IMPACTS**

Assessment	Does it comply?	No
<p><b>Clause 58.04-1</b></p> <p><b>Building setback objectives</b></p> <ul style="list-style-type: none"> <li>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings.</li> <li>To provide a reasonable outlook from new dwellings.</li> <li>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul> <p><b>Standard D14</b></p> <ul style="list-style-type: none"> <li>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</li> </ul> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> <li>Ensure adequate daylight into new habitable room windows.</li> <li>Avoid direct views into habitable room windows and private open space of new and existing dwellings.</li> </ul>	Does not comply	<p>The development will be constructed to all boundaries at ground level.</p> <p>At first floor (mezzanine) level, the development is provided with a 4.49m setback to the western boundary with 1 May Street.</p> <p>Level 1 is provided with more substantial setbacks, primarily to the east that vary from 3.54m to 8.66m. It is also noted that at this level, the building separates into two separate forms through the provision of communal open space area at this level.</p> <p>Levels 2 to 6 generally adopts a consistent form, with setbacks to all boundaries as follows:</p> <ul style="list-style-type: none"> <li>North – 11.39m</li> <li>East – 5.39m to 20.0m</li> <li>South – 2.76m to 3.4m</li> <li>West – 3.11m to 4.0m</li> </ul> <p>Levels 7 and 8 adopt similar setbacks to Levels 2 to 6, with the exception of increased setbacks to the western boundary with 1 May Street of 35m.</p> <p>From Levels 10 to 12, the building is limited to the southern tower, which has setbacks of 5.09m to the east, 3.3m to the south and 3.11m to the west. The southern tower is setback approximately 84m from the northern boundary.</p> <p>The two tower elements of the building are provided with a separation to each other of at least 16.41m from Level 3 upwards, whilst at the lower levels this separation decreases to 9.11m in sections. Within the northern tower, a separation of 14.94m is provided between the eastern wings of this section of the building.</p>

<ul style="list-style-type: none"> <li>• Developments should avoid relying on screening to reduce views.</li> <li>• Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</li> <li>• Ensure the dwellings are designed to meet the objectives of Clause 58.</li> </ul>		<p>Overall, the building setbacks are considered to be site responsive to the sensitive residential interfaces to the east, whilst providing an acceptable level of building separation when viewed from the wider public realm. This is with the exception of the buildings presentation to the south, east, north and north east, which is largely attributed to the design detailing of this elevation. These elevations will present unreasonably dominant when viewed from the wider public realm and fails to sympathetically respond to the heritage character of the Elsternwick Estate and environs areas. The poor design detailing of these elevations undoes much of the effort gained by the proposed articulation achieved through the varied setbacks and building separation. This is a matter that could not be resolved through permit conditions had the application have been supported and will form part of the grounds for refusal.</p> <p>It is considered that this level of separation will ensure that adequate daylight to the apartments is provided. It is also considered that all apartments will be provided with good outlook again due to this level of separation and the orientation and layout of the dwellings, screening is generally not required to manage internal overlooking impacts. This is with the exception of the overlooking impacts from the podium level communal open space.</p> <p>In terms of external overlooking impacts, it appears that there may be unreasonable overlooking opportunities provided from the communal open space area of the podium level onto the adjoining residential properties to the east along Sinclair Street, 1 and 3 May Street and 1 St Georges Road. The plans do not indicate that there will be any screening provisions to limit these potential impacts, however any such treatments must be carefully considered to integrate with the building and protect the internal amenity of the occupants of the development. It is considered that this could not have been addressed through permit conditions had the application have been supported. Therefore this will be included as a ground for refusal.</p>
<p><b>Clause 58.04-2</b> <b>Internal views objective</b></p> <ul style="list-style-type: none"> <li>• To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul> <p><b>Standard D15</b></p>	Does not comply	As discussed, there will be unreasonable overlooking impacts from the communal open space area provided at the podium level.

<ul style="list-style-type: none"> <li>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</li> </ul>		
<p><b>Clause 58.04-3</b> <b>Noise impacts objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul> <p><b>Standard D16</b></p> <ul style="list-style-type: none"> <li>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</li> <li>The layout of new dwellings and buildings should minimise noise transmission within the site.</li> <li>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</li> <li>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</li> </ul> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> <li>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</li> <li>Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</li> <li>Buildings, or part of a building screened from a noise source by an existing solid structure, or the</li> </ul>	Does not comply	<p>The Acoustic Report provided with the application considers noise impacts generated from the following sources:</p> <ul style="list-style-type: none"> <li>Supermarket loading dock;</li> <li>Residential loading dock;</li> <li>Mechanical services ventilation equipment associated with loading docks;</li> <li>Mechanical services ventilation equipment associated with the car park;</li> <li>Refrigeration equipment associated with the supermarket and liquor store, located at Level 01 on the East site boundary;</li> <li>Mechanical services equipment associated with residential dwellings located on the Level 09 and Level 12 roof levels;</li> <li>Mechanical services ventilation equipment associated with the car park located on the Level 12 roof level;</li> <li>Waste collection from the residential loading dock via the laneway on the south site boundary;</li> <li>Café on Selwyn Street (south-west corner); and</li> <li>Patron and music noise from the place of assembly associated with the café and function space. It is understood that the function space will be used for semi-regular events including music and performance recitals, speakers and classes and multi-media events, and school assemblies.</li> </ul> <p><u>Condenser impacts:</u></p> <p>The report identifies that noise generation from the condenser plant may also have the potential to unreasonably impact the residential properties to the north east and south. The report recommends the following measures to appropriate mitigate these impacts:</p> <ul style="list-style-type: none"> <li>The condenser plant area must be fully enclosed to the north, east, south and the roof over;</li> <li>The enclosure can be formed using 600mm deep double bank acoustic louvres to the north, east and south walls, and the roof over;</li> <li>The Kirby WRC condensers must be limited to 680rpm during the evening and night-time periods;</li> </ul>

<p>natural topography of the land, do not need to meet the specified noise level requirements.</p> <ul style="list-style-type: none"> <li>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</li> </ul>	<ul style="list-style-type: none"> <li>Solid walls to apartments adjacent to the condenser deck (up to and including Level 6) must be constructed using 150mm thick concrete plus a separate plasterboard internal lining (e.g. 64mm metal stud with 20mm gap) and acoustic insulation in the cavity;</li> <li>Glazing to apartments overlooking the condenser deck will need to be fixed non-openable glazing and will need to achieve an acoustic rating of approximately <math>R_w + C_{tr} 40</math> (to be confirmed during the detailed design stage).</li> </ul> <p>The above recommendations should be detailed on the plans, with careful consideration given to the treatment of the enclosure for the condenser to ensure that it is integrated into the building design when viewed internally and externally.</p> <p><u>Plant equipment:</u> The report identifies that no information has been provided in respect to the general plant equipment serving the supermarket, residential component and place of assembly. It recommends that this be designed to comply with the SEPP N-1 limits as follows:</p> <ul style="list-style-type: none"> <li>Suitable siting and selection of equipment with proven acceptable acoustic performance in similar applications;</li> <li>Screening the line of sight between any exposed equipment and the facades of habitable spaces;</li> <li>Attenuation of significant mechanical noise sources such as the mechanical car parking systems, carpark exhaust extraction fans (if any), lift shaft ventilation fans and vibration isolation of services pumps and rotating equipment; and</li> <li>If required, proprietary methods of noise control such as the use of low noise equipment, duct attenuators, acoustic enclosures and barriers can be employed such that the appropriate noise limit is achieved.</li> </ul> <p><u>Supermarket loading dock:</u> The loading dock is anticipated to operate 7 days per week between 7am and 10pm with 8 truck movements per day. The report recommends the following mitigation measures:</p> <ul style="list-style-type: none"> <li>Loading dock door to be a fold-up door with acoustic seals achieving <math>R_w 25-30</math> (e.g. Mirage Doors);</li> <li>Loading dock door frame and mechanism to be vibration isolated from the building structure;</li> </ul>
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		<ul style="list-style-type: none"> <li>• Loading dock will incorporate a turntable to enable delivery trucks and waste collection trucks to drive straight in to the loading dock without the need to use reversing beepers;</li> <li>• Loading dock to be treated with absorption material to control reverberation (e.g. 100mm thick glasswool insulation with perforated metal facing); and</li> <li>• Isolated floor to loading area to control structure-borne noise to apartments due to trolleys, pallet trucks etc.</li> </ul> <p>The report also makes a number of recommendations in respect to the actual use of the loading dock.</p> <p>The above requirements are not detailed in the plans, but could be captured as part of a loading and unloading management plan, which would also address the management of transport routes to and from the site.</p> <p><u>Place of assembly:</u> A number of recommendations are provided in the report in respect to the management of the place of assembly use, which could be captured in a management plan for this use.</p> <p><u>Other matters:</u> In addition to the above matters, the design and layout of a number of the apartments may also result in the habitable rooms of these apartments being affected by other noise sources from within the development.</p> <p>The application does not provide any details in respect to the treatment of the apartments that face directly onto communal spaces or details, or the treatment of walls of bedrooms and living rooms that adjoin the lifts and foyer areas.</p> <p>Whilst some of the recommendations made and issues raised above could be addressed by permit conditions, some of these could not as the consequences of the requirements are unknown. The noise issues in part will therefore form part of the grounds for refusal.</p>
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**58.05 ON-SITE AMENITY AND FACILITIES**

<b>Assessment</b>	<b>Does it comply?</b>	<b>No</b>
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<p><b>Clause 58.05-1</b>  <b>Accessibility objective</b></p> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul> <p><b>Standard D17</b>  At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> <li>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>A main bedroom with access to an adaptable bathroom.</li> <li>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.</li> </ul>	Complies	<p>The plans clearly show that at least 91 dwellings meet the minimum dimensions for door openings, circulation areas and circulation paths and have appropriately design bathrooms.</p> <p>Circulation areas, pathways, door widths and bathroom areas are clearly shown for these dwellings.</p>
<p><b>Clause 58.05-2</b>  <b>Building entry and circulation objectives</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul> <p><b>Standard D18</b>  Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> <li>Be visible and easily identifiable.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> <li>Clearly distinguish entrances to residential and</li> </ul>	Does not comply	<p>The entrances to the residential buildings are considered inadequate for the number of dwellings proposed. A wider, more useable entrance space and lobby would improve the sense of identity (specifically for the northern tower where the lobby is limited).</p> <p>Additionally there are several corridors within the building without any natural light source which is not supported. These are however matters that could largely be addressed with conditions in the event that a planning permit was to issue.</p>



<p>non-residential areas.</p> <ul style="list-style-type: none"> <li>• Provide windows to building entrances and lift areas.</li> <li>• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> </ul> <p>Provide common areas and corridors that:</p> <ul style="list-style-type: none"> <li>• Include at least one source of natural light and natural ventilation.</li> <li>• Avoid obstruction from building services.</li> <li>• Maintain clear sight lines.</li> </ul>		
<p><b>Clause 58.05-3</b> <b>Private open space objective</b></p> <ul style="list-style-type: none"> <li>• To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul> <p><b>Standard D19</b> A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or</li> <li>• An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</li> <li>• A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</li> <li>• If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</li> </ul>	<p>Complies subject to conditions</p>	<p>The majority of dwellings comply with this requirement having areas of Private Open Space that meet the size and dimension requirements.</p> <p>Several dwellings on levels 3, 4, 5 &amp; 6 of the northern tower fall short of the requirement. If the application had been supported, this could have been amended through conditions given that in all cases, the short fall was minor.</p> <p>It is noted that several dwellings on level 1 of both towers do not meet the podium level Private Open Space requirements. Given the size of the communal terrace which these areas adjoin, it is considered that this could have been addressed through conditions, had the application been supported.</p>

<p><b>Clause 58.05-4</b> <b>Storage objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul> <p><b>Standard D20</b></p> <ul style="list-style-type: none"> <li>Each dwelling should have convenient access to usable and secure storage space.</li> <li>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</li> </ul>	Complies	<p>A storage plan/table has been provided which demonstrates which apartments will require external storage of fulfil their on-site storage provisions. However this does not expand upon the actual storage provisions for each apartment.</p> <p>A schedule with a breakdown of the minimum internal and external storage provisions for each apartment type (not just bedroom number, rather dwelling layout type) must be provided to confirm compliance is achieved.</p> <p>Furthermore, the external storage provisions must be allocated to their respective apartment.</p>
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**58.06 DETAILED DESIGN**

Assessment	Does it comply?	No
<p><b>Clause 58.06-1</b> <b>Common property objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul> <p><b>Standard D21</b></p> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> <li>Common property, where provided, should be functional and capable of efficient management.</li> </ul>	Complies	All common property areas could be maintained in the future.
<p><b>Clause 58.06-2</b> <b>Site services objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive.</li> </ul> <p><b>Standard D22</b></p> <ul style="list-style-type: none"> <li>The design and layout of dwellings should</li> </ul>	Complies subject to conditions	<p>Mailboxes and other services have been provided within the lobbies.</p> <p>The ground floor plan indicates that there will be areas set aside for booster cupboards and other services along the Selwyn Street frontage, whilst the gas meters will be located along the Sinclair Street frontage. The elevation plans do not clearly depict these locations or the design treatment of their street facing facades. On face value, it appears that they will be integrated into the development. However, more detailed plans should be provided to ensure this occurs, particularly those services proposed along the Selwyn Street.</p>

<p>provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <ul style="list-style-type: none"> <li>• Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li> <li>• Mailboxes should be provided and located for convenient access as required by Australia Post.</li> </ul>		
<p><b>Clause 58.06-3</b>  <b>Waste and recycling objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings are designed to encourage waste recycling.</li> <li>• To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>• To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul> <p><b>Standard D23</b>          Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> <li>• Waste and recycling enclosures which are:             <ul style="list-style-type: none"> <li>• Adequate in size, durable, waterproof and blend in with the development.</li> <li>• Adequately ventilated.</li> <li>• Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</li> </ul> </li> <li>• Adequate facilities for bin washing. These areas should be adequately ventilated.</li> <li>• Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</li> <li>• Collection, storage and reuse of garden waste,</li> </ul>	Complies	<p>Waste chutes have been provided and separate bin storage rooms have been provided.</p> <p>Private collection has been proposed. Councils Waste Management Department has advised this is reasonable.</p>

<p>including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</p> <ul style="list-style-type: none"> <li>• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> </ul> <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> <li>• Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</li> <li>• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul>		
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**58.07 INTERNAL AMENITY**

Assessment	Does it comply?	No
<p><b>Clause 58.07-1</b> <b>Functional layout objective</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p><b>Standard D24</b> Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions specified in Table D7.</li> <li>• Provide an area in addition to the minimum internal room dimensions to accommodate a</li> </ul>	Complies	<p>All dwellings in the development meet or exceed the space and dimension requirements for bedrooms and living spaces. Main bedrooms have dimensions of 3m x 3.4m or greater and all other bedrooms are at least 3m x 3m.</p> <p>All the living areas for the 1 bedroom apartments at least 10m<sup>2</sup> with a minimum width of 3.3m and living areas for the 2 and 3 bedroom apartments are at least 12m<sup>2</sup> with a minimum width of 3.6m.</p>

wardrobe.		
<p><b>Clause 58.07-2</b>  <b>Room depth objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul> <p><b>Standard D25</b></p> <ul style="list-style-type: none"> <li>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li> <li>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> <li>The room combines the living area, dining area and kitchen.</li> <li>The kitchen is located furthest from the window.</li> <li>The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level.</li> </ul> </li> <li>This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</li> </ul>	Complies	<p>All residential floors have a ceiling height of 2.8 metres and therefore habitable rooms cannot exceed a depth of 7 metres (unless the specified conditions are met). A number of the dwellings and rooms have dual aspect and are not required to be assessed against this standard.</p> <p>Of the single aspect rooms, all either have a depth of less than 7 metres, or 9 metres where the kitchen is located furthest from the window (1 dwelling has a depth of 9.1 metres however this is an acceptable minor non-compliance).</p>
<p><b>Clause 58.07-3</b>  <b>Windows objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul> <p><b>Standard D26</b></p> <ul style="list-style-type: none"> <li>Habitable rooms should have a window in an external wall of the building.</li> <li>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</li> <li>The secondary area should be: <ul style="list-style-type: none"> <li>A minimum width of 1.2 metres.</li> </ul> </li> </ul>	Does not comply	<p>26 dwellings contain a bedroom with a window that does not comply with this standard and therefore are not considered to have appropriate daylight access. These dwellings are all three bedroom dwellings and all are west facing. The majority are in the northern tower. Given that there are only 47 three bedroom apartments, to have over half non-compliant is not considered an acceptable outcome. Given that several are over 0.5 metres below the minimum width and are associated with the architectural features that are prominent from the streetscape, this could not be amended by conditions given that it would produce an unknown outcome with regard to internal amenity and streetscape presentation.</p>

<ul style="list-style-type: none"> <li>• A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul>		
<p><b>Clause 58.07-4</b> <b>Natural ventilation objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage natural ventilation of dwellings.</li> <li>• To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p><b>Standard D27</b></p> <ul style="list-style-type: none"> <li>• The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</li> <li>• At least 40 per cent of dwellings should provide effective cross ventilation that has:             <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 18 metres.</li> <li>• A minimum breeze path through the dwelling of 5 metres.</li> <li>• Ventilation openings with approximately the same area.</li> </ul> </li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling</p>	Complies subject to conditions	<p>90 of the proposed dwellings have a dual aspect with windows and so it is considered these are capable of natural ventilation. A further 6 dwellings have a dual aspect with no secondary windows (ie exterior wall). Limited details have been provided regarding the ventilation system of these dwellings however it is assumed that the windows would be somewhat openable. If the application had been supported, this could have been managed through conditions given that built form changes would not be required.</p>



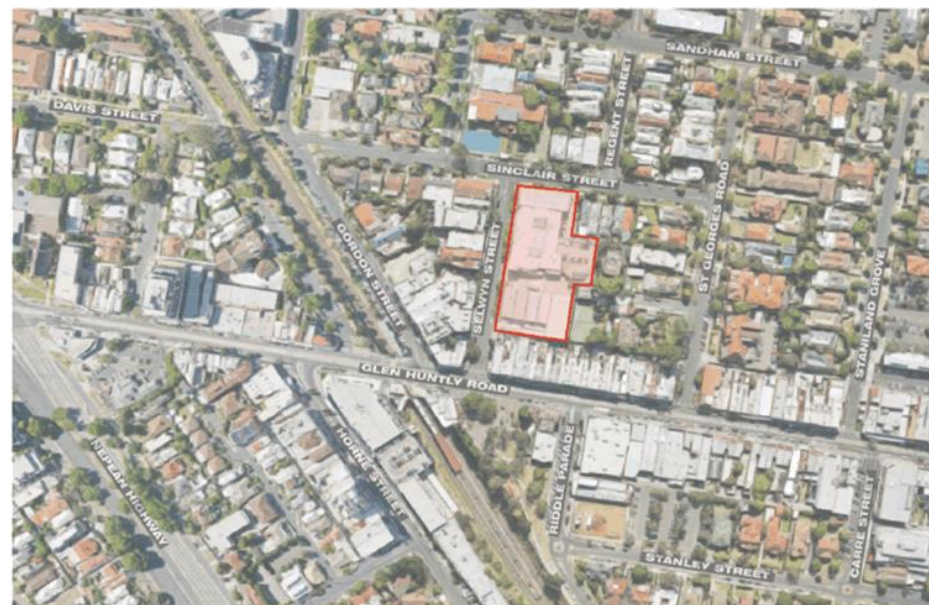


FENDER KATSALIDIS

SELWYN ST DEVELOPMENT  
10-16 SELWYN  
ELSTERNWICK 3185

PROJECT NO. 17193

**Advertised Plan**  
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## TOWN PLANNING

T0901	02	EXISTING CONDITIONS PLAN	TOWN PLANNING
T0902	02	DEMOLITION PLAN	TOWN PLANNING
T0903	02	SITE PLAN	TOWN PLANNING
T0904	02	PROJECT SUMMARY	TOWN PLANNING
T0905	02	BASEMENT 4 FLOOR PLAN	TOWN PLANNING
T0907	02	BASEMENT 40 FLOOR PLAN	TOWN PLANNING
T0908	02	BASEMENT 02 FLOOR PLAN	TOWN PLANNING
T0909	02	BASEMENT 01 FLOOR PLAN	TOWN PLANNING
T1000	02	GROUND FLOOR PLAN	TOWN PLANNING
T1001	02	MEDIANINE FLOOR PLAN	TOWN PLANNING
T1002	02	LEVEL 01 FLOOR PLAN	TOWN PLANNING
T1003	02	LEVEL 02 FLOOR PLAN	TOWN PLANNING
T1004	02	LEVEL 03 FLOOR PLAN	TOWN PLANNING
T1005	02	LEVEL 04 FLOOR PLAN	TOWN PLANNING
T1006	02	LEVEL 05 FLOOR PLAN	TOWN PLANNING
T1007	02	LEVEL 06 FLOOR PLAN	TOWN PLANNING
T1008	02	LEVEL 07 FLOOR PLAN	TOWN PLANNING
T1009	02	LEVEL 08 FLOOR PLAN	TOWN PLANNING
T1010	02	LEVEL 09 FLOOR PLAN	TOWN PLANNING
T1011	02	LEVEL 10 FLOOR PLAN	TOWN PLANNING
T1012	02	LEVEL 11 FLOOR PLAN	TOWN PLANNING
T1013	02	LEVEL 12 FLOOR PLAN	TOWN PLANNING
T1014	02	ROOF PLAN	TOWN PLANNING
T2000	02	NORTH ELEVATION	TOWN PLANNING
T2001	02	SOUTH ELEVATION	TOWN PLANNING
T2002	02	EAST ELEVATION	TOWN PLANNING
T2003	02	WEST ELEVATION	TOWN PLANNING
T2004	02	SOUTH BUILDING NORTH ELEVATION	TOWN PLANNING
T2005	02	NORTH BUILDING SOUTH ELEVATION	TOWN PLANNING
T2006	02	SECTION A-A & B-B	TOWN PLANNING
T2021	02	SECTION C-C	TOWN PLANNING
T2022	02	SECTION D-D	TOWN PLANNING
T2023	02	SECTION E-E & F-F & G-G	TOWN PLANNING
T3000	02	SHADOW DIAGRAMS	TOWN PLANNING
T3001	02	SHADOW DIAGRAMS	TOWN PLANNING
T5000	02	MATERIAL FINISHES	TOWN PLANNING

NSF Grant: BNS-04-05, NSF Grant: BNS-04-05 (S. J. G. and S. J. G.)

日期	摘要	借方	贷方
1	Transfer From Retained Earnings	57	45,000.00
2	Transfer From Retained Earnings	57	45,000.00
3	Transfer From Retained Earnings	57	45,000.00

THE PROJECT IS SUBJECT TO THE FOLLOWING AGREEMENTS:

- ☐ CONTRACTOR AGREES THAT THE PROJECT IS NOT TO BE COMPLETED
- ☐ OWNER AGREES TO PROVIDE THE PROJECT WITHIN 30 DAYS OF COMPLETION
- ☐ OWNER AGREES TO PROVIDE THE PROJECT WITHIN 30 DAYS OF COMPLETION
- ☐ CONTRACTOR AGREES TO PROVIDE THE PROJECT WITHIN 30 DAYS OF COMPLETION

IF THE CONTRACTOR IS NOT IN COMPLIANCE WITH THE PROJECT, THE CONTRACTOR SHALL BE IN BREACH OF THE CONTRACT AND THE PROJECT SHALL BE COMPLETED BY THE CONTRACTOR.

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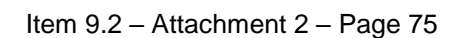
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**FENDER KATSALIDIS**  
www.fkatsalidis.com  
3 Averof St, Opp. St. Athanasios  
Victoria 3000 Australia  
Tel: (03) 9596 3996  
fender.katsalidis@bigpond.net.au

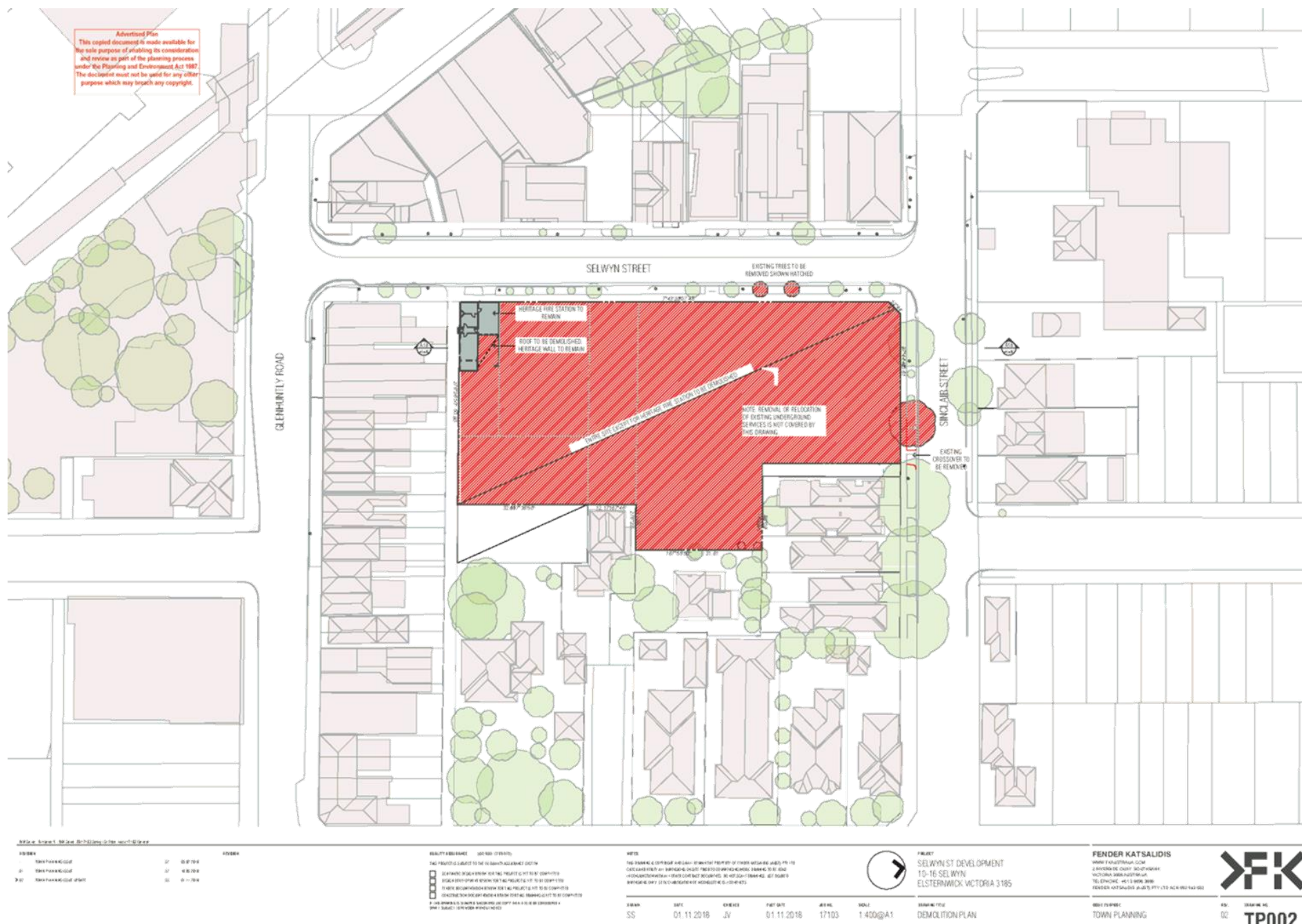
TOWN PLANNING

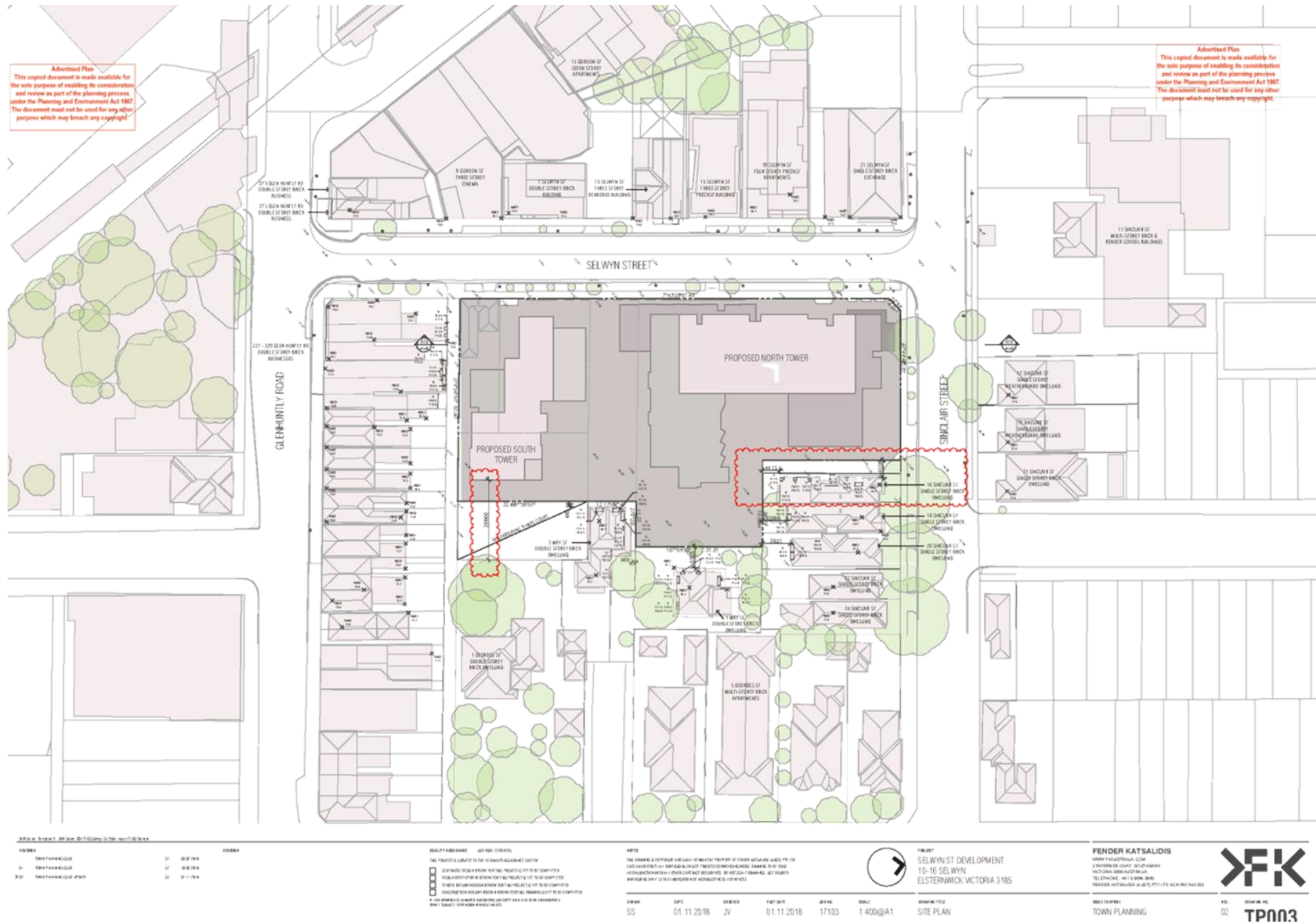
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# 10-16 SELWYN STREET, ELSTERNWICK

## PROJECT SUMMARY

**Advertised Plan**  
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Apartment Area Schedule	
LEVEL	AREA
LEVEL 1	1911
LEVEL 2	1985
LEVEL 3	1906
LEVEL 4	1906
LEVEL 5	1609
LEVEL 6	1609
LEVEL 7	1221
LEVEL 8	1136
LEVEL 9/ROOF PLANT	508
LEVEL 10	385
LEVEL 11	385
LEVEL 12	385
	<b>14946 m<sup>2</sup></b>

GFA Schedule (FECA - excl balcony)	
LEVEL	AREA
BASEMENT 4	3092
BASEMENT 3	4943
BASEMENT 2	4916
BASEMENT 1	5379
GROUND FLOOR	5581
MEZANNINE	1762
LEVEL 1	2588
LEVEL 2	2452
LEVEL 3	2318
LEVEL 4	2318
LEVEL 5	2318
LEVEL 6	1983
LEVEL 7	1500
LEVEL 8	1303
LEVEL 9/ROOF PLANT	696
LEVEL 10	495
LEVEL 11	496
LEVEL 12	495
ROOF PLANT	34
	<b>44669 m<sup>2</sup></b>

APARTMENT MIX SCHEDULE		
APT TYPE	QTY	AREA
1BR	43	2367
2BR	91	7393
3BR	47	5186
	<b>181</b>	<b>14946 m<sup>2</sup></b>

RETAIL AREA SUMMARY	
	AREA
KIOSK 01	20
KIOSK 02	27
KIOSK 03	30
RETAIL - BWS	167
RETAIL - SUPERMARKET	3519
RETAIL - SUPERMARKET OFFICE	190
RETAIL CAFE	94
	4047 m <sup>2</sup>

PLACE OF ASSEMBLY AREA SCHEDULE	
	AREA
GROUND ...	264
MEZANNINE	725
	989 m <sup>2</sup>

CARPARKING SCHEDULE	
LEVEL	QTY
BASEMENT 1	109
BASEMENT 2	118
BASEMENT 3	134
BASEMENT 4	92
	453

CARPARKING BREAKDOWN	
RESIDENTIAL	228
RETAIL/PLACE OF ASSEMBLY	225

**NOTE: ALL OF AREAS ARE FULLY ENCLOSED COVERED AREAS ARE TECHNOLOGY (PECA) AND EXCLUDE ALL BALCONIES.**

**ALL APARTMENT RESILABLE AREAS HAVE BEEN CALCULATED WITH THE FOLLOWING METHODOLOGY:**

- TO THE CENTERLINE OF ALL PARTY WALLS
- TO THE APARTMENT FACE OF ALL ABUTTING CORERS/STAIRWELL SERVICE RISER WALLS
- CORRIDOR FACE OF CORRIDOR ABUTTING WALLS
- EXTERNAL FACE OF EXTERNAL WALLS

**BALCONY AREAS ARE MEASURED TO THE CLEAR INTERNAL FACES OF THE FACADE AND CORRIDOR WALLS AND EXTERNAL FACE OF BALUSTRADE**

APT. TYPE	NO. OF APTS	STANDARD D20 TOTAL REQUIRED AREA	STANDARD D20 MIN INTERNAL AREA	NO. OF APTS WITH NO NEED FOR EXTERNAL STORAGE	FURTHER EXTERNAL STORAGE REQUIREMENTS						TOTAL NUMBER OF EXTERNAL STORES REQUIRED	TOTAL EXTERNAL STORES PROVIDED
					NO. OF APTS REQUIRING 1m3	NO. OF APTS REQUIRING 2m3	NO. OF APTS REQUIRING 3m3	NO. OF APTS REQUIRING 4m3	NO. OF APTS REQUIRING 5m3	NO. OF APTS REQUIRING 6m3		
1 BDR	43	10m3	6m3	10	4	10	10	8	0	0	33	
2 BDR	91	14m3	9m3	58	9	2	10	6	7	1	33	
3 BDR	47	19m3	12m3	45	0	0	9	0	1	1	2	
TOTAL	181			113	13	12	29	14	8	1	68	83

NOTE: ALL PROVIDED STORAGE CAGES ARE 6m<sup>3</sup>

\*\*ADDITIONAL 15 EXTERNAL STORES  
FOR DISCUSSION WITH PURCHASOR.

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1990年12月1日 1990年12月1日

7. The following are the steps to be followed to create a new project:

1. Select the project type (e.g., New Project, Existing Project, etc.)
2. Enter the project name and location.
3. Select the project type (e.g., New Project, Existing Project, etc.)
4. Select the project type (e.g., New Project, Existing Project, etc.)

NOTES

DATE	DATE	DATE	DATE	DATE	DATE
01.11.2018	01.11.2018	01.11.2018	01.11.2018	01.11.2018	01.11.2018

**PROJECT**  
SELWYN ST DEVELOPMENT  
10-16 SELWYN  
EASTERNWICK VICTORIA 3185

## PROJECT SUMMARY

**FENDER KATSALIDIS**  
 21000 KILPATRICK RD  
 21000 KILPATRICK RD  
 21000 KILPATRICK RD  
 TEL: 415-594-2999

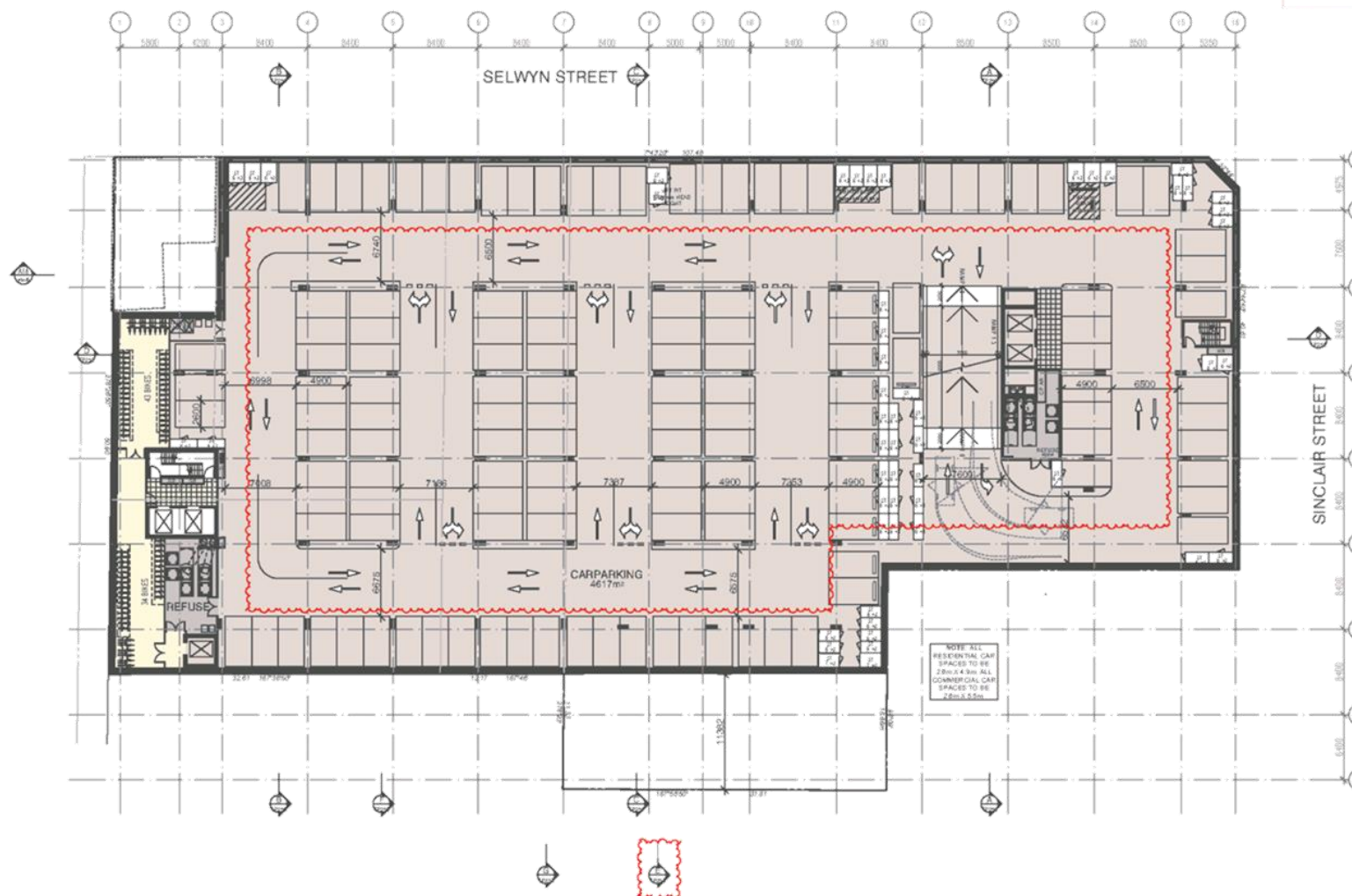
## TOYOTA PLANNING







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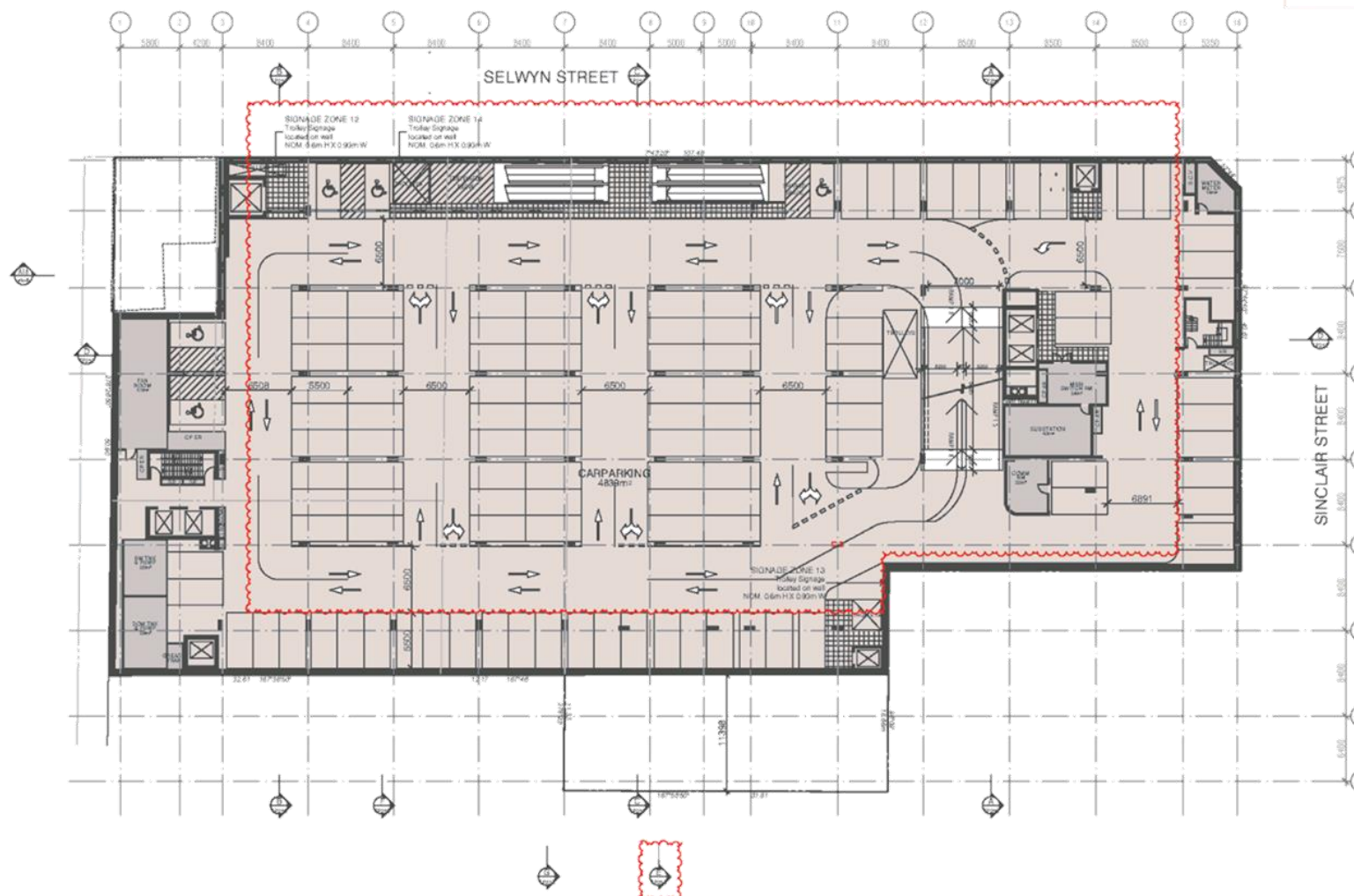


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28m X 4.9m. ALL  
COMMERCIAL CAR  
SPACES TO BE  
7.0m X 5.5m.

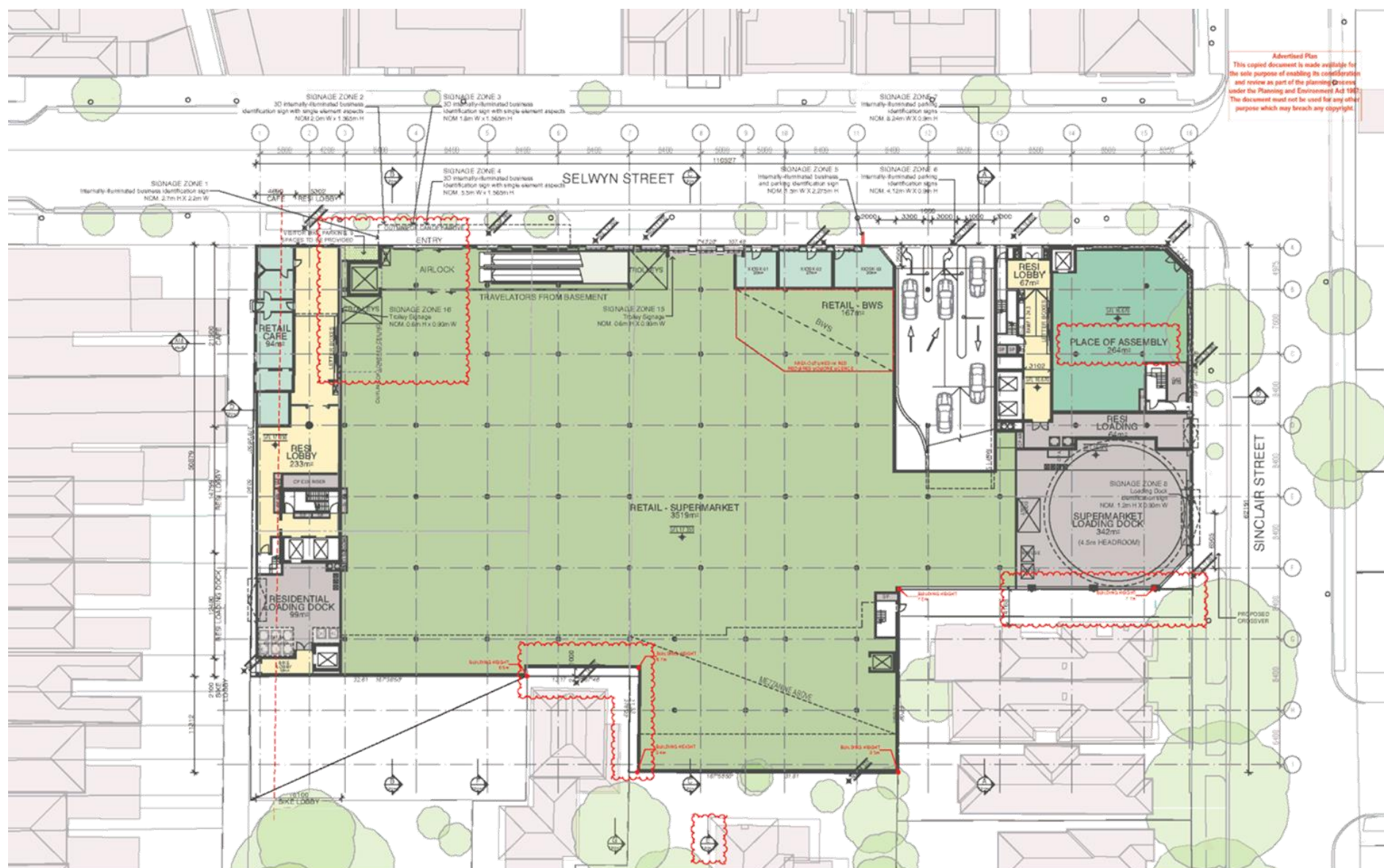
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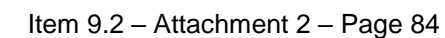
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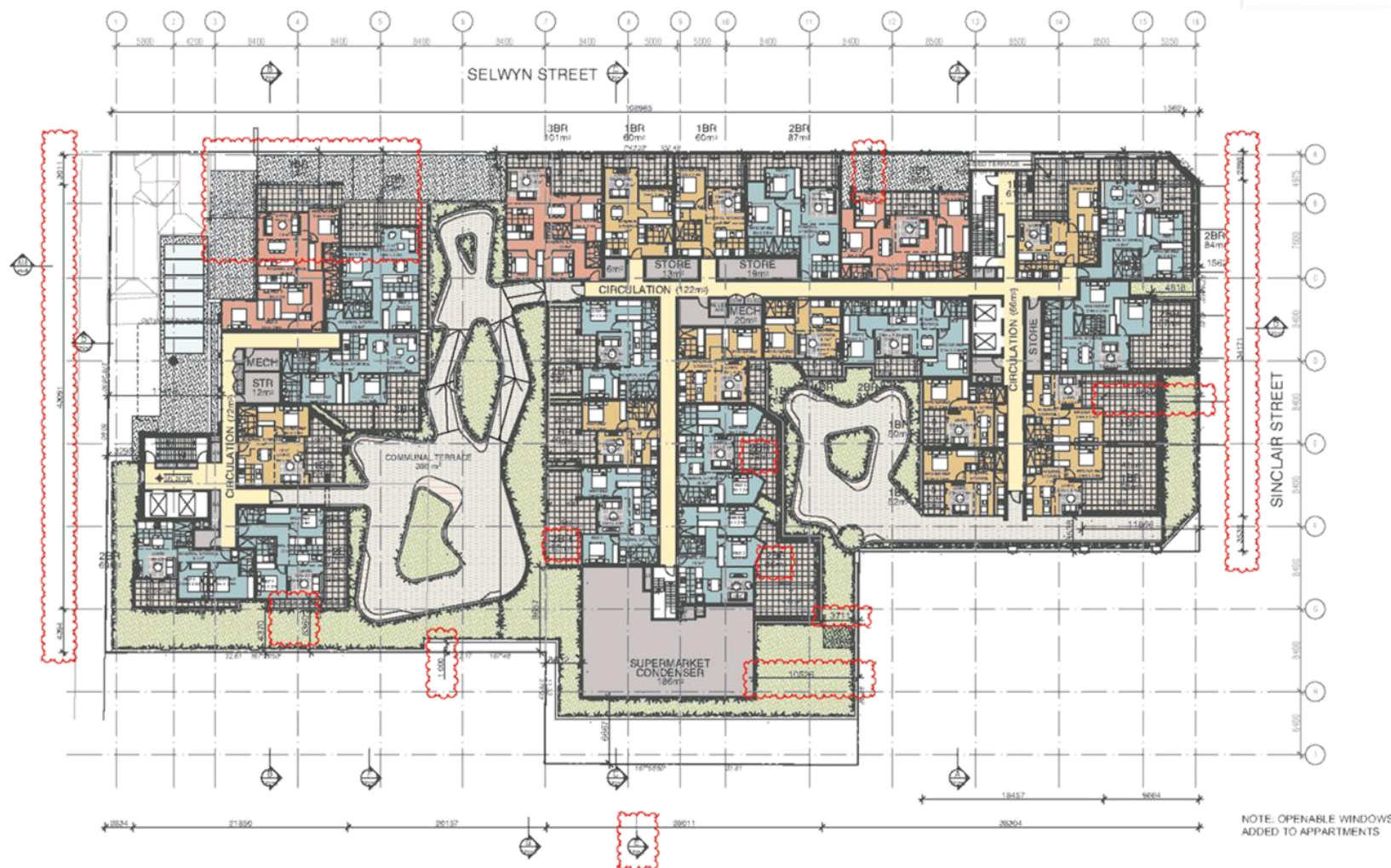
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資料の種類		資料の種類
1	1994年10月1日現在	1994年10月1日現在
2	1994年10月1日現在	1994年10月1日現在
3	1994年10月1日現在	1994年10月1日現在

[illegible][illegible]

NAME	DATE	EXPIRE	PAY DATE	AMOUNT	STATUS
SS	01.11.2018	JV	01.11.2018	17103	1.200@A1



**PROJECT**  
SELWYN ST DEVELOPMENT  
10-16 SELWYN  
ELSTERNWICK VICTORIA 3185

LEVEL 01 FLOOR PLAN

**FENDER KATSALIDIS**  
WWW.FKATSTRA.COM  
2 BAYVIEW DRIVE, SUITE 1000  
VICTORIA 3800 AUSTRALIA  
TEL (PHONE) +61 3 9996 3996  
GPO BOX 10000 VICTORIA 3800 AUSTRALIA

TOWN PLANNING



TP102

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NOTE: OPENABLE WINDOWS  
ADDED TO APARTMENTS

W:\16 - Selwyn St Development\02 Level 02 Floor Plan.dwg

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR TENDERS	01/11/2018	JV
2	ISSUED FOR TENDERS	01/11/2018	JV
3	ISSUED FOR TENDERS	01/11/2018	JV

**QUALITY ASSURANCE** (SEE TAB 01 OF 02)  
THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A COMMITMENT TO CONSTRUCT.  
2. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A COMMITMENT TO CONSTRUCT.  
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**NOTES**  
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SS 01/11/2018 JV 01/11/2018 17103 1:200@A1 LEVEL 02 FLOOR PLAN



**PROJECT**  
SELWYN ST DEVELOPMENT  
10-16 SELWYN  
ELSTERNWICK VICTORIA 3185

**FENDER KATSALIDIS**  
WWW.FKARCHITECTURE.COM  
250/251 ST KILMEAD STREET  
MELBOURNE VIC 3001  
TEL: 03 9594 1111  
FAX: 03 9594 1112



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TOWN PLANNING

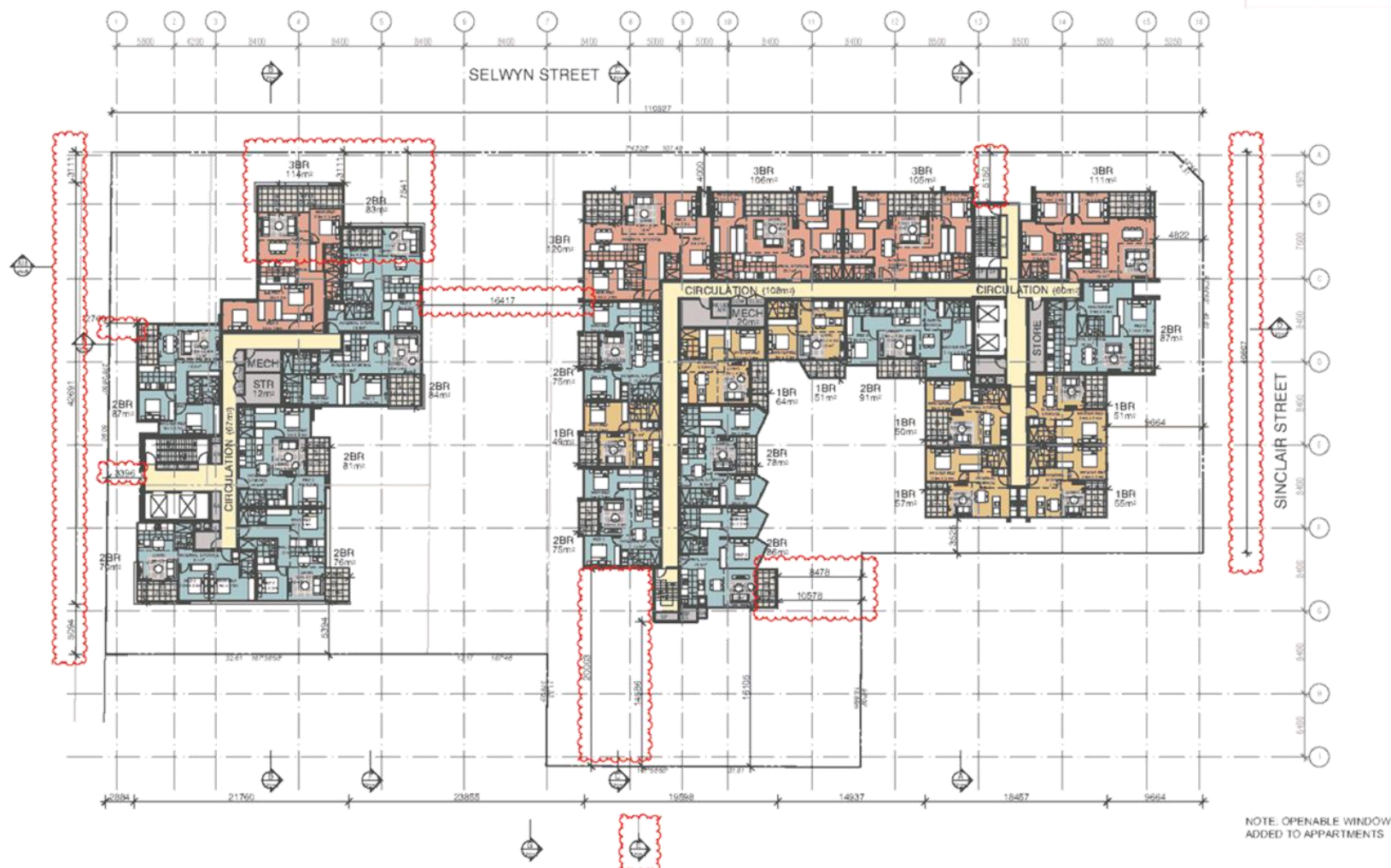
02  
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**FK**

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W:\04 - Selwyn St Development\04 - Level 04.dwg

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2:1000  
3:1000

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QUALITY ASSURANCE (Q.A.)

THE QUALITY ASSURANCE (Q.A.)

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3. CHECKED BY: [Name]

4. CHECKED BY: [Name]

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6. CHECKED BY: [Name]

7. CHECKED BY: [Name]

8. CHECKED BY: [Name]

9. CHECKED BY: [Name]

10. CHECKED BY: [Name]

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14. THE DRAWING IS A PART OF THE PROJECT AND MUST NOT BE USED FOR ANY OTHER PURPOSE.

15. THE DRAWING IS A PART OF THE PROJECT AND MUST NOT BE USED FOR ANY OTHER PURPOSE.



PROJECT  
SELWYN ST DEVELOPMENT  
10-16 SELWYN  
ELSTERNWICK VICTORIA 3185

FENDER KATSLIDIS  
WWW.FENDERKATSLIDIS.COM  
200/200/200/200/200/200  
VICTORIA 3185/3185/3185/3185/3185/3185  
TEL: 03 9594 1414  
FAX: 03 9594 1415  
EMAIL: INFO@FK.COM.AU



SS 01.11.2018 JV 01.11.2018 17103 1:200@A1 LEVEL 04 FLOOR PLAN

TOWN PLANNING

TP105

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NOTE: OPENABLE WINDOWS  
ADDED TO APARTMENTS

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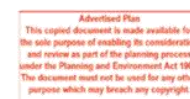
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NOTE: OPENABLE WINDOWS  
ADDED TO APARTMENTS

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NOTE: OPENABLE WINDOW  
ADDED TO APARTMENTS

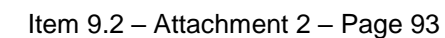
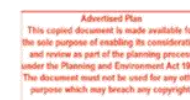
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NOTE: OPENABLE WINDOWS  
ADDED TO APARTMENTS

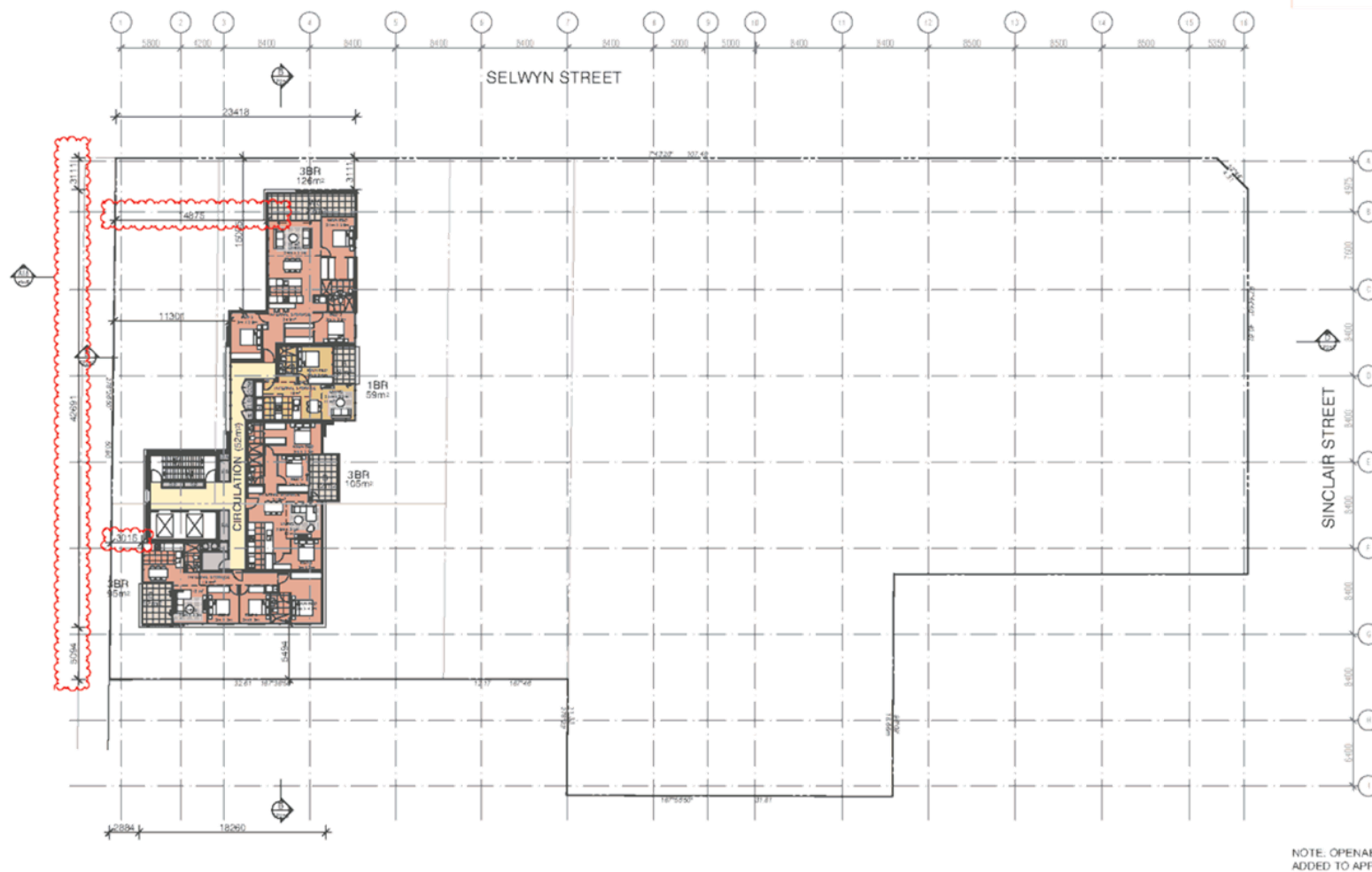
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NOTE: OPENABLE WINDOWS  
ADDED TO APARTMENTS

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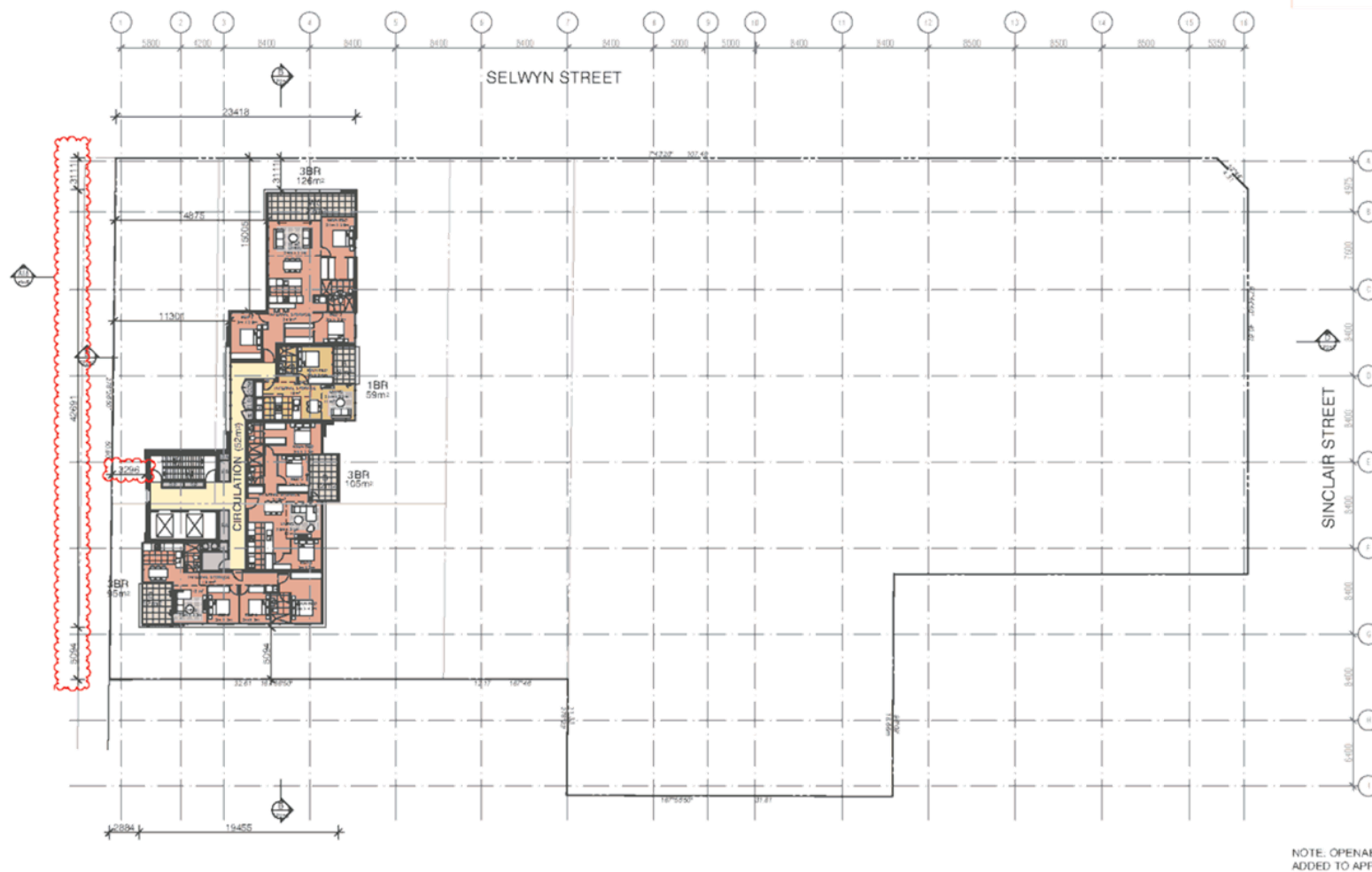
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NOTE: OPENABLE WINDOWS  
ADDED TO APARTMENTS

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Item 9.2 – Attachment 2 – Page 97

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(16) CO-04-0103-CONCRETE PAVE- (P&E)

(17) STURTEVANT-10400071

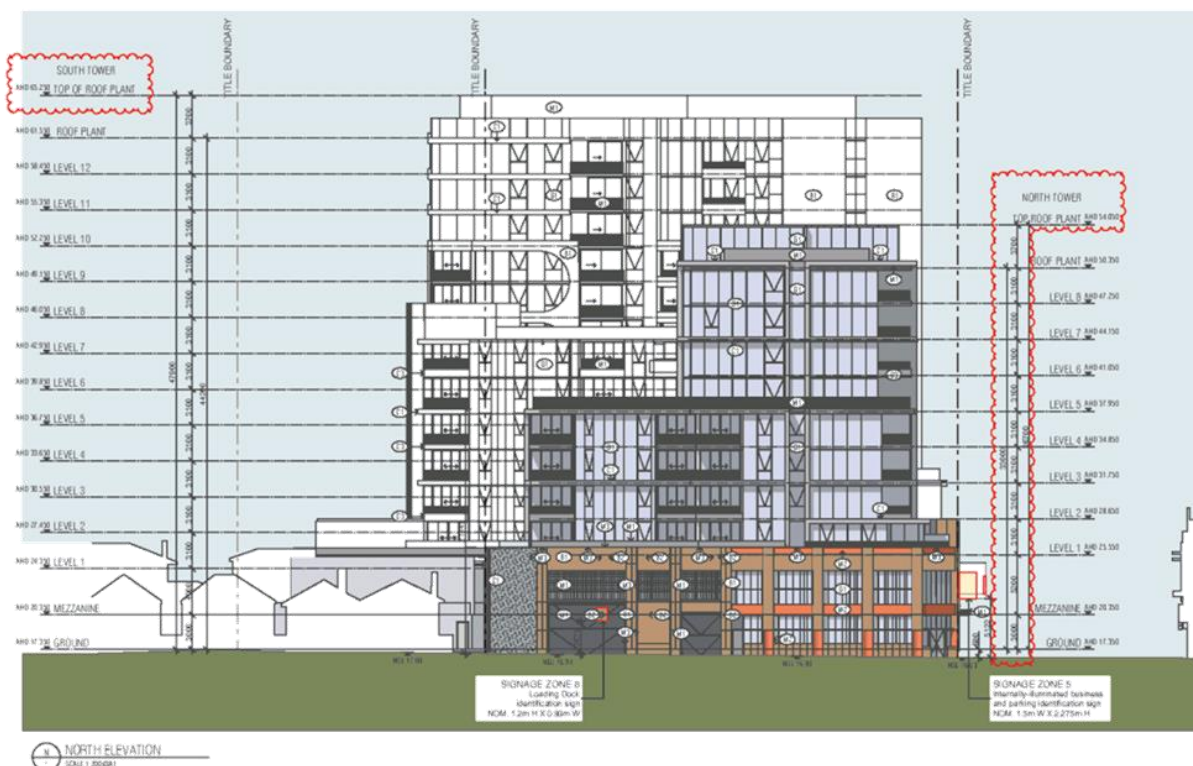
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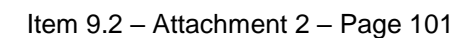
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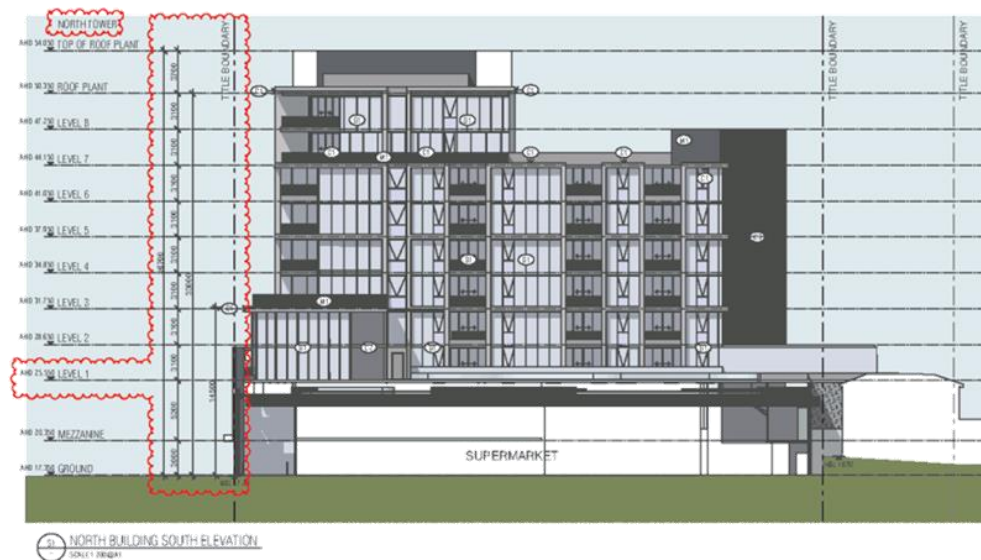
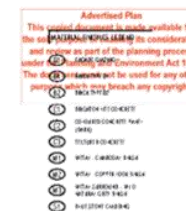




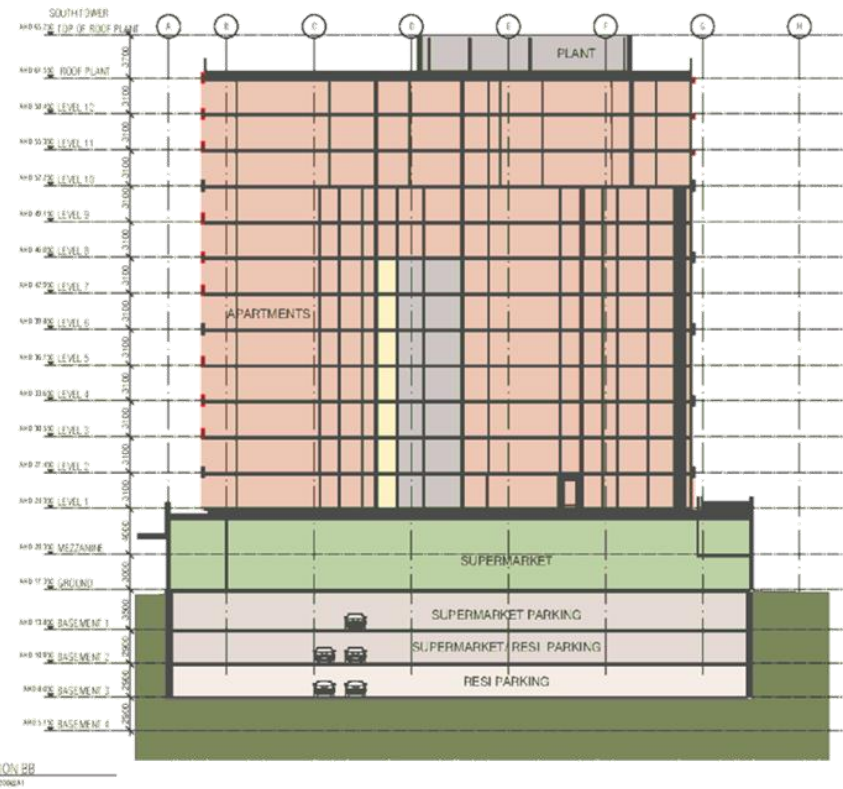




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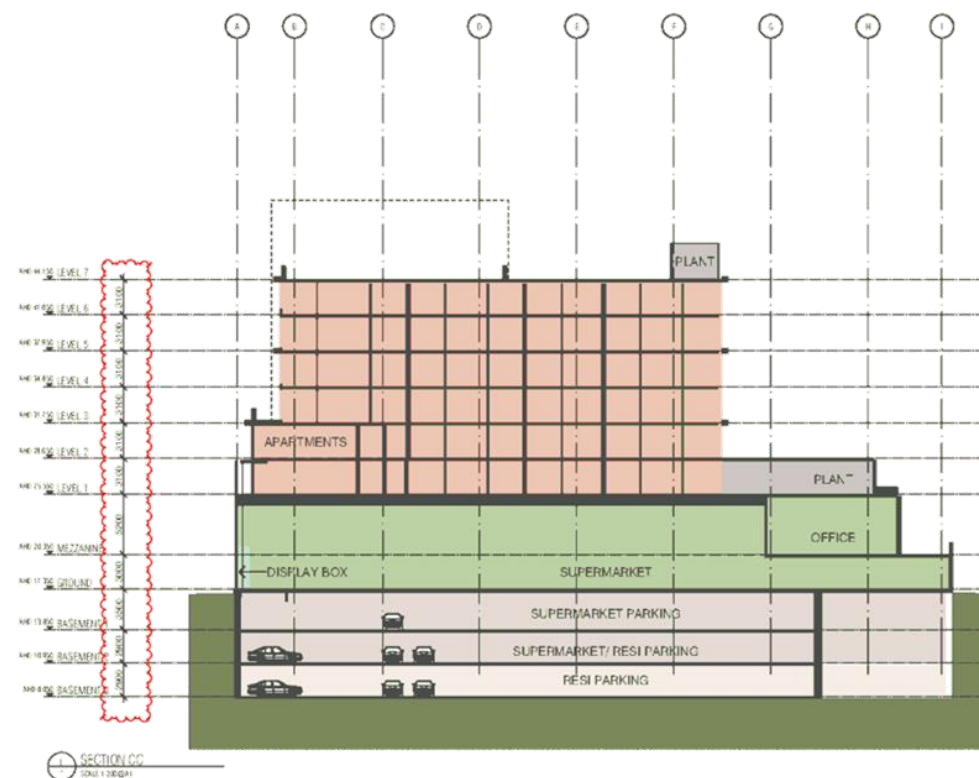


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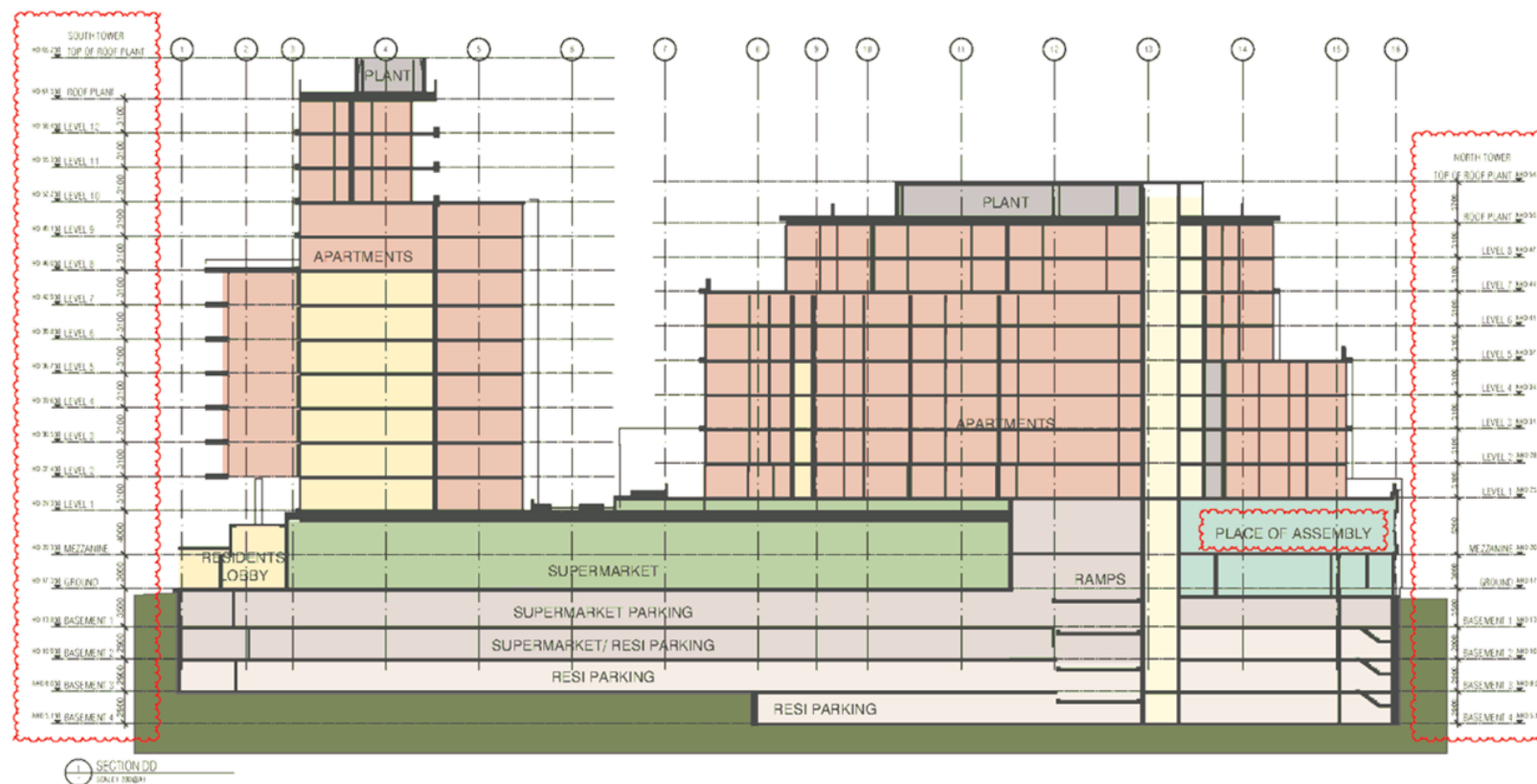
Item 9.2 – Attachment 2 – Page 104

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Angus S. Wilson Refinery (2) the south zone											
FORMA		QUALITY ASSURANCE - (SEE TABS) (SEE TABS)			NOTES			PROJECT		FENDER KATSLIDIS	
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QUALITY ASSURANCE 1/1/2019 10:00 AM

THE PROJECT IS SUBJECT TO THE QUALITY ASSURANCE SYSTEM

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NOTES

THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE FINAL DESIGN. ANY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.

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PROJECT

SELWYN ST DEVELOPMENT

10-16 SELWYN

ELSTERNWICK VICTORIA 3185

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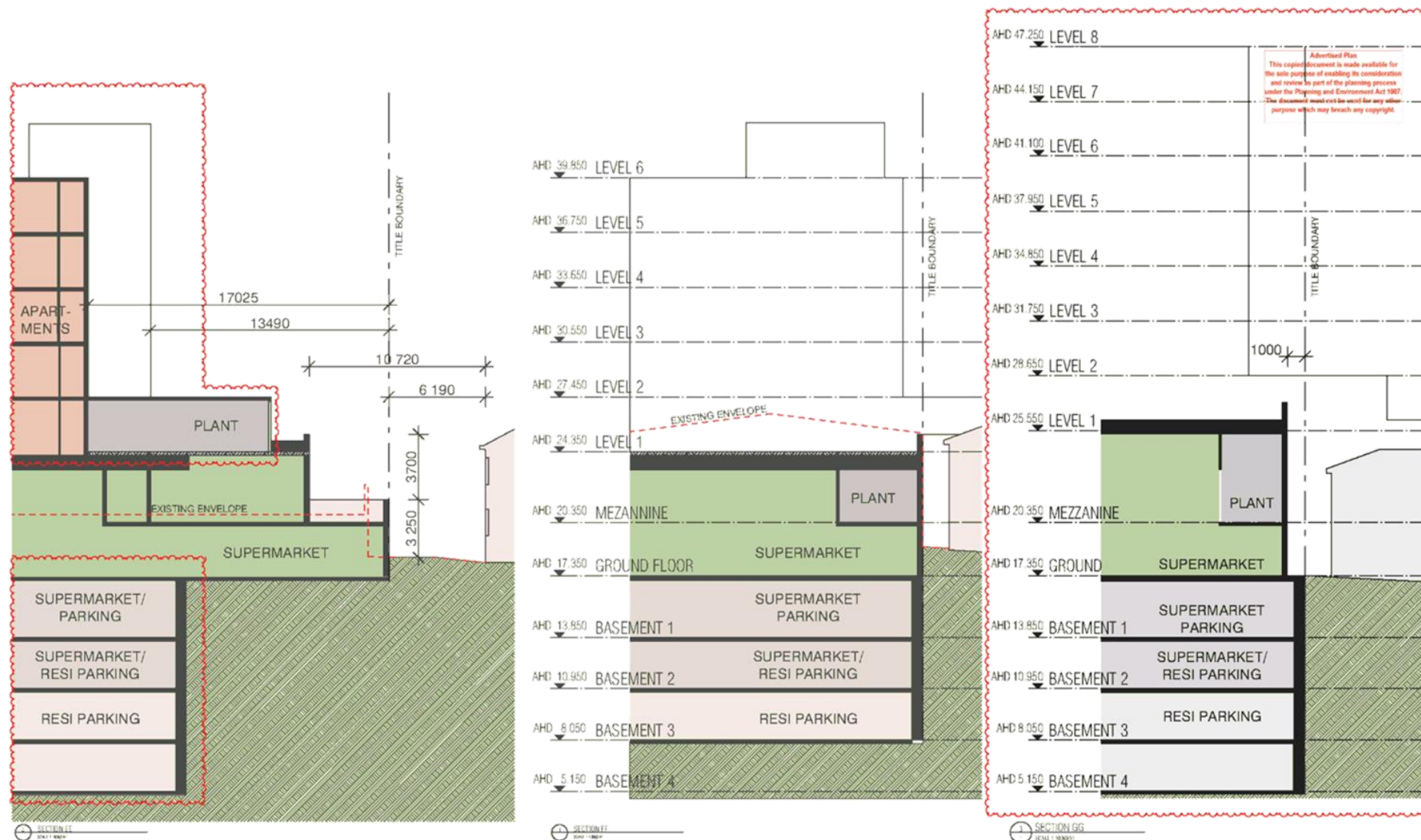
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Author: Andrew J. McLean, Architectural Design Services

NO	DESCRIPTION	DATE
1	10-11-2018	10-11-2018
2	10-11-2018	10-11-2018
3	10-11-2018	10-11-2018

**QUALITY ASSURANCE** - ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

**REVISIONS**

1. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

2. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

3. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

**NOTES**

1. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

2. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

3. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND THE PROJECT MANAGER.

**PROJECT**

SELWYN ST DEVELOPMENT  
10-16 SELWYN  
ELSTERNWICK VICTORIA 3185

**FENDER KATSAIDIS**

10-16 SELWYN  
ELSTERNWICK VICTORIA 3185



**REVISIONS**

NO	DATE	DESCRIPTION	BY	CHKD BY
1	01.11.2018	10-11-2018	17103	1.100@A1

**SECTION E-E & F-F & G-G**

**TOWN PLANNING**

**TP253**

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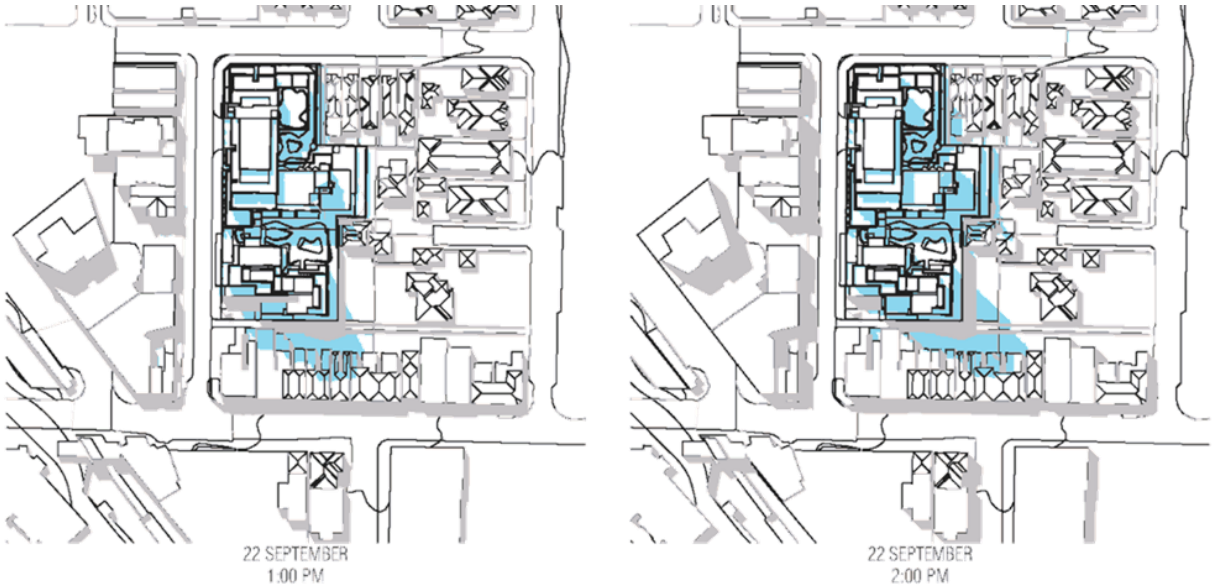


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SHADOW OF PROPOSED SCHEME  
SHADOW OF EXISTING SITE CONTEXT

<p>3/2/2016, 3:00pm - 3/2/2016, 3:00pm (All Time) (View) (Edit) (Print) (Share)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">ID</th> <th style="width: 50%;">NAME</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">TIME</th> <th style="width: 10%;">STATUS</th> </tr> <tr> <td>1</td> <td>1/1/2016</td> <td>1/1/2016</td> <td>1/1/2016</td> <td>1/1/2016</td> </tr> <tr> <td>2</td> <td>2/2/2016</td> <td>2/2/2016</td> <td>2/2/2016</td> <td>2/2/2016</td> </tr> <tr> <td>3</td> <td>3/3/2016</td> <td>3/3/2016</td> <td>3/3/2016</td> <td>3/3/2016</td> </tr> </table>	ID	NAME	DATE	TIME	STATUS	1	1/1/2016	1/1/2016	1/1/2016	1/1/2016	2	2/2/2016	2/2/2016	2/2/2016	2/2/2016	3	3/3/2016	3/3/2016	3/3/2016	3/3/2016	<p>3/2/2016, 3:00pm - 3/2/2016, 3:00pm (All Time) (View) (Edit) (Print) (Share)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">ID</th> <th style="width: 50%;">NAME</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">TIME</th> <th style="width: 10%;">STATUS</th> </tr> <tr> <td>1</td> <td>1/1/2016</td> <td>1/1/2016</td> <td>1/1/2016</td> <td>1/1/2016</td> </tr> <tr> <td>2</td> <td>2/2/2016</td> <td>2/2/2016</td> <td>2/2/2016</td> <td>2/2/2016</td> </tr> <tr> <td>3</td> <td>3/3/2016</td> <td>3/3/2016</td> <td>3/3/2016</td> <td>3/3/2016</td> </tr> </table>	ID	NAME	DATE	TIME	STATUS	1	1/1/2016	1/1/2016	1/1/2016	1/1/2016	2	2/2/2016	2/2/2016	2/2/2016	2/2/2016	3	3/3/2016	3/3/2016	3/3/2016	3/3/2016	<p>3/2/2016, 3:00pm - 3/2/2016, 3:00pm (All Time) (View) (Edit) (Print) (Share)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">ID</th> <th style="width: 50%;">NAME</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">TIME</th> <th style="width: 10%;">STATUS</th> </tr> <tr> <td>1</td> <td>1/1/2016</td> <td>1/1/2016</td> <td>1/1/2016</td> <td>1/1/2016</td> </tr> <tr> <td>2</td> <td>2/2/2016</td> <td>2/2/2016</td> <td>2/2/2016</td> <td>2/2/2016</td> </tr> <tr> <td>3</td> <td>3/3/2016</td> <td>3/3/2016</td> <td>3/3/2016</td> <td>3/3/2016</td> </tr> </table>	ID	NAME	DATE	TIME	STATUS	1	1/1/2016	1/1/2016	1/1/2016	1/1/2016	2	2/2/2016	2/2/2016	2/2/2016	2/2/2016	3	3/3/2016	3/3/2016	3/3/2016	3/3/2016
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SHADOW OF PROPOSED SCHEME  
SHADOW OF EXISTING SITE CONTEXT

Author: Andrew S. Selwyn Architects Pty Ltd, 2018

REV	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	01.11.2018
2	ISSUED FOR COMMENT	01.11.2018
3	ISSUED FOR COMMENT	01.11.2018

QUALITY ASSURANCE (Q.A.)  
THIS PROJECT IS SUBJECT TO THE Q.A. REQUIREMENTS OF THE  
ARCHITECTURAL DESIGN AND CONSTRUCTION ACT 1993  
AND THE ARCHITECTURAL DESIGN AND CONSTRUCTION  
REGULATIONS 2015. THE PROJECT IS SUBJECT TO THE  
Q.A. REQUIREMENTS OF THE ARCHITECTURAL DESIGN  
AND CONSTRUCTION ACT 1993 AND THE ARCHITECTURAL  
DESIGN AND CONSTRUCTION REGULATIONS 2015.

NOTES  
THE PLANNING & CONSTRUCTION ACT 1993 AND THE  
ARCHITECTURAL DESIGN AND CONSTRUCTION ACT 1993  
AND THE ARCHITECTURAL DESIGN AND CONSTRUCTION  
REGULATIONS 2015. THE PROJECT IS SUBJECT TO THE  
Q.A. REQUIREMENTS OF THE ARCHITECTURAL DESIGN  
AND CONSTRUCTION ACT 1993 AND THE ARCHITECTURAL  
DESIGN AND CONSTRUCTION REGULATIONS 2015.

DATE	DATE	DATE	DATE	DATE
01.11.2018	01.11.2018	01.11.2018	01.11.2018	01.11.2018



PROJECT  
SELWYN ST DEVELOPMENT  
10-16 SELWYN  
ELSTERNWICK VICTORIA 3185

SHADOW DIAGRAMS

FENDER KATSALIDIS  
ARCHITECTS  
2018

TOWN PLANNING

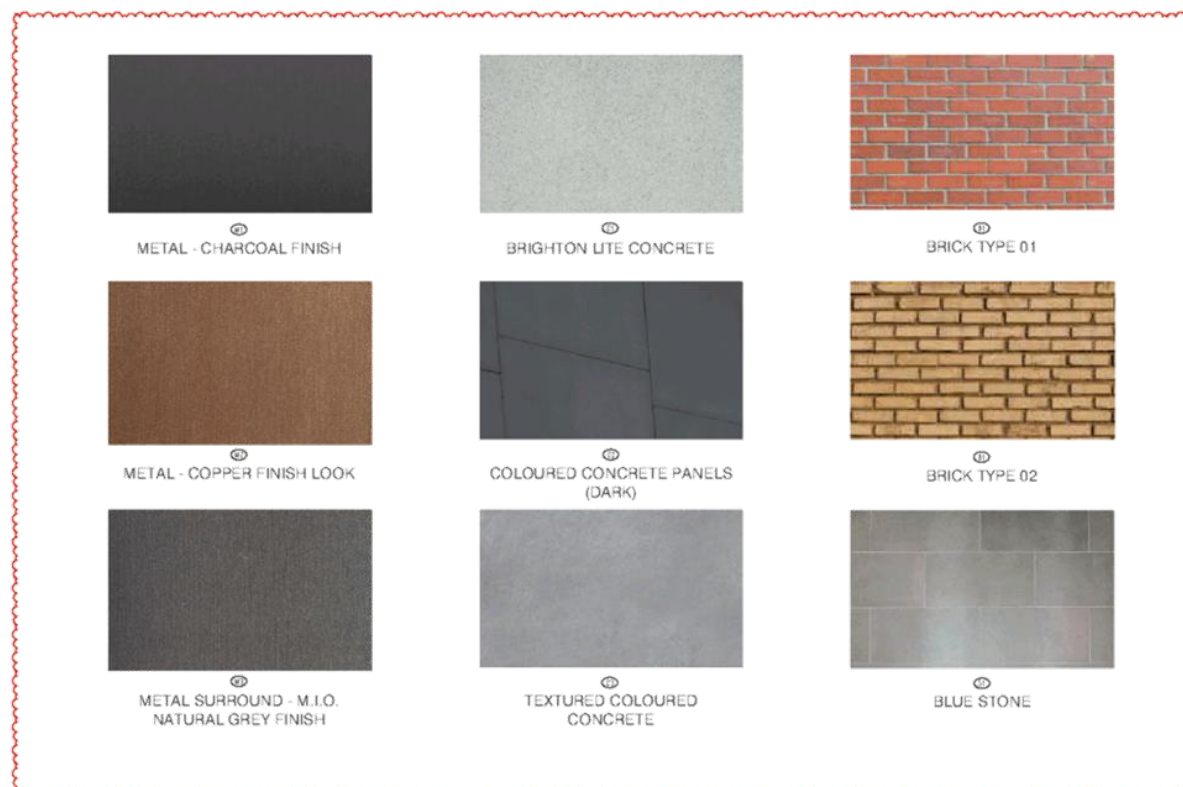


TP301



**Advertised Plan**  
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## MATERIAL FINISHES

[illegible]



### 9.3 168 HOTHAM STREET ELSTERNWICK

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

**Trim No:** 18/1346012

**Attachments:** 1. 168 Hotham Street ELSTERNWICK VIC 3185 - Advertised Plans [↓](#)

#### PURPOSE AND SUMMARY

To consider a planning permit application for the display of business identification signage on land in the Mixed Use Zone. Signage consists of under awning signs, signage along the shopfronts and on the awning.

The proposal was advertised to the surrounding community and 12 objections have been received (including a petition with over 200 signatures). These raise concerns regarding the signs being inconsistent with neighbourhood character and that they would appear visually dominant and contribute to visual clutter because of their size and colour.

On balance, the proposal has a high level of compliance with the relevant provision of the Glen Eira Planning Scheme and is recommended for support.





## RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/DP-32269/2018 at 168 Hotham Street, Elsternwick in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP.01 – TP.05, dated July 2018) but modified to show:
  - (a) Red banding along the verandah edge to be deleted and replaced with darker muted colour (e.g. charcoal), to the satisfaction of the Responsible Authority.
  - (b) A notation on the plans that all glazed areas provided to the shops on the ground floor must at all times be treated in a manner that allows views into the shops from the street frontage and rear car park, to the satisfaction of the Responsible Authority.

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

2. The location of the signs (including the size, nature, panels, position and construction) shown on the endorsed plan must not be altered without the prior written consent of the Responsible Authority.
3. The signs must not contain any flashing, intermittent or changing colour light.
4. External sign lighting must be designed, baffled and located to the satisfaction of the Responsible Authority.
5. The signs must be constructed and maintained to the satisfaction of the Responsible Authority.



6. All glazed areas provided to the shops on the ground floor must at all times be treated in a manner that allows views into the shops from the adjacent public realm and rear car park.
7. The permit will expire 15 years from the date of the permit at which stage all signs and structures built specifically to support and illuminate the signs must be permanently removed from the land.

Permit notes:

- A. This planning permit represents the planning approval for the development of the land. This planning permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this planning permit.
- B. Any failure to comply with the conditions of this planning 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 planning permit by the Victorian Civil and Administrative Tribunal.
- C. Nothing in the grant of this planning 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.

<b>Address</b>	168 Hotham Street ELSTERNWICK
<b>Title details</b>	Lots G07, G01, G02, G03 on Plan of Subdivision 741568J
<b>Restrictions on title</b>	There are three Section 173 agreements which are unrelated to this application
<b>Proposal</b>	Display of business identification signage
<b>Zoning and Overlay Controls</b>	Mixed Use Zone (MUZ1) Environmental Audit Overlay (EAO) Special Building Overlay (SBO) Parking Overlay (PO2-3)
<b>Permit requirements</b>	52.05-13 – Business Identification signs and internally illuminated signs
<b>Relevant Planning Scheme provisions</b>	32.04 – Mixed Use Zone 52.05 – Advertising signs
<b>Seriously entertained amendments</b>	None
<b>Notification</b>	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including a notice mailed to 152 surrounding properties and signs displayed on the land
<b>Submissions</b>	12 objections received and are detailed in the report including one petition with more than 200 signatures
<b>Cultural Heritage Management Plan required</b>	None required



**DESCRIPTION OF PROPOSAL**

To display business identification signage associated with the approved commercial use of the site. Proposed signage would be displayed on both the Hotham Street and Glen Eira Road ground floor facades, as well as along the existing verandah edge. A total of 97.33m<sup>2</sup> of signage is proposed across the site (including the length of verandah edge which is proposed to be painted red (corporate colour of Coles)).

**LAND DESCRIPTION AND SURROUNDING AREA**

The subject site is located on the south east corner of Hotham Street and Glen Eira Road. The signage is proposed to be associated with the approved retail use on the ground floor of a four storey residential building. The immediate vicinity consists of mixed land use types, including, commercial (offices), retail outlets and residential, alongside retail shops and single detached dwellings.

**RELEVANT HISTORY**

The five storey mixed use development on the site was approved and constructed under permit GE/PP-26953/2014 issued on 27 November 2014. The permit allowed the development and use of land for shops, a supermarket and a food and drink premises at ground floor level, the sale of packaged liquor, and the development of 82 residential apartments across floor levels 1-4 above.

Assessment of the current application is limited to the proposed signage. All issues of use, built form and the sale of liquor from the premises have been considered and approved under planning permit GE/PP-26953/2014.

**CONSULTATION AND ENGAGEMENT**

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

- Neighbourhood character
- Dominance and visual clutter resulting from size and colour schedule
- Inappropriate to advertise the sale of liquor

The application was referred to the Delegated Planning Forum (DPF) on 13 December 2018 for a decision. Four representatives from Coles attended the DPF as did a total of 5 objectors to the application. During the meeting, a petition was tabled by one of the objectors containing 163 signatures calling for more discreet signage. The Chairperson subsequently decided to refer the application to Council for a determination given that the petition represented strong community interest, particularly from residents within the Glen Eira municipality.

On 20 December 2019, a second petition containing 120 signatures was submitted to the Urban Planning Department. This petition called for:

- Deletion of the red banner proposed around the edge of the verandah.
- No Liquorland signage on external windows.
- No full window signage and reduced use of red advertising.

A Planning Conference was subsequently held on 20 December 2018 and was chaired by Cr. Sztrajt. and attended by the applicant and 14 objectors. The objectors reiterated their concerns and no amendments were proposed by the applicant.

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Neighbourhood character
- Objectors concerns

### Zoning and policy context

The subject site is zoned Mixed Use (Schedule 1) and all applications for signs within this zone are required to be assessed against the planning scheme provisions at Clause 52.05-13 (Category 3 – High amenity areas). The purpose of this category is

*to ensure that signs in high amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.*

As discussed earlier in the report, assessment of this application is restricted to the proposed signage (impact of illumination, visual clutter, road safety etc). The use of the premises for a supermarket and liquor sales is not under consideration, having been approved under an existing planning permit. Further to this, the decision guidelines at clause 52.05-8 require that, among other things, Council must consider ‘*The need for identification and the opportunities for adequate identification on the site or locality*’.

Under the relevant signage provisions applicable to the Mixed Use Zone, business identification signage and internally illuminated signage requires planning permission.

The Mixed Use Zone is contained within the suite of residential zones and accordingly an application for signage must be assessed against Council’s ‘Non-Residential Uses in Residential Zones’ policy (Clause 22.02). In regard to signage, the objective of the policy is “*To allow adequate and appropriate signage*” and seeks to ‘*ensure that the proposed height, area and number of any signage is appropriate to the size and location of the development.*’

The existing development is a five storey, prominent mixed use development located at the intersection of two major (Category 1) roads. The surrounding area is generally commercial in nature and features prominent advertising signage on all other corners of the intersection, extending west along Glen Eira Road. Given the context, the performance measures are met and the proposed signage is considered to meet the intent of the policy.

### Neighbourhood character

As noted above, the site is at the intersection of two major roads where there is already a variety of commercial signage, particularly on the north west corner. There is no specific neighbourhood character policy or overlay which indicates that there is any architectural significance or sensitivity to the particular area, although it is noted that the residential area to the south is covered by a Heritage Overlay. Nonetheless, it is considered that as the signage does not protrude from the site and is only visible either from directly opposite or at an oblique view, it has no impact on the heritage streetscape.

The majority of the signage proposed is below the verandah on the existing glazing which will still be sufficiently transparent and maintain an active frontage to the streetscape. Given that this signage sits within the architectural framing at street level, it will not detract from the streetscape or any architectural significance of the development. The under verandah signage is considered appropriate in this instance and it is noted that a condition of the development permit requires that “*all glazed areas provided to the shops on the ground floor must at all times be treated in a manner that allows views into the shops from the adjacent*

*public realm and rear car park*”. This condition will also be added to this permit, although it is considered that the general intent of the condition is met by the current set of proposed plans.

Further signage is proposed along the edge of the verandah, including the painting of the verandah edge red (corporate Coles colour) and the erection of ‘Coles’ and ‘Liquorland’ signs (Vinyl lettering). This is considered to be excessive as the red band wraps the entirety of the building from several angles and detracts from the architectural significance of the development. The red banding is considered to detract from the architecture and building façade and it is recommended that it be changed to a darker muted tone (e.g. charcoal colour). While the business branding may remain as proposed the back colour of the banding must be a neutral colour, to the satisfaction of Council. There have been several examples across metropolitan Melbourne of major supermarkets altering their corporate branding to suit the local context so this recommended change is considered both appropriate and achievable. The end effect is that the verandah edge will not dominate views of the building, with the darker colour ‘melting’ into the overall façade.

#### Objector concerns

Objector concerns regarding neighbourhood character and the appropriateness of the signage have been largely discussed in the relevant sections of this report. It is noted that while no specific plans for signage were endorsed prior to the commencement of the development, the commercial use was approved by Council under an earlier permit and conditions placed on the permit envisaged commercial signage for the site.

Similarly, objectors concerns that the signage will encourage the sale of alcohol are cannot be considered as the use of the land for the sale of packaged liquor was approved along with the construction of the dwellings.

Having said this, it is considered that the recommendation to delete the red banding around the verandah edge responds well to objector concerns regarding maintaining the character of the area.

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

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

### **POLICY AND LEGISLATIVE IMPLICATIONS**

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

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

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

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

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

### **CONCLUSION**

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







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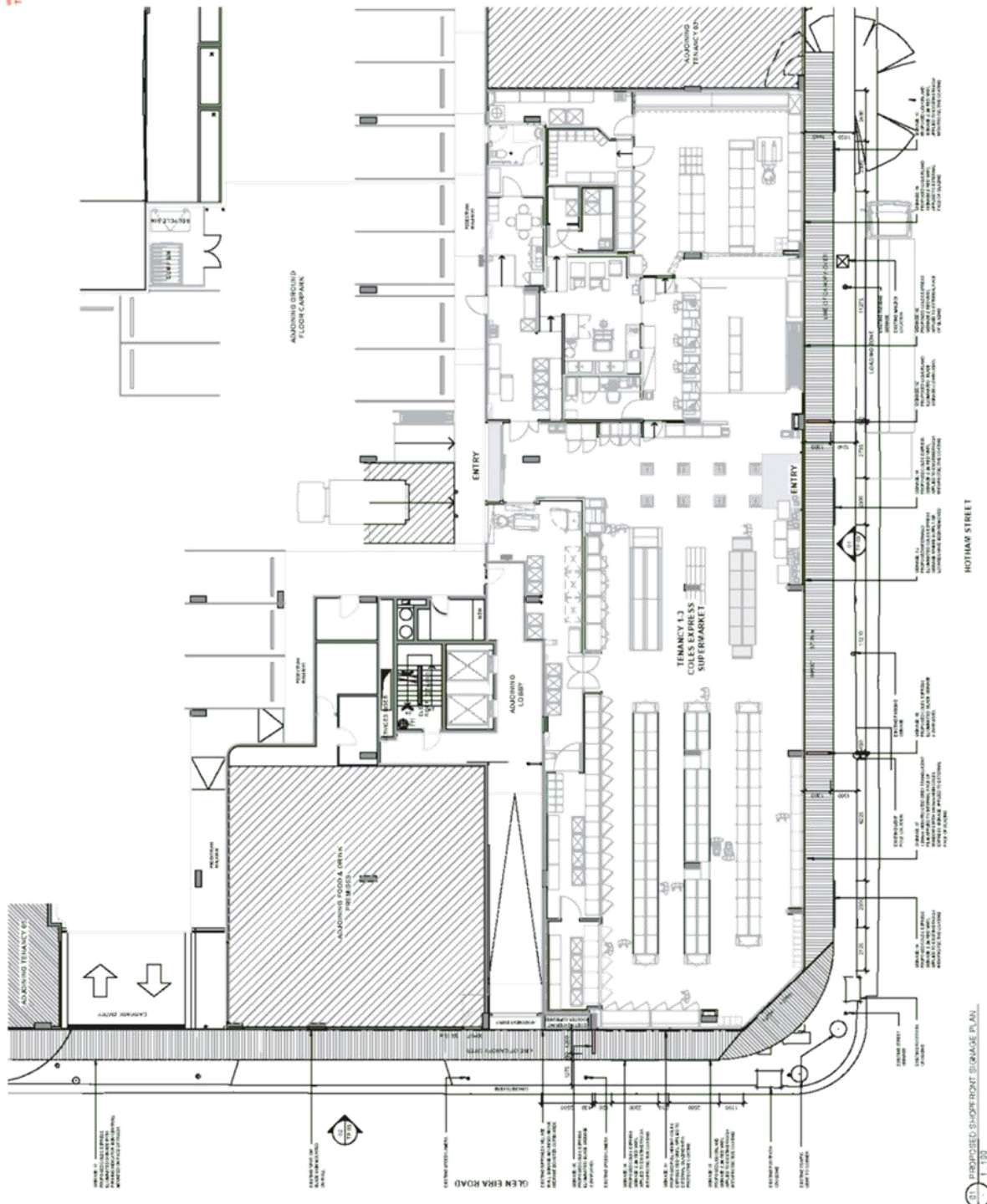


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PROPOSED COLES EXPRESS  
STORE FIT-OUT

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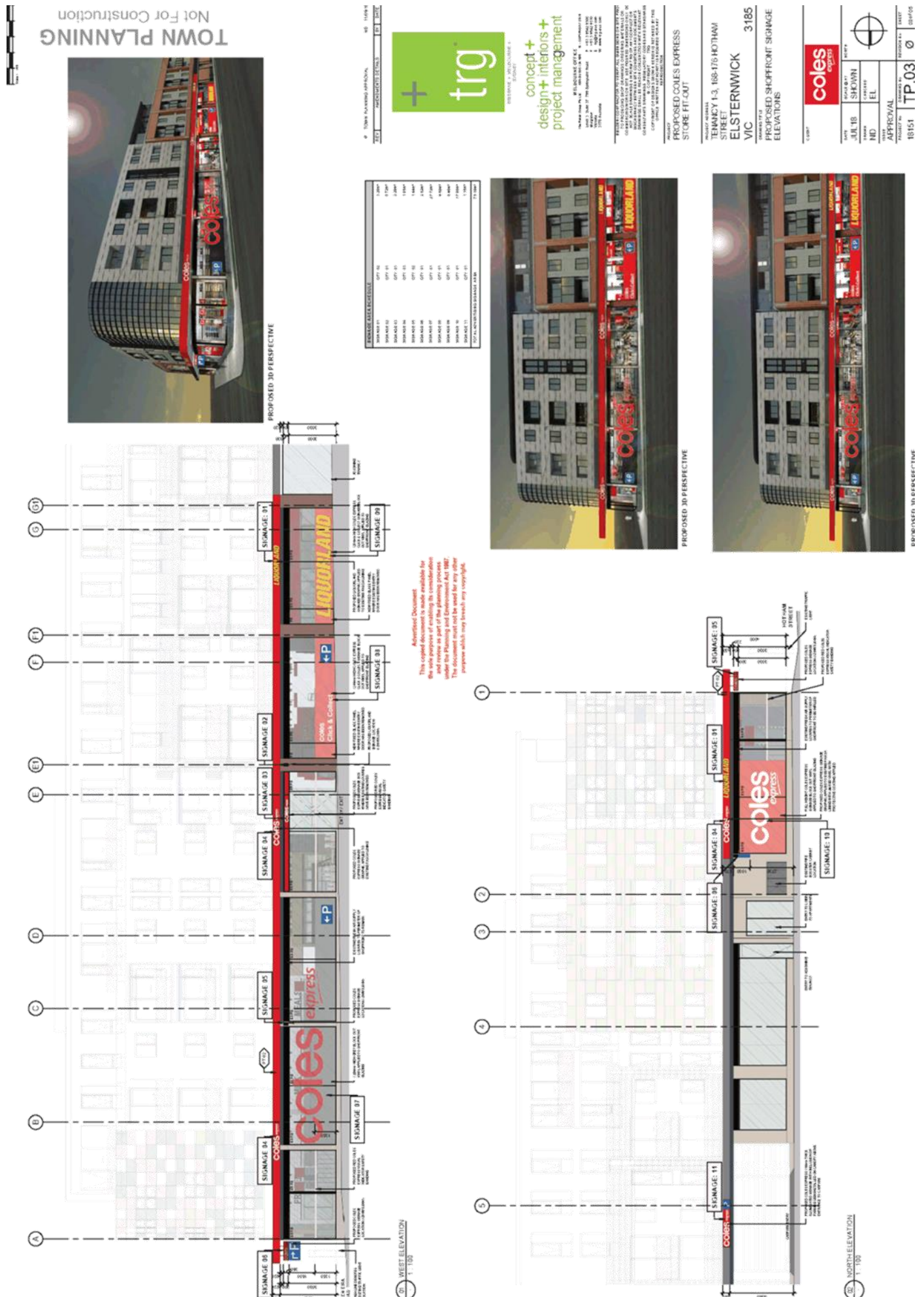
TENANCY 1-3, 168-176 HOTHAM STREET  
ELSTERNWICK

3185  
VIC  
PROPOSED SHOPFRONT SIGNAGE  
FLOOR PLAN

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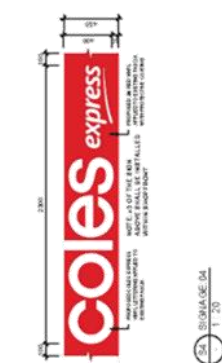
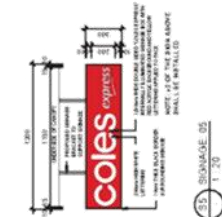
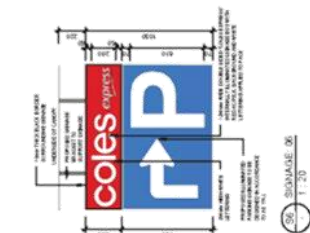
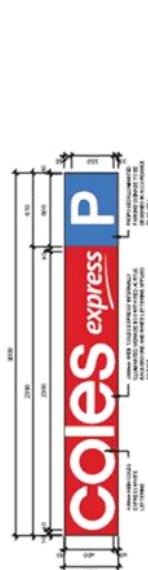
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**TOWN PLANNING**  
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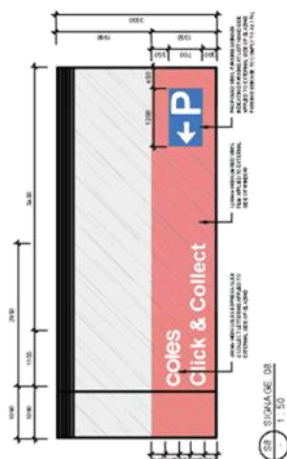
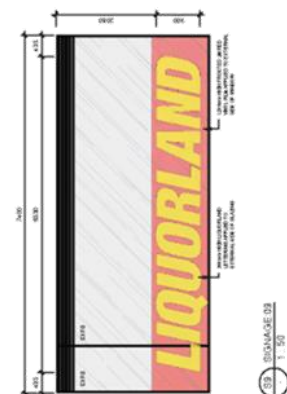
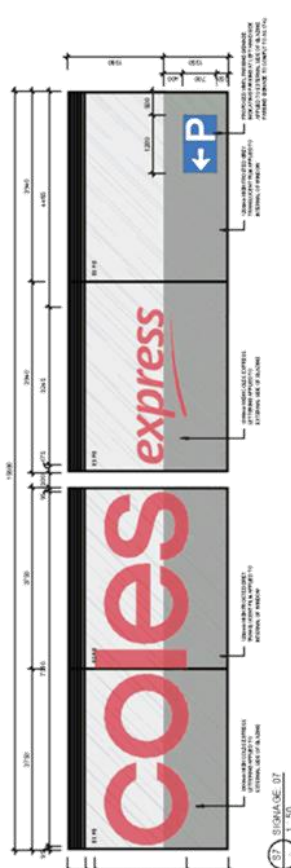
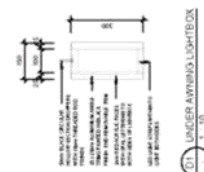
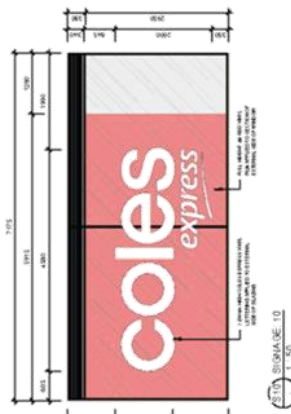
PROPOSED COLES EXPRESS

PROJECT #16444  
TENANCY 1-3, 168-176 HOTHAM

ELSTERNWICK  
VIC 3185

PROPOSED SHOPFRONT SIGNAGE

BROAD AREA SCHEDULE	
BRANDS 01	0 PPS 0.5
BRANDS 02	0 PPS 0.5
BRANDS 03	0 PPS 0.5
BRANDS 04	0 PPS 0.5
BRANDS 05	0 PPS 0.5
BRANDS 06	0 PPS 0.5
BRANDS 07	0 PPS 0.5
BRANDS 08	0 PPS 0.5
BRANDS 09	0 PPS 0.5
BRANDS 10	0 PPS 0.5
BRANDS 11	0 PPS 0.5





#### 9.4 260 BOORAN ROAD, ORMOND

**Author:** Michael Dowel, Town Planner

**Trim No:** 19/12713

**Attachments:** 1. 260 Booran Road ORMOND - advertised documents [↓](#)

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#### PURPOSE AND SUMMARY

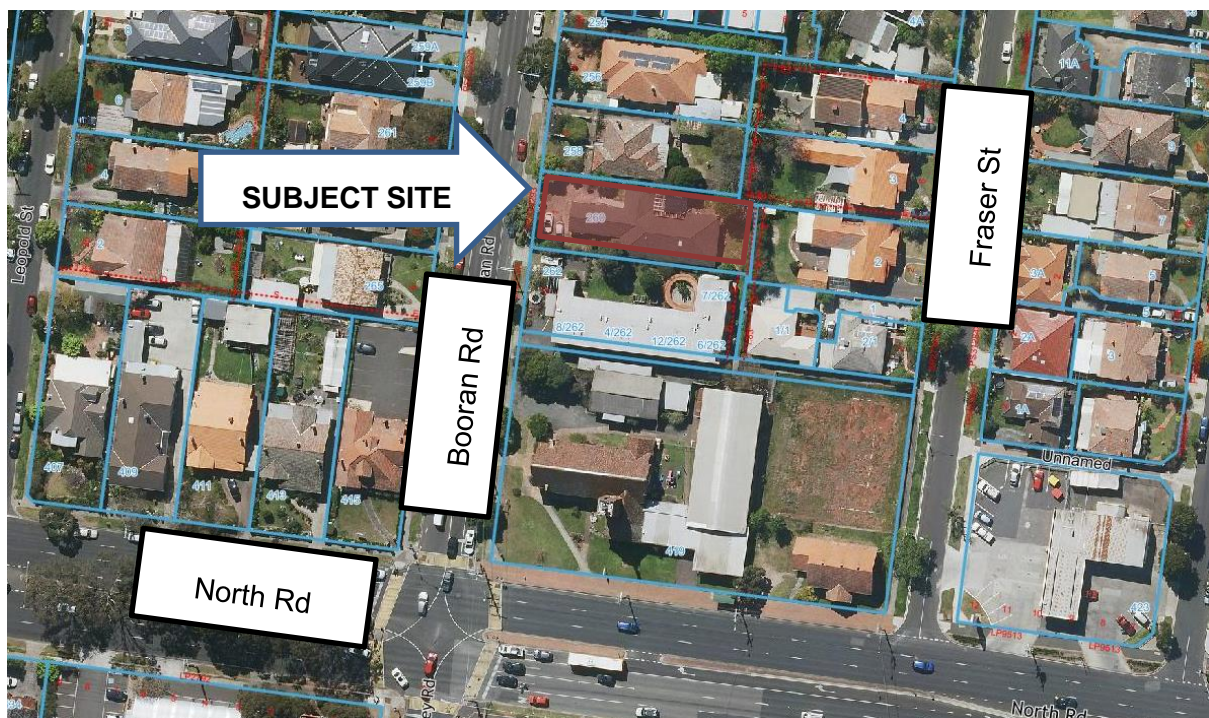
The purpose of this report is to provide an assessment and recommendation for an application to amend planning permit GE/PP-29905/2016 which issued on 3 May 2017 allowing use of the land as education centre, construction of associated buildings and works and reduction of car parking requirement.

The proposed amendment seeks to increase operating hours, staff numbers and allow for two community events to be held each calendar year on the premises. It is also proposed that condition 10 of the permit (requiring use to cease after 2 years) be amended to allow for the current use to continue operating for an additional 2 years.

The application was advertised and received nine objections regarding insufficient car parking to support increased student numbers, and increased noise from the proposed later operating hours.

Subject to a minor modification to the weekday operating hours to keep the proposal in line with Council's local policy, the proposal is considered on balance to be generally in accordance with requirements of the Glen Eira Planning Scheme, and it is recommended that a Notice of Decision to Grant an Amended Planning Permit be issued.

The following shows the location of the subject site:



**RECOMMENDATION**

That Council issues a Notice of Decision to Grant an Amended Planning Permit for Application No. GE/PP-29905/2016/A at 260 Booran Road Ormond, in accordance with the following amended conditions:

Condition 7 to be modified to read:

7. The use may only operate between the hours of:
- 8:30am to 3:30pm, Monday to Friday with up to 50 students and 8 staff
  - 3:30pm to 7:30pm, Monday to Friday with up to 30 students and 2 staff
  - 10:00am to 3:00pm, Saturday with up to 30 students and 2 staff

Condition 8 to be modified to read:

8. Up to two community events may be held each calendar year with up to 100 students.

Condition 10 to be modified to read:

10. The use of land as an Education Centre will cease four (4) years from the date of this Permit; this must not be altered without the prior written consent of the Responsible Authority.

New condition 13 to read:

13. By no later than one week before each of the events allowed under condition 8, notice must be provided to each dwelling along Booran Road between North Road and Marara Road and to the Responsible Authority (Council) and must include details of the event, the date of the event and the hours of the event.

A full list of conditions proposed for the Notice of Decision to Grant an Amended Planning Permit are as follows:

1. 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.
2. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
3. 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.

4. Disabled access to the building must be provided to the satisfaction of the Responsible Authority.

All work carried out to provide disabled access must be constructed in accordance with AS 1428.1 to the satisfaction of the Responsible Authority.

5. 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.
6. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purpose.
7. The use may only operate between the hours of:
  - 8:30am to 3:30pm, Monday to Friday with up to 50 students and 8 staff
  - 3:30pm to 7:30pm, Monday to Friday with up to 30 students and 2 staff
  - 10:00am to 3:00pm, Saturday with up to 30 students and 2 staff
8. Up to two community events may be held each calendar year with up to 100 students.
9. The landscaping as shown on the endorsed plan must be maintained, and any dead, diseased or damaged plant replaced to the satisfaction of the Responsible Authority.
10. The use of land as an Education Centre will cease four (4) years from the date of this Permit; this must not be altered without the prior written consent of the Responsible Authority.
11. Six (6) car parking spaces must be available at the Ormond United Church at 419 North Road Ormond for the Education Centre.
12. A minimum of four (4) bicycle parking spaces must be provided on the land for the use. The design and layout of the bicycle parking spaces must accord with either Clause 52.34, AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria.
13. By no later than one week before each of the events allowed under condition 8, notice must be provided to each dwelling along Booran Road between North Road and Marara Road and to the Responsible Authority (Council) and must include details of the event, the date of the event and the hours of the event.

Permit notes:

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

<b>Address</b>	260 Booran Road Ormond
<b>Title details</b>	Lot 1 TP 127458E
<b>Restrictions on title</b>	None
<b>Proposal</b>	<p>The proposal is to amend the permit conditions as set out below. The proposal does not change the existing permit preamble which allows for:</p> <ul style="list-style-type: none"> <li>• Use of the land as education centre, construction of associated buildings and works and reduction of car parking requirement.</li> </ul> <p><u>Proposed changes to conditions of the Planning Permit</u> Amend the hours of operation and patron number under Conditions 7 and 8 of the permit, and the expiry provision subject to condition 10 which currently allows:</p> <p>7. The use may only operate between the hours of 9am to 4pm Monday to Thursday and 9am to 2pm Friday. This does not include ancillary functions (i.e. cleaning and maintenance).</p> <p>8. Not more than 5 staff and 35 students may be in attendance on the site at any one time.</p> <p>10. The use of land as an Education Centre will cease two (2) years from the date of this Permit; this must not be altered without the prior written consent of the Responsible Authority.</p> <p>The proposed amended conditions sought would read as follows:</p> <p>7. The use may only operate between the hours of:</p> <ul style="list-style-type: none"> <li>- 8:30am to 3:30pm, Monday to Friday with up to 50 students and 8 staff</li> <li>- 3:30pm to 8:30pm, Monday to Friday with up to 30 students and 2 staff</li> <li>- 10:00am to 3:00pm, Saturday with up to 30 students and 2 staff</li> </ul> <p>8. Up to two community events may be held each calendar year with up to 100 students.</p> <p>10. The use of land as an Education Centre will cease four (4) years from the date of this Permit; this must not be altered without the prior written consent of the Responsible Authority.</p>
<b>Zoning and Overlay Controls</b>	General Residential Zone 1 (GRZ1) Parking Overlay 2 (PO2)



<b>Relevant Planning Scheme provisions</b>	<ul style="list-style-type: none"> <li>Housing Diversity Area Policy (Clause 22.07)</li> <li>Non Residential Uses in Residential Zones Policy (Clause 22.02)</li> </ul>
<b>Seriously entertained amendments</b>	None
<b>Notification</b>	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including 1 notice on site and a notice mailed to 25 surrounding properties
<b>Submissions</b>	9 objections received and are detailed in the report
<b>Cultural Heritage Management Plan required</b>	The site is not in an area of cultural heritage sensitivity.

## DESCRIPTION OF PROPOSAL

Amend the wording of planning permit conditions as described in the table above.

## LAND DESCRIPTION AND SURROUNDING AREA

The site is mostly regular in shape (16.76m by 47.4m) however there is an irregular rear boundary where an easement is located. The land is currently occupied by a single storey brick building which is currently being used as an adult education centre in accordance with planning permit GE/PP-29905/2016.

The immediate neighbourhood character consists of various housing types and styles, including single and double storey detached dwellings and medium density housing developments, and non-residential uses along North Road, including a church and a medical centre.

The site is located within the Ormond Neighbourhood Centre and by virtue consideration must be given to the Housing Diversity Area Policy.

## RELEVANT HISTORY

The original Planning Permit GE/PP-29905/2016 was issued on 3 May 2017 for use of the land as education centre, construction of associated buildings and works and reduction of car parking requirement. The original planning permit was determined by the Delegated Planning Forum.

## CONSULTATION AND ENGAGEMENT

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

- Insufficient on-site car parking to accommodate increase to student numbers
- Increased pressure for on-street parking spaces, which are already limited
- Parking survey accounting for on-street parking was carried out at a distance from the subject site.
- Increased noise from later operating hours

The application was scheduled for determination at the Delegated Planning Forum in December 2018, however there was significant community interest in the proposal and the matter was deferred for a decision at an Ordinary Council Meeting.

A planning conference was then chaired by Cr. Athanasopoulos and attended by the applicant and two objectors. The following changes were discussed by the applicant as part of the planning conference:

- The use may operate between 3:30pm and 8:30pm, Monday to Friday with a maximum of 15 students and 2 staff (except for 8 nights a year with up to 30 students and 2 staff) and a maximum of two nights a week
- The use may operate on Saturdays between 10am to 3pm with a maximum of 15 students and two staff (except for 6 Saturdays a year with up to 30 students and 2 staff)
- Limit outside activities after 6pm to reduce noise

These have not been adopted as part of the recommendation as it in part conflicts with the recommendation included in the recommendation.

## REFERRALS

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

Non-statutory referrals	
Transport Planning	Transport Planning raised no concern regarding the increased hours and student numbers proposed as the traffic report provided by the applicant was sufficient in justifying a further waiver of car parking.

## ISSUES AND DISCUSSION

The principle of the use has already been considered under the original permit, albeit it on a temporary basis. The current proposal can only have consideration to the changes proposed including the increase in hours, patron numbers and whether it is acceptable to allow the use to continue for a further two years.

These matters will be addressed in turn.

### Changes to Conditions 7 and 8

Since the issuing of the original permit, Amendment VC148 has been introduced that includes the subject site in the Principal Public Transport Network. This provides for a new parking rate within Clause 52.06 for an education centre of 0.3 car spaces for each student on site at any one time.

6 car spaces are currently provided at the Ormond United Church (in accordance with Condition 11 of the original permit), with the provision of 4 bicycle spaces. No additional spaces are proposed as part of the amended application.

Applying this rate to the increase of:

- 15 students (from 35 to 50) between 9am-3:30pm Monday to Thursday and 9am-2pm Friday, translates to an additional car parking requirement of 4 spaces; and

- 50 students between 2pm and 3:30pm on Friday, translates to an additional car parking requirement of 15 spaces; and
- 30 students between 4pm-8:30pm Monday to Friday and from 10am-3pm on Saturdays, translates to an additional car parking requirement of 9 spaces.

As no additional car parking will be provided on top of the 6 spaces, the following waivers have been applied for

- A further waiver of 4 spaces between 9am-3:30pm Monday to Thursday and 9am – 2pm Friday
- A further waiver of 15 spaces between 2pm and 3:30pm on Friday
- A waiver of 3 spaces between 4pm-8:30pm Monday to Friday and from 10am-3pm on Saturdays.

Based on the car parking survey undertaken by MGA Consultants, it is noted that there was a minimum of 43 vacant spaces along Booran Road at 1pm during the week and 38 spaces at 1pm on the Saturday. No survey data was collected by the applicant in the evening although Council's review considers that there would be at least 3 spaces available on street during this time to meet demand.

Council's traffic engineering team has reviewed the information and does not object to the increased hours and proposed student numbers and has advised that sufficient evidence has been supplied in the survey to support the waiver.

In relation to the two community events to be held each calendar year with up to 100 students, this would translate to a car parking requirement of 30 spaces (with a waiver proposed of 24 spaces). The survey provided indicates sufficient on-street parking in close proximity to cater for this shortfall and given that it would only occur twice a year, this is considered to be negligible. It is suggested that a further condition be added to the permit that requires notice to be given to residents in Booran Road between North Road and Marara Road at least 1 week before each event and to include the date and time of the event. This will ensure that the community is sufficiently informed of the event.

In consideration of the changes to these conditions, Council must also have regard to the Non Residential Uses in Residential Zones Policy at Clause 22.02 of the Glen Eira Planning Scheme. It provides performance measure to manage amenity impacts and of particular relevance to this application are the operational hours that it suggests suitable for non-residential uses.

The policy suggests a closing time of 6:30pm on Monday to Friday is appropriate, however the application seeks to close at 8.30pm. There are other comparable uses in the area that have later closing times including the medical clinic at 409 North Road, which is zoned Neighbourhood Residential Zone and has a 7.00pm closing time on Monday to Friday.

In balancing the proposed closing time of 8:30pm with the Non Residential Uses policy and with consideration to the North Road Medical Centre, a reasonable balance would be to reduce the proposed hours to a 7:30pm finish on Monday to Friday. A later finish than 6:30pm is considered acceptable due to its close proximity to other commercial uses on North Road and the smaller scale of the operation.

#### Change to Condition 10

Condition 10 was originally placed on the permit as the use of the land as an education centre was applied for on a temporary basis until the applicant was able to return to their permanent location being the Uniting Church at 419 North Road Ormond. The expiry date of 2 years from the

issue of the permit was timed to accommodate for the expiry of the applicant's lease of 260 Booran Road. The applicant wishes to extend the expiry date by a further 2 years due to a change in the return date to the Uniting Church.

This is considered an acceptable outcome as the education centre will continue to benefit from access to the Church's carparks, will provide a valued service to the community and amenity impacts are satisfactorily addressed.

From a car parking perspective, there is minimal difference between the education centre operating out of 260 Booran and 419 North Road, due to their close proximity. This allows a traffic survey to be applicable to both locations.

#### Objector concerns

Some of the objections lodged had regard to noise concerns from the increased hours of operation and student numbers. It is however considered that the standard noise conditions placed on the existing permit should be sufficient in addressing any unreasonable noise.

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

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

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

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

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

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

#### **CONCLUSION**

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

**APPLICATION TO AMEND A PLANNING PERMIT**

(Form to be used only after a decision has been made.)



- Have plans previously been endorsed by Council? ☒ Yes ☐ No
- If so, was the Planning Permit granted prior to 23 August 2005? ☐ Yes ☒ No
- Does this application include plans as per conditions of permit? ☒ Yes ☐ No
- Does this application include voluntary changes to the plans? ☐ Yes ☐ No
- Does this application require a change to the wording of any conditions of the current permit? ☒ Yes ☐ No
- Was the current permit issued at the direction of VCAT? ☐ Yes ☒ No

**The Planning Department will assess your application to amend a Planning Permit pursuant to Sections 62(3) and/or 72 of the Planning and Environment Act 1987.**

Records Management

17 AUG 2018

Received

**Contact, applicant and owner details**

1. Provide details of the applicant, contact and owner of the land.

**a) Applicant**

The person or organisation who wants the permit.

Name: GLEN EIRA ADULT LEARNING CENTRE INC

Postal address: 260 BOORAN ROAD

ORMOND VIC Postcode: 3204

Email address: manager@gealc.org.au

**b) Contact**

The person you want council to communicate with about the application.

Name: PHILIPPA CARLS (Manager)

Postal address: 260 BOORAN ROAD

ORMOND VIC Postcode: 3204

**c) Owner**

The person or organisation who owns the land.

Contact Phone: 9578 8996

☐ Same as applicant ☐ Same as contact

Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land:

Name (if applicable):

Organisation (if applicable): ORMOND UNITING CHURCH

**Council help with the application**

2. Has there been a formal pre-application meeting with a council officer?

☐ Yes ☒ No

If yes, with whom? \_\_\_\_\_

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**The land**

3. Address of the land

260 BOORAN ROAD

ORMOND VIC

Postcode: 3204

4. Describe how the land is used and developed now

eg. single dwelling, three dwellings, shop, medical centre restaurant. A plan and photos of existing conditions are helpful.

SINGLE DWELLING

EDUCATIONAL USE (with restrictions

as per current planning permit

GE/PP-29905/2016) (SEE attached plans + photos)

**The amendment proposal**

5. Provide details of the permit being amended and the amendment being applied for:

a) What permit is being amended?

Include the permit number and what the permit allows.

GE/PP-29905/2016

Preamble: use of land as education centre,

construction of associated buildings

and works and reduction of car parking

requirement in accordance with endorsed plans.



<p>b) What is the amendment being applied for: Describe the changes proposed to the permit including all changes to plans or other documents included in the permit.</p> <p>c) Why is the amendment required? State the reasons for the change.</p>	<input checked="" type="checkbox"/> Tick if separate sheet attached. Please see attached letter. - Amendment to operation hours (8:30am to 4:30pm) - Increase in participation numbers to 50 students and 8 staff/volunteers - option to run evening programs (up to two nights Mon to Thurs) - Saturday programs (up to 6 Saturdays/year) - Extension to planning permit duration.
---	--

**Cost of the Development**

6. State the estimated cost of the proposed amendments. You may be required to verify this estimate:	\$0
--	-----

7. Covenants and other restrictions on title?	
a) Title information	<input checked="" type="checkbox"/> Attach a full, current copy of title information for each individual parcel of land.
b) Is the land affected by a registered covenant, section 173 agreement or restriction on title eg. easement or building envelope? (please tick box)	<input checked="" type="checkbox"/> No, go to question 8. <input type="checkbox"/> Yes, attach a copy of the registered covenant or section 173 agreement.
<p><b>Note:</b> Council must not grant an amendment to a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the Planning and Environment Act 1987). Contact Council for advice.</p>	

8. Additional information about the proposal	
<b>Attach additional information providing details of the proposal, including:</b> (please tick box)	<input type="checkbox"/> Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist. <input type="checkbox"/> 3 copies of plans showing the layout and details of the proposal to a scale of 1:100cm. <input type="checkbox"/> If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

**Information checklist**

9. Have you:	<input checked="" type="checkbox"/> Filled in the form completely? <input type="checkbox"/> Paid or included the application fee? (Contact council to determine the appropriate fee.) <input checked="" type="checkbox"/> Attached all necessary supporting information and documents?
--------------	--

**Declaration**

10. This form must be signed.  Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.	I declare that all the information in this application is true and correct and the owner (if not myself) has been advised of the permit application. Name: <u>PHILIPPA CARIS</u> I am the: (tick all that apply) <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Contact Signature: <u>[Signature]</u> Date: <u>13/08/2018</u>
--	---

**Advertising**

11. Should advertising be required for this application, do you authorise Council to carry it out on your behalf?	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Applicant's Signature: <u>[Signature]</u>
Council's charge for advertising is an initial fee of \$125 which covers notice to 10 properties. Should the property require more extensive advertising, an additional fee of \$12 per address is charged. On-site advertising is undertaken by the applicant. Each sign can be purchased at a cost of \$65. (All charges GST inclusive)	

**INFORMATION PRIVACY**

Any material submitted with this application, including plans and personal information, will be made available for public viewing, copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department on 9524 3333.





GLEN EIRA ADULT  
LEARNING CENTRE INC  
PO Box 219  
Ormond VIC 3204

P : (03) 9578 8996  
F : (03) 9578 8951  
E : info@gealc.org.au  
W : gealc.org.au

ABN: 56 245 390 101

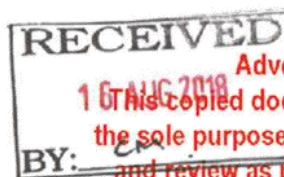
Records Management

17 AUG 2018

Received

14 August 2018

Paul Wood  
Manager Statutory Planning  
Town Planning  
Glen Eira City Council  
PO Box 42  
Caulfield South  
VIC 3162



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Dear Paul

### Application to amend a planning permit at 260 Booran Road, Ormond 3204

I am writing on behalf of Glen Eira Adult Learning Centre Inc (GEALC) to request an amendment to our current planning permit (GE/PP-29905/2016).

In 2016 GEALC applied for a Planning Permit as it was required to move by its landlord (Ormond Uniting Church) from 419 North Ormond to 260 Booran Road, Ormond 3204. GEALC requested a permit to change the land use at 260 Booran Road from residential to educational use and to authorise the construction of associated buildings and works and reduction of car parking requirement in accordance with the endorsed plans.

In September 2016, a car parking and traffic assessment was carried out by GTA Consultants and the report indicated that on a typical day, up to 75 people were on site over the course of the day and indicated that the maximum number of staff and students on-site at any given time was 37 (including 32 students and 5 staff).

GEALC was informed by Council when it was applying for the planning permit that it could apply for a temporary permit to run two of its annual events (usually held on the weekend). This was suggested as a solution as GEALC was not open on the weekend at the time of applying for its permit and so a car parking and traffic and assessment on the weekend was seen as meaningless.

GEALC was issued with its current permit on 3 May 2017 (see attached permit GE/PP-29905/2016)

### Conditions of Current Planning Permit

**Disabled Access:** all work carried out to provide disabled access was constructed in accordance with AS 1428.1.

**Security Alarms:** all installed alarms are approved by the Standards Association of Australia and are connected to a registered security service.

**External Sound Amplification:** no external sound amplification equipment have been installed.

**Operation Hours:** currently GEALC operates within the hours stated.

**Attendance:** the current permit states that not more than 5 staff and 35 students may be in attendance on the site at any one time. Since being issued with this permit in 2017, GEALC's student attendance has increased due to an unforeseen change with one of its funding providers. The change in providers has meant less options for newly arrived migrants to study in the Glen Eira and surrounding areas. GEALC is faced with having to turn students away due to the restrictions of its current permit.

In October 2017 GEALC contacted the Council to seek permission to run two of its annual events only to be informed that it could not apply for a temporary permit. Such a permit did not exist. GEALC had been given funds through the Glen Eira City Council's Community Grants program to run these events and had to modify its activities to fit within the permit restrictions.

**Landscaping:** GEALC maintains the property in accordance with the permit conditions.

**Use of Land:** the permit states that the land use as an Education Centre will cease two years from the date of permit (3 May 2017). GEALC has been notified by its Landlord that it will have to remain at the property at 260 Booran Road Ormond beyond the two year permit period.

**Car Parking:** 6 car parking spaces are available at the Ormond Uniting church carpark.

**Bicycle Parking:** GEALC provides four bicycle parking spaces on the land.

## GLEN EIRA ADULT LEARNING CENTRE INC

### Hours of Operation and Participation Numbers

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TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Morning 8.30am - 12pm	50 participants 8 staff	50 participants 8 staff	50 participants 8 staff	50 participants 8 staff	50 participants 8 staff	30 participants 2 staff  <b>from 10am to 3pm</b>
Afternoon 12 - 3.30 pm	50 participants 8 staff	50 participants 8 staff	50 participants 8 staff	50 participants 8 staff	50 participants 8 staff	
Afternoon 3.30 - 6.30pm	30 participants 2 staff	30 participants 2 staff	30 participants 2 staff	30 participants 2 staff	30 participants 2 staff	
Evening 6.30 - 8.30pm	30 participants 2 staff	30 participants 2 staff	30 participants 2 staff	30 participants 2 staff	30 participants 2 staff	

#### ONE OFF EVENTS:

In addition, GEALC would like the option to have up to **100 participants** at its annual community events held **twice a year** during Diversity Week (mid-March) and Social Inclusion Week (during the first week of December). NOTE: GEALC has received a Glen Eira City Community Event and Festival Grant 2018-2019 to run its Multicultural Open day in March 2019 offering free multicultural activities to the Glen Eira community.



**Extension to Planning Permit Duration:** Following notification from its Landlord stating that GEALC will have to remain at the property at 260 Booran Road Ormond beyond the two year permit period, GEALC would like to request a two year extension to the expiry date (due to expire on 3 May 2019).

### **Non residential uses in residential zones policy**

GEALC has considered Clause 22.02 of the 'Non-residential uses in residential zones policy' and evaluated the amendment to its planning application against each policy and performance measure. GEALC is of the opinion that the amendments comply with and satisfy all the performance measures set out in each subsection of Clause 22 including:

1. Clause 22.02-2 requires the development or extension of non-residential uses, in suitable locations which comply with orderly and proper planning principles:
  - a) 260 Booran Road is not abutting a main road, but a secondary road.
  - b) The location is easily accessible by public transport (bus and train)
  - c) Local amenities include the Ormond Uniting Church, Ormond Anglican Church and North Road Medical. The intended use of 260 Booran Road would have minimal impact on the local amenities. In fact, it would enhance local amenities.
  - d) GEALC currently has 6 car parking spaces it can use at the Ormond Uniting Church (256 Booran Road). GEALC has one disability car parking space on site and 4 staff members are able to park their cars on the front lawn area. Thus, the amended use of 260 Booran Road would have little or no impact on the residential amenities in the area.
  - e) Given the above, the application satisfies Clause 22.02-2 as a preferred location.
2. Clause 22.02-05 requires a minimal effect on the residential amenity:
  - a) This clause appears to relate primarily to health care uses.
  - b) The current and ongoing use of 260 Booran Road is for educational purposes.
  - c) Notwithstanding the above, there would be no structural changes to the exterior of the property ensures that the application is in compliance with Clause 54.04-06 for adjoining properties.
  - d) Further the amended operating hours of GEALC is 8.30am to 5.00pm on Monday to Friday which is within the performance measure times of 7.00am to 6.30pm GEALC does not operate on Saturday and Sunday.
  - e) It is clear therefore that the proposal complies with the performance measures.
  - f) While the policy refers to small-scale uses, GEALC is aware that other community houses and child care centres have been permitted to operate in residential zones. GEALC will have less impact on neighbourhood amenity than would a child care

centre, because, unlike a child care centre, its students don't all arrive or leave at approximately the same time during peak hours, and the noise impact would be far lower.

- g) Considering the above, the application complies with Clause 22.02-05.

### **Reputation in Community**

GEALC is seen as a valuable member of the Glen Eira community and often has Councillors from Glen Eira City Council attending and supporting its community events. In 2014 GEALC was awarded the Glen Eira Community Group of the Year Award for its outstanding provision of services and community strengthening activities and also received the Department of Education and Training's 2016 Learn Local Legend Award (Southern Metropolitan Region) recognising GEALC as an outstanding contributor to learner participation. I have attached a copy of a recent letter of support GEALC received from Council for a funding submission which reiterates how GEALC is perceived by the Council and its community.

GEALC recently had an inspection made by a Glen Eira Council Planning Compliance Officer and received a letter outlining a non-compliance with its condition of Planning Permit due to an excess of 35 students on site. The Compliance Officer pointed out that a neighbour had raised an issue about parking in Booran Road. Since this incident GEALC has been educating its migrant students in how to park their cars correctly near a driveway and put notices up around the centre to remind participants how to park correctly. GEALC has also sent letters to the neighbours informing them about its events and courses and the option to drop in to have an informal chat about any concerns they have.

### **Supporting Documentation**

Please find enclosed additional information for Glen Eira Adult Learning Centre's application to amend its current planning permit at 260 Booran Road, Ormond 3204:

- Application Form to Amend a Planning Permit
- Certificate of Title and Sub-Division Plan
- Current Planning Permit GE/PP-29905/2016
- Endorsed Site and Floor plan/s
- Original Car Parking assessment prepared by a suitably qualified traffic engineer
- Letter of Support from Glen Eira City Council.

I have not included a fee with this application. I will await hearing from your department once it has determined the appropriate fee.

If you require any additional information, please do not hesitate to contact me.

Kind regards



Philippa Caris  
Manager



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Document Assembled	<b>03/09/2018 12:34</b>

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 10497 FOLIO 190

Security no : 124073734718V  
Produced 03/09/2018 12:16 pm

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 424293S.

PARENT TITLES :

Volume 05322 Folio 280      Volume 08435 Folio 470

Created by instrument PS424293S 11/02/2000

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of 130 LITTLE  
COLLINS ST MELBOURNE 3000  
W862294H 22/06/2000

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN852526W 20/05/2017

UCA CASH MANAGEMENT FUND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section  
24 Subdivision Act 1988 and any other encumbrances shown or entered on the  
plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS424293S FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 260 BOORAN ROAD ORMOND VIC 3204

DOCUMENT END



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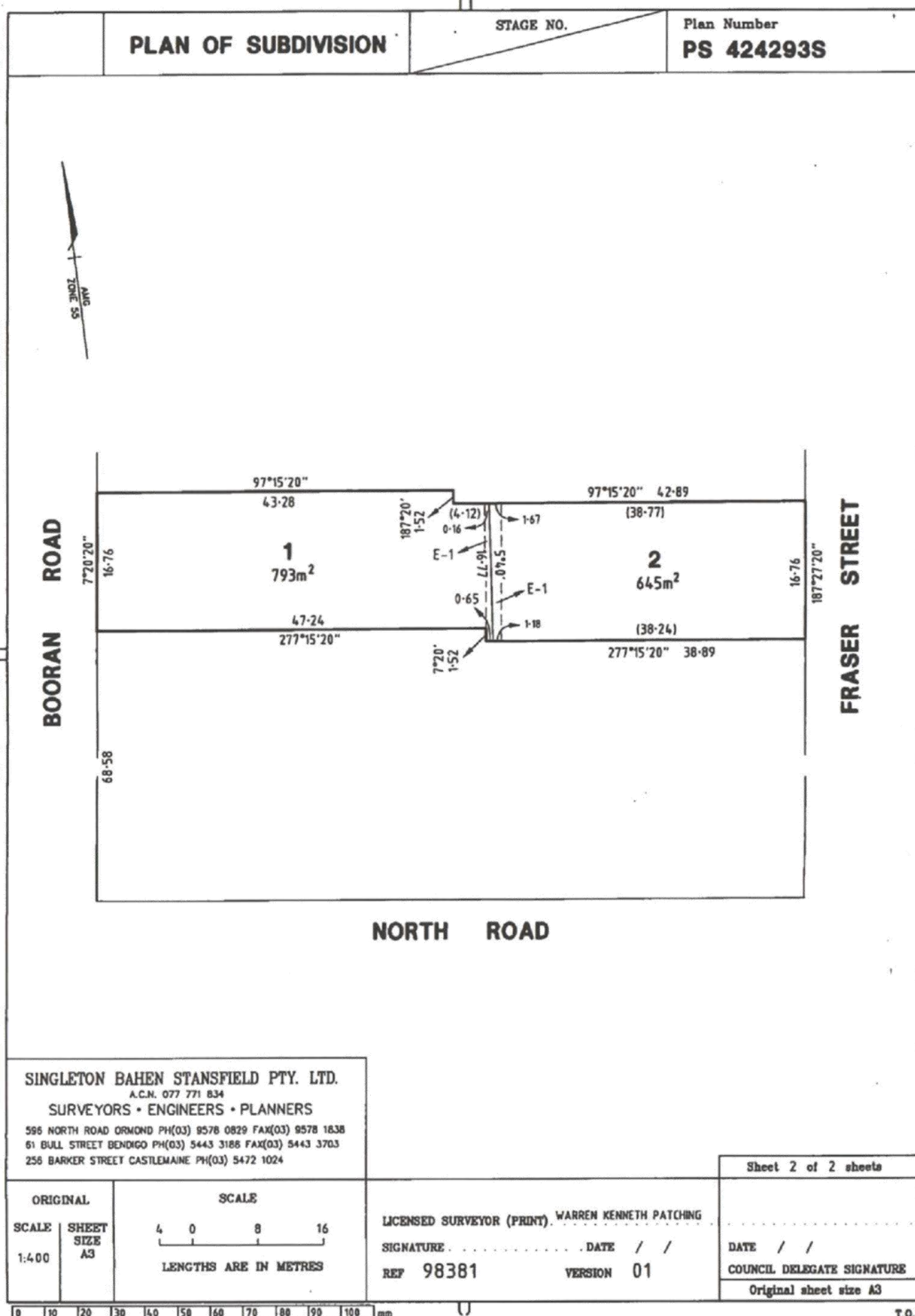
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PLAN OF SUBDIVISION				STAGE NO. <b>1</b>	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 424293S</b>
<b>Location of Land</b> Parish: PRAHRAN Township: EAST OF ELSTERNWICK Section: _____ Crown Allotment: _____ Crown Portion: 66 (PART)  LTO Base Record: CHART 205 Title Reference: VOLUME 5322 FOLIO 280 VOLUME 8435 FOLIO 470 Last Plan Reference: LP 61194, LOT 1 & LP 12046, LOT 7 Postal Address: 260 BOORAN ROAD & (at time of subdivision) 2 FRASER STREET, ORMOND, VIC. 3204 AMG Co-ordinates: E 327 200      Zone: 55 (of approx. centre of land N 5803 000 in plan)				<b>Council Certification and Endorsement</b> Council Name: CITY OF GLEN EIRA      Ref 02/348/17605 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage .....</del> Council Delegate Council Seal Date 20/5/99 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves						
Identifier		Council/Body/Person				
NIL		NIL				
				Notations		
				Staging      This is/ is not a staged subdivision Planning Permit No.		
				Depth Limitation      DOES NOT APPLY  LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES		
				Survey      This plan is/ is not based on survey This survey has been connected to permanent marks no(s) MMB 807 AND 809 in Proclaimed Survey Area No. _____		
Easement Information						LTO use only
Legend: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement(Road)						
						Statement of Compliance/ Exemption Statement
						Received <input checked="" type="checkbox"/>
						Date 25/11/99
						LTO use only
						PLAN REGISTERED
						TIME 3.35 PM
						DATE 11/2/00
						..... Assistant Registrar of Titles
						Sheet 1 of 2 sheets
<b>SINGLETON BAHEN STANSFIELD PTY. LTD.</b> A.C.N. 077 771 834 <b>SURVEYORS • ENGINEERS • PLANNERS</b> 596 NORTH ROAD ORMOND PH(03) 9578 0829 FAX(03) 9578 1838 81 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703 256 BARKER STREET CASTLEMAINE PH(03) 5472 1024				LICENSED SURVEYOR (PRINT) WARREN KENNETH PATCHING SIGNATURE ..... DATE / / REF 98381      VERSION 01		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

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## PLANNING PERMIT

### GLEN EIRA PLANNING SCHEME

RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

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PLANNING PERMIT NUMBER:	GE/PP-29905/2016
ADDRESS OF THE LAND:	260 Booran Road ORMOND VIC 3204
APPLICANT:	Glen Eira Adult Learning Centre
THE PERMIT ALLOWS:	Use of the land as education centre, construction of associated buildings and works and reduction of car parking requirement in accordance with the endorsed plans.

***This Permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 03 May 2017.***

#### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. 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.
2. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
3. 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.

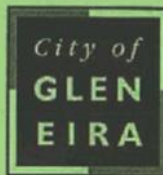
4. Disabled access to the building must be provided to the satisfaction of the Responsible Authority.  
  
All work carried out to provide disabled access must be constructed in accordance with in AS 1428.1 to the satisfaction of the Responsible Authority.
5. All security alarms or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.

DATE ISSUED: 03 May 2017	SIGNATURE FOR THE RESPONSIBLE AUTHORITY
--------------------------	---

IMPORTANT – REFER TO  
NOTES ON LAST PAGE

PAGE 1 OF 3





**PLANNING PERMIT**  
**GLEN EIRA PLANNING SCHEME**  
**RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL**  
**PLANNING PERMIT NUMBER: GE/PP-29905/2016**

*Conditions Continued –*

6. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purpose.
7. The use may only operate between the hours of 9am to 4pm Monday to Thursday and 9am to 2pm Friday. This does not include ancillary functions (i.e. cleaning and maintenance).
8. Not more than 5 staff and 35 students may be in attendance on the site at any one time.
9. The landscaping as shown on the endorsed plan must be maintained, and any dead, diseased or damaged plant replaced to the satisfaction of the Responsible Authority.
10. The use of land as an Education Centre will cease two (2) years from the date of this Permit; this must not be altered without the prior written consent of the Responsible Authority.
11. Six (6) car parking spaces must be available at the Ormond United Church at 419 North Road Ormond for the Education Centre.
12. A minimum of four (4) bicycle parking spaces must be provided on the land for the use. The design and layout of the bicycle parking spaces must accord with either Clause 52.34, AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria.

*Conditions End*

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

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

**DATE ISSUED: 03 May 2017**

**SIGNATURE FOR  
THE RESPONSIBLE  
AUTHORITY**

**IMPORTANT – REFER TO  
NOTES ON LAST PAGE**

**PAGE 2 OF 3**



## PLANNING PERMIT

### IMPORTANT INFORMATION ABOUT THIS NOTICE

#### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

#### WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

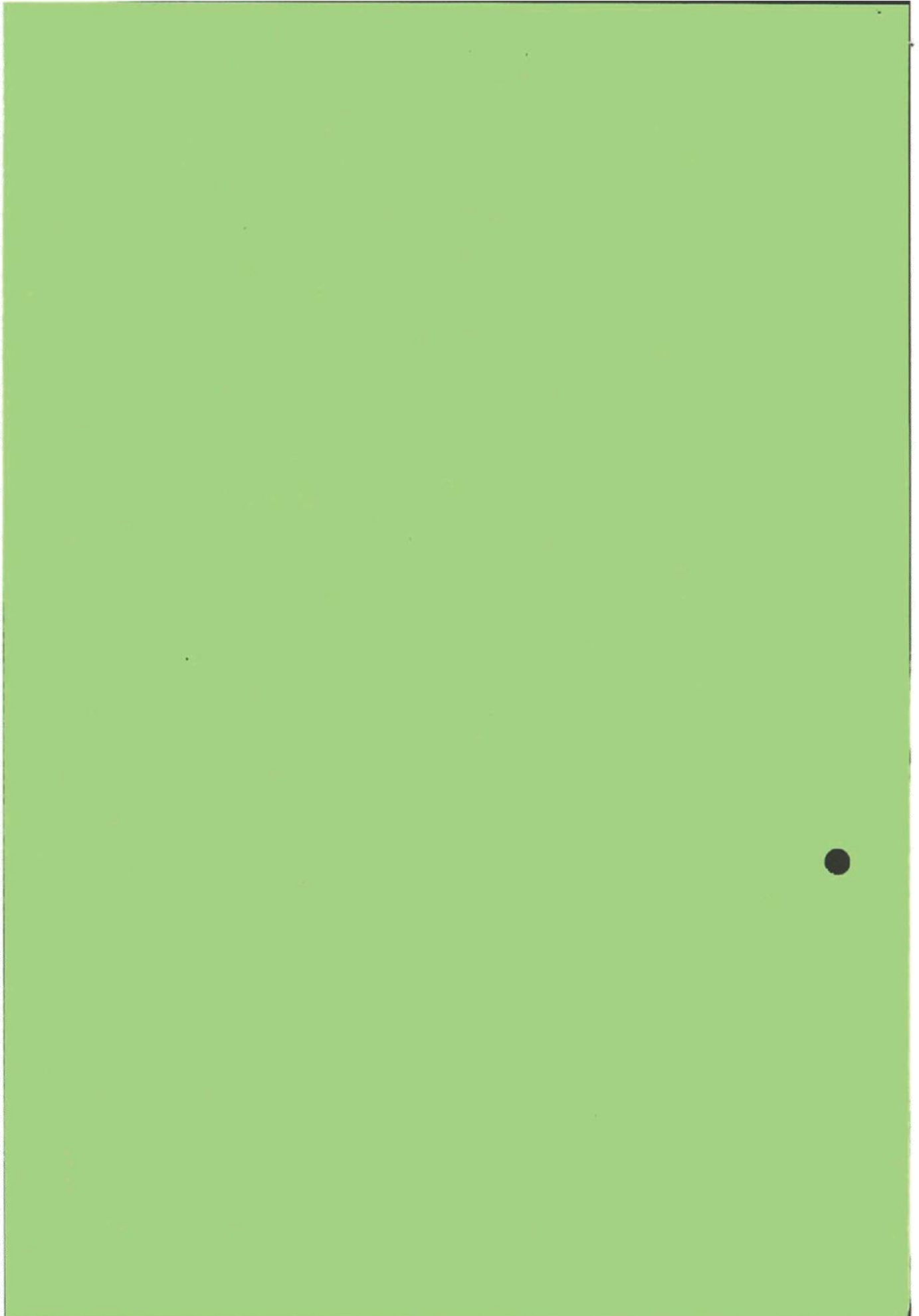
#### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan or subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

#### WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.
- Application for review forms and guides are available at [www.vcat.vic.gov.au](http://www.vcat.vic.gov.au), Ground Floor 55 King Street Melbourne or by contacting VCAT customer service on (03) 9628-9777.

(LAST PAGE OF PERMIT)



**Advised Document**  
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## PLANNING AND ENVIRONMENT ACT 1987 GLEN EIRA PLANNING SCHEME

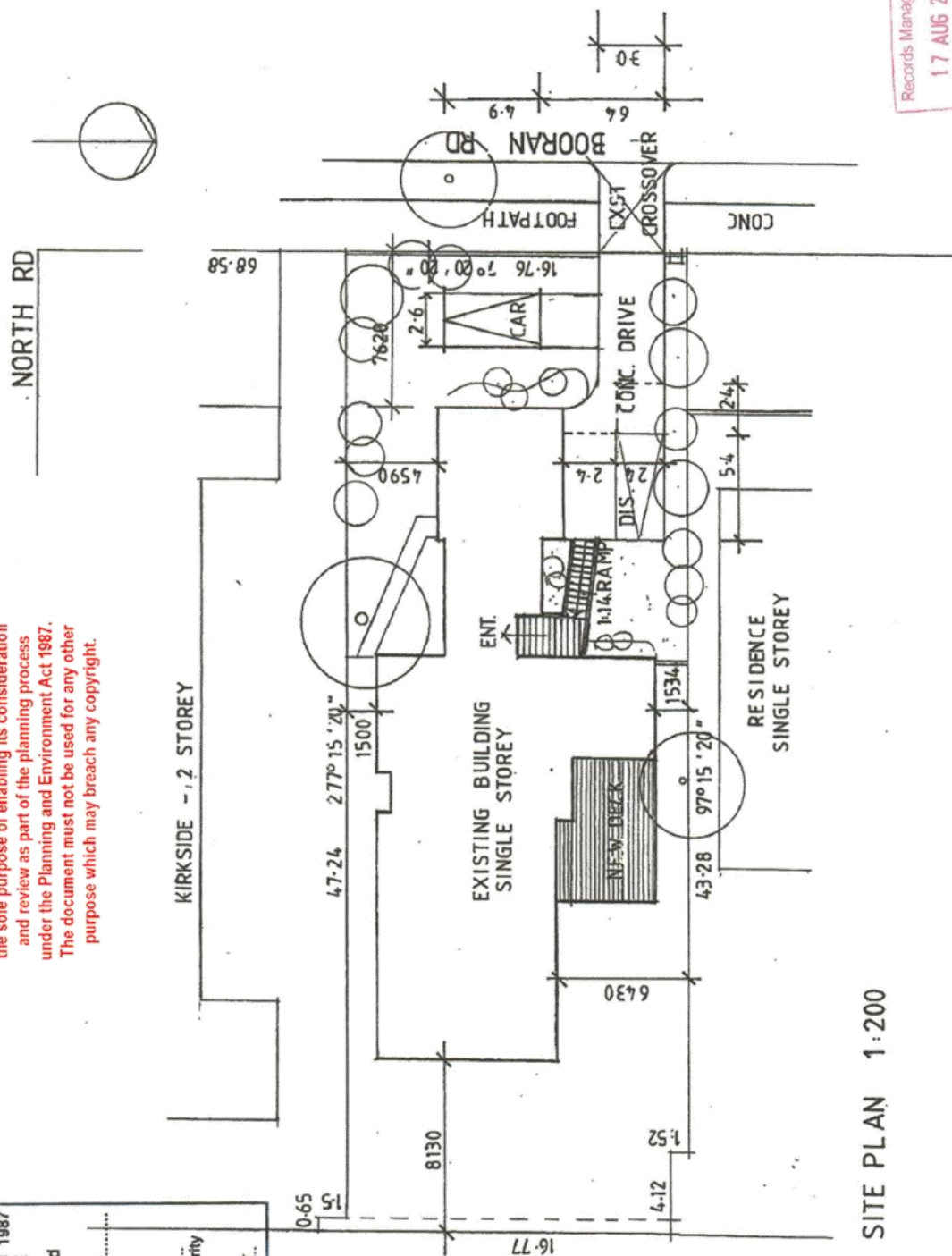
Plan / Amended Plan Approved  
As part of Planning Permit

No: GE / PP- 29905 / 2016

Sheet 1 of 3

  
Delegate for the responsible Authority  
(Glen Eira City Council)

DATE: 03/05/2017



SITE PLAN 1:200

Records Management  
17 AUG 2018  
Received

## PLANNING APPLICATION

<b>Frank Ortolan Architect</b> P.O. BOX 184 ORMOND-VIC 3206 T (03) 9553 2237 M 0412 816 123 fo@bopend.net.au		JOB NO. 14111 REVISION A		DWG TITLE: SITE PLAN	
PROPOSED RENOVATIONS 260 BOORAN ROAD, ORMOND 3204		DRAWN: FA0 DATE: JULY16		DRAWING No. P1	
REVISE CARPARKING ADD SETBACK DIMS		JOB No 1609 SCALE 1:200		REVISION A	
CLIENT: GLEN EIRA ADULT LEARNING CENTRE (GEALC)					

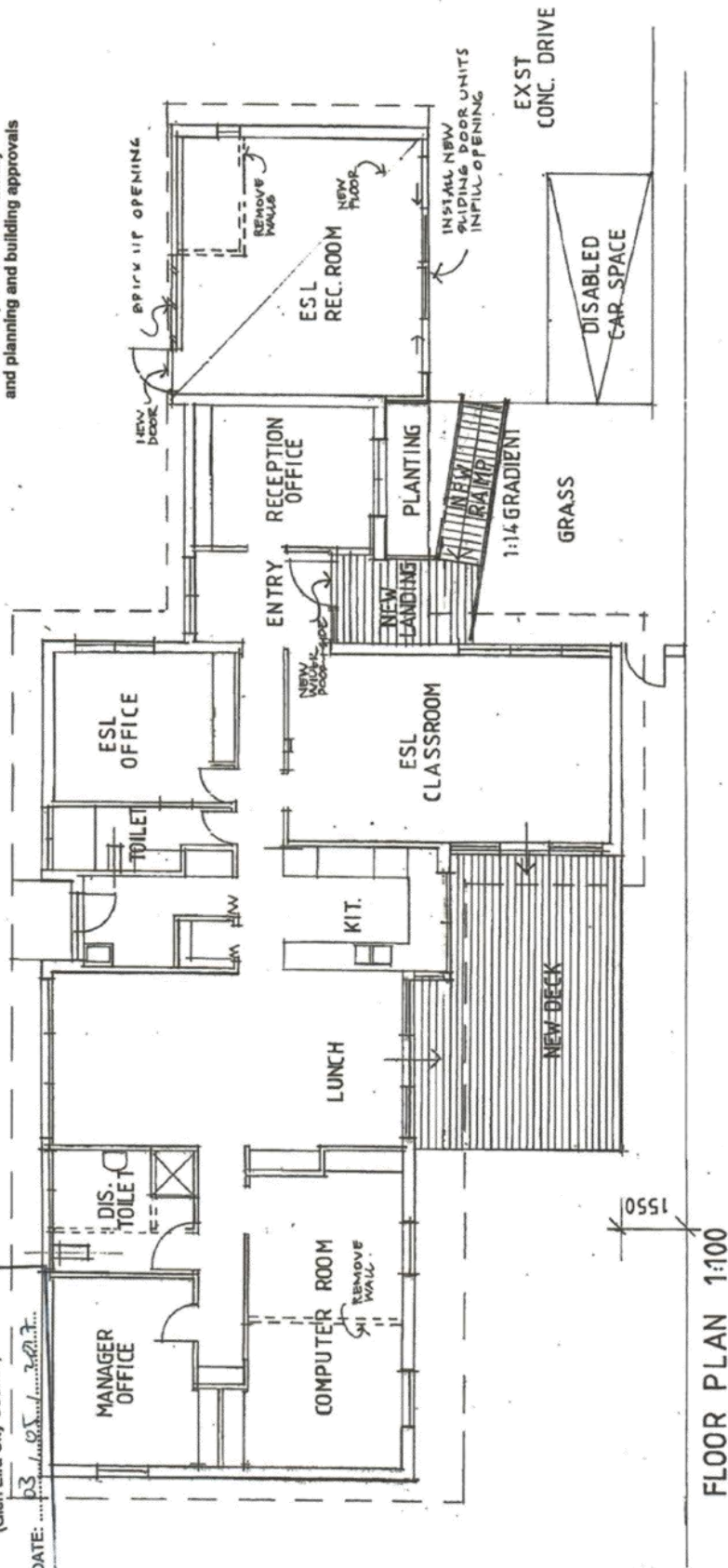


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PLANNING AND ENVIRONMENT ACT 1987  
GLEN EIRA PLANNING SCHEME  
Plan / Amended Plan Approved  
As part of Planning Permit  
No: GE / PP- 29905 / 2016  
Sheet 2 of 3  
DATE: 03/05/2017  
Delegate for the responsible Authority  
(Glen Eira City Council)

Drawings are subject to confirmation of site conditions, levels, title boundaries, structural suitability and planning and building approvals



FLOOR PLAN 1:100

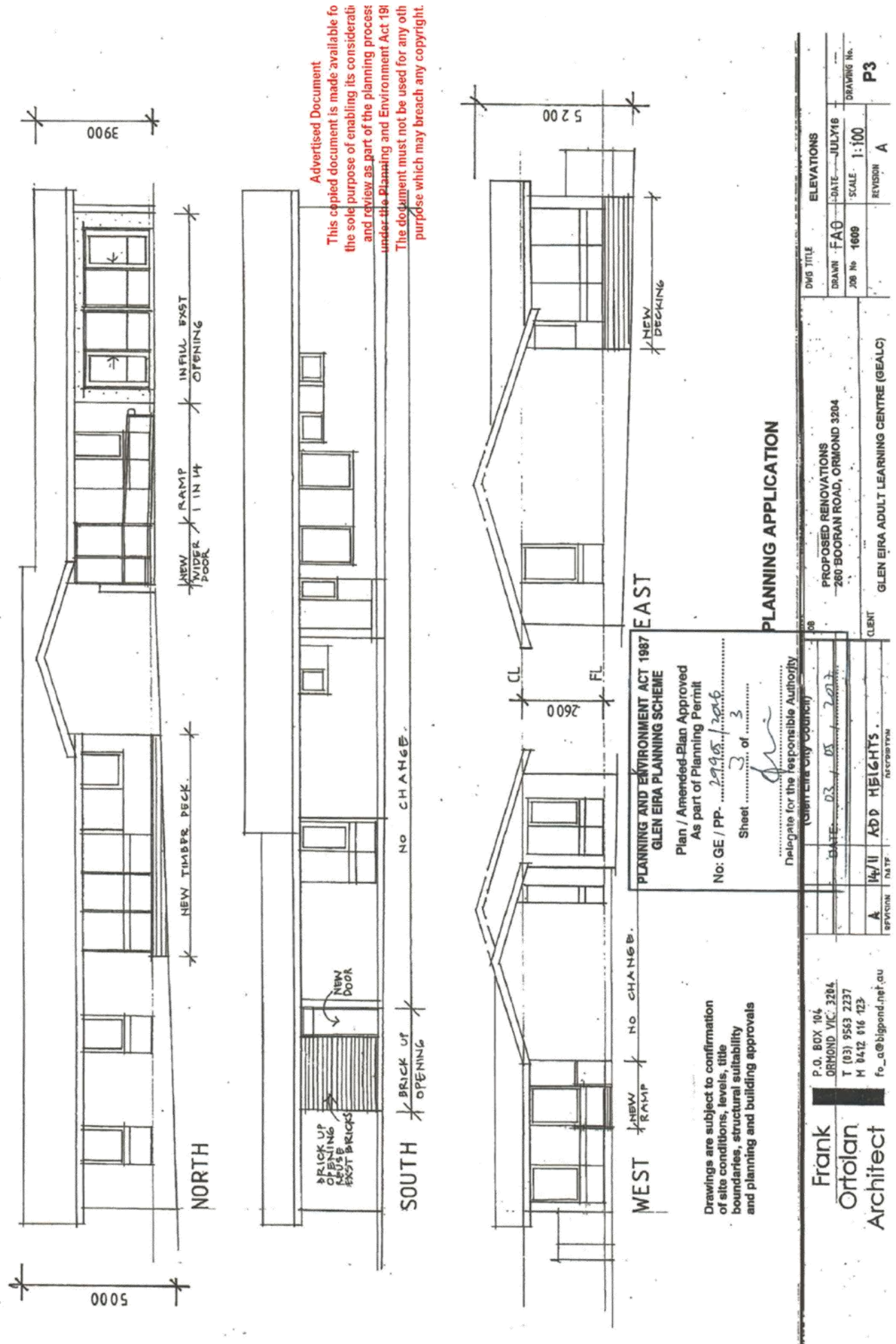
**PLANNING APPLICATION**

Frank  
Ortolan  
Architect  
P.O. BOX 184  
ORMOND VIC. 3204  
T (03) 9563 2237  
M 0412 916 123  
fo\_a@bigpond.net.au

PROPOSED RENOVATIONS  
-200 BOORAN ROAD, ORMOND 3204  
CLIENT  
GLEN EIRA ADULT LEARNING CENTRE (GEALC)

DWG TITLE	FLOOR PLAN
DRAWN: FAO	DATE: JULY16
JOB No 1609	SCALE 1:100
REVISION	REVISION
	A
	P2





3 October 2018

Glen Eira Adult Learning Centre  
260 Booran Road  
Ormond VIC 3204



**TRAFFIC  
TRANSPORT  
WASTE**

MGA Traffic Pty Ltd  
84 Hotham Street  
Preston Vic 3072  
+613 9863 6480  
mgattraffic.com.au

Attention: Philippa Caris

## Re: Glen Eira Adult Learning Centre, 260 Booran Road, Ormond Car Parking Assessment

I refer to our recent correspondence and discussions regarding the proposed increased of participants at the Glen Eira Adult Learning Centre located at 260 Booran Road, Ormond. Specifically, the proposal seeks to increase the number of participants by 15 with 4 additional staff for the Monday to Friday period between 9:00am – 3:30pm and apply for the extension of operating hours to accommodate 30 participants and 2 staff on weekdays between 4:00pm – 8:30pm and on a Saturday between 10:00am – 3:00pm. No additional on-site car parking is proposed.

MGA Traffic Pty Ltd has been engaged to undertake a car parking assessment of the proposal. In summary, based on the analysis presented within the attached report, the following conclusions are made:

- The proposed increase of 15 participants during typical weekday operating hours has a statutory parking requirement to provide 0.4 spaces per participants (inclusive of staff parking demands) equates to 6 car spaces.
- The proposed increase of 30 participants during the weekday evening period and on Saturdays has a statutory parking requirement to provide 0.4 spaces per participants (inclusive of staff parking demands) equates to 12 car spaces.
- The car parking demand assessment (based on data collated at the existing centre) indicates that the proposal is likely to generate a parking demand consistent with the statutory parking requirements.
- The site does not propose any additional on-site car parking.
- The proposal is not expected to impact on the amenity of the local area with suitable parking vacancies available (based on parking surveys) to support the parking activity associated with the proposal, including vacancies along Booran Road.
- It is recommended that the site provide 2 bicycle spaces to satisfy the statutory requirement.

Should you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,  
MGA Traffic Pty Ltd

Peter J Malinas  
Managing Director

Encl: Parking Assessment

### Advertised Document

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MGA Ref: MGA19023

# Parking Assessment

## Site Locality

The subject site is located at 260 Booran Road in Ormond. The site is approximately 750sqm and has a frontage of 17m to Booran Road. The surrounding properties include a mix of Neighbourhood Residential, Commercial land uses and the Ormond Uniting Church.

Booran Road functions as a major local road. It is a two-way road aligned in a north-south direction and configured with a two-lane, 11.5m carriageway set within a 20m road reserve. Kerbside parking and bicycle lanes are provided on both sides of the carriageway.

Bus Routes 625 operates along Booran Road and North Road past the site which also connects the site to Elsternwick and Chadstone. Bus Route 630 operates along North Road and connects the site to Elsternwick and Clayton (Monash University).

The Ormond Railway Station (Frankston Line) is located within a 500m walking distance from the site.

Sealed pedestrian paths are provided on both sides of Booran Road and North Road. On-road bicycle lanes are accommodated within the Booran Road carriageway and provide links to other external bicycle paths.

## Existing Operation and Proposal

As per Planning Permit GE/PP-29905/2016, the site currently operates as an education centre with 35 participants and 5 staff with hours between 9:00am–4:00pm on Monday to Thursday and between 9:00am–2:00pm on Friday. 6 cars spaces are made available at the Ormond United Church with the provision of 4 bicycle spaces.

The proposal seeks to increase the number of participants by 15 with 4 additional staff for the Monday to Friday period between 9:00am – 3:30pm and apply for the extension of operating hours to accommodate 30 participants and 2 staff on weekdays between 4:00pm – 8:30pm and on a Saturday between 10:00am – 3pm. No additional on-site car parking is proposed.

## Bicycle Parking Requirements

Clause 52.34 of the Glen Eira Planning Scheme (Bicycle Facilities) seeks to encourage cycling as a mode of transport with the provision of secure, accessible and convenient bicycle parking spaces and associated shower and change facilities. As such, the education centre has the following bicycle parking requirements.

- Employees: 1 to each 20 staff = 1 spaces
- Participants: 1 to each 20 students = 1 space

The site currently provides 4 bicycle spaces for use by staff and participants for the current 35 participants and 5 staff. It is recommended that 2 additional spaces are provided to satisfy the statutory requirements for the 15 additional staff and support the overall site to accommodate 50 participants during the week and 30 participants on the weekend.

## Statutory Car Parking Assessment

Statutory requirements for the provision of car parking are set out in Clause 52.06 of the Glen Eira Planning Scheme with the parking assessment provided in Table 1.

## Parking Assessment

Glen Eira Adult Learning Centre, 260 Booran Road, Ormond



Table 1: Statutory Parking Requirements

Land Use / Description	Period	Statutory Parking Assessment		
		Size	Rate	Car Spaces
Education Facility / Education Centre	Weekday Monday to Friday from 9am – 4pm.	15 Students	0.4 car parking spaces to each student that is part of the maximum number of students on the site at any time	6 spaces
Education Facility / Education Centre	Weekday Monday to Friday from 4:00pm to 8:30pm and Saturday 10:00am and 3:00pm	30 Students	0.4 car parking spaces to each student that is part of the maximum number of students on the site at any time	12 spaces

The above assessment indicates that the proposal has a statutory requirement of 6 spaces for the weekday day time period and up to 12 spaces during the weekday afternoon – evening period and on a Saturday morning to afternoon period.

The application does not meet the statutory parking requirements and seeks to reduce the parking requirements by 6-12 spaces.

### Guidelines for Reducing Parking Requirements

With regard to reducing the statutory parking requirement on-site, the Glen Eira Planning Scheme indicates that the application must be accompanied by a Car Parking Demand Assessment which assesses the car parking demand likely to be generated by the proposal, including a review of:

- *The likelihood of multi-purpose trips within the locality*
- *The variation of car parking demand likely to be generated by the proposed use over time.*
- *The short-stay and long-stay car parking demand likely to be generated by the proposed use.*
- *The availability of public transport in the locality of the land.*
- *The convenience of pedestrian and cyclist access to the land.*
- *The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.*
- *The anticipated car ownership rates of likely or proposed visitors to or occupants of the land.*
- *Any empirical assessment or case study*

An assessment of the likely car parking demand for the proposal has been undertaken.

### Car Parking Demand Assessment

Data provided of the existing operation of the Glen Eira Learning Centre is generally consistent with the statutory parking requirements of 0.4 spaces per student (inclusive of staff demands).

As such, the proposal is expected to generate an additional 6 spaces during the 9:00am – 4:00pm period on a Monday – Friday and up to 12 spaces for the weekday period from 4:00pm to 8:30am.

### Adequacy of Parking Provision

Clause 52.06-6 outlines several matters which the responsible authority must consider, as follows:

- *Any relevant local planning policy or incorporated plan*
- *The availability of alternative car parking in the locality of the land*
- *On street parking in residential zones in the locality of the land that is intended for residential use*
- *The practicality of providing car parking on the site, particularly for lots of less than 300sqm*

### Parking Assessment

Glen Eira Adult Learning Centre, 260 Booran Road, Ormond

- *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre*
- *The future growth and development of any nearby activity centre.*
- *Any car parking deficiency associated with the existing use of the land*
- *Any credit that should be allowed for car parking spaces provided on common land*
- *Local traffic management in the locality of the land*
- *The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas*
- *The need to create safe, functional and attractive parking areas*
- *Access to or provision of alternative transport modes to and from the land*
- *The equity of reducing the car parking requirement having regard to any historic contributions*
- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome*
- *Any other matter specified in a schedule to the Parking Overlay*
- *Any other relevant consideration*

Each of the relevant guidelines is further discussed below.

#### Access to or provision of alternative transport modes to and from the land

As discussed earlier, the site has adequate public transport, bicycle parking and pedestrian facilities to supports trips to the site via alternative modes other than private vehicle.

#### The availability of alternative parking in the locality of the land

An inventory of car parking within approximately 400m walking distance of the site, as follows:

- Booran Road between North Road and Foch Street
- North Road between Scott Street and Katandra Road
- Wheatley Road, Leopold Street, Fraser Street and Malane Street

A review of the car parking in the area detailed above indicates a parking supply of 458 spaces which incorporate some 87 car spaces along Booran Road and 86 spaces along North Road. The majority of car parking in the area is unrestricted except for North Road and parts of Malane Street and Fraser Street.

Having regard for the operating hours of the education centre and increased hours of operation, car parking demand surveys were undertaken on Monday 17<sup>th</sup> September at hourly intervals between 9am – 8pm and on Saturday 15<sup>th</sup> September between 10am – 3pm.

The inventory and car parking data are attached to this report. The surveys indicate that car parking demands (entire study area) during the survey period equate to utilisation rates of 41% during the peak weekday period and 35% during the peak weekend. In isolation, the peak parking occupancy rates along Booran Road are in the order of 50%.

Specifically, ample vacancies exist with a minimum of 270 spaces available on Monday at 3pm and a minimum of 297 spaces available on Saturday at the evening peak period at 12:00pm.

A review of the car parking vacancies along Booran Road indicate a minimum of 41 vacancies.

Furthermore, the car parking is also available along North Road to support the demands of the proposal, in particular during the later afternoon period or on weekends where the extension to operating hours is sort.

Specifically, on-street car parking vacancies exist in the area to support demands generated by the development as summarised in Table 2, including the area limited to Booran Road and North Road.

#### Parking Assessment

Glen Eira Adult Learning Centre, 260 Booran Road, Ormond



Table 2: Car Parking Survey Results

Car Parking Inventory	Car Parking Supply	Car Parking Survey Results dated Monday 17 <sup>th</sup> September 2018		Car Parking Survey Results dated Saturday 19 <sup>th</sup> September 2018
		1pm (Midday)	3pm (Afternoon)	1pm (Midday)
Total Area	458 spaces	180 spaces	188 spaces	161 spaces
Booran Road	87 spaces	43 spaces	45 spaces	38 spaces
North Road	86 spaces	37 spaces	38 spaces	39 spaces
Total Area Vacancies		278 spaces	270 spaces	297 spaces
Booran Road Vacancies		44 spaces	42 spaces	49 spaces
Booran Road Vacancies (between Pattison Road and Mortimore Street)		49 spaces	48 spaces	47 spaces

### The impact of fewer car parking spaces on local amenity

The car parking demand assessment anticipates that the site will generate peak parking demands in the order of 6 during the weekday and up to 12 spaces during peak parking times on weekday afternoon to evening periods and on weekends.

Suitable vacancies exist in the immediate area to accommodate additional demands with Booran Road and North Road able to absorb such demands alone.

It is understood that the site is currently operating with the additional 15 participants which the site is currently seek a permit amendment. As such, the parking results arguable already take into account the additional parking demands expected during the weekday daytime sessions. The evening weekday demand and weekend demand can easily be absorbed in the road network.

Having regard to the above, the site is expected to have minimal impact on the amenity of the local area. It is considered appropriate to rely upon parking in the area, including spaces along Booran Road and North Road.

### The practicality of providing car parking on the site

Vehicle access and potential parking areas for the site is limited by the existing building. As such, it is not possible to provide further car parking on-site.

## Attachment A: Parking Inventory

Street	Section	Side	Restriction	Clear Way	Capacity	Parking Occupancy Monday 17 September 2018														Parking Occupancy Saturday 18th September				
						9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	10:00	11:00	12:00	13:00	14:00	15:00	
Leopold St	From North Rd To Feodore St	W	Unrestricted		39	17	18	18	17	17	18	19	16	14	14	15	14	13	18	19	19	18	16	
		E	Unrestricted		30	14	13	15	15	16	14	16	15	13	12	11	11	10	14	15	15	14	13	
			Unrestricted	No Stopping 8-9am 3-4pm	8	0	3	5	4	5	3	0	0	3	2	2	1	1	1	2	2	2	2	
Booran Rd	From North Rd To Foch St	W	Unrestricted		42	22	24	23	23	22	21	23	19	18	18	17	19	15	19	21	22	21	19	
		E	Unrestricted		45	19	22	21	20	21	19	22	20	18	17	17	17	11	15	17	18	17	16	
Wheatley Rd	From North Rd To Maud St	W	Unrestricted		6	3	3	4	4	3	3	4	4	2	2	2	2	2	0	0	0	1		
		E	Unrestricted		5	2	2	1	1	2	2	3	2	2	1	1	1	0	0	1	1	2	2	
	From Maud St To Ocean St	W	Unrestricted		12	3	2	2	3	3	3	4	3	3	3	2	2	1	0	0	0	1	1	
		E	Unrestricted		8	0	0	1	1	1	1	2	1	1	1	1	1	0	1	1	0	0	0	
	From Ocean St To Maud St	W	Unrestricted		8	2	2	3	2	2	1	2	2	1	1	1	1	2	0	0	0	1	2	
		E	Unrestricted		6	0	0	0	1	1	0	1	1	0	0	0	0	2	0	1	1	1	0	
Fraser St	From North Rd To Foch St	W	Unrestricted		62	11	10	10	10	9	11	11	10	10	8	8	7	5	7	8	9	8	7	
		E	Unrestricted		37	8	6	6	7	7	9	9	8	8	6	6	6	7	8	9	10	9	8	
			2P 8am-6pm Mon-Fri 8am-12noon		10	6	5	5	6	6	5	5	4	4	3	4	2	4	5	5	5	5	4	
Malane St	From North Rd To End	W	Unrestricted		26	15	16	15	14	16	16	17	16	14	14	12	12	8	11	13	14	13	11	
			2P 8am-6pm Mon-Fri 8am-12noon		3	2	2	1	2	2	1	2	2	2	2	2	2	0	2	2	2	2	2	
		E	Unrestricted		22	7	6	6	7	8	8	8	7	7	6	5	5	6	7	7	7	7	6	
			2P 8am-6pm Mon-Fri 8am-12noon		3	2	1	1	2	2	2	2	1	1	2	1	1	0	2	1	0	1	2	
North Rd	From Katandra Rd To Newham Grove	N	No Stopping		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		S	P2min		2	1	2	1	0	0	1	1	0	0	1	0	0	0	0	2	1	0	0	0
			Taxi Zone		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	
	From Newham Grove To Dalmor Ave	N	1P 8am-5pm, 8am-12noon Sat		8	6	6	5	5	6	6	7	6	5	4	3	3	4	6	6	6	6	5	
		S	1P 8am-5pm, 8am-12noon Sat		4	4	3	3	4	4	4	4	3	3	3	2	2	3	4	4	4	4	4	
	From Dalmor Ave To Malane St	N	1P 8am-5pm, 8am-12noon Sat		10	8	8	7	7	8	8	8	7	7	6	6	5	5	7	8	8	8	7	
		S	2P 8am-5pm, 8am-12noon Sat		5	3	4	4	3	3	4	4	3	3	3	2	2	0	0	1	1	2	2	
	From Malane St To Fraser St	N	No Stopping		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		S	2P 8am-5pm, 8am-12noon Sat		3	2	2	2	1	2	2	2	2	1	1	1	1	0	1	1	0	1	1	
	From Fraser St To Booran Rd	N	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1	2	1	0	
		S	2P 8am-5pm, 8am-12noon Sat		3	2	2	1	1	2	1	1	1	1	1	1	1	3	0	0	0	0	0	
	From Booran Rd To Leopold St	N	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	5	0	0	2	3	3	2	3	0	0	0	0	0	1	2	3	3	2	2	
		S	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	6	0	0	1	1	2	2	1	0	0	0	0	0	0	2	1	1	0	1	2
	From Leopold St To Frederick St	N	No Stopping		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		S	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	10	0	0	0	2	1	3	2	0	0	0	0	0	1	2	3	2	0	0	0
	From Frederick St To Moore St	N	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	8	0	0	1	2	2	3	2	0	0	0	0	0	0	2	3	3	3	2	1
		S	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	7	0	0	0	1	2	2	1	0	0	0	0	1	2	3	3	3	2	0	
	From Moore St To Scott St	N	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	5	0	0	0	1	1	0	1	0	0	0	0	0	0	3	3	2	1	1	0
		S	Unrestricted	Clearway 6:30-9:30am 4:4-9pm	7	0	0	0	1	1	1	1	0	0	0	0	0	1	2	3	2	0	0	0
Public Capacity						458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	
Public Demand						159	162	165	172	180	176	188	153	141	131	122	122	117	150	161	156	154	137	
Public Vacancies						299	296	293	286	278	282	270	305	317	327	336	336	341	308	297	302	304	321	
Public Occupancy Rate						35%	35%	36%	38%	39%	38%	41%	33%	31%	29%	27%	27%	26%	33%	35%	34%	34%	30%	
Booran Road Public Capacity						87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87
Booran Road Public Demand						41	46	44	43	43	40	45	39	36	35	34	36	26	34	38	40	38	35	
Booran Road Public Vacancies						46	41	43	44	44	47	42	48	51	52	53	51	61	53	49	47	49	52	
Booran Road Public Occupancy Rate						47%	53%	51%	49%	49%	46%	52%	45%	41%	40%	39%	41%	30%	39%	44%	46%	44%	40%	
North Road Public Capacity						86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86
North Road Public Demand						26	27	28	33	37	39	38	22	20	19	15	18	30	40	39	31	31	24	
North Road Public Vacancies						60	59	58	53	49	47	48	64	66	67	71	68	56	46	47	55	55	62	
North Road Public Occupancy Rate						30%	31%	33%	38%	43%	45%	44%	26%	23%	22%	17%	21%	35%	47%	45%	36%	36%	28%	

## Parking Assessment

Glen Eira Adult Learning Centre, 260 Booran Road, Ormond



## 9.5 VCAT WATCH

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

**Trim No:** 19/1672

**Attachments:** 1. VCAT Watch - 5 February 2019 - Attachment [↓](#)

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### PURPOSE AND SUMMARY

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

### RECOMMENDATION

That Council notes the recent decisions and applications currently before the Victorian Civil and Administrative Tribunal (VCAT), including the recent applications that have been lodged with VCAT.

### BACKGROUND

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

### ISSUES AND DISCUSSION

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

There were eight decisions since the previous report, which were generally withdrawn or set aside by consent. The most notable decision was in relation to the below decision.

<b>Address</b>	411-415 Glen Huntly Road, Elsternwick
<b>Proposal</b>	Declaration of accrued rights under the Design and Development Overlay
<b>Council position</b>	To oppose the declaration being sought
<b>VCAT decision</b>	Declaration made
<b>Appellant</b>	Jezmac Pty Ltd



Amendment C157 was introduced to the Glen Eira Planning Scheme on 16 August 2018, which introduced the Design and Development Overlay (DDO) to sites within the structure plan areas of Bentleigh, Carnegie and Elsternwick.

On 16 July 2018, VCAT made a decision on the matter of *Alkero Developments Pty Ltd v Stonnington CC (Red Dot) [2018] VCAT 1120* (Alkero). The outcomes of the Alkero decision is that it was considered that some permits issued within the Bentleigh, Carnegie and Elsternwick Activity Centres did not have an accrued right under the DDO due to the specific wording of their permit preambles. Council obtained two sets of legal advice that both supported this proposition.

On 12 September 2018, Council wrote to 5 affected applicants advising of this position and recommending that they seek their own advice on the matter.

On 31 October 2018, one of these applicants lodged an application at VCAT seeking a declaration that it did have an accrued right under the DDO.

VCAT has accepted the applicant's position that they do have an accrued right. On this basis, VCAT has declared that an amendment to their permit preamble is not required.

The general basis of the VCAT decision is that if someone has planning permission to construct a building or carry out works, then they continue to benefit from that right even though a new DDO control may be implemented. The decision distinguishes this from certain controls such as the Heritage Overlay, where it outlines that permission would be required for demolition if this were to be newly introduced.

It also clarifies that in the event of an amended proposal that a development can only be amended within the profile of the approved development where a new mandatory control is introduced that would otherwise prohibit the proposal (i.e. a mandatory maximum height).



The Urban Planning Department welcomes this decision as it is considered to be fair and reasonable for those applicants that have lawfully obtained a permit, some at a considerable expense. The decision provides greater certainty for decision makers and applicants.

Finally, the declaration has made it very clear that the wording in the permit preamble does not impact the permission given. Therefore, the Urban Planning Department does not intend to change the way that Council drafts its permit preambles.

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

There are no financial, resource or asset management implications.

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

There are no policy or legislative implications for this report.

#### **COMMUNICATION AND ENGAGEMENT**

There has been no communication or engagement for this report.

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

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

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

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

#### **CONCLUSION**

This report provides an update of the applications before and recent decisions of the VCAT.

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

NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (18 December 2018 to 5 February 2019)								
Address	VCAT Reference	Description of proposal	Type of Appeal	Zone	Council Decision	Council Delegate for Decision	Next Hearing Type	Next VCAT date
277-279 Centre Road, Bentleigh	P2460/2018	Extension of time to commence and complete the development	S81 (EOT)	C1Z	Refusal	Manager	Merits Hearing	25-Jan-19
630-632 Glen Huntly Road, Caulfield South	P2297/2018	Building and works for the construction of a five storey building and reduction of one car parking space for the shop use in accordance with Clause 52.06 of the Glen Eira Planning Scheme	S77 (Refusal)	C1Z	Refusal	Manager	Compulsory Conference	5-Mar-19
3 Lesden Street, Bentleigh East	P2345/2018	Construction of two (2) double storey attached dwellings	S80 (Conditions)	NRZ1	Permit	Manager	Merits Hearing	13-Mar-19
1207 Glen Huntly Road, Glen Huntly	P2396/2018	Buildings and works including the construction of a two storey extension to the existing building in the Commercial 1 Zone	S80 (Conditions)	C1Z	NOD	Council	Merits Hearing	23-Apr-19
168-176 Hotham Street, Elsternwick	P2349/2018	Amendment to the permit and endorsed plans to include the construction of a sixth storey and internal changes	S77 (Refusal)	MUZ1	Refusal	Manager	Merits Hearing	29-May-19
9 Marlborough Street, Bentleigh East	P2364/2018	Construction of three (3) double storey attached dwellings	S77 (Refusal)	NRZ1	Refusal	Manager	Merits Hearing	31-May-19
58 Patterson Road, Bentleigh	P2360/2018	Use and Development of the land for a child care centre	S82 (NOD)	C1Z	NOD	DPF	Merits Hearing	7-Jun-19
51 College Street, Elsternwick	P2451/2018	Construction of two double storey dwellings	S82 (NOD)	NRZ1	NOD	DPF	Merits Hearing	13-Jun-19

MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ( * INCLUDING APPEALS AWAITING A DECISION)								
Address	VCAT Reference	Description of Proposal	Type of Appeal	Zone	Council Decision	Council Delegate for Decision	Hearing Type	Hearing Date
18 Moira Avenue CARNEGIE VIC 3163	P1238/2018	Construction of two (2) double storey dwellings on land affected by the Special Building Overlay and the Heritage Overlay	s80 (Conditions)	NRZ1	Planning Permit	DPF	Merits Hearing	*
43-45 Kokaribb Road CARNEGIE VIC 3163	P775/2018	Construct a 3 storey building comprising 15 dwellings and a basement carpark	s79 (Failure)	GRZ2	No decision	N/A	Merits Hearing	*
1210-1212 Dandenong Road MURRUMBEENA VIC 3163	P1372/2018	Development and use of land for the purpose of a Child Care Centre, alteration of access to a road in a Road Zone, Category 1 and the display of a business identification sign	s80 (Conditions)	GRZ1	Planning Permit	DPF	Merits Hearing	*
277-279 Centre Road BENTLEIGH VIC 3204	P2460/2018	Extension of time request	s81 (EOT)	C1Z	Refusal	Manager	Merits Hearing	*
679 South Road BENTLEIGH EAST	P1548/2018	Construction of two double storey attached dwellings and alteration of access to a Road Zone Category 1.	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	*
26 MacGowan Avenue GLEN HUNTLY VIC 3163	P2000/2018	Construction of two (2) double storey attached dwellings	s80 (Conditions)	NRZ1	Planning Permit	Officer	Merits Hearing	7-Feb-19
24 Exhibition Street MCKINNON	P2161/2018	Partial demolition and alterations and additions to the dwelling on land affected by a Neighbourhood Character Overlay	s80 (Conditions)	NRZ1	Planning Permit	Officer	Merits Hearing	14-Feb-19
24-26 Vickery Street BENTLEIGH	P1688/2018	Extension of time request	s81 (EOT)	RGZ1	Refusal	Manager	Merits Hearing	15-Feb-19
18 Ames Avenue CARNEGIE	P1972/2018	Construction of a double storey dwelling to the rear of the existing dwelling	s82 (Objector)	GRZ1	NOD	DPF	Merits Hearing	20-Feb-19
411-415 Glen Huntly Road ELSTERNWICK	P2233/2018	Amendment to permit to remove reference to the reduction of visitor car parking and waiver of loading facilities	s87 (Amend)	C1Z	Planning Permit	Officer	Merits Hearing	25-Feb-19
342-346 Centre Road BENTLEIGH	P2003/2018	Extension of time request	s81 (EOT)	C1Z	Refusal	Officer	Merits Hearing	1-Mar-19
11 Caleb Street BENTLEIGH EAST VIC 3165	P704/2018	Construction of four (4) triple storey dwellings	s77 (refusal)	GRZ1	Refusal	DPF	Merits Hearing	7-Mar-19
15 Dudley Street CAULFIELD EAST VIC 3145	P1370/2018	Develop and use land for the purpose of an 8 storey building comprising Group Accommodation (Student Housing) and a	s77 (Refusal)	NRZ1	Refusal	Manager	Merits Hearing	12-Mar-19

		Convenience Shop and to reduce the Convenience Shop car parking requirement to zero						
2 Wattle Grove MCKINNON VIC 3204	P2038/2018	Construction of a three (3) storey building containing 5 townhouses, associated car parking and a front fence exceeding 1.5 metres height on land affected by the Special Building Overlay	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	12-Mar-19
3 Lesden Street BENTLEIGH EAST	P2345/2018	Construction of two (2) double storey attached dwellings PROPOSED AMENDMENT CONDITIONS	s80 (Conditions)	NRZ1	Planning Permit	Officer	Merits Hearing	13-Mar-19
15 Leamington Crescent CAULFIELD EAST	P2024/2018	Change existing dwelling to child care facility and reduction in the statutory car parking requirement by 3 car spaces	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	18-Mar-19
81 Dalny Road MURRUMBEENA	P1758/2018	Construction of three (3) double storey attached dwellings with a basement car park	s77 (Refusal)	NRZ1	Refusal	Council	Merits Hearing	21-Mar-19
1032-1032A North Road BENTLEIGH EAST	P2034/2018	Amendment to permit and endorsed plans to include a fourth storey	s87 (Amend)	C1Z	Planning Permit	Council	Merits Hearing	21-Mar-19
43 Vasey Street BENTLEIGH EAST	p1830/2018	Construction of two (2) double storey attached dwellings	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	5-Apr-19
45 Hoddle Street ELSTERNWICK	P1723/2018	Construction of three (3) double storey dwellings and basement	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	9-Apr-19
2 Pearce Street CAULFIELD SOUTH	P1925/2018	Construction of a three storey building comprising of 5 dwellings above a basement car park and a reduction in visitor car parking	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	11-Apr-19
7 Norman Street MCKINNON	P2050/2018	Construction of two (2) attached double storey dwellings	s77 (Refusal)	NRZ1	Refusal	DPF	Merits Hearing	18-Apr-19
1207 Glen Huntly Road GLEN HUNTLY	P2396/2018 & P2083/2018	Buildings and works including the construction of a two storey extension to the existing building in the Commercial 1 Zone in accordance with the endorsed plans	S82 (NOD) & s80 (Conditions)	C1Z	NOD	Council	Merits Hearing	23-Apr-19
630-632 Glen Huntly Road CAULFIELD SOUTH	P2297/2018	Building and works for the construction of a five storey building and reduction of one car parking space for the shop use in accordance with Clause 52.06 of the Glen Eira Planning Scheme	s77 (Refusal)	C1Z	Refusal	Officer	Merits Hearing	23-Apr-19
168-176 Hotham Street ELSTERNWICK	P2349/2018	Amendment to the permit and endorsed plans to include the construction of a sixth storey and internal changes	s77 (Refusal)	MUZ1	Refusal	Officer	Merits Hearing	29-May-19

9 Marlborough Street BENTLEIGH EAST	P2364/2018	Construction of three (3) double storey attached dwellings	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	31-May-19
58 Patterson Road BENTLEIGH	P2360/2018	Use and Development of the land for a child care centre	s82 (Objector)	C1Z	NOD	DPF	Merits Hearing	7-Jun-19
51 College Street ELSTERNWICK	P2451/2018	Construction of two double storey dwellings	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	13-Jun-19







RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (18 December 2018 to 5 February 2019)									
Address	VCAT Reference	Description of Proposal	Type of Appeal	Zone	Council Decision	Council Delegate for Decision	Appeal Outcome	Date of VCAT Decision	VCAT Decision (effect on Council Decision)
21 Ames Avenue, Carnegie	P1527/2018	Construction of 4x three storey dwellings and 1x double storey dwelling (total 5 dwellings)	s77 (Refusal)	GRZ2	Refusal	DPF	Set aside – consent	29-Nov-18	Permit issued
5 Arthur Street, Caulfield North	P864/2018	Partial demolition and double storey extension of existing dwelling on land affected by a Heritage Overlay and on a lot less than 300 square metres	s77 (Refusal)	NRZ1	Refusal	Manager	Set aside – Permit issued	3-Dec-18	Permit issued
44 Mclean Avenue, Bentleigh	P1329/2018	Construction of two dwellings on a lot	s77 (Refusal)	NRZ1	Refusal	Manager	Set aside – consent	4-Dec-18	Permit issued
300 Glen Eira Road ELSTERNWICK	P2133/2018	Construction of a two (2) storey apartment building, comprising of six (6) dwellings, a basement carpark and a reduction in the parking requirement.	s77 (Refusal)	NRZ1	Refusal	Council	Withdrawn	18-Dec-18	N/A
319-321 Hawthorn Road, CAULFIELD VIC 3162	P686/2018	Use of the land for the purpose of shared housing	s77 (Refusal)	GRZ2	Refusal	Officer	Withdrawn	18-Dec-18	N/A
411-415 Glen Huntly Road, Elsternwick	P2175/2018 & P2178/2018	Declaration of accrued rights under the Design and Development Overlay	S149 (Declaration)	C1Z	Not supported	Officer	Set aside	20-Dec-18	Accrued rights exist
277-279 Centre Road BENTLEIGH VIC 3204	P1609/2018	Amendment to the permit and endorsed plans to reduce dwelling numbers, increase office space and modifications to building presentation	s87 (Amend)	C1Z	Support	Council	Resolved by consent	21-Dec-18	Amended Permit Issued
3 Ripon Grove, Elsternwick	P1017/2018	Construction of an extension to the existing dwelling on a lot less than 300m2	S82 (NOD)	RGZ1	NOD	DPF	Affirmed	24-Dec-18	Permit issued



## 9.6 PROPOSED NEW PARK - AILEEN AVENUE, CAULFIELD SOUTH

**Author:** Andrew Barden, Manager Recreation and Open Space

**Trim No:** 18/1308264

**Attachments:** 1. [Concept Plans](#)   
2. [Have Your Say Feedback](#)   
3. [Email Feedback](#)   
4. [Phone Call Feedback](#) 

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### PURPOSE AND SUMMARY

To present Council with the outcomes of community consultation undertaken on the new local park proposal for Aileen Avenue, Caulfield South and to seek approval to commence a road discontinuance and progress to detailed design.

### RECOMMENDATION

That Council:

1. approves the presented concept plans ;
2. resolves that statutory procedures be commenced pursuant to section 206 clause 3 of Schedule 10 of the Local Government Act 1989 to discontinue the western section of Heather Road, Caulfield South, as shown in the concept plans;
3. resolves that following the completion of the public notification process of Council's intentions to discontinue the road, in the event that submissions are received, that submitters be invited to be heard at an Ordinary Council meeting;
4. resolves that following the completion of the public notification process of Council's intentions to discontinue the road, in the event that no submissions are received all of the statutory procedures for the discontinuance of the road, including the publication of the discontinuance of the road in the Victoria Government Gazette, be finalised; and
5. authorises officers to proceed with the detailed design of the new local open space following the completion of the road discontinuance statutory process.

### BACKGROUND

In August 2016 Council acquired 6 Aileen Avenue, Caulfield South, for the purpose of creating new open space under Council's Open Space Strategy.

At the Ordinary Council Meeting on 15 November 2016 Council resolved to lease out the property until such time as it is required for its intended purpose as new public open space. The property is currently leased until 27 April 2019. Officers are in the process of negotiating a further 12 month lease extension.

The property has a number of positive attributes which align with Council's Open Space Strategy and make it suitable for public open space, these include:

- Two street frontages provide good accessibility and visibility;
- Close to public transport / bus stop;
- Space is complimentary and strengthens local streetscapes;

- Opportunity to incorporate water retention / over land flow path;
- Road closure of the adjacent Heather Road will create an open space of approximately 1500m<sup>2</sup> and with opportunity to provide passive recreation and play spaces.

## ISSUES AND DISCUSSION

### **Concept plan – Attachment 1**

The concept design provides opportunity for a range of recreational activities, this includes passive seating areas, open lawn areas and a small play space utilising a variety of natural materials.

The concept shows a range of landscape materials including rocks and logs, with a mix of native and exotic vegetation.

### **Community Consultation**

The following provides a summary of themes raised during the community consultation; and a response to each point.

#### **1. Buffer Zone between playground and residents**

While the feedback was overwhelmingly supportive, there were reservations expressed regarding possible noise from activity in the park and the distance to residential housing.

##### **Officer comments**

*The layout of the space has been considerate of surrounding properties, with dense planting proposed for the western edge. In addition appropriate fencing will be provided to ensure the best outcome to adjoining properties. Adequate separation will be provided between the more active areas and residential boundaries. Neighbouring residents will be consulted as part of the detailed design process to address any boundary interface concerns.*

#### **2. Safety concerns with location of park to the road and busy intersection**

While the feedback was positive in regards to the location for a local neighbourhood park, there were some concerns raised about the safety of children playing in the park potentially wandering onto the road.

##### **Officer comments**

*The design incorporates natural barriers and planting to separate the play elements and road. Additionally the level changes and distance to Aileen Ave provide further separation.*

*Fences around playgrounds do not necessarily create a safer play space for children and families. The safety of children is related to the supervision they are given while at the playground especially if they are young children. Fencing and gates in playgrounds can create a false sense of security for carers as children are able to escape the compound if gates are left open by other children or adults.*

#### **3. Concerns regarding traffic and parking in surrounding streets**

While the feedback was positive regarding the location for the proposed new park, traffic and parking were raised as an issue for some residents. The speed at which vehicles travel in the surrounding streets and the effectiveness of the existing speed humps to manage this was raised.

**Officer comments**

*Traffic and parking will continue to be monitored and action taken as required. The observations regarding the effectiveness of the speed humps are being reviewed by Council's Transport Planning Department for further investigation.*

*Initial traffic analysis shows the closure of Heather Road will not have a significant impact on either traffic volumes or safety on Aileen Avenue. The volume of traffic on Aileen Avenue and surrounding streets all fall within acceptable traffic volume ranges for streets of this type. However, further detailed analysis will be undertaken as part of the detailed design phase to inform any improvements that may be required on Aileen Avenue.*

*In addition to this, Council's Integrated Transport Strategy sets priorities and actions for transport which align to a broader vision for the future of transport in Glen Eira. Aileen Avenue is part of the Rosstown Rail Trail route which is identified as a safe cycling corridor. A number of potential improvements are outlined in the Strategy to increase safety; these include traffic calming measures to reduce speeds, improved lighting and signage, and provision of separated bicycle lanes.*

*The small local park is not expected to create additional parking demand, as the majority of park users will be from the immediate area and will walk to the park rather than drive.*

**4. Query regarding the need to demolish the existing house and the location of the park within the identified open space gap**

There was some concern raised regarding the need to demolish a renovated house and the proximity of the proposed park to Princes Park. Other contributors thanked Council for forward planning in proposing new open space.

**Officer comments**

*Providing new open space in established areas is rarely straightforward and with each opportunity there is a unique urban environment with distinct challenges.*

*In each Gap Area there are a number of potential opportunities, and to best inform decision making each is assessed against a list of criteria to confirm if it is suitable for open space. The Aileen Avenue location provides a number of positive attributes, including:*

- Two street frontages provide good visibility and passive surveillance;*
- Located at a convergence of a number of streets which provides connection to a larger catchment;*
- The site is located along the Rosstown Rail Trail route and a main thoroughfare linking Kooyong Road and Hawthorn Road;*
- A bus stop is located nearby on Aileen Avenue;*
- The elevated site and streetscape is visually appealing with opportunity to use the slope to create interesting features; and*
- The opportunity to incorporate a road closure will create an open space of approximately 1500m.*



*Looking to the future for an additional local park in the vicinity, a space in the northern area under the Open Space Strategy would ideally be situated close to Glenhuntly Road, and within proximity to the primary school.*

## **5. Request for additional facilities in the proposed park**

There were a number of requests to provide additional facilities in the park including barbecues, water features, flying fox, half court with a netball and basketball ring, fitness facilities, climbing rope, table tennis table and tyre/tree swing.

### ***Officer comments***

*The Glen Eira Open Space Strategy recommends the type of facilities and features to be included in a small local park.*

*The concept design is consistent with the characteristics of a small local park and includes garden beds, paths, minor playground, rubbish bins, seating, shelters, and large canopy trees and water sensitive urban design infrastructure where possible.*

*Barbecues, medium sized playgrounds and sports courts are more suited to local or larger parks.*

## **6. Other Feedback**

There were an overwhelming number of supportive comments including:

- Thanks, we've been waiting a long time for this park proposal in this road enclosed block.
- Fantastic initiative - great to see the council investing in more green space. I think the plan looks great.
- Besides providing a valuable family oriented green space, this park helps address escalating traffic flows in the area due to increased urban development across the municipality. With recent traffic accidents close to the Heather Rd roundabout involving police attendance, it can't come quickly enough.
- I think this is a great initiative by Council - well done in pushing ahead to provide desperately needed green areas in Glen Eira particularly this part of Caulfield South where there is no park or green spaces in the area between Kooyong, Glenhuntly, North and Hawthorn Roads.
- The park looks fantastic and will be well used by myself and family when completed. We live down the road and it will be a lovely place to enjoy so close to home.
- We really like the current plan and are in full support of the current plan as it is. It looks well thought out, taking into consideration the size of the space. We are very happy with the current Council values and direction.
- It is very encouraging to see council taking these initiatives and making the area usable, friendly and sustainable for residents.
- Very happy to see the proposal and I am very supportive of it.
- As a local resident with a young family, we are absolutely thrilled at the prospect of having a park nearby.
- Our neighbourhood has a lovely sense of community and this will be further enhanced by the provision of spaces for interaction & social meeting. The closest park being Princes Park is often so busy with children that it is unpleasant & stressful taking the kids for a play.

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

The 2018/19 capital works budget includes funding to commence design development. Detailed design will be undertaken in 2019/20 including a Quantity Surveying assessment to assist with the preparation of a capital works budget bid for Council consideration for construction in 2020/21.

The detailed design will inform the project cost. A high level estimate suggests the project to be in the range of \$1.5M. Part of this project would include incorporating drainage from Heather Road through the reserve. Drainage in Heather Road would otherwise be required to be upgraded in a future drainage program.

**POLICY AND LEGISLATIVE IMPLICATIONS**

The proposed discontinuance is in accordance with sections 207A, 223 and 82A of the *Local Government Act 1989* ("the Act"):

- Give public notice of the intention to discontinue the road;
- Invite submissions from affected parties; and
- Invite submitters to be heard by Council.

**COMMUNICATION AND ENGAGEMENT**

The New Local Park Proposal was promoted for five weeks from Monday 8 October to Sunday 11 November 2018 and consisted of the following:

- Information flyer distributed to all properties within the immediate vicinity of 6 Aileen Avenue (approximately 544 properties);
- Two A1 Corflute signs were installed on the nature strips adjacent to 6 Aileen Avenue – one sign facing Heather Road and one facing Aileen Avenue;
- An overview of the project presented in the GE News – October 2018; and
- Information was posted on Council's website and 'Have your Say' page.

***Engagement Snapshot***

- The forum was open between 8 October and 11 November 2018 and received 289 unique visits;
- 38 people contributed on the discussion forum – including comments/likes/dislikes;
- 33 people viewed the landscape plan;
- 37 people downloaded the flyer;
- 19 people downloaded the montage images;
- 12 emails were received;
- One phone call was received; and
- One meeting with a local resident of Aileen Avenue.

***Feedback and Comment***

All consultation feedback received on the 'Have Your Say' forum and by email is contained within the attachments:

- Attachment 2 – 'Have Your Say' forum comments.
- Attachment 3 – Email comments.
- Attachment 4 – Phone call comments.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Four: Clean and Sustainable

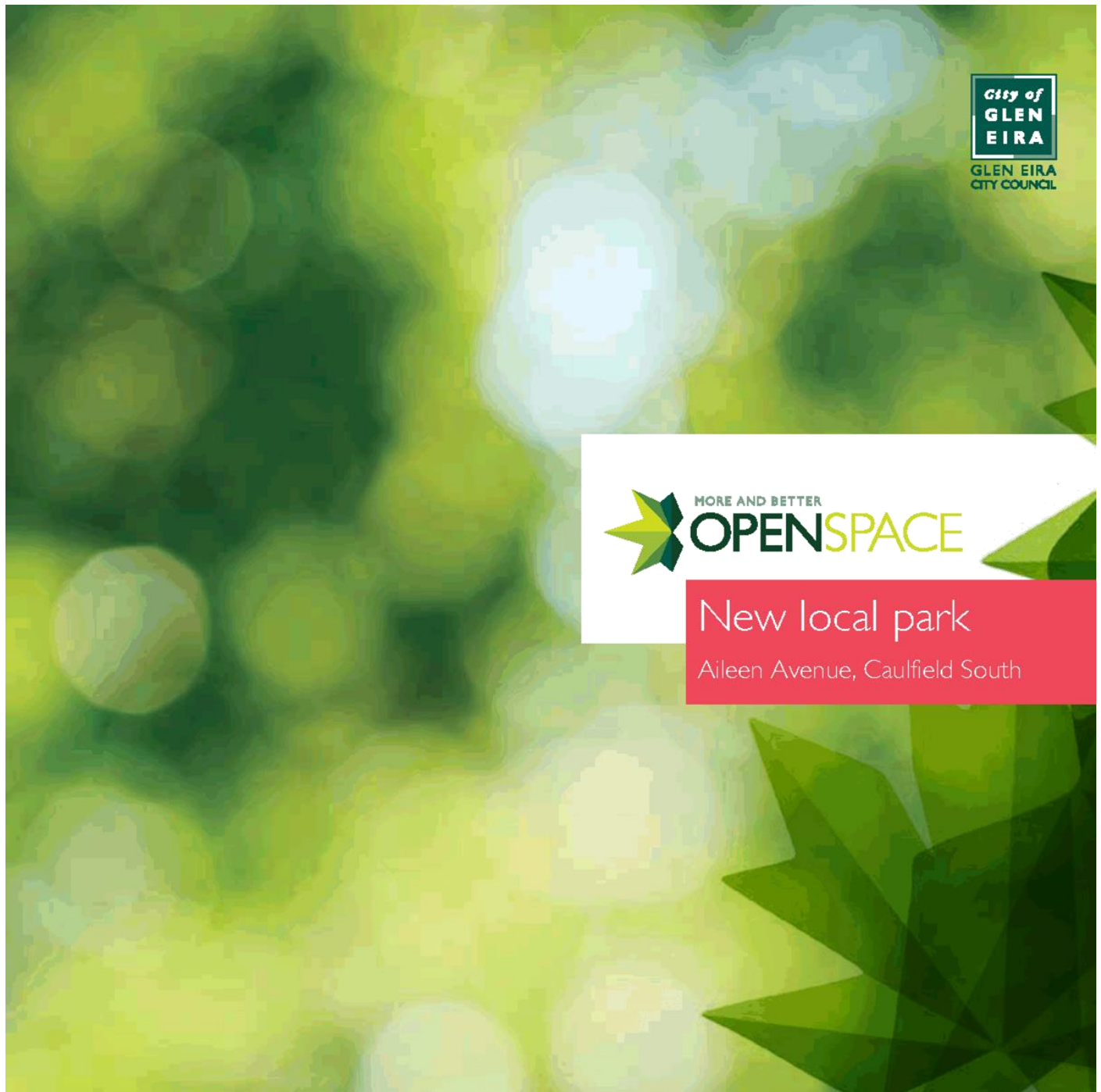
An attractive and sustainable environment for future generations.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

Council's Open Space Strategy identifies areas lacking in open space and aims to create parks, streets and suburbs where people want to live now and into the future.







## AILEEN AVENUE – NEW LOCAL PARK

Glen Eira City Council is currently undertaking community consultation on a concept plan for a new park in Caulfield South. The new park will be located in Aileen Avenue and will be made possible by the purchase of a residential property and the closure of Heather Road between York Street and Aileen Avenue. The project responds to a key priority of the *Glen Eira Open Space Strategy*, which outlines a *Plan* to create a more liveable, healthy and sustainable City.

The new park will provide for a range of recreation opportunities for the local community, including passive seating areas, open lawn areas for social sports and a play space focussing on nature play with a variety of natural materials. The park will feature a range of landscape materials including rocks and logs and both native and exotic vegetation. The layout and choice of planting will ensure good visibility across the park.

Once completed the park will provide a focus for local residents to meet and to play.

The concept images in this brochure provide a visual explanation of the design intent and ideas. If the design is endorsed, further site specific design work will be undertaken to incorporate site conditions, landscape features and existing vegetation.

## FEEDBACK

There are a number of ways to provide feedback, or to get further information.

Contact Recreation and Open Space on 9524 3333, email [recservices@gleneira.vic.gov.au](mailto:recservices@gleneira.vic.gov.au) or visit Council's *Have Your Say* forum online at [www.haveyoursaygleneira.com.au/aileenavenue](http://www.haveyoursaygleneira.com.au/aileenavenue)

The opportunity to provide feedback is available until **11 November 2018**.

## AILEEN AVENUE — NEW LOCAL PARK



1

Proposed open lawn area view from York Street.



2

Proposed central shelter with picnic table; open lawn; and existing mature trees retained.

## AILEEN AVENUE — NEW LOCAL PARK



3

Proposed sandpit edged with logs and rocks; overland flow path; and floral scented garden viewed from Aileen Avenue.

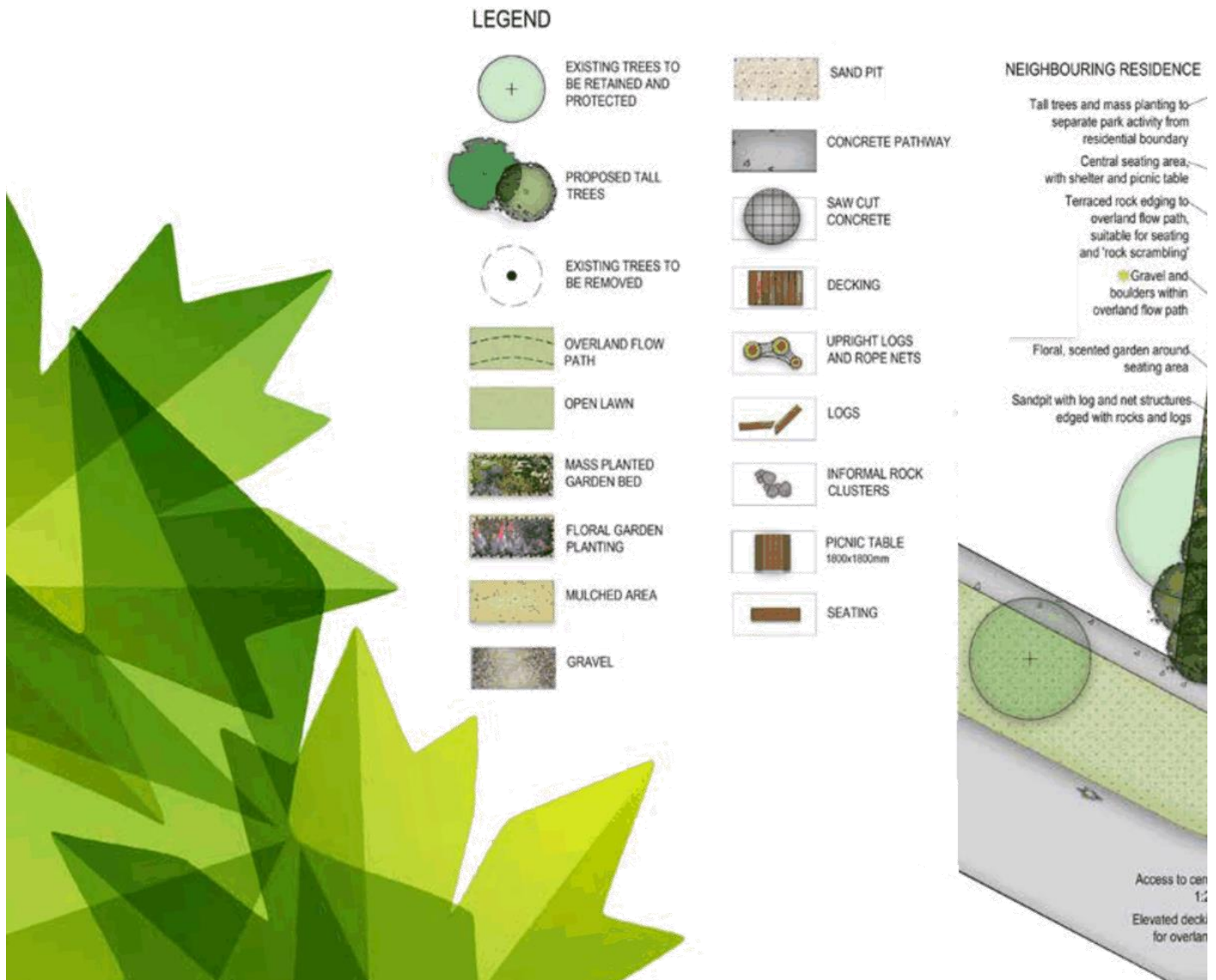


4

Proposed elevated decking and overland flow, with log and net structures surrounded by soft-fall mulch.



## AILEEN AVENUE — NEW LOCAL PARK







## FURTHER INFORMATION

For further information, contact  
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or visit Council's *Have Your Say* forum  
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## CONTACT

**Glen Eira City Council**

Corner Glen Eira and Hawthorn Roads, Caulfield  
PO Box 42, Caulfield South VIC 3162

Telephone: 9524 3333

Facsimile: 9523 0339

Email: [mail@gleneira.vic.gov.au](mailto:mail@gleneira.vic.gov.au)

[www.gleneira.vic.gov.au](http://www.gleneira.vic.gov.au)

BENTLEIGH

BENTLEIGH EAST

BRIGHTON EAST

CARNEGIE

CAULFIELD

ELSTERNWICK

GARDENVALE

GLEN HUNTLY

MCKINNON

MURRUMBEENA

ORMOND

ST KILDA EAST

#	Date	Name	Feedback
1	8 Oct	Marian	Thanks, we've been waiting a long time for this park proposal in this road enclosed block. The proposal seems 'green' enough, but my first response is that it desperately needs a barbecue near the shelter and a water feature. It's also far too passive. We need something like a couple of low impact exercise features, like a treadmill or a cycle.
2	9 Oct	CR	Fantastic initiative - great to see the council investing in more green space. I think the plan looks great. Agree, water feature would be nice.
3	10 Oct	RuthB	It would be great to also have some confined active play space, like a half court with a netball and basketball ring to encourage fun exercise
4	1 Nov	Marian	I think there needs to be at least a tiny space set aside for something to encourage activity, like simple exercise equipment
5	12 Oct	pbw	Besides providing a valuable family oriented green space, this park helps address escalating traffic flows in the area due to increased urban development across the municipality. With recent traffic accidents close to the Heather Rd roundabout involving police attendance, it can't come quickly enough.
6	10 Nov	CS	The closure of Heather Road will exacerbate the potential for accidents to occur in Aileen Avenue as there will be less options when approaching the roundabout.
7	11 Nov	pbw	CS, as an actual long term resident of Aileen Avenue I can't agree as I am aware of collisions involving vehicles entering the roundabout from Heather Road. Due to the topography of Heather Road's downward slope, vehicles often enter the roundabout at speed causing danger to vehicles traveling in either direction along Aileen Avenue. As well, the line-of-sight from Heather Road down Aileen Avenue in both directions is poor, again increasing the probability of accidents. In addition, due to Heather Road's narrow width, if a parked car is present, it's necessary to cross to the wrong side of the road just as Heather Road turns right before the York Street intersection. This results in limited time for vehicles moving in either direction to avoid each other. Finally, I don't accept your logic that Heather Road's closure means "less options when approaching the roundabout", which in turn means more accidents. If anything, the opposite is the case. A reduction in the volume of traffic being able to enter the roundabout due to Heather Road's closure will the lower the likelihood of vehicle collisions.
8	11 Nov	RObradovic	Could not agree more, as I am in that corner if not daily, sometimes a few times a day. I will miss what I call my short cut, but that section of Heather is dangerous as it is currently as you describe. I have been forced once into reversing back into the roundabout when a 4wd with trailer came at a down hill speed from York street. And the car was parked on the road, so I had to move to the wrong side of the road as I approached the corner. I understand completely what you are saying!
9	14 Oct	Aileen1985	This concept does not address the location's potentially dangerous issues, where small children could be playing here and may wander onto the road intersection and can be seriously injured by vehicles. The roundabout in front of the proposed park is located at a traffic blind spot in Aileen Avenue, placed there to slow down the speeding traffic through this junction. Aileen Avenue also has a public bus route with a bus stop near the roundabout. Residents are already having to park across their driveway crossover and on their nature strips to make extra road space to avoid accidents, reducing visibility for pedestrians, oncoming traffic and neighbouring residents exiting their own driveway. What does the traffic management plan study indicate about increased traffic issues, now and into the future for this area?
	16 Oct	Officer Response	Hi Aileen1985 Thanks for your comments. The design incorporates natural barriers and separation between the play elements and road. Fences around playgrounds do not necessarily create a safer play space for children and families. The safety of children is related to the supervision they are given while

			at the playground especially if they are young children. Fencing and gates in playgrounds can create a false sense of security for carers as children are able to escape the compound if gates are left open by other children or adults. As the population continues to grow there will be more demand on both road space and parking; no areas are immune to this situation. Traffic and parking will continue to be monitored and action taken if deemed feasible. Council's Integrated Transport Strategy sets priorities and actions for transport, which align to a broader vision for the future of transport in Glen Eira. The Strategy can be found on Council's website. Kind regards Rec & Open Space Team
10	15 Oct	CS	As per council's own Open Space Strategy 2014 document, the gap identified lacking in open space is in an area known as CS1 and that two new open spaces should be provided, one in the northern area and one in the southern area of CS1, to meet the needs of existing and forecast population. This proposed park is in the wrong location and will be in the middle of the CS1 area and not in line with Council's own Open Space Strategy. This proposed park location is in an area where no high density housing development is expected or rarely allowed due to the high amount of housing in the area which have a restrictive single dwelling covenant attached to them.
	16 Oct	Officer Response	Hi CS Thanks for your comments. Providing new open space in established areas is rarely straightforward; and in each identified Gap Area there is a unique urban environment with distinct challenges. In each Gap Area there are a number of potential opportunities, and to best inform decision making each is assessed against a list of criteria to confirm if it is suitable for open space. The Aileen Avenue location provides a number of positive attributes, including: <ul style="list-style-type: none"> <li>• Two street frontages provide good visibility and passive surveillance;</li> <li>• Located at a convergence of a number of streets which provides connection to a larger catchment;</li> <li>• The site is located along the Rosstown Rail Trail route and a main thoroughfare linking Kooyong Road and Hawthorn Road;</li> <li>• A bus stop is located nearby on Aileen Avenue;</li> <li>• The elevated site and streetscape is visually appealing with opportunity to use the slope to create interesting features; and</li> <li>• The opportunity to incorporate a road closure will create an open space of approximately 1500m. Opportunities were identified further south in CS1, however they did not offer the level of connectivity, accessibility or site potential. Looking to the future a space in the northern area of CS1 would ideally be situated close to Glenhuntly Road, and within proximity to the primary school. Kind regards Rec &amp; Open Space Team</li> </ul>
11	15 Oct	ali j + one	Given the alleged housing crisis in Victoria, and the need for well appointed facilities to support community and other groups I am surprised and disappointed Council would consider demolishing a house in good repair, that cost more than \$2 million for a park. While I appreciate there is a need for open space across the municipality the Aileen St address is very close to Princes Park, and there must surely be better sites available. This does not seem to be a good use of rate payers funds. I would be interested in reviewing any study that identified the need for a park in this location, and removing or demolishing a house would be the best option to achieve this. I am not in support of this proposal, and I think any design of park would be less useful than using the existing house and garden as residential facilities, or to support community activities.
	15 Oct	Officer Response	Hi ali j + one Thanks for your comments. Council's Open Space Strategy outlines areas of the municipality are lacking in open space and ways to address this shortfall. The Strategy is available at <a href="http://www.gleneira.vic.gov.au/Council/Our-organisation/Publications-and-reports/Open-Space-Strategy">www.gleneira.vic.gov.au/Council/Our-organisation/Publications-and-reports/Open-Space-Strategy</a> . Kind regards Rec & Open Space Team
12	16 Oct	Morgan	What a fantastic proposal. I do hope it won't be in the planning stage for too long and will eventuate sooner rather than later! As per previous comments a water feature would be wonderful addition to the park. Go Glen Eira, make it happen!



13	16 Oct	HarryL	As already mentioned by others, Aileen Ave traffic and parking are already an issue. With heather St being removed, I can see cars no longer slowing down at the round about. Speed in the street is an issue. The speed bump height is minimal and does not serve its purpose. Having a park at this intersection, with buses, speed, bend in the road and residents parking issues is a concern. Adding to this is the slope of the land towards the street is also a safety issue. Surely a flat piece of land, not on a bus route would be more practical?
	16 Oct	Officer Response	Hi HarryL Thanks for your comments, I have forwarded your observation regarding the effectiveness of the speed humps to Council's Transport Planning Dept. Council continually monitors local traffic movement and will implement appropriate actions if further interventions are required. We have provided some comments below regarding traffic concerns. Kind regards Rec & Open Space Team
14	17 Oct	aan	The proposed park would be closely enclosed on three sides by 5 neighbouring properties. It seems an ill-considered location for an open space project, with no regard for the current residents on these boundaries. Did council give any examination or thought as to how it will impact these residents, from the expected increased noise and potential security issues? One of the properties' bedrooms will be less than 2 metres away from the proposed park. I am not in support of this proposal.
	20 Oct	Officer Response	Hi aan Thanks for your comments. The layout of the space has been considerate of surrounding properties, with dense planting proposed for the western edge. In addition appropriate fencing will be provided to ensure the best outcome. We feel there is adequate separation from the more active areas. Kind regards Rec & Open Space Team
15	20 Oct	Yak74	Yes, my property backyard backs onto the proposed park, and my driveway will be impacted by the entry point at Heather road. I'm not in favour of this project.
	20 Oct	Officer Response	Hi Yak74 The access to your driveway remains, and includes a turn-out area. Please contact Council's Rec & Open Space Team on 9524 3333 if you would like to arrange a meeting to further discuss. Kind regards
16	10 Nov	Yak74	Could we have a more detailed plan to understand dimensions and how close the entrance to park from York street and Heather road intersection ? Can someone send me more accurate details? Do we have a say to assist ?
	12 Nov	Officer response	Hi Yak74 All the plans are in correct dimensions and scales. The landscape plan provided is 1:100 in A1 scale. I appreciate this is a difficult size - so to provide some context. Road and footpath on Heather Road (fence to fence) is 15m. Western boundary of the park is 41.3m. Park width is 30.5m. The access road to the rear of 1 York street is 2.5m and tapers out to 3m - with the turning area 7m deep. Please contact <a href="mailto:recservices@gleneira.vic.gov.au">recservices@gleneira.vic.gov.au</a> if you have any further questions. Kind regards Rec and Open Space Team
17	10 Nov	Yak74	Can you advise exact perimeter distance of the proposed park on all sides ? Currently the two blocks backs onto Heather road, where the proposed park will be which will be noisier for adjoining neighbours. How close to York street will the entrance be? I would prefer extra space be afforded to provide more privacy for our house.
18	18 Oct	Hardatworx	I think this is a great initiative by council - well done in pushing ahead to provide desperately needed green areas in Glen Eira particularly this part of Caulfield south where there is no park or green spaces in the area between Kooyong, Glenhuntly, North and Hawthorn Roads. Whilst I like the idea of BBQ and fitness facilities, not sure it is big enough to support.
19	18 Oct	fmi55	Seems extremely wasteful to bulldoze such a lovely renovated family home in this area, when we have another massive park only minutes down the road... ridiculous
20	26 Oct	Aussielass84	Agree with you totally. There's also Hopetoun Gardens not too far away
21	1 Nov	Marian	While I understand this complaint, this area bordered by 4 main roads has no

			green space whatsoever and I believe it is needed. I do take issue with the specific choice though
22	22 Oct	JP	The park looks fantastic and will be well used by myself and family when completed. We live down the road and it will be a lovely place to enjoy so close to home. Hopefully there will be a good supply of bins and dog poo bags. Very happy to see it going ahead!
23	1 Nov	Marian	I agree, but those upright logs? They look ugly, surely a softer, green barrier could replace them.
24	25 Oct	DJD	I'm in agreement with closing off local streets wherever feasible to create small local pocket parks scattered around the neighbourhoods - and generally believe they should be low-key simple open space designs where people can pause, rest and talk to neighbours - rather than providing for active recreational activities that can adversely impact on amenity. I'm not sure why this principle wasn't adopted for the Calvary Hospital site - closing off the end of Venus Street would have enlarged the offer by Calvary Bethlehem for a small park located on their at-grade car park....and also addressed potential traffic circulation issues in the neighbourhood.....???
25	1 Nov	Marian	There is no reason why the Calvary Hospital should not develop a large part of the current ugly street level car park into a great park.
26	25 Oct	RObradovic	We really like the current plan and are in full support of the current plan as it is. It looks well thought out, taking into considering the size of the space. We are very happy with the current Council values and direction. We look forward to the area been transformed as was the Archibald Street, Gisborne Street and Riddell Parade park.
27	10 Nov	CS	The two locations are completely different. Archibald Street, Gisborne Street and Riddell Parade Park did not require demolition of a renovated house. The area utilised was previously a roundabout on quite flat land, in a very open and visible location which doesn't have a bus going by in close proximity causing safety concerns. Adjacent neighbours were not impacted.
28	11 Nov	pbw	Yes, Council's proposal makes sense and provides necessary amenity for families in the face of relentless development across Glen Eira. Being a corner block this residence is a Developer's gem for multi occupancy. If that were to occur, then it would most likely mean the planning victory we recently had against the multi occupancy development on the other side of Heather Road could, in the future, be overturned. Parks before development any day, especially when it's funded from the Developer's Levy.
29	27 Oct	Yak74	Could you please also comment on whether there will be lights switched on at night and will they be automatically switch off and whether there are specific times ie after 9pm patrons will not be encouraged to the park ?
	29 Oct	Officer Response	Hi Yak74 There are no lights proposed in the space, apart from the existing street lights. Kind regards Rec & Open Space Team
30	30 Oct	Jk	I am concerned that there will be no lighting in and around the park. Also, I am concerned that Heather Road will be closed off. I prefer to have more "avenues" for traffic flow.
31	10 Nov	CS	I totally agree as closing Heather road will prevent safe access around this area and car parking will be reduced.
32	10 Nov	RObradovic	Only one car parks in that part of the road that will be turned to park land, and that is the current resident's car of the property that will become the park. There is only 2 park spots available in that part of the road and it is very very rare to see the 2nd spot taken up by a car.
33	10 Nov	RObradovic	Currently there are very strong lights in that part of the road at the roundabout and at the corner of heather road and York street, it is very bright and well lit. Any brighter and the homes on the park will not be able to sleep at night.
34	8 Nov	Jpeters7711	You would expect these small open spaces to be on relatively flat land, so that the landscaping can be uncomplicated and appealing to all ages and physical abilities. As this location is on a hill, its usability potential is limited because of



			it. The concept plan is very busy and will not be visually appealing with all the logs, large rocks and sandpit. As mentioned by others this potential space is right on the roundabout with a blind spot at the bend in the road and is also on a bus route. Not ideal for quiet relaxation and passive recreation. Parking and traffic is already a problem here, in this narrow winding street. In fact, by closing Heather Road I believe traffic will increase in Aileen Avenue. I am not in favour of this location for the park.
35	30 Oct	SLE	A new open space should be located where high-density apartment developments have already occurred and not in an established area approximately 500 metres away from Princes Park. High density apartment developments are not expected in this area. A safe pedestrian crossing is available to cross Hawthorn Road to get to a very large established park. It is such a waste to demolish a renovated house that council paid \$2.1m plus the buying costs to establish a park where it is not a priority area. How much will this park end up costing?
36	1 Nov	Marian	While I understand this complaint, this area bordered by 4 main roads has no green space whatsoever and I believe it is needed. I do take issue with the specific choice though
37	3 Nov	mcf	What will the final cost of this project finally add up to be, \$4.5 Million+? By comparison Booran Reserve cost \$10.8 million, for a huge and much larger open space activity area. It does not seem justifiable to demolish a renovated property, for a very small costly park, in an area where it is not needed. I do not support the waste of so much money by council on this project.
	3 Nov	Officer response	Hi mcf It is very challenging to find new open spaces in established areas. We believe this will become a valuable local space and enhance the local area. As a comparison Booran Reserve did not include the cost of land. Thanks for your comments Rec and Open Space Team
38	1 Nov	CKresident	Seems like the area could be better utilised with another type of open space use considering we have Princes Park facilities so close by. Consider a dog walking area or skate park, or some other alternative use use would be good. Otherwise these small generic open areas are a white elephant.
39	6 Nov	IreneLi	Great idea! Love it
40	6 Nov	Jacquibanks28	We live in Aileen Avenue and generally think the addition of the park to the street and the design of the park is great. As there are lots of young children in the area, we would like to see some more active play equipment such as climbing net, a, flying fox and tyre/tree swing. A BBQ facility would also be great.
41	11 NOV	ALB	Agree completely...a great addition to the area!
42	7 Nov	ddget	We live around the corner from the proposed park and would love to see a BBQ there. Would also love to see some facilities to encourage activity such as fitness equipment, table tennis table, basketball ring, flying fox, bars for doing flips... (just some suggestions, might not fit all of these in ;-))
43	9 Nov	dm8	1. Closure of Heather Rd. will cause extra traffic banking up at Aileen Ave and Kooyong Roads, an already dangerous T intersection. Already Aileen has problems with buses, parking in street and the round-about. Heather Rd. currently allows access towards Glenhuntly Rd. and provides relief for local traffic. 2. The area is too small for a park. We already have Princes Park 5 mins walk away. 3. The proposed park will be on a hill which seems strange?. 4. Where will visitors park?. Aileen Ave cannot cope with more and Mercury St. is narrow and will cause problems for car access of owners driving in/out driveways. 5. What will be the final cost given \$2.1 Million already spent. It seems to me Glen Eira Council has already made up its mind on this Proposal.
44	11 Nov	Zorro	It is a park for the community, there should be no additional parking impacts. There will be only 2 spots lost, and one is currently only regularly used by the resident of the house that will be turned into park.
45	11 Nov	CS	There is actually 6 parking spots that will be lost by this proposal. 3 outside of

			No 6 Aileen Avenue, 1 across the road from it and two in front of No. 1 Heather Road residence.
46	11 Nov	RObradovic	Are you sure of this? The only 2 parking spots are along the side of the property 6 Aileen Avenue in heather road, which is planned to be turned into park, currently only the residents of 6 Aileen Avenue take up one of the two car parks. The plan doesn't show that any other parking spots will be affected. Where in the plan is this demonstrated? Every home boarding the proposed park has garages or driveways that can support 2 to 3 cars. What a luxury.
	12 Nov	Officer response	Hi dm8 Thanks for your comments. Traffic will still be able to travel north via Fernhill and York Street. The intention of the project is to provide a small local space that compliments Princes Park, not to replicate it, and create walkable, green and healthy suburbs. The hill provides elevated views and opportunity to use the slope to create interesting features. Parking is not provided for local parks. The final cost will be determined by detailed design. Kind regards The Rec & Open Space Team
47	11 Nov	AND	Cars travel down Aileen Avenue quite quickly without realising they are coming to a roundabout. As the proposed park is on a large slope hidden by neighbouring properties and on the worst blind spot due to the bend in the road, it is not a safe location for children to be playing in.
48	11 Nov	Aileen14	Having lived in Aileen Avenue for 30+ years I am concerned about the busy Street frontage with cars and bus route on Aileen Ave, Is any parking area planned as this street is quite narrow and heavily used at peak hours as a rat run through to main Roads. Also I would like to see a lighting plan for this park as I am concerned about evening use. I understand this property was purchased for \$2mil How much is the budget to create this park please I would like to know as a ratepayer. I am not in favor of this project I feel its another waste of ratepayers money.
49	11 Nov	RObradovic	The beautiful green space park on the corner or riddell parade and Archibald Street uses existing street lighting and from what I have witnessed has been used as a wonderful family gathering space, I have never seen any issues in the time the park has been there. Admittedly I was initially a little annoyed that it interfered with my short cut route, but now every time I walk or drive past it, I look at the houses directly looking on to the park, and watch families playing cricket or reading in the sun, and I think "lucky buggers". We currently live in a wonderful safe suburb, I can be found comfortably walking princes park in winter at 8pm. We should be enjoying our spaces in our wonderful suburbs without creating unnecessary fear, and I know I grew up in the western suburbs and that is still where my family live, we are so privileged and should be thankful that our council is creating community green spaces. Any additional lights in the park would simply be keeping the boarding houses awake. I recommend you come at 10pm and walk that section of the road and see how well lit it is. We will be very very close to the park, and have no fear that it will be some dark den for the depraved. If anything we look forward to the laughter of children and families.
50	11 Nov	ALB	Totally agree, the benefits of more green space outweighs any inconvenience of driving a few metres up Aileen Ave to take a left turn into Fernhill and down Alder or York street. And for those residents nearby that drive so fast around the corner of Heather Rd into York Street, your disregard for safety and the speed limit seems to have no boundaries. And those of us that live in York st and have to endure speeding cars around a blind corner...we unashamedly are very happy to see that portion of road closed and replaced with a park. There is so such thing as traffic as people refer to it...because if we drive, we are indeed all traffic and all part of the problem. This project is a massive boost for the locals with dogs and pets and I heartily welcome the council's proposal.
51	11 Nov	jpeters7711	I have also been a long term resident in Aileen Avenue and this location is not suitable to convert into a park. I disagree with council's own comment that this location provides "good visibility and passive surveillance" as it is not very



			reassuring especially to the residents surrounding the park. It will be a very enclosed area and the safety of nearby residents cannot be guaranteed especially at night time. There is a real risk that this location will become a "local attraction" for undesirables to meet at night.
52	11 Nov	aan	I have also lived in Aileen Avenue for over 30+ years and I am also very concerned about security and evening use at the park especially for the residents that live in the properties immediately surrounding the proposed park. I am not in favour of this project.
	12 Nov	Officer Response	Hi Aileen14 Thanks for your comments. We have incorporated more natural barriers (swale and plantings) to provide separation between the road and park spaces. This is considered a local park and no parking is provided. There is no additional lighting proposed for this park. Many open space projects are partially funded by development contributions. Detailed design will inform the final cost. Kind regards The Rec & Open Space Team
53	11 Nov	Marissa	Think the park looks great. My concern is the need for separation of some kind (planting/ fencing) between the play area, and the very busy road at Aileen Avenue. As I can see children running after balls which have rolled down the hill and onto the road in that section.
	12 Nov	Officer response	Hi Marissa Thanks for your comments. We have placed the flatter open lawn area away from Aileen Ave, and separation between the play equipment and road is reinforced with the planting, rock wall and level changes. Kind regards The Rec & Open Space Team
	8 Nov	acirca	I couldn't think of a worse street to have a road blocked off. It's already dangerous enough driving through the bend in Aileen Avenue, the last thing needed is an adjacent street removed & more reason for traffic in Aileen.
54	11 Nov	Zorro	Traffic would be reduced by the proposal.
55	11 Nov	ALB	Agree and the round about could be removed. Talk about traffic, how about the speed that people drive around Heather Rd into York st which is a blind corner. Also we had an elderly woman who crashed into a neighbours fence and a large tree...she very luckily didn't go head first into the tree otherwise she may not have survived. And finally the garbage trucks take that corner so fast that if you happen to be coming the other way and aren't ready to stop...you could end up underneath the truck!
56	12 Nov	sandytogs	While I prefer green space to overdevelopment any day, and appreciate why this area has been pinpointed, for the following reasons I do not support the proposal as currently stands. 1. I disagree with the demolition of a recently renovated dwelling. What considerations have been made in regards to disposal of fixtures, fittings and chattels ? Will recycling practices be adopted where possible ? 2. As has been mentioned in other contributions, Aileen Avenue suffers by way of traffic management and the fact that it is widely used as a rat run. While I appreciate that closing Heather Rd should cut down on traffic volume, speed is a real and ongoing issue. The roundabout is by no way big enough to slow traffic down as has to accommodate a number of buses. Closing Heather Rd will now mean that vehicles travelling towards Kooyong Road will have no reason to slow down and give way to the right. There would need to be adequate separation between the park and the road. Note that the pocket park on Riddell Parade has fencing. This proposal needs to be considered in conjunction with an appropriate traffic management solution. 3. I would like to see more detail in addressing the concerns of the neighbouring properties, especially concerning property access, noise and security
	12 Nov	Officer response	Hi sandytogs Thanks for your comments. In response to some of your questions I can provide the following: 1. Demolition would seek to re-use and recycle all fittings and building materials, specialist demolition contractors that would be engaged. 2. A traffic assessment recommended the roundabout is retained based, as opposed to a T intersection, as it provides improved safety for vehicle movements at the intersection, the splitter islands improve safety and access

			for pedestrians and the roundabout provides speed control for Aileen Avenue. 3. The detailed design phase will explore suitable interface treatments with neighbouring properties. Kind regards The Rec and Open Space Team
57	12 Nov	sandytogs	Thank you for your reply. I would be interested to know as to when this traffic assessment regarding the roundabout was made. I am not sure as to how it can be deemed to provide speed control for Aileen Avenue when it most definitely does not. I have witnessed this on too many occasions to mention and has been a long standing issue in this street.
	12 Nov	Officer response	Hi sandytogs The traffic assessment was made when the park was being planned in 2017; additionally information was used from a previous traffic assessment of Aileen Ave in 2012. The alternative to remove the roundabout was not recommended. To clarify, public open space contributions are levied by Council as a condition of subdivision approvals using the schedule to Clause 52.01 of the Glen Eira Planning Scheme. Council's Open Space Strategy provides the strategic framework for open space provision and its recommendations have been prepared to meet the needs of both the existing and future population. Implementation of the Strategy recommendations is funded by a combination of open space contributions, Council capital program and external grants. Hope that explains it. Kind regards The Rec & Open Space Team
58	12 Nov	sandytogs	Hi again, thank you for your reply. In all fairness, a traffic assessment from 6 years ago would have little relevance, given that traffic volume will have increased in line with population influx. I am not asking for the roundabout to be removed, rather be upgraded or improved so that it does what it is supposed to do, which is even more critical should the park proceed. I would like to discuss this further with the appropriate contact in Council. Can you please advise details ? Thanks
	12 Nov	Officer response	Hi Sandy You can contact Council's Traffic Parking and Safety Department. Just email your query to <a href="mailto:mail@gleneira.vic.gov.au">mail@gleneira.vic.gov.au</a> Regards Rec & Open Space Team
59	12 Nov	Yak74	I'm really not in favour of the project as the park engulfs around my block and will create more noise and disturbance to my property and neighbouring properties. I'm not fan of my drive way being opposite entrance to the park and only walkway separating my house and the park.
60	13 Nov	mcf	Also, the residents of 1 York Street would now need to drive into the park to reach their driveway and front door. Why create such a potentially dangerous situation to be right next to the flatter open lawn area located away from Aileen Avenue where children are expected to play. For safety reasons cars and people need to have much more separation than just garden bed and bushes. How many times have you heard of cars accidentally reversing at speed. Park goers may consider that this new road access is the parking provided for the people attending the park.

#	Date	Name	Contact Details	Feedback
1	8 Oct	xxxxx	xxxx	<p>Hello,</p> <p>I am responding to the proposal for development of Aileen park.</p> <p>I think this is a fantastic initiative by Council and will really add value to the area. It will provide a great space for people to meet, socialise and exercise.</p> <p>It is very encouraging to see council taking these initiatives and making the area for usable, friendly and sustainable for residents.</p> <p>Very happy to see the proposal and I am very supportive of it.</p> <p>Thank</p> <p>xxxx</p>
2	8 Oct	xxxxx	xxxx xxxx	<p>As a local resident with a young family, we are absolutely thrilled at the prospect of having a park nearby.</p> <p>Our neighbourhood has a lovely sense of community and this will be further enhanced by the provision of spaces for interaction &amp; social meeting.</p> <p>The closest park being Princes Park is often so busy with children that it is unpleasant &amp; stressful taking the kids for a play.</p> <p>A space to climb &amp; explore natural materials &amp; vegetation will provide a more peaceful alternative to Princes Park and will add immeasurable value to the local area.</p> <p>I look forward to hearing how these plans develop &amp; the timeframe of implementation.</p> <p>Many thanks,</p> <p>xxxx</p> <p>xxxx</p>
3	9 Oct	xxxx	xxxx	<p>Hi Glen Eira Council,</p> <p>I love the idea of the new park in Aileen Avenue and I think it would be really nice to have a swing set as well!</p> <p>Looking forward to seeing the end result :)</p> <p>Regards,</p> <p>xxxx</p>
4	9 Oct	xxxx	xxxx	<p>Hi Team,</p> <p>We live at xxxx York Street and are extremely excited by the proposed park at AILEEN Ave. We love the idea and the designs look very good.</p> <p>Our only comment is to ensure safety and privacy for surrounding properties, as we know parks can attract people at night &amp; cause disturbance to the lovely peaceful street we have.</p> <p>Also accounts first hand from people living next to parks, litter, waste and objects get thrown over fences so designing the space to avoid this would be ideal.</p>



				<p>We support the initiative and welcome the work by council....we hope to enjoy the park very soon.</p> <p>Warm regards,</p> <p>xxxx</p>
5	15 Oct	xxxx	xxxx	<p>To Glen Eira City Council, the above proposed park is an excellent idea and a much needed amenity for the many young families in the area. A wonderful idea.</p>
6	3 Nov	xxxx	xxxx	<p>Dear Sir/Mdm,</p> <p>I am resident at xxxx Bracken Road Caulfield South and as a rate payer I am writing to support the decision of Council in this matter. The only concern that I have is the perceived need to address the question of traffic movement along Eileen Av which will quite probably become more critical with the establishment of a park and its need to cater for people who may "motor" to the park not to mention the increased physical /human patronage of the newly created area.</p> <p>Currently residential car parking is somewhat "as it goes" with cars parked in all locations along the street with the outcome that it is very difficult to traverse the length of the street without being required to give way /gain shelter from oncoming vehicles especially when the bus is on the street. Another side- effect is that we see residents of Eileen Av parking in side streets such as Bracken Rd. I would suggest that a safer means of traversing the street would be to have parking on one side only of Aileen Av.</p>
7	11 Nov	xxxx	xxxx	<p>Thanks for your reply. I also had a further thought that to make the park as enjoyable as possible that putting the powerlines or supply underground would be much nicer than having power lines through the middle of the park.</p> <p>I understand that adds to the cost and complications however it would be hard to imagine a park with power lines through the middle.</p> <p>Finally I have been made aware of some really ordinary feedback about the park by the 20 or so people that use the road as a short cut for their commutes. They obviously don't live in the immediate streets as they wouldnt appreciate drivers that do use the supposed short cut rarely slow as they take the corner and when backing out of our driveways often have cars on top of us within seconds as it's a blind corner. Many of them speed as well so as with most things there are always a number of different sides to the argument.</p> <p>Being one of the most immediate residents impacted by the park, I can think of nothing better than having green space instead of 40-50 cars use a pointless section of road a day.</p> <p>Thankyou for the initiative and please have the courage to proceed with it.</p> <p>Thanks so much,</p> <p>xxxx</p>

				xxxx
8	11 Nov	xxxx	xxxx	<p>Hello,</p> <p>I am emailing in regards to my disappointment about the park installation on the corner of Heather and Aileen Avenue, Caulfield South.</p> <p>I have lived for thirty years in the neighbourhood and have never felt that this was a resource that was lacking.</p> <p>As lovely as the idea of a new green space is, I believe that this is a huge waste of tax payers money and would not achieve the desired results.</p> <p>There's is a fantastic park within 5 minute walk that has all the facilities required. The proposed park is in a neighbourhood that most people have a big enough backyard for activities, or, if not, would be able to go to an open space like princess park.</p> <p>Moreover, this proposed small sized park would only be encouraging loitering which leads to potential vandalism and a safety hazard.</p> <p>Not only is it a huge economic and environmental waste in demolishing the properties involved. The Aileen Avenue property is one that is hugely desirable to live in and only recently renovated. As a first home buyer myself, this is a home I aspire to live in one day and I am greatly saddened to see it demolished needlessly. Particularly in a time when homes with such character are few amongst us.</p> <p>Demolishing these homes is adding to landfill unnecessarily, something I believed our local council to be strongly opposed to?</p> <p>Furthermore, I am concerned that this may set a negative precedent to needlessly demolish buildings. Which may give way to the destruction of period homes in favour of multi-story high density developments, which would dilute the character and charm of the neighbourhood.</p> <p>I would also be interested to know what has prompted the need for this new green space; Is it because of a recent high density development? (Which has been met with significant resistance and displeasure from the local community). This seems like a secondary action that you have needed to enable an already unpopular decision/ development.</p> <p>I look forward to your response on this matter, and being informed of how things progress.</p> <p>xxxx</p>
9	11 Nov	xxxx	xxxx	<p>I am writing to express my objection to the proposed park in Aileen Avenue, Caulfield South. I cannot believe that the Council would spend \$2.1million to purchase a perfectly good home, one that has recently been renovated, to bulldoze for the purpose of providing what will be a very small park that will provide questionable benefit to local neighbours most of whom already have adequate backyards.</p> <p>At a time when housing is becoming critical due to the rapidly growing population of Melbourne and</p>

				<p>harder for people to afford due to the shortage of homes, the Council wants to knock down a perfectly good home. This is a disgraceful waste of a valuable resource and in return it will be replaced with a small park that is not big enough for any sporting or other activity to be enjoyed by anyone. It will only provide a small covered area with picnic table that could only be used by one family or small group of friends at a time, a small area of lawn fringed with a garden and a sandpit.</p> <p>Each of the areas described are very small and would not encourage many families to make any effort to travel to this park, particularly given that Princes Park is only a short distance away and provides a vast area for people to play a range of different sports, walk their dogs or have picnics on any of the open grassed areas. At Princes Park there is ample room for many people to enjoy the park at the same time. There is also Gardenvale Park close by with play equipment so there is no need to create another park in this area. This park offers no more than what most people in the local area already have in their own back yards.</p> <p>In order to try and increase the size of this park the Council also is proposing to close off a road that is used by many people to access Glenhuntly Road. Many people are now finding it nearly impossible to turn right into Kooyong Rd from Saturn and Jupiter Streets, particularly during the morning and afternoon peak hours, so they use Heather Road as a means of accessing Glenhuntly Road. Closing off roads in the local area just pushes that traffic into other nearby streets making them busier and leading to further traffic congestion resulting in more dissatisfaction for local residents.</p> <p>In summary the use of rate payer's funds to buy, then bulldoze a perfectly good home and close off a local street just to build a tiny park that will ultimately cost several million dollars just to provide the local residents with a bit of grass, a picnic table and a sandpit. This is not a responsible use of rate payer's money and puts the decision makers at the Council in a bad light.</p> <p>The home in question should be put back on the market and sold and the funds used to provide other more needed services to the local community.</p> <p>I hope that the Council will reconsider this proposal.</p> <p>Regards xxxx</p>
10	10 Nov	xxxx	xxxx	<p>I wish to object to the planned development of a park in Aileen Avenue, Caulfield South.</p> <p>My reasons are:</p> <ul style="list-style-type: none"> <li>A park is not needed in this location. It is a very short walk to Princes Park and not much further to Gardenvale Park. The advertisement when the house on this site was last sold said in part " <i>ideally located</i></li> </ul>

				<p><i>within walking distance of Wesley College, Glen Huntly Road shopping, Elsternwick train station and Princes Park."</i></p> <p>The area surrounding the proposed park consists mainly of houses with yards, there are not many apartments in the area. The proposed local park really offers no more amenity than most residential yards, it is not an area for teenage boys to safely kick a football or for "swings and slides". It would appear to be for very passive recreation only. I walk past the park created in Riddell Parade several times a week, I see someone using that park less than once a month. I think that this proposed park will be the same: unused.</p> <ul style="list-style-type: none"> <li>• The location of this park is in an area with limited parking and on a bus route. People will not be able to park their car nearby. Young children will have to be closely supervised at all times to ensure they do not run out on to the road.</li> <li>• The proposed park (which appears to have no lighting) would seem to offer too many opportunities for unsavoury behaviour at night. This would create a nuisance for neighbours and probably an ongoing cost to Council for cleaning and graffiti removal.</li> <li>• The house that will need to be demolished to make way for this park is a substantial, attractive, recently renovated home worth probably \$2,500,000 today. The description at the time of its last sale was <i>"This elevated brick Californian bungalow has wonderful street appeal and features every desirable amenity on a familys wish list. Retaining all the charm and character of the era the home benefits from a sensational extension and transformation into a contemporary showpiece. Tastefully renovated, this stunning home brings an air of style to its flowing layout and family friendly spaces"</i>. It would be a shocking waste of both money and housing to demolish this home that so many people could only aspire to owning. We are already losing too many of the original houses of this area which is adversely impacting the character of our suburbs.</li> <li>• I believe the Council paid \$2,100,000 for this house in August 2016. This is a huge amount of money for a house that they want to demolish. Once demolition costs and then the costs for actually creating the park are added in, this small park will cost many millions of dollars – all of which comes from our already costly rates.</li> </ul>
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				<ul style="list-style-type: none"> <li>We are constantly being exhorted by the council to help our environment by not being wasteful and not contributing to landfill, yet now, our Council (who should be leading by example) want to demolish a perfectly good house to create an unneeded park and send all the demolition material to landfill!</li> <li>To create this park Council propose closing Heather Street. This street is the one I use to access Glen Huntly Road and to visit friends who live between us and Glen Huntly Road. If Heather road is closed I and many others will have to go out of our way and wind around more back streets. This will become an even bigger issue when the huge development begins in nearby Saturn Street.</li> </ul> <p>In conclusion I think the proposed park is unneeded, too costly, wasteful and may create local traffic issues. Please reconsider this idea.</p> <p>xxxx</p>
11	10 Nov	xxxx	xxxx	<p>We are writing to express our strong opposition to the proposed park in Aileen Avenue. This letter represents the opinion of five people residing in a household in the immediate vicinity of this location.</p> <p>Firstly, and foremost, we do not support the development of an open space park at this location when Princes Park is just 500m away and can be reached in five minutes by walk. We have been residents and ratepayers in our Aileen Avenue property for over 30 years. A formal notification letter should have been sent to the residents directly impacted. We initially only had knowledge of this proposal through hearing from neighbours in the street and then months later through an article in the Leader Newspaper. After hearing of this proposal our contact with council to obtain information, was always initiated and prompted by us.</p> <p>To date, most of these open space projects in the area, have been road conversions, where the residents are minimally impacted. The residents affected already had the street on their boundary, such as Archibald/Gisborne Park or Eskdale Road Park. The proposed park location doesn't seem logical, as it is more of an "enclosed space" rather than an "open space", closely surrounded by five neighbouring properties. Not to mention that the demolition of a fully renovated brick home at 6 Aileen Avenue is completely wasteful.</p> <p>Our privacy will be impacted, there will be noise issues and most importantly there will be real safety and security issues. We are concerned that as with all sheltered areas at night, there is a risk it will become a 'safe space' for groups of youths to congregate for the purposes of taking part in</p>



				<p>anti-social behaviour as this location is a very enclosed area. Also, of concern is the potential risk to local residents, especially children and the elderly walking through the park at night as the trees and sheltered area provide places for predators to hide. These issues will be a constant concern in our minds, as well as the potential for projectiles and rubbish to be tossed over the fence. Passive surveillance (by who?), does not give us any reassurance of our safety and security, and does not prevent crime. Why council does not take these issues into major consideration when selecting a potential location seems to indicate a lack of process with defining criteria for a suitable location. You can design anything you want, but the only way to stop crime is regular police and council rangers patrolling the area frequently, otherwise you cannot guarantee the safety of residents. The park could become a breeding ground for rodents and possums which may come onto our property potentially causing injury and damage. How will council prevent such issues occurring?</p> <p>Aileen Avenue is a very narrow street, used by motorists as a shortcut between Kooyong Road and Hawthorn Road with cars often travelling at high speed until they reach the roundabout. Buses and vehicles converge at the roundabout causing congestion issues. Heather Road should not be closed as it currently provides easy access to Glenhuntly Road, as exiting from Kooyong Road and Hawthorn Road is increasingly becoming more difficult and dangerous. The loss of 6 car spaces due to the closure of Heather Road will lead to more people parking in the very busy Aileen Avenue. Many residents of Aileen Avenue already park on their nature strips to avoid accidents from happening. The park will be on a hill right on the roundabout with a blind spot on the bend and not a safe area for children to be playing. Council has mentioned that the bus stop in the vicinity as a positive point. This does not make sense, as we thought this park is for people to walk to rather than for people to catch public transport to the park. We believe if someone were going to catch the bus to this location, they would get off one stop later on this bus route and go to Princes Park instead as it is a larger park with many more amenities. It easy for other neighbours to agree with council's proposal when they are not directly impacted. The amount of suggestions and requests on 'Have your Say' for different amenities for this very small park is unbelievable considering the size of the area. For the reasons outlined above, we strongly</p>
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				<p>oppose the creation of the proposed local park in Aileen Avenue. We look forward to discussing the above concerns at a meeting with Council.</p> <p>xxxx</p>
12	10 Nov	xxxx		<p>A FAIR GO ALL ROUND</p> <p>The sizable sector of Camden Ward bounded by Hawthorn, Kooyong, Glen Huntly, and North roads, has while I've been a ratepayer for the past 34 years, received minimal investment by Council beyond ongoing maintenance of roads / footpaths. However, during this time, other parts of Camden Ward have benefited greatly from the installation of community amenity parks e.g. Gardenvale Park, Riddell Parade Park. In addition, existing community parks such as Hopetoun and Harleston, have received significant upgrades and refurbishment. On grounds of equitable treatment of ratepayers, and a fair go all round, it is appropriate for developers levy money collected by Council to now be invested for those of us residing within the area bounded by Hawthorn, Kooyong, Glen Huntly, and North roads.</p> <p>THE NEED TO ADDRESS INCREASING URBAN DENSITY IMPACTS</p> <p>Residents of the City of Glen Eira have endured considerable negative impacts due to increased urban density which shows no sign of abating. It is therefore commendable that Glen Eira Council is proactively working to counter these negative impacts by providing new open space to support community health and wellbeing. I have observed first hand how those living in areas of Camden Ward with community parks enjoy being able to unwind and relax with friends and other residents. It's especially heartening to see the evident community bonding young families derive from the facilities these parks provide.</p> <p>The existing park closest to where I live is Princes Park. However, this park is predominantly allocated to sports recreation activity, and is not a community amenity park of the type envisaged for Aileen Avenue. The small area set aside for community amenity at Princes Park is adjacent to the change rooms complex. As there currently is a paucity of nearby community oriented parks in the local area, this small section of Princes Park is understandably in high demand from residents and sporting clubs (both weekend match days and training days).</p> <p>A SOUND INVESTMENT FOR CURRENT AND FUTURE GENERATIONS</p> <p>I believe that Council has chosen the right course of action in making the proposed community park possible via purchase of a residential property combined with the closure of Heather Road. In an already established urban environment like Glen Eira, which is overwhelmingly a brown-field site, it takes the kind of investment Council is making to enable this type of valuable infrastructure for</p>

				<p>current and future generations.</p> <p>Arguments against Council's course of action only favors developers who would no doubt dearly covet a corner block property offering the potential of another multi-dwelling development. This of course would exacerbate the urban density impacts already experienced by residents. In addition, arguments against Council's strategy are counterproductive to addressing today's needs and demonstrating foresight to the needs of future generations.</p> <p>The proposal for a community park in Aileen Avenue was clearly before electors at the Council 2016 election, with Camden Ward Councilors Dan Sztrajt and Mary Delahunty standing on platforms emphasizing strong support for more open spaces. It is therefore not overstating the case to claim that this matter has received democratic endorsement at the ballot box. Should Council decide against proceeding with the Aileen Avenue community park it will, in my opinion, be doing so contrary to a popular mandate expressed at the 2016 election.</p> <p><b>IMPROVED TRAFFIC SAFETY</b></p> <p>As a long time resident of Aileen Avenue I speak from experience in stating that Heather Road will not be missed when it ceases to exist. Because Heather Road runs downhill into the Aileen Avenue round-about, vehicles often enter the round-about at an unsafe speed. The risk of collision is further heightened by the limited line-of-sight in both the easterly and westerly directions along Aileen Avenue.</p> <p>Even when heading up Heather Road towards York Street there is a real risk of collision due to the narrow width of Heather Road. With parked vehicles present there is no other option than to cross to the opposite side of the road. Because of the right turn Heather Road makes just before the York Street intersection there is limited awareness of oncoming vehicles. This is far from ideal, and by subsuming Heather Road into the community park a traffic safety issue will be mitigated.</p> <p><b>THANK YOU</b></p> <p>I would like to take this opportunity to thank all of the Glen Eira Councilors and staff who have been involved in bringing the Aileen Avenue Community Park proposal to this stage of the process. It is heartening to know our Council is proactive in formulating strategies to deal with the challenge of safeguarding community amenity and wellbeing in a period of rapid urban development.</p> <p>Kind regards, xxxxx</p> <p>xxxxx Caulfield South Mobile: xxxxx</p>
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	12 Nov		Officer response	<p>Hi xxxx</p> <p>I have responded on the HaveYourSay forum to your questions regarding the dimensions of the Aileen Ave park. However I also have a printed A1 plan at Council offices in 1:100 scale - Let me know if you wish to view this.</p> <p>Following the consultation the next steps in the process will be taking all the feedback to Council for approval to proceed with detailed design. This will include developing more detail on fencing and specific plants, we could potentially provide different fencing or specific plants along your boundary with the park.</p> <p>More than happy to directly discuss any other issues you may have.</p> <p>Kind regards</p>
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#	Date	Name	Feedback
1	12 Oct	XXXXX	Think the park is a wonderful idea. Ideal to take my Grandson to.



## 9.7 CAULFIELD PARK MASTERPLAN

**Author:** Matt Barbetta, Open Space Coordinator

**Trim No:** 19/1390

**Attachments:** 1. Draft Caulfield Park Masterplan [↓](#)  
2. Have Your Say Forum Discussion [↓](#)  
3. Email Feedback [↓](#)  
4. Community Meeting Feedback [↓](#)

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### PURPOSE AND SUMMARY

To present Council with feedback received during community consultation, and to seek approval to update the Caulfield Park Masterplan for future Council adoption.

### RECOMMENDATION

That Council:

- notes the feedback received during community consultation; and
- endorses the recommended changes to the draft Masterplan which will be updated and presented to a future Ordinary Council Meeting for adoption.

### BACKGROUND

Caulfield Park is a unique space of mixed styles that combine areas rich in botanical significance with active sporting areas. The previous Masterplan was developed in 2001 and had a focus on enhancing, protecting and reinforcing these areas.

An action of Council's Open Space Strategy (OSS) is to undertake a major review/update of the existing Caulfield Park Masterplan, specifically to:

- address the contemporary issues associated with the design of the park;
- improve the unstructured and informal uses;
- review the facilities and character around the lake; and
- consider the heritage values.

### ISSUES AND DISCUSSION

The focus of this process was to review and assess the appropriateness of the previous Masterplan directions, and provide a refreshed vision for Caulfield Park.

The park vision is consistent with directions outlined in the OSS, current environmental issues and contemporary park management. The vision has guided the development of the draft Masterplan and will ensure Glen Eira continues to be amongst the most liveable, accessible, healthy and safest municipalities in the state.

The draft Masterplan (Attachment 1) presents an overall park vision:

- Continue to protect and enhance the existing landscape planting strategy across the park, specifically the exotic and native planting to the western historic precinct and the native and indigenous planting to the eastern precinct.

- Safeguard and enhance the 19<sup>th</sup> Century heritage and character of the western end of Caulfield Park.
- Continue to allow for sporting facilities to evolve within the existing areas to accommodate growth and community needs.
- Create engaging landscapes and infrastructure that promotes social cohesion, equality and accessibility to all members of the community.
- Create spaces where a variety of activities can occur, a range of goals are addressed and different objectives can be pursued.
- Continue to explore opportunities to improve sustainability, resilience and adaption to a changing climate.

### **Feedback Themes**

All feedback received during the community consultation is attached in this report, this includes:

- Have Your Say forum feedback (in discussion threads);
- Emails; and
- Feedback forms received during the public meeting.

Discussions and suggestions provided in the Have Your Say forum provided the opportunity to discuss many of the elements with other members of the community. Examples included people who would like / not like to see a café, people who would like to see more / less sporting opportunities and more / less off-leash areas.

Officer's comments reflect a pragmatic and considered approach to the many contrasting requests, and are based on open space management guidelines in the OSS, the park vision and other strategic Council directions.

The following provides analysis and discussion of the themes, suggestions and ideas raised during the consultation. Additionally, officer's comments outline the proposed actions or response.

1. **Pathways** – The type of material used for the pathway network received a number of suggestions. Contributors suggesting paved pathways sought to improve opportunities for bicycles and scooters (children in particular) and a safer, all weather surface.

Contrary was a desire not to see the park paved over, with opportunity for a permeable surface, more suitable for walking/running – additionally the need to excavate existing granitic paths could damage tree roots.

*Officer's comments – The intention of the perimeter track is to create an area similar to 'The Tan' track (perimeter path at Botanic Gardens which is popular for walking and running). This type of surface contributes to both the park heritage and natural character.*

*Opportunities for a children's scooter / bike loop will be explored as part of a Park Crescent Play Space / Multi-play area. Key pathways, such as those that connect facilities and the central shared path are paved to aid accessibility and support cycling routes.*

2. **Café in the Park** – There were suggestions to both include a café, and not to include a café.

Reasons for providing a café included: creating an attraction to the park, supporting the casual activity in the park (e.g. playgrounds and dog walking) and social opportunities.

A café could also provide opportunity to activate the pavilions during off-peak times. These types of commercial users operate in many other parks across Australia.

Reasons against a café were around litter / waste, existing cafes in surrounding streets, the intrusion on the open space and commercialisation of the park.

*Officer's comments – The issues and opportunities around commercial use in Council open space will be presented to a future Council meeting for further direction. This would seek to establish a consistent, transparent and manageable approach across all parks in Glen Eira.*

*Council's Open Space Strategy provides the following guidelines on commercial use and private use of open space:*

- a) That the proposed use or development complements and enhances the broader community use of the open space.*
  - b) That the visual and physical access to the open space will not be reduced.*
  - c) There is a demonstrated community need for the proposal.*
  - d) All events to have a minimal impact on the environment, in particular can demonstrate they meet contemporary best management practice regarding sustainability.*
  - e) That the proposed uses as a minimum do not conflict with community health and wellbeing principles, and where feasible promote these principles.*
3. **Dog Off Leash** – There were comments received surrounding the provision of off-leash areas and the limitations when organised sport takes precedent. Suggestions included providing a permanent space, allowing Oval 1 to become off-leash and positioning of seating and water to better service dog walking.

Additionally there were also suggestions around providing dog free areas - for both those concerned about dogs, impact of dogs on wildlife and the non-compliance of on-leash areas.

*Officer's comments: The provision of dog off leash areas has been carefully considered over a number of years, with the approach at Caulfield Park providing off-leash areas to the eastern side and on-leash in the western side to protect the amenity and vegetation. This provides a reasonable balance for all types of users and park features.*

*This winter Officers will trial the use of sports ground lighting to extend the opportunity for dog off leash areas outside of organised sport times.*

*The main oval is fully fenced and includes a turf wicket. This provides an area for casual sports or other activities without being impacted by off-leash dogs.*

*Fenced off-leash areas consistently have higher level of non-compliance – e.g. dog litter, digging and reduced supervision. Removing sections of fencing on off-leash ovals has been progressively implemented in Glen Eira over a number of years and has seen significant improvement in both compliance and condition of surfaces.*

*Other minor issues raised; such as the location/number of dog bags and position of seating, will be investigated as part of on-going park management/maintenance.*

4. **Extending Play Opportunities** – Suggestions to extend play opportunities included a small bicycle/scooter loop, nature play elements and providing a greater diversity of experience to suit all ages and abilities.

*Officer's comments: These suggestions are incorporated into the draft Masterplan which recommends all abilities intergenerational play opportunities for the Park Crescent play area. Additionally recommended improvements to the lakeside playground seek to promote nature play opportunities and sensory play.*

*Each space will be subject to a separate design and community consultation process.*

5. **Multi-Play area** – The suggestions to provide facilities that could support older children and active adults in non-formal sporting activities.

*Officer's comments: The Park Crescent 'Urban Play and Recreational Facility' would provide opportunity for informal sports (i.e. hit-up wall, basketball rings, fitness training) and would be subject to a separate community consultation process on the design.*

6. **Public Toilets** – Two themes emerged regarding public toilets; location and electric/non-electric. It was stated that the provision of automatic electric could not be utilised by practicing Jews on Sabbath (Saturday). Automated electric toilets are provided at 3 of the 4 locations, with only the older facilities at Park Crescent being non-electric.

There were suggestions to provide toilet facilities near the lakeside playground and in the centre of the sporting fields in the Grey Brick Pavilion.

*Officer's comments: Currently there are four toilet locations across the park. While not immediately adjacent to every activity, the distribution provides reasonable access for the majority of users. The future redevelopment of pavilions may present an opportunity to include additional external toilets.*

*Council's Public Toilet Strategy, which includes facilities at Caulfield Park, aims to provide and maintain a network of public toilets that are safe, accessible and high quality.*

*There is a general preference to replace traditional toilets with fully automated toilets in places with occasional and/or intermittent peak use. Automated toilets have a range of operational advantages including cost, universal access, self-locking at night and deterring antisocial behaviour.*

*Due to the unique community requirements in Caulfield Park it is not proposed to convert the Park Crescent toilets to fully automated toilets, either in the short term or any future redevelopment.*

7. **Vegetable / Community Garden** – There were some suggestions to provide an enclosed community / vegetable garden.

*Officer's comments: Caulfield Park is a highly contested open space with a range of organised and casual users. While vegetable gardens have positive attributes for those who have access to them; they are only accessible to part of the community. Officers would not recommend partitioning off any areas of Caulfield Park for this use.*

8. **Relocation of Depot** – The proposal to extend the Aviary Garden into the depot area was universally supported, with the focus around native, indigenous and habitat planting. Additionally there were suggestions to include an education hub or café areas utilising some of the existing building.

*Officer's comments: The extension of the Aviary Garden is logical, as it will provide a unique new space, local habitat and sensory experience. The intention would be to create a native and indigenous 'quasi' arboretum experience. Specific planting schedules and community consultation will be undertaken as part of a future design process.*

*Any extension would be dependent on the relocation of the Parks Depot away from Caulfield Park. Retention of any existing buildings would reduce the extent of planting, and commercial operation would likely require dedicated access, waste, toilets and other services. Retention of any building is not supported by officers.*

9. **Planting Selection** – There were some suggestions to include more multi-storied, habitat suitable planting across the park, possibly incorporated into play or sensory elements.

*Officer's comments: Caulfield Park's combination of aquatic, arboreal and open grassed areas provide habitat for a greater range of birds than is commonly found in Glen Eira. The recommendation to extend the Aviary Garden will provide additional lower level planting and provide for local habitat.*

*Habitat planting combined with sensory play would not be compatible as the play would disrupt the fauna.*

*Recommendations in the 'Biodiversity in Glen Eira' report have been incorporated into the Masterplan, these include:*

- *Consider biodiversity implications and opportunities in the Caulfield Park master plan design development.*
- *Seek advice in re-development works on opportunities to enhance biodiversity in/around the lake.*
- *Refresh signage asking people not to feed the birds and why.*

*Additional lower level planting would need to consider Crime Prevention through Environmental Design guidelines to ensure spaces remain safe, visible and accessible.*

10. **Indigenous recognition** – Request to see acknowledgement of the indigenous history in the park.

*Officer's comments: An action of Council's Reconciliation Action Plan is to:*

- *Explore options to expand and / or review Aboriginal markers and storyboards around Glen Eira's parks and open space.*

*Including opportunities to recognise both indigenous and local history will be incorporated into the Masterplan.*

11. **Signage / Wayfinding** – Provide clear information on facilities and activities.

*Officer's comments: This will be updated as part of normal operations, and will also include wayfinding, places within the park, indigenous, exercise information and cultural history signage.*

12. **Park entrances** – There were some questions regarding the extent and impact of upgrades to the western park entrances. Additionally, it was suggested the eastern park entrance could also be upgraded to accommodate the increasing number of people coming from the new developments to the east.

*Officer's comments: The upgrade to both western entrances would be in keeping with the heritage nature of the western end of the park. The upgrade will seek to provide functional areas, gathering spaces and connection into existing pathways. A consistent design style and material palette will be used at both entrances. It is intended to undertake community consultation at the same time.*

*This project can extend to incorporate a low-key upgrade to the eastern entrance on Balaclava Road. This would be in keeping with the natural and understated style at this end of the park.*

13. **Shade structures** – A suggestion to provide shade sails around every oval.

*Officer's comments: It is not desirable to provide shade sails around the sporting ovals; the intention is to instead provide natural large canopy trees in these*



*locations. Council's Open Space Strategy recommends a focus towards trees providing shade.*

14. **Sustainability** – The suggestion to explore water capture and water sensitive design elements was supported.

15. **Pavilions** – There were suggestions to improve the condition and amenity of the pavilions to better accommodate sporting clubs and in particular female sports.

*Officer's comments: Council's Pavilion Redevelopment Strategy provides a clear and equitable framework for prioritising future investment. It notes that pavilions are essential community assets that can provide a range of recreational, social and sporting opportunities to the whole community. Pavilion developments within Caulfield Park will be addressed consistent with this Strategy.*

16. **Inkerman Road crossing** – There were suggestions to improve the crossing of Inkerman Road particularly given the proximity to the Aviary Garden Playspace, popular locations in adjacent streets and connection between Normanby Road and Bambra/Redan Roads.

*Officer's comments: While the surrounding road network strictly sits outside the Masterplan, it has been included as part of Council's Integrated Transport Strategy.*

*It is recommended to include an improved crossing at the Bambra Road intersection and provision of an Inkerman Road crossing in the Masterplan. Any impacts on car parking, layout and on road bicycle paths will be considered and be subject to community consultation as a separate process during future detailed design.*

17. **Sports ground lighting** – There were requests to see a greater level (lux) of lighting provided for the soccer pitches to enable night games. Additionally there was support for the proposal to explore lighting opportunities on Oval 2 adjacent the pavilion.

*Officer's comments: Upgraded sports lighting is being implemented across Glen Eira and provides opportunity to increase the capacity of sporting fields where appropriate. Officers will liaise with the tenant sports clubs in line with Council's Provision of Sportsground Lighting Policy.*

18. **North/South Diagonal Avenue pathway** – Comment received stating that it is not needed and is a solution searching for a problem.

*Officer's comments: Reinstatement of the diagonal pathway (which was removed in the 1970s) provides an opportunity to create a formal tree lined avenue, which would facilitate planting of a new generation of large trees. This style is consistent with parks designed in this style and was recommended in the 2001 Masterplan. One tree would be removed to allow this.*

19. **Cenotaph Memorial** – Suggestions to reduce the amount of paving and hard surface.

*Officer's comments: Consolidating the memorials at the Cenotaph will provide a central focus for recognition. The amount of hard paving shown is not required given the low levels of use. This will be reduced.*

20. **Plinth curbing** – Suggestion not to keep using concrete plinth.

*Officer's comments: Plinth curbing has been implemented around the eastern end of Caulfield Park to prevent vehicles accessing and damaging delicate sports surfaces. Consistent with the Masterplan there is no intention to install plinth at the western end of the park where the chance of damaging valuable assets is reduced.*

21. **Additional tree plantings around ovals**

*Officer's comments: A vision of the Masterplan is to continue to protect and enhance the existing landscape planting strategy across the park, specifically the exotic and native planting to the western historic precinct and the native and indigenous planting to the eastern precinct. Any new planting must be cognisant of the relevant sports code boundary run off requirements.*

**22. Operational Issues** – A number of operational issues were raised during the consultation, these included:

- Reduce service vehicles accessing lawn areas.
- Prohibit bicycles on gravel paths.
- Safety concerns around the depot vehicle movements.

*Officer's comments: These will continue to be managed and monitored as appropriate.*

***Recommended Changes to Masterplan***

- Reduce level of paving proposed around Cenotaph Memorial;
- Include potential Inkerman Road pedestrian crossing points and Bamba/Redan Road intersection pedestrian and bicycle improvements – consistent with Council's Integrated Transport Strategy;
- Opportunity to explore a small scooter loop as part of a Park Crescent playground upgrade;
- Incorporate a minor upgrade to the eastern entrance on Balaclava Road; and
- Include recommendation to explore indigenous and local history acknowledgements.

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

Actions and projects arising from the Caulfield Park Masterplan will be presented to Council for consideration in future capital works budgets.

Council's 2018/19 Capital Works Program includes an Integrated Water Management Feasibility Study at Caulfield Park Oval 1 to identify the most efficient and cost effective way to improve the quality and integrity of the sports field surface and explore opportunities for storm water harvesting, address flood risk mitigation and investigate options on how water can be captured on site and then repurposed in the western end and through the lake.

**POLICY AND LEGISLATIVE IMPLICATIONS**

N/A

**COMMUNICATION AND ENGAGEMENT**

The draft Caulfield Park Masterplan consultation was promoted for seven (7) weeks between 15 October to 2 December 2018.

***Engagement Snapshot***

- 569 people visited the Have Your Say forum page;
- 34 people contributed on the discussion forum;
- 181 people downloaded the Refresh information booklet;
- 13 emails were received; and
- Over 40 people attended the Consultation Public Meeting.

***Consultation Promotion***

- Distribution of information flyer to nearby residents;
- 6 in-park A1 signs;
- Distribution to Friends of Caulfield Park group;
- Advertising in appropriate Leader Newspaper;
- Article in the Glen Eira News – November 2018;
- Promotional video presented by ward Councillors;
- Concept plan and feedback forum on Council's Have Your Say online forum;
- Promoted on Council's homepage, Facebook and social channels;
- Emails to registered users of Have Your Say;
- Community Consultation Public Meeting on Thursday 8 November 2018; and
- Discussion at the Reserve Advisory Committee Meeting on 12 November 2018.

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

Theme Four: Clean and Sustainable

An attractive and sustainable environment for future generations.

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

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

### **CONCLUSION**

The presented draft Masterplan was well received during community consultation and highlighted the wide range of users and activities that take place in Caulfield Park.

Throughout the community consultation process, a number of detailed suggestions were submitted which will be considered in the future detailed design stages. There will be further opportunity for community consultation through the future design stages.

The Masterplan and recommended changes provides a vision which will safeguard the historic aspects of the Park, and ensure the sporting, leisure and recreational needs of our community can continue to be met.

Recommended changes will be updated in a Caulfield Park Masterplan document and presented to Council for future adoption.

## CAULFIELD PARK DRAFT MASTERPLAN CONSULTATION

**1 NORTH-SOUTH DIAGONAL AVENUES**

Reinforce the historical nature of the Park by creating formal tree lined avenues by restoring the diagonal avenue from north-west corner to Baladava Road. The avenue provides all weather accessible connections to the arbour, ornamental lake, Cenotaph, bandstand and new entries.

**2 NORTH-WEST AND SOUTH-WEST MAIN ENTRIES**

Formalise a memorable gateway entry experience into the Park by upgrading the prominent western park corners.

**3 CENOTAPH MEMORIAL**

Consolidate memorials through the upgrading of the Cenotaph to become the main memorial in the Park through new feature paved surfaces suitable for events and ceremonies, honour walls honouring those who served, feature lighting, new planting and interpretive signage.

**4 CROSS MEMORIAL**

Formalise the cross memorial under the eight cypress pines with interpretive signage.

**5 ORNAMENTAL LAKE AND ARBOUR**

Address vegetation establishment and growth issues by removing suckering elms to allow for new planting scheme within the island. Review current seating arrangements to improve amenity and accessibility. Create a memorable visitor destination by repairing/ extending the arbour with a viewing platform on the lake edge.

**6 LAKESIDE PLAYGROUND**

Promote nature-based play by retaining the playground east of the lake as a junior playground with natural play elements, toddler swings and an improved sensory play zone. Explore the opportunities to replace the pipe and rail fence within the western car park to create a better interface with the Park.

**7 THE AVIARY GARDEN**

Continue the immersive Aviary Garden experience by reviewing planting palettes and introducing 'hoop guards' to protect and help establish the appropriate plant density of native bird attracting plants.

**8 COUNCIL'S PARKS DEPOT**

If Council's Parks Depot can be relocated, extend the Aviary Garden to foster a strong botanical space through creative planting display and interpretation. Include family, picnic and barbecue spaces that accommodate further opportunities for informal play beyond the adjoining playground. Consider the inclusion of art or sculptures as a feature that references the history of the former aviary to provide interactive and sensory opportunities.

**9 WATER SENSITIVE OPEN SPACE**

Undertake a feasibility study to address the flooding of sporting ovals, and other areas, through water sensitive design and water capture opportunities. Consider cost-effective opportunities to reduce potable water use.

**10 EXISTING CRICKET PRACTISE NETS**

Cricket practise nets have the potential to be increased to accommodate future demand.

**11 EXISTING MULTI-SPORT FACILITIES**

Enhance existing multi-sport courts with new line-marking, additional basketball/netball hoops and seating for expanded social opportunities.

**12 CIRCULATION PATH**

Continue to reinforce granitic gravel path network along Baladava Road by replacing existing concrete surfaces with granitic gravel to create a continuous loop. Increase shade opportunities through canopy tree planting.

Explore opportunities to install plinth kerbing where needed to prevent unauthorised vehicle access into the Park to protect assets and reduce risk to public. There is a preference for plinth kerbing to not be used at the western end of Park.

**13 PARK CRESCENT PLAYGROUND**

Foster an exciting play space suitable for children of all ages and abilities through the upgrading of the Park Crescent playground. The upgrade should integrate the existing mound with an accessible path and incorporate more opportunities for unstructured natural play, enhance the unique topography of the landscape, and better connect the space to the wider park. Upgrade picnic facilities, car park, public toilets and shelters to complement this playground.

**14 PARK CRESCENT URBAN PLAY AND RECREATION FACILITIES**

Develop a new intergenerational multi play precinct which incorporates elements of fitness training, casual sports and dynamic movement and play. This would enhance the canopy tree cover that defines the Park Crescent precinct.

**15 NEW PAVILION**

Consolidate two older pavilions into a new pavilion to be built in this location in accordance with Glen Eira's adopted Pavilion Strategy.

**16 LEASED SPORTS AREA**

Consider opportunities for alternative uses of land if surplus to the needs of leased sports clubs.

**17 LIVING FEATURE GARDEN**

Transform the existing rose garden area into a contemporary display garden that can demonstrate and educate a variety of horticultural principles and best practice in areas such as climate adaptation, natural conservation or ornamental display.

**18 SPORTSGROUND LIGHTING**

Explore installation of sportsground lighting on Oval 2 to extend the range of use of this area.

#	Date	Name	Feedback
1	16 Oct	Rachelash14	I am a mother of 3 and a resident of Caulfield within 7 mins walk to Caulfield Park. My most annoying feature of the park is that when I walk 5 times a week with my baby I am unable to take my primary aged kids with me because the path around the perimeter of the park is not scooter friendly. Instead I either walk without them and leave them at home on gadgets/ devices or go elsewhere. Caulfield Park is a stunning park and one of the reasons we moved to the area however it is not a good walking path at all. The gravel makes it not friendly for kids on scooters, or learning to ride in training wheels who would be able to scoot along side me when walking in off-peak times. Also even when I do walk I'm constantly getting little stones or gravel in my shoes. Also there are many electric toilets which are not able to be used for practicing Jews that are unable to use electricity on sabbath which is when we often visit the park. Please do not change the toilets at park cres to electric toilets when you upgrade please keep as is with maybe just a refresh. We avoid taking the kids to play in any of the other playgrounds around the park for this reason that we are unable to operate or use the toilets at all other areas. A huge oversight by Glen Eira council when they built Booran Reserve which is even closer to us than Caulfield Park.
2	25 Oct	Pascale	The gravel is a permeable path designed to allow rain water to soak into the tree roots and into lawns and allow flexibility when trees grow and extend their root zone. Concrete or other pavement would seriously damage tree root structure, and would need to be constantly repaired because of the growth of the trees and their underground structure. My daughter and I ride on these paths frequently, she learnt to ride on these paths and around the perimeter fine, only once fell off (on the foot path), and we needed a bandaid.
3	25 Oct	Rachelash14	You have not addressed the problem if not scooter or bike friendly and this doesn't make sense when there are other concrete paths within the park right alongside trees. Also the electric automated toilets issue which I raised has not been addressed. A fantastic addition would be a giant jumping pillow like the ones at many resorts these days (look up big4 resorts and you will see an example of jumping pillow under recreational activities). They are incredible for exercise, kids love them and you can have loads of kids on them at the one time). There is so much space at Caulfield Park for a jumping pillow and I don't believe I have seen one at any other park only at caravan parks, resorts, etc. silverwater resorts in San Remo Vic at entrance to Phillip Island also has one which is the perfect size.
4	26 Oct	Renewa	There's a jumping pillow at Redcliffe - just outside of Brisbane (where my parents live) and unfortunately it routinely gets lit on fire and vandalised, if the council do give this a consideration then it will need some kind of protection.
5	25 Oct	jasher	Pascale, perhaps you should share your insights with the Royal Botanical Gardens and half of all other parks in Victoria and convince them to replace all paving with gravel paths. I agree with Rachelash14.
	25 Oct	Officer Response	Hi all Can I please ask that comments are respectful and constructive. Kind regards Rec & Open Space
	25 Oct	Develop	Removed by moderator
6	2 Dec	stesim6	I totally agree with the last comment from the Recreation Services. What has happened to civil discourse on this issue. Much of what is written is angry and abusive. Caulfield residents you are better than this. My only comments on the plan are 1.on the gravel path around the perimeter. I use it every week to exercise and agree that it is most suitable for walking. I don't want to walk on a sealed path, there are many footpaths for that. 2. Re dogs. I would like the issue of dogs on leashes enforced. I am elderly and having an unknown dog rush past me is not pleasant. There are off leash areas elsewhere. Thanks Council for the opportunity to express my views
7	2 Dec	Dog walker of	So I suppose you would be "happy" if dogs were banned altogether from Caulfield Park.



		Caulfield Park	I am not aware of too many dogs "rushing past" in an on lead area. It is a whole different area even in an off leash area of having dogs jumping on you. Dogs are supposed to be "under effective voice control". Interestingly you make no mention of bikes whizzing past you in Caulfield Park which is very common.. Being "elderly" does not entitle you to lecture others about "civil discourse" that is the role of the moderator
8	26 Oct	Renewa	Oh that's really interesting, as a runner I often wondered why this is used at Albert Park, personally I don't really like it as a running surface, it's a bit slippery. I'd like to hear some suggestions for other surfaces still allow for that drainage, but are better running/riding surfaces - also good to consider that concrete or similar is way to hot in summer.
9	27 Oct	Rachelash14	Hadn't thought about the heat factor for walking on concrete because there are still plenty of shaded areas but yes any other surface that's firmer and no gravel would be terrific if it could tick walker/rider/runners and drainage needs. I actually always walk up to hawthorn rd foot path just to get the concrete path and then that strip on Balaclava until it meets with park path and unfortunately becomes gravel again. Definitely a different path would be amazing!! Btw I avoid Albert Park lake as well for the same reason.
8	17 Oct	Yunch	My children and I like to train at Caulfield Park. We train on the cricket oval which is an enclosed area (dogs on leashes only). Unfortunately dog owners do not abide by this rule and they often let their dogs run free. Not only are dogs jumping all over us, we have a situation where a dog has urinated on our equipment. Given the large area of the park which is already shared with dogs, would it be possible to have this one area a dog free zone, so that our family can enjoy the park, without being disturbed by dogs. There are other parks within our municipality which are enclosed, dedicated dog areas. It would be great if the same courtesy could be extended to us.
9	26 Nov	Dog walker of Caulfield Park	A really inaccurate self absorbed comment. Are you actually aware that there are times that there is not one leash free area in Caulfield Park available as sporting clubs take precedence over off leash areas and yet the fenced oval sits empty???? Why shouldn't it be used by dog owners including those who are trying to train their dogs who may not have learned yet not to run near a busy road. Are you aware there isn't one fenced dog off lead area in the entire City of Glen Eira (that I am aware of). A large proportion of dog walkers actually walk to Caulfield Park as they live locally. Since you seem to have so much "equipment" and children you obviously drive to Caulfield Park so it would be very logical for you to drive to another park where dogs would not "disturb" you.
10	17 Oct	jasher	We believe that the Master plan for Caulfield park is unimaginative. So please let us add our thoughts. There is wonderful opportunity to have a family friendly area where children can play and adults can catch up over a coffee or cakes. Yes, a cafe set in the park next to a playground would be absolutely wonderful for all ages and family and friends. A perfect example is at Queens Park Playground / Queens Park Kitchen in Sydney. It's a perfect little place for many residents and you should travel there and investigate. Search Google Maps and then go and visit it. Or go to Centennial park which has something similar. The truth is that there are many places across Caulfield park where this could work; whether near the lake, or next to one of the three playgrounds, or elsewhere. It is sadly missing and any stumbling blocks in terms of having private operators operating a cafe in the park, can surely be overcome. Come on... NSW have done it!
11	17 Oct	Jo_E	Finally, someone has suggested what we've been wanting for ages! Please put in a cafe. Being able to sit down with a hot cup of coffee, catching up on some adult conversation with friends, all whilst the kids are playing happily in a fantastic playground - priceless!! Why spend a fortune on another pavillion that isn't a drawcard and isn't used by everyone on a daily basis. A cafe would be brilliant for the grandparents taking the grandchildren out for a milkshake, the mothers groups, dads doing the catch up etc. Our

			park should be in the same league as Centennial Park Sydney.
12	25 Oct	Jennya	A CAFE - Yes please! How wonderful would it be to watch the children play while sitting with my friends and the grandparents in the park having coffee and cakes!! I have been to many other parks that have a café in the park, including Queens Park NSW. Even the Botanical gardens and Jells park have cafes. Please Glen Eira Council, put this in your plans. We were so frustrated with the millions of dollars spent on the building in the middle of the park which is used only for sporting and for hall hire. A café in the park near a playground (and/or the Lake) would be a FANTASTIC and would cost a small expense by comparison. Yes Please!
13	25 Oct	Jennya	Just to be clear... we have nothing against the sporting use of the park and therefore the pavilion mentioned above, it's just that the building is not used 90% of the time that we visit the park... and a Café would appeal to a wider group of people... notwithstanding the sporting groups too.
14	25 Oct	Pascale	There are SOOO many cafes in the nearby Balaclava Junction precinct, I don't know why you'd want to introduce another cafe (and the associated littering and food scraps which encourage pesky pigeons) into the park!
15	24 Oct	romikupfer	It would be wonderful if there was the addition of a community vegie garden. Similar to ones in other council areas. Having an enclosed area that the city of glen eira community can grow vegies and herbs together would be a fantastic way to interact together as well as teaching children and giving them the opportunity to engage with the land and fresh produce! I would also like to strongly encourage there be an acknowledgement of the indigenous land that caulfield park sits on and some information on plaques around the park in regards to that lands link to our indigenous people.
16	25 Oct	Pascale	I agree and Friends if Caulfield Park have suggested this with the land by Aviary gardens should the council parks depot ever be relocated! It would add so much connection of a different form with this beautiful park, and foster a great community spirit and opportunity for all ages to learn, share and educate each other!
17	29 Oct	Deborah	-Agree acknowledgment and collaboration with Boonwurrung people would be a great method of inclusion and to increase biodiversity in times where biodiversity is decreasing. Indigenous people are resilient and their knowledge essential to learn for the rapidly changing planetary systems. Greater multi-storey plantings are needed and much less lawn areas. It still looks like a place for people not somewhere wildlife can flourish. Mown lawn spaces encourage Indian myna birds and larger birds where as dense indigenous planting will encourage native wildlife. -Taking into account food security would be good to leave roses if healthy as they have deep tap-roots and increase pollinating insects and plant a food forest surrounding this area. There are very little dense green corridors joining areas to encourage smaller bird species. Multi-storey planting can be human and other species friendly. -Considering the urban heat-effect and a warming climate, less open spaces and concreted areas is better. More multi-storey plantings Including food producing plants, would move away from human-centric space to a lower maintenance, higher yield Microsystem and healthier ecosystem.
18	25 Oct	Pascale	Unlike other parks in the city, there is no formal acknowledgement of the traditional Boonwurrung owners of this land, how the land was managed, its indigenous flora and fauna, how it was connected to what is known as the Elstercreek catchment area and water flowed to the Yarra River and Nairn (now Port Phillip Bay). Recognising this longer term history prior to its being known as Paddy's Swamp is long overdue. Furthermore, the planting of indigenous water plants (Iomandras and tea trees on edges, sedges, rushes, lillies closer to waters edge) and some rock platforms would allow our indigenous animals (Eastern snake-necked turtle, eels, frogs, herons and ducks) to have better habitat and protection from the introduced geese and ducks which kill their young each year. We could invite Boonwurrung elders to reconnect us to this part of their traditional country and learn how they used and maintained these

			indigenous plants, perhaps learning weaving and other traditional skills, promoting and fostering respect, recognition, reconciliation.
19	29 Oct	Deborah	Wonderful respectful and inclusive ideas Pascale.
	29 Oct	Officer Response	Hi Pascale and Deborah Thanks for your feedback and comments. We are certainly keen explore ways to expand interpretive signage and storyboards in our parks and open spaces; Booran Reserve and Mallanbool Reserve are great examples of this. You may be interested in the Glen Eira Reconciliation Action Plan which demonstrates Council's commitment to building a unified community that acknowledges Aboriginal and Torres Strait Islander peoples. Kind regards Rec & Open Space Team
20	12 Nov	Arabella	I agree with this idea also. There's a lot of talk about the history of this park, but it only seems to go back to post-European settlement days. I have seen other councils such as port philip have more signage and recognition of the traditional owners of the land, with signs about the local animals and plants which much kids (and !!) love reading about and imagining what the land was like back then. I love your idea for more water plants and habitat for local fauna also, Pascale. Port philip also has info on local native animals on their signage along the beachfront.
21	26 Oct	Renewa	I'd like to see acknowledgment of the traditional owners of the land - the Boon Wurrung and Wurundjeri peoples of the Kulin Nation, it would be wonderful for the council to work with the community groups to create a space for acknowledgment and education, somewhere where children and adults can learn about the land on which we live. More native planting accompanied by information on the plants would also be nice. Minor things: A few more water fountains with dog trays please
22	1 Nov	chrodo	Following on from some of the comments.. 1 - I whole heartedly agree to keeping the non electric toilet block on park crescent for sabbath reasons and other reasons such as they don't smell as bad as the electric ones making them more pleasant to use. 2 - I think some sort of small pop up style cafe could be located at the park crescent end of the park near the playground where many childrens parties are held. There is a cafe on the Balaclava and Hawthorn roads so putting one near the other end and near the playground makes sense. It does not have to be a montrosity style cafe building. There are many small pop up style cafes around. Ideally it would link to the newly created vegie garden by incorporating food compost and coffee grounds. Surely the sustainability dept would be all over this. BYO coffee cups would be encouraged with a price reduction. 3. The communal vegie garden is a great idea and I would look at locating it on the north side of the park crescent play area. Lots of north facing sun for it. 4. I would like to see some distance markers put around the park. It is an inexpensive cost and is allows for everyone to see how far they have exercised. It provides great incentives for little ones to try and make the next marker.. Just my two cents..
23	12 Nov	Jasher	An ideal location for a cafe would be near the lake. And we don't think a pop-up style is what is needed. Refer to suggestion as per Queens Park in Sydney. We have been there and it is amazing. Why don't we have something like that in Caulfield park?! There is no real issue having it near the lake that cannot be overcome, but in terms of the best location, it should be near the lake and yet close enough to the children's playground across the park from the lake.
24	24 Nov	Dog walker of Caulfield Park	Caulfield Park should be a non commercial zone which includes NOT having a cafe. Maccabi soccer club is responsible for running a poorly run cafe at the bottom of the pavilion in the winter months. It is a regular sight to see disposable coffee cups dispensed by this cafe littering the ovals even as far away as Park Crescent.
25	3 Nov	Elizabeth	I have lived near Caulfield Park for 3 years and have been delighted with the improvements, including the additional trees to provide shade around the ovals, the refresh around the pond (although the island still looks very tatty), and the new "Narnia" LED post top lights. I agree with the suggestion about a community vegetable garden although there can be problems with vandalism and theft ( as in the UK

			<p>allotment model), so its location further in from the edges of the park might be wise. There seems to be some flat and otherwise underutilised space behind the offices near the cricket nets. Although I understand the comments about electricity to run the various toilets, the fact is that Melbourne Water (and all the other suppliers including SE Water, YVW, CWW etc) uses electricity to pump and pressurise ALL water supplied to every user across Melbourne, whether in their homes or parks. Perhaps the local Rabbi could be requested to consider the matter and give a dispensation given that the park is within the Eruv. I have the historic tree brochure, and wondered if there could be more labelling of those most interesting and often very grand trees. I like the gravel paths, as they are more forgiving than concrete, and less prone to create a heat island. The gravel also helps in discouraging speedsters and making a shared path between runners and riders/scooter safer by virtue of the lower speeds. While the idea of a café is tempting, all the cafes locally open quite early - I have been able to get a coffee at 6.30am when out walking, so on balance I agree with the concerns expressed about pigeons and litter. And part of the delight of the park is that it is an ideal place for a picnic! My last comment is that the Wisteria walk will soon need some structural reinforcement as wisteria is very strong indeed, and it is growing well lustily. Thank you for a wonderful park to enjoy - I'm looking forward to this year's bandstand concerts!</p>
26	12 Nov	jasher	<p>FACT CHECK: Melbourne water does NOT use electricity to pump and pressurise ALL water supplied to every user across Melbourne. Water is fed through a gravity system using dams and reservoirs and the height distance to the supplier end.</p>
27	12 Nov	Elizabeth	<p>Dear Jasher, You are right that it is mostly a gravity system, but Melbourne Water has a pumping station at Cardinia on the north south (desalination) pipeline (refer website and the Aurecon Deloitte Touche Tohmatsu report of 2016 - if you recall there was a deal of discussion at the time about the use of windfarm-generated electricity to pump this pipeline although initially at least a cable from the La Trobe Valley was used to provide the high voltage 220kV supply) See <a href="https://www.aquasure.com.au/pipeline-powerline">https://www.aquasure.com.au/pipeline-powerline</a>. Melbourne Water also describes pumping from Lake Eildon into the Sugarloaf reservoir (refer MW website <a href="https://www.melbournewater.com.au/community-and-education/about-our-water/water-supply/north-south-pipeline">https://www.melbournewater.com.au/community-and-education/about-our-water/water-supply/north-south-pipeline</a> ). Moreover, there are electric pumps and electrically controlled systems for automated valves throughout the water supply network, and Melbourne Water actually generates electricity from the hydroelectric plants on the pipeline that they use to control the water pressure, instead of using pressure reducing valves as in the past. Although it is fundamentally a gravity system from the various reservoirs in the hills, if this were sufficient of itself, there would be no need for any additional reservoirs or storage tanks, such as those existing in Surrey Hills, Glen Waverley next to the Police Academy, Mt Waverley, and numerous other locations throughout the metropolitan area. Given the 5 year storage in the major dams and the very high interconnectedness of the system, in order to afford the desired resilience of the system from burst valves, broken mains and the like, it would be hard to determine except perhaps at a molecular level which water was not electrically pumped at some stage in the delivery cycle. For the sewerage system, there are 8 pumping stations at Hoppers Crossing, Brooklyn, Kew, North Road, Mordialloc (2 No), a further Wet Weather station at Mordialloc, Bondi, and the Eastern Treatment Plant (near Carrum). [ <a href="https://www.google.com/search?q=map+of+pumping+stations+in+melbourne&amp;rls=com.microsoft:en-AU:IE-Address&amp;tbm=isch&amp;source=iu&amp;ictx=1&amp;fir=fio-8XF4yFy5M%253A%252Cimgkg5d1gPS4QM%252C_&amp;usg=AI4_-kRofdoNWYD9nNMw-K8hbWBtzTQx5w&amp;sa=X&amp;ved=2ahUKEwiM-vDSqc7eAhUKWCsKHeC6Dp4Q9QEwA3oECAEQBA#imgdii=y2rjT66_9BZzjM:&amp;imgsrc=rWrB_nqfOtk0M:&amp;spf=1542007509210">https://www.google.com/search?q=map+of+pumping+stations+in+melbourne&amp;rls=com.microsoft:en-AU:IE-Address&amp;tbm=isch&amp;source=iu&amp;ictx=1&amp;fir=fio-8XF4yFy5M%253A%252Cimgkg5d1gPS4QM%252C_&amp;usg=AI4_-kRofdoNWYD9nNMw-K8hbWBtzTQx5w&amp;sa=X&amp;ved=2ahUKEwiM-vDSqc7eAhUKWCsKHeC6Dp4Q9QEwA3oECAEQBA#imgdii=y2rjT66_9BZzjM:&amp;imgsrc=rWrB_nqfOtk0M:&amp;spf=1542007509210</a> ] And there is the heritage station at Scienceworks at Spotswood, where you can see the enormous pumps required. Hope this helps to explain the engineering challenges of living in a large city of over 5million people, and</p>

			the need for using electricity for delivering a safe and reliable water supply.
28	12 Nov	Jasher	Of course there are pumping stations, etc for a very small minority of the water that is distributed throughout Melbourne, but you said "electricity to pump ALL water supplied to EVERY user across Melbourne." This is simply not correct, and the economics of doing so would never fly. The Romans began the complex task of moving water around, and since then the vast majority of water is transported through gravity systems. The address your statement where you say, "Although it is fundamentally a gravity system from the various reservoirs in the hills, if this were sufficient of itself, there would be no need for any additional reservoirs or storage"; reservoirs etc are needed to reduce the amount of pressure that comes out of your household tap to around 500kPa of water pressure. The pressure is directly calculated as the height difference between the source and the sink, ie 50 metres difference between your house and the supplying reservoir would be exactly 500kPa of pressure from your tap. That is why you are not connected directly to the Cardinia Reservoir... it would blow up your pipes. Now there an exception to all this, and that is with the Desalination Plant which requires sea water, which is obviously sourced at sea level and the desalinated water must be pumped up a to a great height so that the water can then be integrated to the existing gravity feed network. But even if this were operational, and even if you were able to count every molecule as you suggested, it would still be only a minor amount of water that is being distributed to Melburnians by design. So you have misinterpreted the facts and links you have presented since it represents a tiny proportion of the energy required to distribute water to "EVERY user across Melbourne". Therefore your original suggestion of asking a local Rabbi to consider giving dispensation ignores the issue that the original poster says that their issue is that the modern public toilets require them to break their sabbath rules because it requires the user to press electrical buttons to enter and exit, and just about every other function in the toilet. It has nothing to do with water being transported to the toilet, otherwise the older toilets would be an issue too. Hope this brings some clarity to your suggestion and understandings.
29	24 Nov	Dog walker of Caulfield Park	Obviously having only lived in Glen Eira for only 3 years you are unaware of the many trees surrounding the ovals that were brutally cut down by Glen Eira Council to make way for more ovals ie income from sporting clubs. The local community was so incensed about the proposed tree removal there was a widely circulated petition that Caulfield MP David Southwick was due to present to state parliament. Council became aware of the tabling of this petition and like thieves in the night the day before the petition was due to be presented to state parliament and despite Glen Eira Council promoting a date when the trees would be removed, Council moved in at 6.30 am the day before and removed 30+ trees. So what GE Council is doing now in terms of replanting trees is actually a joke and it will take years for them to reach maturity. What Council should be doing is erecting shade cloths along the edge of every oval as the ovals double as a very poor second for dog walkers who outnumber sports clubs players in their thousands.
30	3 Nov	KenPe	I find it odd that you only believe that the Hawthorn Road corners are more important. With the development of the racecourse carpark I would consider the Park Crescent corners just as important as the foot traffic from these corners should be considered just as important and these should be improved and developed accordingly. This can be verified by the dead grass line where everyone has to walk I feel that the council has wasted money on the refresh plan and that a better effort to bring it into the 2020s should have been more important. The council needs to be aware that the park is used by all not just families and not just sporting groups. There should be a bike track where parents can walk with children on bikes/scooters that meanders through the park. This would leave the outside for walkers and runners. With the increased number of apartments that are being approved by the council this is going to be needed more than ever The fenced in oval at the moment is off limits to dogs off leashes, however it is the only suitable oval for such an activity. I feel that when it isn't in use by sporting groups it



			should be available for off leashed dogs! I think the lake should be overhauled and make it more suitable for the birds that inhabit it. It should also be cleaned (leaves and floating debris) on a regular basis. There should also be a position where a commercial space should be which could be housed by a cafe/restaurant/coffee house. If you are removing the depot then a building could be put there to utilise the existing power water sewerage. This would bring people to the area and allow parents to eat chat and watch children in the park at the same time. It can then be surrounded by the native gardens on the other sides
31	24 Nov	Dog walker of Caulfield Park	I agree with the majority of what you have written. Firstly dog walkers are never considered by Council which in fact is reducing the facilities for dogs by removing the dog water bowl and blocking the tap in front of the pavilion in the last 2 weeks. Totally disagree about a cafe as the park should be anon commercial zone. Maccabi soccer club is responsible for the kiosk at the bottom of the pavilion in the winter months which is run atrociously. Take away coffee cups dispensed by the cafe are seen littering all the ovals even as far away as Park Crescent,
32	24 Nov	jasher	No-one suggested a kiosk - it was a cafe, a world of difference - and that the Macabbi sporting club runs theirs poorly should not take away from a good idea that works well at many places around the country. Have you been to Queens Park in Sydney?! There is no rubbish not disrespect by the patrons to the park and surrounding areas. There are just families, children, parents, and grandparents enjoying find together in the park. The children playing and the grandparents having a coffee and cake watching etc. And although there may be two cafes on the western end of the park, the is nothing at all near the other end sorry a kilometre away not on the north side of the park or near any of the playgrounds. Bear in mind that the council has approved for literally thousands of new apartments to but on the eastern eng of the park, and we should ensure that the master plan focuses redevelopment on that end too. But a cafe is a good idea and is inclusive to other members of the community, the families. The dog owners, sporting clubs, and all residents - families included - should be able to enjoy it park.
33	25 Nov	Dog walker of Caulfield Park	So what is 'the "world of difference" between the kiosk /cafe ie pure semantics? The "kiosk " sells coffee in disposable cups and goods covered in plastic and cellophane. Are you seriously suggesting a "cafe" would NOT sell takeaway coffee in take away cups or drinks in plastic bottles which have the propensity to add more litter to the park? Are you seriously suggesting that a cafe would /could ban patrons from sitting outside and depositing their cigarette butts on the ground? You need a huge reality check. The park generates income for Council by hiring out the pavilion, leasing ovals to sporting clubs and dog registration., the point being TO THE COUNCIL. Correct me if I am wrong at this point in time Council do not trade in hospitality and therefore a cafe would generate income for some commercially run business on crown land that my rates fund to maintain. Are you capable of comprehending the difference and why some people would be opposed. Since you are so eager for a cafe, why don't you approach Council requesting a permit to run a food truck selling coffees etc that you can have parked on the side of the road right next to the playgrounds. That should keep you happy.
34	5 Nov	Kaza	I would like to see the path that runs around the outside basically remain the same. I would not like to see it paved as this would be very hot and hard to walk on. I would like to see bakes remain off this walking. Path and a scooter path made for toddlers elsewhere. We would like a hill to be created so walking. Was more of an effort and interesting. If the gravel could be resurfaced sooner when it degrades in winter so that huge puddles don't form. I would lie to see council remove and relocate birds nests alongside the path, so that kamikaze birds that attack humans and it's are removed. I would like to see benches that face INWARDS not outwards looking at the cars and roads. Recently new benches were installed, they face outwards are are too close to the road. People want to look at the greenery not the road and parked cars.
35	24 Nov	Dog walker of	There was a previous Caulfield Park gardener who actually placed signs warning people

		Caulfield Park	of swooping birds, not the present gardener if she can actually ever be seen working. As for the benches, some out of touch council employee recently moved 2 benches away from the cricket practice nets (and quickly covered where the previous benches stood) 5 metres forward to overlook the oval. They could have easily left the benches as I regularly saw elderly people sit on the benches as they were adjacent to a path. Now you have to walk across grass to reach the benches which is not appropriate for elderly park users.
36	5 Nov	Belasch	I like all of the suggested changes, particularly the removal of the depot buildings and the removal of the concrete path along Balaclava Rd. I would like to see the area near the oval 1 pavilion and car park improved in appearance, by removal of railings, adding more plants around parking areas and "hiding" the backs of the buildings with shrubbery.
37	2 Nov	Vanessa	As a nature play enthusiast, I love taking my kids to the areas without the playgrounds, there are so many awesome trees and spots scattered around caulfield park. I would love for these areas to inspire the new playground ideas. Some inspiration, Trees to climb, hide and make cubbies in drooping trees, feel like you are in a forest with close tall trees, ride bikes etc Children love cubbies, running water, transporting natural materials. I am very much looking forward to the initiative by glen eira council to change up our play spaces. Playgrounds need to be inviting and illicit imagination and joy, not only be a place for kids to exercise like the countless playgrounds all over the city. Copenhagen is a fantastic city to get inspiration of inspiring play spaces all over local areas. Great work glen eira on heading in the right direction.
48	29 Nov	CaulfieldParkU ser99	There used to be a fabulous wooden pirate ship where the existing lakeside playground is. It had ropes and nets to climb, slides and poles to go down, masts, a steering wheel for great imaginative play. Unfortunately the pirate ship burned down about 10 years ago and didn't get replaced. At the Park Crescent playground, there was a wooden train with lots of carriages which my kids loved playing in, and that too was replaced by generic, plastic play equipment which kids become bored with quickly.
38	12 Nov	Arabella	I think this master plan is missing the opportunity to make the park more sustainable, create habitat for wildlife, connect people with nature and bring the community together for activities other than sport. As a mother who uses the park with her children regularly I would like to see: - more nature play areas that are integrated with native and indigenous plantings that have the dual purpose of connecting kids with nature/make a play space and providing habitat for local wildlife, while also improving water absorption in what was originally a wetland area. Our kids need places to investigate, connect with bugs, birds and wildlife, get lost, climb and hide. No more plastic play equipment please! Look at the centennial park 'Wild play' playground in Sydney for example. - more spaces to support biodiversity. An increase in native and indigenous plantings around the park, both understory shrubs and canopy trees. Please don't remove the two ancient eucalypts that the cockatoos nest in. The aviary garden definitely needs to be extending. What about a grassland area - to increase water absorption, demonstrate what the park would have looked like pre-european settlement and provide vital habitat for native animals? - a community vegetable garden would be wonderful! Food security is a real thing and a place to teach and encourage people to grow their own food is such a great way to build climate resilience in the community. - I love the idea of turning the building in the depot into an environmental education hub as the Friends of Caulfield Park have proposed. This could be somewhere like the Port Philip Eco Centre in St Kilda Botanical gardens, which is a hub for the community to learn about composting, growing food, recycling and other sustainability issues. - I strongly think the council should release some of the sporting fields for the above mentioned proposals. It is a serious waste that around two thirds of this open space is taken up by bare sports ovals that cannot retain water, need constant

			spraying and mowing and watering and are hot, open spaces. I understand there is a strong, organised voice in the form of sporting clubs that pushes for these spaces to be kept and even expanded, but that is not to say that there are not as many, if not more people (and other animals) that would greatly benefit from alternative uses for these spaces. There is an abundance of research on the many benefits of connecting people with nature (including less anxiety and depression, healthier adults and children alike, more creative and resilient children who get to take risks in a more challenging play environment, more interest in protecting the environment etc). It seems to me we would be missing a huge opportunity to do something really special with caulfield park under the proposed minor cosmetic changes of the master plan refresh.
39	24 Nov	Dog walker of Caulfield Park	A really worthy comment. Glen Eira Council seems to only focus on the sporting clubs but fails to acknowledge and cater for dog walkers in a 24/7 safe off leash area . Dog walkers outnumber those involved in sporting clubs by the thousands. With out a doubt Glen Eira Council is the most anti dog Council in Victoria by not only failing to provide sufficient facilities for dog walkers but in fact reducing them. They have in the past 2 weeks removed the dog water fountain in front of the pavilion by not only removing the bowl but blocking where the tap was located. Glen Eira Council consistently fails to acknowledge the important role dogs play in human well being.
40	12 Nov	Lenga	Just make sure there is no further removal of any off lead area for dogs. I can't see why there can't be an area on the hawthorn Rd side
41	24 Nov	Dog walker of Caulfield Park	How about an actual safe 24/7 off lead area when Glen Eira Council has failed to do for years??????
42	16 Nov	Aek_2001	I would prefer there not be a cafe or other type store located in the park. There are a sufficient number of available cafes around the park for those inclined without needing to change the park's character or reduce its open space.
43	24 Nov	Dog walker of Caulfield Park	One has to look no further than the cafe run by Macabbi Soccer club in the winter months and the rubbish generated by it. Regular sight on a Monday to see takeaway coffee cups dispensed by this poorly run kiosk scattered across the ovals usually as far as Park crescent.
44	21 Nov	smart770	Is there a way to make a push to replace the old fountain at Greenmeadows Park? This was there for many years and then removed about 15 years ago. It would be a great asset to have a replica fountain replaced in this iconic park that has almost a century of history. I want to start a movement.
45	24 Nov	Dog walker of Caulfield Park	The Master Plan is a complete waste of ratepayers money. Why doesn't Glen Eira Council actually maintain adequately what is already located in the park. The Master Plan absolutely fails to acknowledge dog walkers, who generally are local residents paying rates and PAYING to register their dogs as opposed to sporting club users whose members often live outside Glen Eira. Dog walkers outnumber sports club users in their thousands. Glen Eira Council would be the most anti dog council in Victoria by not only failing to provide sufficient facilities for dog walkers but actually removing them. In the last 2 weeks it removed the dog water bowl outside the pavilion and blocked the taps. In terms of money wasted by some bright spark it put a stainless steel architectural number water fountain with a water bowl half way down the path near item "15 pavilion ". Needless to say the water bowl could not be refilled effectively. So several weeks later it was replaced on the other side of the path (Council very quick to cover their tracks) with the identical water fountain located throughout the park. So how many thousands of dollars was wasted in this fiasco? Another fiasco, the two benches located on a path near the cricket practice nets which was convenient for elderly park goes to sit on have suddenly been removed and moved 5 metres forward to surround the oval, again council very quick to cover their tracks. Council needs to erect more benches around the entire park going east from the carpark until Park Crescent. There used to be a table with benches that was hastily removed to make way for the pavilion and never replaced. Serious bollards should be placed in front of the pavilion to prevent

			<p>the area being used as a defacto carpark by sporting clubs and people hiring the pavilion. Council refuses to patrol this area on weekends when parking is out of control in this area. Several years ago Glen Eira Council decided to remove 30+ trees surrounding the ovals to make way for more ovals. Community opposition was fierce and a petition was circulated and due to be tabled in State Parliament by the local MP David Southwick. Council became aware of this and like thieves in the night sent in tree removalists at 6.30am the day before the petition was tabled. So Caulfield Park has lost magnificent /significant trees and there has been some replanting but it will take years for the trees to mature and there is no shade for a warm (leave alone a hot day). Shade cloths should be placed on the perimeter of every oval. Dog Walkers have always got a very nasty deal from Glen Eira Council. At times there is not one leash free area available in the entire Caulfield Park, particularly on weekends as sporting clubs take precedence over dog walkers. You can arrive in the park and be faced with this reality. It has been suggested to Council repeatedly and ignored that there should be notices placed in the park and on line as to which clubs are booked to use the ovals and the exact times they have been allocated, There should be a safe 24/7 off lead dog walking area in Caulfield park which includes a fenced area (crowded Manhattan can achieve this with shaded areas and plenty of benches but Glen Eira Council fails miserably). Council complains about dog droppings but there are no bins, bags or water fountains on the Park Crescent side and surprise surprise all three items should be placed side by side. Reading the comments it seems most Caulfield Park users don't want grandiose structures, nor additional ovals but want Council to adequately maintain what is already there which Council is failing miserably. To summarize I want a safe 24/7 leash free dog walking area with many more bins, bag and dog water bowls. Increase the number of benches and shaded areas by adding shade cloths or pergolas.</p>
46	26 Nov	Dog walker of Caulfield Park	<p>Remove the depot in Caulfield Park, so much valuable land wasted. Relocate the depot to where the current car park is located at the back of the town hall. Build an underground car park, as it is it is usually impossible to find a parking place in the carpark anyway as it is overtaken by council employees. Better still to practice a sustainable work environment ensure Council employees do not drive to work hence the need for a smaller car park.</p>
47	29 Nov	CaulfieldParkUser99	<p>1. Name the 3 pavilions on the Master Plan to avoid confusion to users of the park. Either name the pavilions after prominent local sports people or contributors to the various sporting clubs in the park, or as a minimum, identify the pavilions as East Pavillion, Central Pavillion and East 2. Put a public toilet at the lakeside playground at location 6. It is a long way to a public toilet for families at the playground. The cricket club Pavillion's toilets are not open for public use. 3. There needs to be a second public toilet at the central Pavillion. When junior sporting matches are taking place, the queues can be 20 people long. The existing toilet is usually dirty, the floor is always wet and the toilet paper non-existent. 4. There needs to be public toilets in the new Pavillion at location 15. During sporting matches taking place around the existing Pavillion, it is hundreds of metres in either direction to find a public toilet. When women's cricket matches take place on Sundays, the demand for toilets in this location is great. 5. Place more public park seating around the sporting grounds that actually face the grounds. Current seating is aligned on weird angles, unsuitable for watching games. 6. Lacrosse players need a large, solid rebound wall with painted goals to practise their individual shooting skills. The tennis wall is not appropriate and too close to the public path and road for fast flying lacrosse balls. It is preferable for a grass surface in front of the wall playing conditions. 7. The cricket nets should be expanded to a multi-use caged area where lacrosse players can practise with balls being contained within the nets. 8. Put a permanent high net between the playground at location 7 and the cricket ground at location 9. During the winter season, it is a huge effort (and health and safety matter) for the lacrosse club to put temporary nets in that location for every</p>

			match to protect the safety of playground users. The playground would also benefit with permanent high nets during the summer as protection from 6s being hit from the cricket ground. 9. Most of the fitness equipment around the park is for very tall people, or people that have the ability to jump high to reach it. The existing fitness equipment is outdated, confusing and could be enhanced with the addition of hydraulic weights stations around the park. 10. More recycling bins are needed around the sporting grounds. 11. Expand the main cricket ground (ground #1) fence line circumference such that 2 full size lacrosse grounds can fit inside the boundary, creating opportunities for the lacrosse club to host more sporting finals and to allow players to play on an official sized playing field as opposed the sub-standard sized field they are forced to play on now. 12. The cricket and lacrosse club Pavillion at the main ground needs to be replaced with a new structure that has modern change rooms and facilities for female players, to increase participation in cricket and lacrosse. 13. The car park for the main cricket ground is a bottleneck and encourages illegal or dangerous parking, therefore could be redesigned.
49	29 Nov	Cricket1	The playgrounds like most modern playgrounds are unimaginative and could be so much more utilising the wonderful trees and other park attributes. The cricket cage nets should be enlarged to have adjustable nets and make an all purpose of enclosure for other sports like Lacrosse for training purposes. The old Caulfield club rooms need complete remodelling to provide for women and minority sports. There is no mention in the plan for this . Glen Eira has a chance to make Caulfield park a hub for women's cricket but the facilities are sub standard. The main ground should be expanded to fit two full lacrosse pitches thus making Caulfield park the preeminent lacrosse facility in the South East with higher permanent fence levels at the North end to keep balls in the field There should be more park seating and tables next to playing ovals for use by teams for scoring etc and after sport use. I agree with the plan to put change facilities at the East end of the park for those grounds which have none. The lighting on oval 1 should b improved before adding more lighting in oval 2.
50	1 Dec	Dog walker of Caulfield Park	Has anyone been into the Parks and Gardens /Park Services Office on Inkerman St recently and seen the individuals walking around aimlessly and yet they are being paid huge salaries? I asked the head of Park Services whose office is located in Caulfield Park why the dog bowl was removed in front of the pavilion and his response was that he knew nothing about it. So who is actually is making the decisions including the decision to install a stainless steel water fountain which was replaced after a few weeks?The inefficiency and wastage of money by Glen Eira Council is staggering!
51	2 Dec	Jennyc	Thank you for hosting the Caulfield Lacrosse club It has been so wonderful to have an alternative sport to the traditional soccer and football. Bring a smaller sport with a requirement for a different skill set has basically changed my sons life. The confidence he has now, and the fitness and the opportunities are all blessings - he was able to represent Victoria in Lacrosse for a couple of years and is now trying out for the Australian under19 team. In the more common sports very few get those opportunities . We have been coming to the beautiful Caulfield Park for the last ten years so I just wanted to thank you for supporting diversity in sport within your wonderful Park . ( just FYI the sport is not limited to the young - often kids play in the same team as their dads, and currently mother's team has just begun training) Thanks again for supporting such a family friendly club. Kind regards xxxx
54	2 Dec	SimonCaulfield	As a long-term resident of Caulfield, I approve of the recommendations as a whole, particularly points 12-13 as I use the park on a near daily basis to get my exercise and am very supportive of outdoor exercise and the benefits it brings. One notable omission in the Plan is the lack of any upgrade to the existing workout stations around the Eastern end of the Park. They have been there a very long time and are very much in need of an upgrade. I would also like the Council to consider installing a complex of bars for various bodyweight-type exercises, targeting the adult population. Aside from the



			aging workout stations, there is only the standard playground equipment for children and toddlers. Teenagers and adults would benefit from the inclusion of a workout space which permitted more challenging exercises. Having such a hub or node would also encourage a greater sense of community amongst fitness enthusiasts in the wider community. Thank you for your attention.
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#	Date	Feedback
1	15 Oct	<p>I think council already know what we have been pushing for in what we call the Centre Bunker in Caulfield Park, number 15 on your plan.</p> <p>However I will reiterate what has been said.</p> <p>We, NCMJFC, are the biggest single tenant and user of the park and so we have a pretty good idea of how things work. At least in winter. I would say that 85% of participants play around that central area and not near the main pavilion, so it's important that we get it right looking years ahead.</p> <ul style="list-style-type: none"> <li>• Essentially we would like to see at least two double change rooms with toilets that are gender neutral.</li> <li>• A referees room with toilet.</li> <li>• Possibly a couple of shower cubicles, just in case.</li> <li>• Improved storage, especially if the other old bunker on Park Cres is being pulled down. Our linesman keeps his paints in there. The club keeps its portable goals in the centre bunker.</li> <li>• Two inside water fountains that can also be used to fill water bottles.</li> <li>• Improved lighting around the building for toilet use during our night training sessions in winter. As a dog walker as well a "push button" toilet would be very handy too.</li> <li>• If possible a second level to have a club room in for gatherings and trophy display etc.</li> <li>• Right now we extensively use the canteen in the main pavilion, the old one in the centre is very unfriendly. If there was a relocation of that it would be ideal. Maybe more like a coffee station than a whole canteen, but that would need a discussion with our current canteen operators.</li> </ul> <p>I am sure there are other things that we haven't thought of yet.</p> <p>If you would like to have a face to face discussion please let me know.</p>
2	21 Oct	<p>Good Morning,</p> <p>My partner and I saw the new Caulfield park draft master plan consultation, and we think you need to add in an off leash dog area. We were there today Sunday 21st October between 10-11am and every single field was taken by a sport.</p> <p>We drove for 15 mins each way because Caulfield Park has such a big off lead area and there is normally anywhere between 20-50 dogs. We were very disappointed when we were stuck with a tiny slither of grass that Laszlo was allowed on.</p> <p>You really need to make sure that one field is available at all times, whether it be a specific designated one or on a rotating basis and signs so people can see.</p> <p>Can you also send us a timetable for the next month or two of every field that is booked for sport. This way we won't be wasting our time coming here again. Also is there a published one on the internet we can look at, so that if there are people on the field that haven't organised a sporting event, we can go on it anyway?</p>
3	23 Oct	<p>Hello</p> <p>Thank you for the opportunity to provide feedback on the Park Masterplan. We are regular park users and have looked at the proposals and are generally in favour of the plan. We would like to make the following comments as feedback on the initiatives :</p> <p>2. North West and South West main entries. We support a revision of the south main entry. We note that the existing infrastructure of paving and low brick walls, are lacking in the co-ordination of the main diagonal avenue / running track and as a significant meeting place for people coming into the park. The existing bronze statues are iconic however, and are readily identifiable. It would be good to incorporate these into any new scheme if possible.</p> <p>3. Cenotaph memorial. We feel that the proposal to introduce paving here is not warranted. We favour keeping the grass areas surrounding this memorial and note that its formal use is limited to only a couple of days in the year. The proposed paved area would not be utilised for the</p>

		<p>balance of the year.</p> <p>10. We do not support an increased cricket practice net facility. The current 3 practice nets are well used, and we would support sports in the park that are not totally subscribed by boys / males only.</p> <p>16 Leased sports areas. We note that while this area is currently intensively used, the betanque area is not and presents as a bit of an eye sore. There is a general sense of abandonment with loose chairs / furniture being generally left out, and some of the infrastructure falling into disrepair.</p> <p>The balance of proposals, we generally support. One thing we would like to note is that we are dog walkers, and use the off lead areas of the park in the early hours of the day. While walking in the dark, there is not much path lighting adjacent to the ovals 18 and 9.</p>
4	30 Oct	<p>To whom it may concern,</p> <p>I am currently and have been a player for North Caulfield Maccabi Football club since 2005; I am currently playing for the Women's team. During the soccer season, I'm at CP 3 times a week. Caulfield Park is great park that is open, friendly, multi-purpose and well looked after. It is a privilege to have it as our home ground.</p> <p>I was just hoping to offer some feedback regarding the soccer facilities:</p> <ol style="list-style-type: none"> <li>1. I am glad that the small central pavilion now exists on the masterplan and am thrilled that there is a plan to re-build it. I know NCFC were in discussions with Glen Eira Council earlier in the year regarding renovating the pavilion. I was hoping you may be happy to listen to some suggestions regarding the re-build given that we use it for majority of the year. Suggestions in the way of storage access, female-friendly facilities etc.</li> <li>2. Lighting. I can see that you plan to explore the installation of sports lighting on oval 2 and I'm hoping I can throw an idea at this exploration. Every year there always seems to be a few matches in the fixture that we need to reschedule and the most common time to re-schedule is mid-week at night. However, unfortunately there is no soccer pitch in the Glen Eira Council that has lights that are acceptable by Football Victoria's standards. Would it be possible to explore the idea of installing the appropriate lights on 1 of the soccer pitches? The closest pitch with lights is Knox and is constantly booked out for training and night games, as a pitch with the correct night lights is rare.</li> </ol> <p>Thank you for taking the time to read my email.</p> <p>I look forward to hearing back from you.</p>
5	4 Nov	<ul style="list-style-type: none"> <li>● A response to the Draft Masterplan</li> <li>● I have enjoyed the park for nearly fifty years so I have some comments.</li> <li>● It is a beautiful area always well maintained with the informal feel of a park in a country town. I hope this is not lost and the park "prettified" and overstocked with buildings. I remember some ghastly ideas floated in the past. (A toy railway around the perimeter was one!)</li> <li>● Some points. !</li> <li>● The Inkerman/Hawthorn Roads entrance has a very inviting view into the park already; what is meant by "formalise"? Something large and intrusive? The extremely ugly notice board spoils the vista; that could go – all that information is available on the internet. The necessary dog bag post and the rubbish bins could be better located out of the sight line.</li> <li>● Perhaps a better use of the circular garden bed could be made, or it could get more attention and planting.</li> <li>● The southern entry does need improvement; it is "hard" and "bitty". The statues are important but add to the "messiness". They could be relocated in a group, leaving the alleged newsboy more impressive.</li> <li>● The line of elms nearer the corner could be continued with further plantings.</li> <li>● The cenotaph is a very impressive monument. It is not out of scale with its surrounding s which</li> </ul>

		<p>together form a calm reflective whole. An increase in paved surfaces would harm this and give a militaristic and intrusive feel.</p> <ul style="list-style-type: none"> <li>• The World War two names need a more attractive support but moving them nearer to the cenotaph would create a heap of building materials and mar the simplicity of the monument. Thought needed here.</li> <li>• Perhaps some shallow steps from Hawthorn Road are needed, but any further hard surfaces would mar the overall peaceful effect.</li> <li>• The cross shaped memorial should be removed. The concrete plinths are ugly, they make no sense except from above. The pines need far more care re food and water – they look dank and dismal. A small plaque to explain the significance of the trees is all that is needed, not a litter of signs.</li> <li>• The problems around the lake are well addressed. Moving the path would be welcome; it would open up the lake area and make it less restrictive. Elm suckers must go; what should be replaced is the mistakenly removed growth of reeds around the island which gave shelter to the waterbirds, and the tortoises and softens the “lumpy” look of the island.</li> <li>• Great care should be taken to protect the white wisteria on the arbour– not common and it takes years to flower as it does now. People really come to see it. The area around the seat is dark and forbidding; action needed here.</li> <li>• The space is not large enough to accommodate “a viewing platform”. To view what? It would mean more space gone. And the cost?</li> <li>• 7 &amp; 8 The aviary garden is a very successful piece of planting with colour and variety; just continue maintaining it and replanting when needed with advice from horticulturists. Hoop guards are not needed; they just “pretty” it up in a manicured manner which doesn’t match the planting.</li> <li>• Sculpture in a park can be attractive but the park is not big enough – vistas will be broken up and the pleasure of long views will be harmed.</li> <li>• 10 Plinth curbing is needed when cars are the problem but not otherwise – it’s just more clutter.</li> <li>• 12 Attention to the look of paths is welcome; gravel is more fitting and giving a rural atmosphere.</li> <li>• 13 The park is fortunate to have a number of playgrounds and it is welcome to see that council is aware of the shift away from fixed plastic equipment to providing material for “unstructured natural play”.</li> <li>• 15 The pavilions are not used that much so it’s a good idea to delete the unused one near Park Crescent.</li> <li>• 16 As an alternative use, what about a simple, grassed space with trees? Not more buildings, more clutter.</li> <li>• 17 This is a park, not an horticultural college. Does it mean more clutter? More buildings? A small rose garden is a pleasant idea if ONLY highly fragrant named roses are used; especially attractive for people who cannot see. And if such roses are maintained and pruned properly with appropriate underplanting . Otherwise – grass and space. There is enough information about the environment easily available.</li> <li>• I hope that these remarks can be considered.</li> <li>•</li> </ul>
6	11 Nov	<p>Thank you for the information left in my letter box about the draft masterplan for Caulfield Park. I am a resident in Park Cres and have lived here for 10 years.</p> <p>I understand the sensitives and the vision of the Friends of Caulfield Park for the west traditional end of the park, however I think more use could be made of the east end in terms of provision of activities for children of a broader range.</p> <p>I also think the Friends of Caulfield Park don’t necessarily represent the views of all residents and would like to highlight some suggestions from my own perspective.</p> <p>My children are 10, 12 and 16 years old. I noticed that they stopped playing in the play ground at around the age of 8 years. My boys currently play basketball on the courts opposite our house and also cricket</p>

		<p>with Caulfield Cricket Club in the summer months.</p> <p>I am concerned that item 14 on the plan "multi Play precinct"" will require the removal of the basketball courts and football goals, the only 2 built items in this location children of this age use. The proposed basketball courts on the north side will be a welcome addition, but I think both should remain. These courts are used frequently on both sides of the park.</p> <p>Apart from organised sports and clubs, I think many parks fail to cater for children between 10-17 years, including Caulfield Park. An area for more risky activities such as skate boards and scooters would be welcome from my perspective. I think it would be fantastic to cater for this age group in Caulfield Park. I am not necessarily suggesting a large skate park, but one where all kids can utilise scooters and skate boards.</p> <p>I hope you can consider this form of recreation for an age group that often gets overlooked.</p>
7	12 Nov	<p>I attended the information session on Thursday 8 November and was very impressed by the majority of suggestions.</p> <p>Here is my feedback using numbers on the diagram in the Draft Masterplan consultation pamphlet:</p> <p>#1 Restoring the diagonal avenue from the NW corner sounds like a good idea – the existing avenue is very impressive and this would complement it</p> <p>#2 This would depend very much on just what exactly is planned. I would not want to see something here that completely dominates the space. For example, big gateways in the style of old English parks might have a chilling effect on the mood of the space and make it off-putting (and something of a barrier) if it were too formal.</p> <p>#3 The current memorial has a quiet dignity which I see as very appropriate for an area of contemplation. It can be accessed via the tree lined avenue; a much more appealing approach than from the side of a busy road. I therefore don't see that a paved area with a solid look facing on to Hawthorn road would be an improvement. I also question as to how this would tie in with the existing memorial in Memorial Park on Kooyong road (corner of Dorgan street) which is only one block away.</p> <p>#4 I have been in the park many times but was unaware of the 'cross' aspect of this memorial. I would therefore say that some interpretive signage would be a good thing.</p> <p>#5 Very good idea</p> <p>#6 Good idea – replacing the fence will be a challenge – I am curious as to how this can be done in a way that looks good and also protects children</p> <p>#7 Very good idea</p> <p>#8 Excellent idea</p> <p>#9 This sounds very important from a sustainability point of view. Recent very heavy rains showed how quickly water can gather.</p> <p>#10, #11, #12 – very welcome ideas which I would think could be given priority in terms of immediate impact for users with limited expenditure of time and money</p> <p>#13 This area is important to all families who use the park – not just those who are involved in organised sporting events. Additional picnic shelters could be of value here as well as the items mentioned.</p> <p>#14 Excellent idea – subject to seeing details of what is planned</p> <p>#15 Very good idea</p> <p>#16 I am surprised that there is land here that is surplus.</p> <p>#17 I am not familiar with this area – a demonstration of best practice in climate adaptation and natural conservation sounds like a good idea.</p> <p>#18 I am not familiar with this issue.</p>
8	12 Nov	<ul style="list-style-type: none"> <li>I am the president of North Caulfield Maccabi Senior Football Club and we have over 100 members. We would like to place on record some points on the Caulfield Park master plan.</li> <li>Point 18 relates to Pitch 2 having sports ground lighting which I would assume would be "match lights". Considering that is directly in front of the existing pavilion it would be ideal for us to play our games there. Can consideration be given to converting that space into our match</li> </ul>



		<p>pitch. Spectators could then use the pavilion to watch games, especially in the rain.</p> <ul style="list-style-type: none"> <li>● If lights were considered for Pitch 7, it does have a very problematic surface especially as it goes on during the season and does have a cricket pitch right in the centre as well. Possibly another consideration would be pitch 3 which has been newly laid and is a better surface.</li> <li>● As regards the existing pavilion, we have raised the issue that there are no facilities for clubs using the pavilion to have permanent club rooms and storage and that it would be ideal to have some form of clubrooms (even shared) where we could put up some of our memorabilia and have a home for the players. In this regard, we know that point 15 relates to a new pavilion to replace the old grey one in the centre of the park and this would be an ideal time to consider the issue of converting that and possibly adding a second floor which would be used as a club room. We would be happy to help with the finances for this if this would be considered.</li> <li>● Lastly point 9 talks about a water sensitive design on all pitches and I think it's appropriate to point out the poor playing surface on pitch 7 and especially as it deteriorates badly throughout the season. Can something be done to improve this?</li> <li>● We are happy to meet and discuss this if a face to face meeting is preferred, alternatively, please don't hesitate to contact me directly.</li> <li>●</li> </ul>
9	18 Nov	<p>Thank you for providing an opportunity to make a submission to the Caulfield Park Draft Masterplan consultation.</p> <p>I wish to make four submissions:</p> <ul style="list-style-type: none"> <li>- Pedestrian crossing of Inkerman Rd</li> <li>- Distance markers on running track</li> <li>- Retain current off-leash space for dogs (at minimum)</li> <li>- Retain/replace AFL goalposts, currently behind the hill near the big slide</li> </ul> <p><b>1. Pedestrian crossing</b></p> <p>I submit that a pedestrian crossing to cross Inkerman Road should be established to provide means for children (and cyclists, and park users generally) to cross Inkerman Road between the children's playground and the bike path which hits Inkerman Rd perpendicular at Mayfield Grove.</p> <p>Currently, there is no designated place to safely cross Inkerman Rd (ie: traffic lights or even a pedestrian island) at the eastern end of Caulfield Park, closer than the Hawthorn Rd traffic lights. There are several facilities (many used by toddlers and young children) at this eastern end of Caulfield park on the Inkerman Road side. These include:</p> <ul style="list-style-type: none"> <li>- Inkerman Rd children's playground</li> <li>- Tennis wall, basketball hoop, golf net sports infrastructure</li> <li>- The bike path which cuts through to Bambra Rd lights</li> <li>- Ovals 3 &amp; 4 (used by both the soccer clubs and cricket clubs for their youngest teams)</li> </ul> <p>There is currently no safe way for young children and teenagers to cross Inkerman Rd. This, as an unfortunate result, leads to teaching young children bad habits, as there is no sets of traffic lights for over 500m to take them to cross Inkerman Rd. Parents, will simply cross their children across the busy main road. Older children and teenagers, who often play in Caulfield Park independently, do not have an obvious place to cross, and will therefore cross without the safety of a designated crossing.</p> <p>I am aware of a recent study being promoted by Council Officers titled 'The Impact of Lowered Speed Limits in Urban and Metropolitan Areas' by the Monash University Accident Research Centre. Section 2.6 of that study is titled Pedestrian Injury and Crash Risk. It presents several charts showing there is a significant drop in the probability of pedestrian accident where speed limits are reduced to 40kmph. My understanding is that Inkerman Rd is to be turned in a 'Safe Cycling Street' under a new initiative, and that it is to have a speed limit of 50km/h. Looking at the charts in section 2.6, there is significant difference in likelihood of pedestrian accident between 50km/h and 40 km/h. From the study, it</p>

		<p>appears that to accrue benefit to pedestrians the speed limit should be 40km/h.</p> <p>However, the study does not appear to take into account that the vast majority of pedestrians crossing Inkerman Rd are children. The eastern end of Caulfield Park on the Inkerman Rd side is filled with facilities for children. To my mind, even taking the study into account, 'child' user safety would be far better promoted by the installation of a designated pedestrian crossing. Slower speeds does make it more likely that a driver might see the child running out from between parked cars to make it to their sports-match or play-date on time, but that child would be much safer if there was a designated crossing point.</p> <p>Moreover, I observe that, particularly on weekends (especially Sunday mornings), there are significant levels of traffic and parking on this part of Inkerman Rd (largely by park users). There is also a significant amount of 'u-turning' at this part of Inkerman Road throughout the week, making crossing particularly dangerous to cross the road (as there are cars coming from unusual angles and unexpected places). A child really needs to do more than merely look left and right when crossing Inkerman Rd.</p> <p>For all of these reasons a designated crossing point should be installed.</p> <p><b>2. Distance Markers on the running track</b></p> <p>I request that 'distance markers' be re-instated on the running track which circles Caulfield Park.</p> <p>I submit that 'distance markers' would enhance the Caulfield Park running track. One of the biggest attractions to Caulfield Park is its running track. Everyone from Sunday walkers to AFL footballers use it. 'Distance markers' would add to the utility of the running track, allowing walkers/runners to accurately measure distances and to better prepare for personal challenges (fun runs, etc).</p> <p>I also note that the Council maintains a fitness circuit along the running track. I submit that adding 'distance markers' would also add to the utility of the fitness circuit.</p> <p><b>3. Retain current off-leash space for dogs (at minimum)</b></p> <p>Please retain the current off-leash space for dogs. Caulfield park provides an excellent facility to exercise dogs. I note there is no suggestion of any change on the master plan, and I support this.</p> <p><b>4. Retain/replace AFL goalposts, currently behind the hill near the big slide</b></p> <p>Please retain Aussie Rules goal posts somewhere within the park.</p> <p>I observe that the Master Plan creates Area 14 is suggested to be turned into a new urban play and recreation area. A set of Aussie Rules goal posts currently is located in this area. It is unclear from the master plan whether this new Area 14 is envisaged to include AFL goals.</p> <p>I understand that in winter Caulfield Park becomes a soccer and lacrosse facility. However, Aussie Rules football is Australia's number one sport. I consider it is important to at least have one set of goal posts for young children to play. I ask that the master plan include at least one set of Aussie Rules football goal posts, whether in the same location, or in another location.</p> <p>Thank you for the opportunity to make a submission.</p> <p>If you seek to discuss or respond to any part of my submission, please contact me.</p>
10	20 Nov	<p>Hi</p> <p>Park plans look great, but what is lacking in Glen Eira is hard surfaces for roller blading, or teaching your child how to ride a bike with training wheels on a hard flat service. Gravel is not ideal for kids on bikes with training wheels, and definitely no good for roller blades.</p>
11	30 Nov	<p style="text-align: center;"><a href="#">Caulfield Park</a></p> <p style="text-align: center;">A Review of the Draft Refreshed Master Plan 2018</p>

- By the Friends of Caulfield Park

### Introduction

- We applaud the Council for producing a Vision Statement for the Park and are pleased to have been involved from time to time in the development of the Draft Refreshed Master Plan, now open for review.
- We have reviewed the Draft Plan in depth and have found much that we support, some things about which we have concerns, and which make us uneasy, and some which we think are inappropriate.
- In order to reach our overall position, we conducted an open consultation meeting on November 15<sup>th</sup> and also held many discussions with our members. We went through each of the elements listed in the plan in turn, looking out for views, reactions, and other suggestions both positive and negative.
- The content of this review can be read below on pages 3 to 8.
- We take this opportunity to restate the Vision and Values of the Friends of Caulfield Park, and also, the Principles that govern our approach to working with Glen Eira Council regarding the Park.

### FCP's Values and Vision

- These are stated fully on the Caulfield Park website (see below), but in summary they are:

*Tranquillity – “a peaceful oasis”*

*The Park for the Community* - should be “the vibrant heart of the community”, “Mentally refreshing”, and “important for its heritage value”

*The Long-Term Role of Caulfield Park* This should be to function as an active hub of community life. It should “be attractive to many and diverse types of people”, a “Community gathering space”, and “be used by many people enjoying quiet activities”

*The Vegetation* Caulfield Park is, and should remain, outstanding because of its great heritage value, its “beautiful trees”, “natural beauty”, “wide range of tree types and species” and requires “a much improved green and consistent ground cover”.

### Principles

- No unneedful tree removal or pruning.
- Less, not more concrete.
- No more formal paths.
- Creation of smaller sub-areas to create “parks within parks”.
- Recognition of the Heritage Overlay for the western end of Caulfield Park with its concomitant implications regarding the Burra Charter.
- Ongoing and wide-ranging consultation before commitment to new actions.

### Summary

We understand that the Refreshed Master Plan, once approved by Council, will provide the direction for future developments in the park. However, we recognise that these developments will need to be prioritised, budgeted for, and each subject to its own design strategy.

	<p>From our point of view, key development priorities are (using Council's reference numbering) are:</p> <ul style="list-style-type: none"><li>• 2 - The south-west entry</li><li>• 2 - The north-west entry</li><li>• 5 - The ornamental lake and surrounds.</li><li>• 7&amp;8 - The aviary Garden Extension through the Depot</li><li>• 9 - Water harvesting for park irrigation and to aid arboreal enrichment.</li><li>• 13 - The Park Crescent Playground</li><li>• 15 - Low key upgrading of the Central Pavilion.</li></ul> <p>We hope that, in the near future, some of these priorities will be addressed and budgeted for.</p> <p>Naturally, FCP would like to be consulted and involved at all stages of these developments.</p> <p>The Friends of Caulfield Park thank the Glen Eira Council for this opportunity to contribute ideas for the enhancement and long-term improvement of Caulfield Park.</p> <p>Submitted by the Committee of Friends of Caulfield Park November 29th 2018</p> <p>(To view the Vision go to <a href="http://www.caulfieldpark.com/a-vision-for-caulfield-park.html">http://www.caulfieldpark.com/a-vision-for-caulfield-park.html</a>)</p> <p><b>Friends of Caulfield Park Review and Response to the Draft Refreshed Caulfield Park Master Plan Consultation</b></p>
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**Friends of Caulfield Park Review and Response to the  
Draft Refreshed Caulfield Park Master Plan Consultation**

This document reflects the range of responses generated at the  
FCP Meeting held on 15<sup>th</sup> November 2018 and other consultation  
to review the Caulfield Park Draft Refreshed Master Plan.

	Comments	Concerns
<b>1 North-South Diagonal Avenue</b>	<i>"A waste of money", "Not wanted/ not needed". "There is plenty of access to all the items listed". "This is a solution in search of a problem"</i> were examples of the strength of feeling about this item.	Effect on trees, effect on mounds, it opens the park up too much. Although shown in the 2001 Masterplan, it has never been a priority and has never been required.
<b>2 North-west main entry</b>	Like the idea of being welcoming, but the entrance needs to be in Victorian/Edwardian style with wrought iron and early 20 <sup>th</sup> C flavour. The Hopetoun Gardens entrance is an example of what it should <b>NOT</b> be like.	Some trees in the N-W corner have been classified by the National Trust and must not be affected by the entrance. The mound must be retained in any development. At present the proposed shelter is too close to the corner – there is no parking, no sense of being inside the park. Shelter needs to be further inside, perhaps integrated into the "rose garden", near the mound. This has the potential to be very attractive as long as it is executed carefully with full consultation.
<b>17 Living feature gardens</b>	Approve of the idea of pocket gardens at the north-west entry, showcasing innovative horticultural plantings and new plant species. This would reflect both modern horticulture and hark back to the "Gardenesque" style of showcasing exotic species.	Concern that plant selection, planting style and maintenance be of the highest quality to maintain an enticing entrance to the gardens. We hope that there will be metal hoops to protect beds, that paths will be regularly cleared of any mulch (birds), and that paths are narrow enough to dissuade cyclists cutting across, but wide enough for strolling prams/wheel chairs access and pedestrians.





	Comments	Concerns
<b>2 South-west main entry</b>	Agree it needs a solid make-over as it has become “seedy” and tired. The character of the refurbished entry should be in Victorian/Edwardian style with wrought iron and early 20 <sup>th</sup> C association.	Retain the statues which are an icon of Caulfield Park. Please note above comment about Hopetoun Gardens applies here too.
<b>3 Cenotaph memorial</b>	Consider relocating the Roll of Honour to the north edge of the Cenotaph lawn to integrate it and give it salience.	Do not remove or carve into the mound – to do so would be over-the-top for a once-a-year ceremony. Permanent paving would be used as a skateboard park. Use temporary platforms as needed for people with disability on those rare occasions.
<b>4 Cross Memorial</b>	Sounds very vague – what does formalise mean?	Retain the trees but keep signage low-key and non-intrusive. Any resurfacing should not involve concrete.
<b>5 Ornamental Lake and Arbour</b>	The lake area needs urgent attention – <ul style="list-style-type: none"> <li>Island needs to be revegetated</li> <li>Needs better filtering to prevent fountain outages. Bluestone edging around island to stop mud leeching into the lake but should not prevent turtle access to the island.</li> <li>Break up the lake access to provide smaller spaces and visual outlooks.</li> </ul>	<ul style="list-style-type: none"> <li>Consider informal seated viewing enclosures.</li> <li>A policy of wildlife management ought to be part of the plan.</li> <li>Protection needed for long necked turtles in the lake. There used to be a tree trunk extending from the island bank.</li> <li>Soften the edges of the lake with vegetation See photos on P. 9).</li> <li>Add visual depth – not just a big pond.</li> </ul>



	Comments	Concerns
<b>6 Lakeside playground</b>	The present playground is run down and in poor condition so renew entirely. Wooden sculptures should be relocated elsewhere This small area should be targeted to 3-6 year-olds	Most of the material in it is unsuitable or not of interest to young children. The bricked seating area is unused and is a debris trap. Consider alternatives to plinths and railings to deter cars. E.g. hoops, vertical or horizontal wooden poles. There are many examples of these in other parks (refer photo on P.9) Shade sails could be incorporated.
<b>7 &amp; 8 The Aviary Garden Extension &amp; Council's Parks Depot</b>	<b>Considered a priority.</b> Strongly supportive – but plan notes should state: “when it is . . . ” relocated, not, “if it can be . . . .” The eventual shelter should be more like the one in the FCP Vision (see website above). The existing house could be retained as a gallery.	Mature trees within the Depot area have progressively vanished as can be seen from early Google maps. Well established trees inside the Depot may still be vulnerable to neglect or the placement of concrete and heavy water tanks over their roots. Until the move, something could be done to beautify the current ugly Depot fencing.
<b>9 Water Harvesting</b>	This is a great concept and should be a priority.	
<b>10 Existing Cricket Practice Nets</b>	Recognise the need for an additional net.	Ensure adjacent copse of trees retained and protected
<b>11 Existing multi-sport facilities.</b>	Benches for people good idea for people-watching,	In current position, parking is difficult due to Council workers all along this section of Inkerman Road so this facility should not be enlarged. No more concrete. Upgrade should not deliver scope for late-night partying – i.e. no lights
<b>12 Circulation path</b>	Good idea but no concrete plinths – see earlier comments.	Needs to be maintained with good water-resistant granular materials.



	Comments	Concerns
<b>13 Park Crescent Playground</b>	<p>Upgrade public toilet and shelter</p> <p>Upgrade of playground – it is very dated and needs a complete revamp</p> <p>Refer to the outdoors play area adjacent to the Royal Melbourne Children's Hospital as an inspiration for a style of park to suit both younger and older children of all abilities.</p> <p>Refer: <a href="http://melbourneplaygrounds.com.au/melbourneplaygrounds">melbourneplaygrounds.com.au/melbourneplaygrounds</a></p>	<p>Do not place a path over the mound (originally a tunnel) on the Park Crescent/ Balaclava Road corner. It will be too steep for adults and will spoil the "grassy bank" play area for children.</p> <p>Instead, introduce more mounds throughout the park. They introduce interest and variety and are used to get fit.</p> <p>The focus should be on natural, shady areas with far less concrete than in the recent Booran Road playground.</p>
<b>14 Park Crescent Urban Play and Recreational Area</b>	<p>Support upgrade of the area and removal of storage pavilion. In improving basketball/golf facilities, consideration should be given to a third facility, rather than concentrating on only two areas (e.g. the now defunct croquet court).</p>	<p>How can this process "enhance the canopy tree cover"?</p> <p>FCP considers this concept meaningless. Do not remove any trees or put down any more concrete as a part of this improvement</p> <p>A permanent table-tennis table would be a good idea here.</p>
<b>15 Centre Pavilion</b>	<p>Support upgrade - possible emphasis on women's sport.</p> <p>Lots of consultation needed</p>	<p>Not too large – if practical, retain existing footprint.</p> <p>Must be single storey – already on a mound.</p> <p>No motor vehicle pathways or access</p> <p>No trees knocked down.</p> <p>Requires careful landscaping with more trees around it.</p>
<b>16 Reclaim unused sports club areas</b>	<p>Yes, good idea to review leases. Present unused areas are unsightly, and it would be reasonable that the area be returned in some form for the enjoyment of the general public.</p>	<p>Another alternative in the old croquet court area could be a community garden. (Also, see remarks in 14 above)</p>



	Comments
<b>18 Sportsground Lighting</b>	In addition to the need for sports lighting on this oval, there is a need for ambient lighting so that people can safely walk their dogs there after dark.
<b>Other ideas</b>	<p><b>A - Small parks within big parks.</b> Shaded private areas within the park with opportunity to be “private” would give a greater sense of depth and fill a need. Some suggestions are listed below:</p> <ul style="list-style-type: none"> <li>• More trees planted around ovals to provide shade for spectators who currently have to bring their own shade canopies.</li> <li>• Develop a sculpture garden incorporating the wooden sculptures from the lakeside playground</li> <li>• Tables for meetings e.g. <ul style="list-style-type: none"> <li>○ Somewhere near diagonal path across ovals but with no effect on trees.</li> <li>○ The “Big” pavilion at the N-W corner</li> <li>○ Near the cricket nets.</li> </ul> </li> </ul> <p><b>B - Signage</b> Improve the signage - and make it user-friendly and more appropriate to the heritage nature of the park. For example: acknowledge indigenous owners and briefly explain history of the park</p> <p><b>C - No advertising within the park.</b> Advertising is an abuse of the subsidised rentals paid. This is Crown land and advertising is disrespectful and ugly.</p> <p><b>D – Arboreal Enrichment</b> Caulfield Park has the greatest range of species in Metropolitan Melbourne outside the Botanical Gardens. It already has five trees classified by the National Trust. Many trees are close to or over 100 years old. Others, like the privets in the western end are rubbish and should speedily be replaced. Have a program of regular planting and extending of the range and variety of trees within the park. Have a policy of immediate replacement of any trees that are vandalised or die. Update and extend the Tree Walk brochure with more labelled trees.</p>



<b>Other ideas</b>	<p><b>E - Green Lawns</b></p> <p>The present practice of spreading mulch around trees was introduced during the drought. It progressively encroaches onto the lawns each year. Once, the western end of Caulfield Park was an attractive green oasis, now there is mulch everywhere. With a full program of watering the lawns in the heritage part of Caulfield Park as well as the ovals the trees too will be watered and the need for so much mulch will be reduced.</p>
<b>Intersection of Planning and Policy</b>	<p>Whilst the issues below may initially seem to be more matters of policy, in practice, the mode of execution of the plan needs to be based on policy expectations.</p> <p><b>Bicycles in the park</b></p> <p>since gravel walking paths are constantly being broken up or churned into mud by adults riding bikes, often at dangerous speed. This degradation creates wading and mud problems for those pushing prams, for walkers and for joggers. This unnecessary degradation requires constant, expensive repair and maintenance.</p> <p>There is no need to ride bikes on these paths; there is the north-south crossing between the ovals and there are bike tracks on both sides of Inkerman Road. It is also quite safe to ride along the eastern end in Park Crescent.</p> <p><b>Vehicles on the lawns</b></p> <p>Far too often, the use of Council vehicles over the lawns is simply in order to take the shortest route between two points. In practice, the slight inconvenience of using existing paths, using a key at the locked entrances would be far better for the park and the lawns. The tracks formed by vehicles taking a short cut are disrespectful of this Crown Land, set aside for the enjoyment of the general public.</p>
<b>There are already very many paths dissecting the park – it loses the feel of a large parkland</b>	<p>Uninterrupted open space is an important heritage aspect of Caulfield Park.</p> <ul style="list-style-type: none"> <li>• An additional path is shown on the plan from the Aviary Garden to the western heritage area of park. This is not required. It is yet another path cutting up a heritage garden. There is perfectly good access from the Depot along Inkerman Road.</li> <li>• The proposed path from the proposed new pavilion to the Park Crescent playground is also not needed. Walking informally through the trees and lawns is part of the pleasure. There is easy access from Balaclava Road.</li> <li>• However, the existing path from the old conservatory site around to the east end of the Cenotaph is not shown on the plan. Is there an intention to remove it? We believe that this path serves admirably to provide access into the middle of the park.</li> </ul>





Some alternative soft edgings for a lake

One alternative to concrete plinths



12 1 Dec

**Re: Caulfield Park Draft Master Plan  
Comments and Suggestions for Consideration**

The new Caulfield Park Draft Masterplan is very welcome and we thank you for the opportunity to provide feedback.

We have lived across the road from the Park for over 30 years, with one of us having lived in the area for over 50 years. During that time have observed and taken an interest in the many changes which have taken place. We are familiar with the Park's long history and the reasons for establishing Glen Eira's premier public open space. We are also aware how fortunate we are that our forebears established the Western heritage end of the park we all enjoy today.

We attended the Consultation evening and were pleased to receive a larger copy of the Draft Plan which is what we have based our comments on.

Our thoughts are offered in the spirit of co-operation and great affection for the Park. While they are our

personal comments and suggestions, we have discussed the issues widely with our neighbours and friends who are also regular users of the park for various activities.  
We will look forward to being kept informed of progress.  
Yours faithfully,

**CAULFIELD PARK DRAFT MASTER PLAN  
COMMENTS & SUGGESTIONS FOR CONSIDERATION**

Master Plan Ref No.		Comments
1.	N-S Diagonal Avenues	Would argue there are enough paths in the Heritage area and prefer that funding be directed to tree planting, maintenance and garden displays.
2.	N-W, S-W Main Entries	Hawthorn/Balaclava Rd entry does need attention. Hawthorn/Inkerman Rds intersection. Care needed so as not to cause any disruption to important trees at this entry.
3.	Cenotaph Memorial	Have concerns about hard surfaces in this area. The Hawthorn Rd aspect presents a beautiful scenario of green lawns with beautiful trees.
4.	Cross Memorial	Not clear what is being considered here. Did not realise this was a 'cross' and believe most visiting the park would be unaware it is.
5.	Lake & Arbour	Good work has been done on the lake in recent times. The island needs urgent revegetation as a sanctuary for wildlife. Not in favour of a lake viewing platform. There are already clear views of the lake from most aspects, including from the two bridges already in place.
6.	Lakeside Playground	Agree this area needs attention.
7.	Aviary Garden	This space is very popular and attractive and appropriate guards would protect the plantings.
8.	Council's Parks Depot	A major concern that this major industrial style facility is in Caulfield Park and comments regarding this are under separate cover. (** See P.3) The house currently used by the Depot staff should revert back to use as a Neighbourhood House.
9.	Water Sensitive Open Space	Water capture should be a priority with proven examples of water harvesting systems, both small and large, already operating within other Councils.
10.	Existing Cricket Nets	Any building sensitive to trees already in place.
11.	Existing Multi-Sport Facilities Inkerman Rd	Living nearby we are very familiar with this popular area. However, I would question increasing the present footprint with more concrete.  Would recommend another multi-sport area to benefit the Balaclava Rd/South side of the park, which are not presently catered for.  Perhaps on the unsightly, vacant land in the 'leased' area which has safe access and good



**\*\* CAULFIELD PARK COUNCIL WORKS DEPOT (Ref. No. 8)**

We believe finding an alternative site for the Council Works Depot, should be a first priority when funding is considered for upgrades to Caulfield Park.

Representations have previously been made to Council regarding the Works Depot, including from us. Those representations were dismissed at the time.

While all other areas of the park take into consideration public safety and risk management, the Depot seems not to take these considerations into account. We live almost opposite this facility which gives us a daily insight into traffic movement and other concerns.

Some of our concerns are as follows:

- On checking, depot facilities of other councils are not in residential areas.
- Those depots were screened with landscaping.
- We continue to regard this facility as a danger to public safety due to constant traffic movement and its use as a car park for all Council maintenance and service vehicles.
- Many opportunities have been lost to purchase a more suitable site.
- The previous depot in Neerim Rd, Glenhuntly, sold for apartments, seemed a better option away from homes and walking paths.
- Vehicular traffic is constant from 7.00 am five days a week, sometimes six.
- Some of the vehicles are very large and include lorries, tractors, towed vehicles water tanks, etc., etc.
- Providers delivering mulch, compost, new trees, and other services, enter in huge trucks, sometimes b-doubles, without any traffic management.
- Some of the larger vehicles do not have an adequate turning circle when entering and exiting the Depot gate.
- Vehicular traffic traverses one of the busiest walking and jogging circuits in Glen Eira.
- Walkers and joggers walk behind trucks waiting on the kerbside to enter the traffic.
- The Western side of the entrance gate is a blind corner for trucks exiting the gate and visibility for pedestrians approaching from the West.
- The gate entry and Depot entry are also on an 'off lease' dog area.
- The public and children use the same road into the park as this vehicular traffic.
- No plantings have been made to beautify or screen the Depot's surrounding fence.
- Major trees along the eastern boundary are dying, as evidenced in a comparative photograph taken in 2011, when trees were healthy.
- While it is understood a facility is required to service Caulfield Park the present footprint is excessive in what is Glen Eira's premier park.

Thank you,

#	Date	Feedback
1	8 Nov	<ol style="list-style-type: none"> <li>1. Pedestrian crossing on Inkerman Road near bike path, tennis wall and children's playground</li> <li>2. Keep set of AFL goal posts (currently near big slide hill)</li> <li>3. Toilets / changerooms near ovals 3, 4, 5 &amp; 6</li> <li>4. More dog bags / bins on Inkerman Road side of park</li> <li>5. Distance markers on running track (used to be there, but have gone)</li> </ol>
2	8 Nov	Move the depot and extend the bird garden
3	30 Nov	<p>I think the lake needs a few plants around so it not bare. And also needs some signs around the lake so people do not feed the ducks. They don't seem to take notice. Add more bins. Put a table away from the cricket pitch and seats and if they can clean with a pressure hose when ever? And the pavilion can be sprayed the path with a presser hose when ever. Also put signs for the Indian Myna birds. And more lighting.</p> <p>If possible after daylight saving is the lights can be on a certain time because people let their dogs off lead and it starts to get dark and stay longer.</p>
4	30 Nov	<p>Enthusiastically welcome proposed improvements. I would like to see plantings of Wattle established to at least allow our national day to be celebrated.</p> <p>The expansion of the Wisteria arbour on south side of lake is a good idea. Extension along walkway to Balaclava Road should be contemplated and perhaps alteration of kerbside to allow wedding limousines and bridal cars exclusive access.</p> <p>Greater usage of band rotunda for music – local ethnic weddings, etc. Toilet facilities. Note I am a member of Friends of Caulfield Park.</p>

**9.8 LEASE 6 AILEEN AVENUE, CAULFIELD SOUTH**

**Author:** Amanda Mills, Property Coordinator

**Trim No:** 19/18304

**Attachments:** 1. Location plan for 6 Aileen Avenue [↓](#)  
2. Public Notice 6 Aileen Avenue - 2019 [↓](#)

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**PURPOSE AND SUMMARY**

This report seeks Council approval to enter into a new lease of Council's property at 6 Aileen Avenue, Caulfield South (the Property) by commencing the public notification process pursuant to Sections 190 and 223 of the Local Government Act 1989 (the Act). The Property is identified on the locality plan in Attachment 1.

The Property was purchased by Council in 2016 with a view to creating new public open space. Until future plans for the Site are realised, there is an opportunity to continue to lease it for a further one year term.

Since November 2016, Council has leased out the Property via a residential lease agreement. The current lease expires on 27 April 2019 and the existing tenants have confirmed they would like to renew the lease for another year. Section 190 of the Act requires Council to give public notice for any lease with a term of one year or more and where the current annual market rental is \$50,000 or more.

Whilst the new lease will only be for a term of one year, the revised annual rental income is \$52,404. This triggers the need to comply with Section 190 of the Act with a public notification process, including complying with Section 223 of the Act.

**RECOMMENDATION**

That Council:

1. Commence the statutory procedures in accordance with Sections 190 and 223 of the Local Government Act 1989 for Council to enter into a lease of its property at 6 Aileen Avenue, Caulfield South being the land contained in certificate of title volume 5656 folio 133 (the Property).
  - a. That the term of the lease will be one year.
  - b. That the annual rental for the Property will be \$52,404.
2. Authorises the Chief Executive Officer to undertake the administrative procedures necessary to enable the Council to carry out its functions under Section 223 of the Local Government Act 1989 in respect of the lease of the Property.
3. Gives public notice in the local newspapers and on Council's website in the week commencing 11 February 2019 on the proposal to lease the Property



in accordance with Section 190 of the Local Government Act 1989 and commences a public consultation process inviting written submissions from the community by 5:00pm Thursday 14 March 2019.

4. If submissions are received to the public notice:
  - a. Authorise the Chief Executive Officer to set the time, date and place to hear submissions.
  - b. Hear submitters who elected to speak to their submission at the Ordinary Council meeting to be held at 7.30pm on 9 April 2019.
  - c. Consider and determine the submissions at the Ordinary Council meeting on 30 April 2019 in an open session.
5. If no submissions are received to the public notice, authorise officers to proceed to enter into the the lease .

## **BACKGROUND**

At its Ordinary Council Meeting on 9 August 2016, Council resolved to purchase the Property with a view to creating new open space in Gap Area CS1, under Council's Open Space Strategy. This gap area (also shown in Attachment 1) was identified in the Strategy as requiring two new small local open spaces to cater for the existing and forecast population.

At a subsequent Ordinary Council Meeting on 15 November 2016, Council resolved to lease out the Property until such time as it is required for its intended purpose as public open space.

Tenants have occupied the Property since that time, with the current lease expiring on 27 April 2019. The existing tenants wish to renew their lease for a further term of one year.

## **ISSUES AND DISCUSSION**

Whilst Council's long term plan is to use the Property for new open space, there is an opportunity to lease it for a further year whilst officers complete the design for the new public open space. The timeframe is to complete the design process during 2019/2020 financial year and commence construction in the 2020/2021 financial year.

This opportunity has been discussed with the existing tenant who responded that they would like to continue to lease the Property.

The current rent for the Property is \$4,273 per calendar month (\$986 per week). In consultation with our managing agent it is proposed to increase the rent by CPI, which at 30 September 2018<sup>1</sup> was 2.2%. This increases the rent to \$4,367 per

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<sup>1</sup> December 2018 CPI figures not released until 30 January 2019)

calendar month. Council's contract valuer agrees that applying CPI is a reasonable increase.

As the annual rental exceeds the \$50,000 threshold stipulated in Section 190 of the Act, Council is required to give public notice of its proposal to enter into the new lease and invite submissions in accordance with Section 223 of the Act.

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

Continuing to lease the Property until it is needed for its intended purpose provides Council with income and a level of security that the Property is being maintained and is not vacant and lending itself to vandalism.

The tenant is responsible for all applicable utility charges associated with their tenancy.

Council is responsible for insurance, rates, taxes and any maintenance obligations outside those expected of a residential tenant.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

The recommendations of this report will ensure Council complies with its obligations under sections 190 and 223 of the Act. A copy of the proposed public notice is attached.

### **COMMUNICATION AND ENGAGEMENT**

Internal communication has included discussions with internal stakeholders on the needs and plans for the Property.

External communication has included discussions with the existing tenant and the managing agent on the opportunity to continue with a lease of the Property and the revised rental amount.

The public notice will provide the community with an opportunity to comment on the proposal and demonstrate Council's transparency with its property management processes.

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

Theme Five: Informed and Engaged

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

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

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

### **CONCLUSION**

The existing tenant would like to remain in the Property for another year. This presents Council with the opportunity to enter into a further one year rental agreement until the design of the Property as public open space is completed.

**Locality Plan open space gap areas for Caulfield South**

# PUBLIC NOTICE

## PROPOSAL TO LEASE LAND AT 6 AILEEN AVENUE, CAULFIELD SOUTH

Glen Eira City Council (Council) acting under section 190 of the *Local Government Act 1989* (Act), gives notice of its proposal to lease 6 Aileen Avenue, Caulfield South (land).

It is proposed that the lease will be on the following terms and conditions:

- Commencing 1 May 2019
- Term one year
- Rental \$52,404 pa
- Lease type residential

In accordance with section 223 of the Act, any person wishing to make a submission on the proposal must do so in writing no later than 5pm on Thursday 14 March 2019. Submissions should be addressed to:

Glen Eira City Council  
Manager Buildings and Properties  
PO Box 42, Caulfield South 3162  
(Quote reference: 16/22548)

Submissions may also be delivered to Council's Service Centre, corner Glen Eira and Hawthorn Roads, Caulfield.

A person making a submission is entitled to request in the submission that they wish to be heard and appear in person, or to be represented by a person specified in the submission, in support of the submission. If a person wishes to be heard in support of their submission, they must include this request to be heard in their written submission. Hearings will take place at the Ordinary Council Meeting to be held at 7.30pm on Tuesday 9 April 2019.

Any person making a written submission under section 223 of the Act is advised that all submissions and personal information in the submission will be handled by Council in accordance with the provisions of the *Privacy and Data Protection Act 2014*.

All submissions will be considered in accordance with section 223 of the Act.

Following consideration of submissions, if any, Council may resolve to enter into the lease or not lease the land.

For further information, contact Council's Property Co-ordinator Amanda Mills on 9524 3333.



### GLEN EIRA CITY COUNCIL

P 03 9524 3333 • F 03 9523 0339 • NATIONAL RELAY SERVICE TTY 13 36 77  
SPEAK AND LISTEN 1300 555 727 • INTERNET-RELAY.NRSCALL.GOV.AU  
THEN ENTER 03 9524 3333  
MAIL@GLEN EIRA.VIC.GOV.AU • [GLEN EIRA.VIC.GOV.AU](http://GLEN EIRA.VIC.GOV.AU)



GLEN EIRA  
CITY COUNCIL

BENTLEIGH  
BENTLEIGH EAST  
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CARNEBONE  
CAULFIELD  
ELSTERNWICK  
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GLEN HUNTLY  
MCCORMICK  
MURRUMBEENA  
ORMOND  
ST ALDA EAST



**9.9 2018 ADVOCACY SUCCESS UPDATE**

**Author:** Mark Saunders, Manager Family Youth and Children's Services

**Trim No:** 19/13505

**Attachments:** 1. Government Funded Projects in 2018 [↓](#)

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**PURPOSE AND SUMMARY**

Council's Advocacy Strategy 2018-2020 supports the achievement of our vision of a City that is liveable, accessible, safe, sustainable and engaged. This requires us to work in partnership with, and advocate to, a range of stakeholders and other levels of Government.

One way that advocacy success can be measured is by the quantum of Government investment in the City, and this report provides an update on Council's advocacy success across 2018. It summarises Council's successful grant funding applications across the 2018 calendar year, and provides an update on election commitments of the continuing Labor Government that were promised in the lead-up to the 2018 State Government Election. These commitments will now be incorporated into Council planning and budgeting processes.

**RECOMMENDATION**

That Council notes the report.

**BACKGROUND**

Glen Eira is undergoing an exciting time of change and the community is growing. The Glen Eira community has provided feedback to Council that it wants a community that is vibrant, well designed, safe and easy to move around.

Council alone cannot deliver on all the changes required to realise this vision, and strong advocacy on behalf of the community is required.

In December 2017, Council endorsed the Glen Eira Advocacy Strategy 2018-2020. This strategy sets Council's advocacy agenda to ensure Glen Eira is a place where people want to live now and in the future.

The strategy, which has been developed in response to feedback received from the community, summarises a range of key projects that are critical to secure the community's vision.

Council regularly meets with a range of stakeholders to advance its advocacy agenda including peak Government organisations and local Members of both Federal and State Parliament.

Council is also an active member of the Inner South Metropolitan Mayor's Forum which represents the communities of Bayside, Boroondara, Glen Eira, Kingston, Port Phillip and Stonnington, and advocates at a regional level to effectively manage population growth and the needs of future communities.

## ISSUES AND DISCUSSION

Across 2018 there have been two key streams of advocacy effort. The first relates to applications for extra-ordinary grant income in response to advertised funding rounds. The second relates to election promises secured in the lead-up to the 2018 State Election. The outcomes of each of these streams of activity are outlined below.

### **Grant Funding**

Across 2018 Council made numerous grant submissions to Government in response to community feedback and in order to address key advocacy priorities in line with our Advocacy Strategy. Applications sought to address community concerns including the lack of female friendly sporting facilities, improving lighting at sports grounds, graffiti removal, improved community safety and greater access to social housing.

In 2018, the Victorian Government committed the following funds to Council to address these community concerns:

- \$4,509,135 to improve local sporting facilities including female friendly facilities, pavilion upgrades and new lighting.
- \$394,500 to improve community safety including new laneway lighting and graffiti removal projects.
- \$375,000 to improve early years' programs including a significant upgrade of the East Bentleigh Kindergarten.
- \$200,000 to review current social housing to develop a strategy to meet future community needs

In 2018 the Federal Government committed the following funds to Council to address these community concerns :

- \$100,000 to improve community safety in Carnegie through the installation of new lighting and CCTV cameras in the walkways between car parking areas and the shopping precinct.
- \$106,000 towards upgrades at Harleston Park, to include an upgrade of the playground area and the installation of a three-point basketball space.

Applications were also made to the Federal Government for funding to support smart city initiatives under the Smart Cities and Suburbs Program, however these applications were unfortunately unsuccessful.

A comprehensive list of the projects and funding allocations can be found in Appendix 1: Government Funded Projects in 2018.

### **Election Promises of the Continuing State Labor Government**

In October 2018, Council addressed State MP's and State Election candidates for the seats of Caulfield, Bentleigh and Oakleigh about the priorities for the City in the lead-up to the recent State Election. A report on election commitments made by all parties was tabled at the Ordinary Council meeting of 7 November 2018.

With the election outcome now known, the community of Glen Eira can expect the following election commitments to be progressed across the current State Government's term.

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Lighting Coatesville Tennis Club	\$60,000 for new lighting at Coatesville Tennis Club to increase competition and participation.
Jewish Arts and Culture Precinct	\$1M investment towards a new Jewish Arts and Culture Precinct in Elsternwick.
Murrumbeena Village Green *	Continue to work with Council on the proposed village green proposal for Murrumbeena.
Woorayl Reserve *	Woorayl Street Reserve in Carnegie will be offered to Glen Eira Council as permanent open space.
Pavilion upgrades *	\$1M for Lord Reserve pavilion redevelopment and \$1M for Koornang Park pavilion redevelopment.
Additional parking *	Funding to support the construction of 40 additional car parks for the Carnegie shopping precinct.
Removal of last two level crossings in Glen Eira	Removal of Glen Huntly Road and Neerim Road level crossings in Glen Huntly.
New Ambulance Station East Bentleigh	A new Bentleigh East Ambulance Station with modern and safe facilities.
St Peters Primary School	\$1M investment to upgrade St Peters Primary school in East Bentleigh.
Second Campus - McKinnon Secondary College	\$70M investment for a second McKinnon College campus at the East Village development in Bentleigh East.
South Road	\$30M investment to upgrade of South Road including an additional right turn lane from South Road onto the Nepean Highway, upgrade to East Boundary Road intersection, new traffic lights and a pedestrian crossing at the Bignell Road intersection and a new bike path along the Nepean Highway from Patterson Road to Katoomba Street.
Suburban Rail Loop	Work on the first section in Melbourne's south east would begin by the end of 2022, with a new station in the Monash Clayton precinct providing a direct interchange with the light rail corridor from Caulfield to Rowville.

While the majority of these commitments do not involve a direct delivery role for Council, those that do (indicated by an \*) are currently the subject of discussions between officers and State Government representatives in order to finalise scope, funding and delivery timeframes.

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

Effective advocacy helps to ensure ongoing State and Federal Government investment in local priorities, relieving pressure on Council's rate base. This is particularly helpful in a rate capped environment where Council's ability to self-source revenue is somewhat constrained.

Projects and initiatives that involve a direct delivery role for Council will now be built into Council's future budgets, capital works program and strategic asset plans.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

Nil

### **COMMUNICATION AND ENGAGEMENT**

A number of the projects will be the subject of extensive community consultation to finalise scope and design. This will occur on a project by project basis in line with Council's usual project methodology and community engagement approach. Council will keep the community informed of the implementation of these projects through the Council website and Glen Eira News.

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

Theme Five: Informed and Engaged

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

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

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

### **CONCLUSION**

Council's advocacy efforts have delivered a significant level of funding from the State Government to improve the City and respond to community issues and concerns.

Council will continue its advocacy activities, particularly in the lead-up to the forthcoming Federal Election to advance the advocacy priorities for the City, on behalf of the community.

**Appendix 1: Government Funded Projects in 2018****State Government**

<b>Project name</b>	<b>Grant Amount</b>
Upgrade of East Bentleigh Kindergarten	\$350,000
ISMMF - Graffiti Removal from State Government land and infrastructure	\$165,000
Graffiti Program Prevention Program - Bentleigh	\$26,500
Brightening Bentleigh Project	\$203,000
Elsternwick Urban Renewal South Masterplan	\$100,000
Social Housing Grant	\$200,000
Kinder Central Enrolment Program	\$25,000
Hodgson Reserve Multifaceted Adolescent play space	\$250,000
McKinnon Reserve Multipurpose Sports Court and Bouldering Wall	\$233,260
Bailey Reserve Lighting Project	\$250,000
Victory Park Pavilion Female Friendly Facilities Redevelopment	\$221,375
Centenary Park Oval 1 Lighting Upgrade	\$165,000
Bentleigh Reserve Lighting Project	\$150,000
McKinnon Reserve Oval 1 Lighting Project	\$150,000
Murrumbeena Park Pavilion Redevelopment - Community Hub	\$2,000,000
Koornang Park Pavilion Female Friendly Facilities Redevelopment	\$100,000
McKinnon Reserve Pavilion Female Friendly Facilities Redevelopment	\$100,000
Moorleigh Village Cricket Nets Multisport Facility	\$100,000
Cricket Net Facility Extensions - Centenary Park, East Caulfield Reserve, Victory Park	\$49,500
King George Reserve Female Friendly facilities' Redevelopment	\$275,000



**Appendix 1: Government Funded Projects in 2018****State Government (cont'd)**

EE Gunn Pavilion Feasibility Project	\$10,000
Murrumbeena Park Community Hub Vision	\$10,000
Caulfield Park Tennis Court Lighting Project	\$25,000
King George Reserve Pavilion Redevelopment	\$100,000
Centenary Park Oval 1 Lighting Upgrade	\$40,000
McKinnon Reserve Oval 1 Lighting Upgrade	\$40,000
Murrumbeena Tennis Club	\$240,000

**Federal Government**

Lighting and CCTV cameras Carnegie Shopping Precinct	\$100,000
Harleston Park Upgrade	\$106,000

## 9.10 RISK MANAGEMENT FRAMEWORK

**Author:** Diana Vaynrib, Risk Management - Coordinator

**Trim No:** 19/118303

**Attachments:** 1. Framework and Policy V1 [↓](#)  
2. Risk Appetite Statement V1 [↓](#)

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### PURPOSE AND SUMMARY

Approval of the Risk Management Framework and Policy and Risk Appetite Statement.

### RECOMMENDATION

That Council approves the Risk Management Framework and Policy [**Attachment 1**] (to replace the current Risk Management Policy) and Risk Appetite Statement [**Attachment 2**].

### BACKGROUND

#### What is Risk Management?

The Australian/New Zealand Risk Management Standard defines Risk as the *effect of uncertainty on objectives*<sup>2</sup>. Risk Management is about planning for such uncertainties and making informed decisions to ensure objectives are realised.

#### Why is Risk Management Important to Council?

The *Constitution Act 1975* (Vic) provides<sup>3</sup> that, Council is responsible for ensuring good governance of its municipal district. Management of risk is an integral part of good management and good governance.

In its 2013 report<sup>4</sup> the Victorian Auditor General expressed the view that “[t]he scale, complexity and likely impacts of the demographic, health, security and climate challenges facing Victoria requires a mature, well-coordinated approach to public sector risk management”. A failure to properly plan for risks is a missed opportunity, which may ultimately narrow the options for managing those risks and increases the likelihood that the risks will need to be dealt with (rather than controlled or avoided all together).<sup>5</sup>

Glen Eira participated in the recent 2018 Insurance Risks Audit conducted by VAGO. During the audit, all of Council’s risk process related documents were called upon and reviewed. In the audit’s conclusion, VAGO made some general comments about Councils’ risk management obligations:

- Councils should have robust risk management policies and implement them effectively to manage the multitude of risks they face.

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<sup>2</sup> AS/NZS ISO 31000:2009.

<sup>3</sup> s74(A)(1A).

<sup>4</sup> Victorian Auditor General, Implementation of the Government Risk Management Framework (30 October 2013) VAGO [www.audit.vic.gov.au/report/implementation-government-risk-management-framework](http://www.audit.vic.gov.au/report/implementation-government-risk-management-framework).

<sup>5</sup> Ibid.

- VAGO referred to the value provided to state government by the Victorian Government Risk Management Framework (VGRMF).

Risk management is best embedded in existing practices or business processes. It should not be seen as separate from such processes. An effective risk management regime is a combination of culture, processes and structures that are directed towards realising potential opportunities while managing adverse effects.

Risk maturity is not an instantaneous achievement. Risk mature organisations have absorbed risk management into their business culture.

### **Proposed Framework Documents**

Foundation documents of a risk management culture are:

- Risk Management Framework and Policy [**Attachment 1**];
- Risk Appetite Statement [**Attachment 2**]; and
- Risk Management Process (operational document not requiring Council approval).

The proposed Framework and Policy takes direction from the VGRMF and utilises the guidance material produced by the Victorian Risk Management and Insurance Agency (VMIA)<sup>6</sup>. It has been benchmarked against local government risk management frameworks used by Councils in Victoria, New South Wales, Western Australia and the United Kingdom.

The Risk Management Process (the Process) sets out the actual steps to be taken to conduct a risk assessment and create a risk register. This is an operational level document that has been provided to the Audit and Risk Committee for comment and noting and approved by the Risk Management Committee (CEO and Executive Team).

The draft Risk Appetite Statement considers the degree a risk the Council should adopt in pursuing its objectives. The statement is very broad and its purpose is to provide guidance for decision making and recognises the need to justify any variance from it. This document will be reviewed at least annually.

The attached drafts were workshopped by the Executive and key managers to ensure that the contents, risk criteria and respective appetites in the documents reflect Council's current needs and requirements. Comment was sought from the Project Management Office, throughout the drafting process to ensure the framework could be deployed as an effective project management tool.

Feedback was then sought from the Audit and Risk Committee, and, after discussion with Committee Chair, that feedback was incorporated into the current drafts.

### **ISSUES AND DISCUSSION**

Nil

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

Additional resources will be required for the roll-out of the new framework and associated engagement and training. This has been budgeted for in part.

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<sup>6</sup> <https://www.vmia.vic.gov.au/risk/risk-tools/risk-management-guide>.

**POLICY AND LEGISLATIVE IMPLICATIONS**

Failure to develop and implement a risk management framework:

- will impede the Council's ability to effectively manage risk and opportunity; and
- may lead to adverse conclusions from external monitors regarding the Council's governance processes.

**COMMUNICATION AND ENGAGEMENT**

Once the Framework documents are endorsed, an implementation plan will be developed which will include a communication campaign and engagement and appropriate training of staff at all levels.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

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

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

For the above reasons, we request that Council approves the new Risk Management Framework and Policy and Risk Appetite Statement in accordance with the Recommendation.

# Glen Eira City Council Risk Management Framework and Policy

Version No	1
Endorsed by RMC	15 October 2018
Reviewed by Audit and Risk Committee	23 November 2018
Approved by Council	
Last amendment date	22 January 2019
Review date	
Owner	Corporate Counsel



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## Part A - Framework introduction

### 1 Purpose

The purpose of this Risk Management Framework and Policy<sup>1</sup> (**Framework**) is to establish a consistent structured approach to risk management at Glen Eira City Council (**Council**).

Risk is about uncertainties that, if they actually occur, will affect the outcomes and objectives of Council. Such effects can be felt at both the operational and strategic level and may be beneficial or detrimental.

Council is exposed to significant uncertainties impacting the delivery of services and achievement of community objectives.

Council must make decisions in the context of existing risks. Such decisions involve assessing the degree of risk which attaches to each decision. Council must then decide whether the degree of risk is acceptable.

Council can implement plans to reduce or eliminate the risk. Council can decide to look for alternate ways to achieve the same objective. If, despite all precautions Council can take, the risk is unacceptable Council may decide that it is in the best interests of the community not to pursue a particular course of action.

Risk management provides a process for Council to make an informed decision about such matters.

Significant risks faced by Council include:

- increasing operating costs and increasing community expectations for a wide range of community services in a rate capped environment;
- the escalating cost of maintaining and renewing aging assets;
- increased expectation and need for community engagement, consultation and participation in the Council's decision-making processes;
- global financial trends affecting employment, business opportunities and Council's ability to source funds and attract and retain skilled employees;
- the impact of climate change on the environment and the community;
- the need to adapt services for an aging population;
- new risks may emerge and current risks change and evolve. The risk environment needs to be continually monitored to ensure all relevant risks are considered.

The Framework provides a foundation for planning how to respond to these and other uncertainties and thereby achieve the best outcomes for the community.

The Framework:

- sets out the principles and outlines the practices and processes adopted by Council to manage risk;
- provides the methodology to be used:
  - in identifying and analysing potential risks and opportunities that are likely to impact upon the achievement of organisational outcomes at the operational, project and strategic level; and
  - to design and implement risk controls to either eliminate or reduce risks to an acceptable level,

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<sup>1</sup> Refer to **Appendix 1 Risk management glossary** for definitions of specific terms which appear in this document.

- identifies the key documents that make up the Framework.

## 2 Background

### 2.1 Local Government and risk management

In 2007, in response to the Victorian Auditor General Office's (VAGO) report on *Managing Risk Across the Public Sector: Toward Good Practice*, the Victorian Department of Treasury and Finance published *The Victorian Government Risk Management Framework (VGRMF)*. Subsequently standing directions of the Minister for Finance under the *Financial Management Act 1994*, made it mandatory for the majority of state controlled agencies to comply with that framework.

In 2013 VAGO published a report on *Implementation of the Government Risk Management Framework* and recommended in that report that councils 'should adopt the Framework as part of following good practice'<sup>2</sup>.

In 2018 VAGO again favourably referenced the use of the VGRMF by Local Government<sup>3</sup>.

Council, in line with its objective of incorporating risk management into its operational and strategic planning practices, intends to adopt (as applicable) the VGRMF as a central tenet of its risk management practices.

In recognition of its responsibilities Council has formulated the Framework which is guided by the VGRMF and which is consistent with the:

- *Local Government Act 1989 (LGA)*; and
- Australian Standard AS/NZS ISO 31000:2009 – Risk Management – Principles and Guidelines (the **Standard**).

### 2.2 Drivers for risk management

Benefits of having an appropriate risk management Framework and Policy include:

- improved identification of opportunities and threats;
- increased likelihood of achieving objectives;
- increased understanding of Council's risk exposure;
- improved resource allocation by targeting resources to address the areas of greatest risk exposure;
- a positive organisational culture, where people understand risks associated with their role and responsibilities;
- a more proactive approach to risk management leading to fewer surprises and unanticipated negative events;
- enhanced compliance with legal and regulatory obligations;
- improved accountability, responsibility, transparency and governance in relation to both decision-making and outcomes; and
- establishing a reliable basis for decision-making, planning, policy development and resource allocation.

<sup>2</sup> *Implementation of the Government Risk Management Framework*, VAGO, October 2013, at p3

<sup>3</sup> *Local Government Insurance Risks*, VAGO, July 2018, at p 15.

## 2.3 Application of risk management to council activities

Council activities where risk management practices can be utilised to improve decision making include but may not be limited to:

- organisational strategic planning
- policy formulation
- financial planning and management
- asset management
- procurement
- project management
- operational business planning
- development of business cases
- workforce planning and management
- organisational transformation
- business continuity
- health and safety
- environmental management
- information technology
- stakeholder engagement

## 3 Principles, components and practices

### 3.1 Principles

The following principles<sup>4</sup> as required by the Standard have been applied to the design of the Framework so that risk management:

- (a) creates and protects value;
- (b) is an integral part of all organisational processes;
- (c) forms part of decision making;
- (d) explicitly addresses uncertainty;
- (e) is systematic, structured and timely;
- (f) is based on the best available information;
- (g) is tailored to the operations of Council;
- (h) takes human and cultural factors into account;
- (i) is transparent and inclusive;
- (j) is dynamic, iterative and responsive to change; and
- (k) facilitates continual improvement and enhancement of the organisation.

### 3.2 Components

The components of the Framework, based around the above principles, are:

- Mandate and commitment
- Design of Framework for managing risk
- Implementing risk management
- Monitoring and review of the Framework
- Continual improvement of the Framework

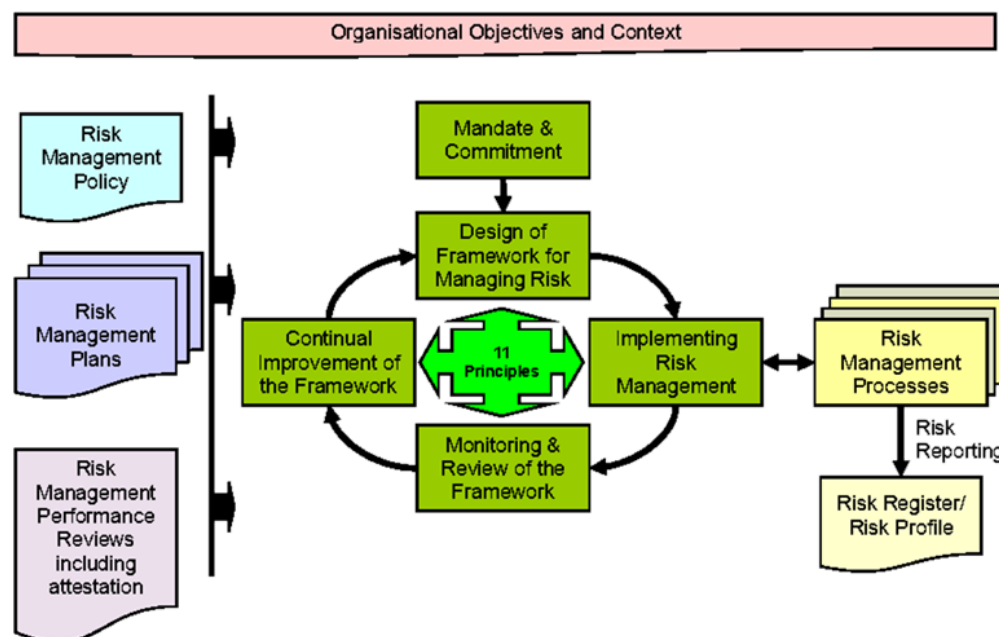
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<sup>4</sup> Refer to Appendix 3 for the Council's tailored Response to the Risk Management Principles.



The following diagram shows the relationship between the principles, *Framework* components and the risk management practices which have been integrated into Council's overall risk management system. These practices include policies, plans, processes, risk profiling, reporting and evaluation.

Figure 1 Council Risk Management Framework<sup>5</sup>



### 3.3 Practices

Council risk management practices are based on the VGRMF and encompass the following:

- A risk management framework and policy which is consistent with AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines (the **Standard**) and that:
  - is reviewed annually to ensure it remains current and is enhanced as required; and
  - supports the development of a positive risk culture within the agency.
- Risk management processes that are effective in managing risks to a satisfactory level.
- Clear guidance as to who is responsible for managing each risk.
- Risks relevant to ventures in which Council partners with other councils or agencies are addressed and that shared risks are managed appropriately.
- Risk management is incorporated into strategic, operational and project planning.
- Adequate resources are assigned to risk management.

## 4 Key documents and approval processes

### 4.1 Key documents

The key risk management documents are:

- **Risk Management Framework and Policy** which sets out a framework that details the underlying principles, practices and key documents. It includes the **Risk Management**

<sup>5</sup> Source: Victorian Managed Insurance Authority (VMIA).



**Policy** which outlines the key elements of Council's approach to dealing with risk as an uncertainty and aligns the Framework with the VGRMF.

- **Risk Management Process** which specifies the methodology for the identification, analysis, evaluation and treatment of risks and includes templates
- **Risk Appetite Statement** which articulates the amount and type of risk Council is willing to pursue or retain.
- **Risk Registers** which detail the identification, analysis, evaluation and treatment of risks.
- **Risk Management Plan** which details the cycle of risk management activities that embed risk management processes into organisational practices.
- **Corporate Rolling Risk Program Summary Reports** are reports provided to the Audit and Risk Committee (ARC) which review the risk rating, trends and the status of treatments of separate business units within Council.

## 4.2 Approval processes

- **Risk Management Framework and Policy** is endorsed by the Risk Management Committee (RMC) reviewed by the ARC and approved by Council.
- **Risk Management Process** is developed by the Risk Management Co-ordinator, provided to the ARC for comment and noting and approved by the RMC.
- **Risk Appetite Statement** is developed and endorsed by the RMC, reviewed by the ARC and set by Council.
- **Risk Registers** are developed and maintained by Risk Owners.
- **Risk Management Plan** is developed by the Risk Management Co-ordinator, approved by the RMC and provided to the ARC for comment and noting.
- **Corporate Rolling Risk Program Summary Reports** are developed by Risk Owners with the assistance/support of the Risk Management Co-ordinator and provided to the ARC for comment and noting.

# Part B - Risk Management Policy

## 5 Risk Management Policy

### 5.1 Scope

This Policy:

- applies to the Corporate Risk Categories as defined in this Policy;
- applies to the achievement of Council organisational objectives;
- is organisation-wide and applies to all staff;
- is consistent with the Australian Standard AS/NZ ISO 31000:2009 Risk Management Principles and Guidelines (the Standard); and
- is guided by the VGRMF.

## 5.2 Commitment

Council is committed to:

- adopting sound risk management principles to manage organisational risks and to be guided by the principles of the VGRMF; and
- providing adequate resources to the management of risks.

## 5.3 Risk management objectives

The objectives of the Framework are:

- Achievement of Council objectives through enhanced governance, management, processes and resource use.
- Continual improvement to drive service excellence.
- Management of risks to minimise costs and build Council resilience to uncertainty.
- Protection of employees, visitors, the community, information, delivery of municipal services and other assets.
- Compliance with all legal and government regulatory requirements.
- Enhancement and maintenance of reputation with stakeholders.

## 5.4 Risk management integration

Risk management processes will be integrated into Council activities and in particular:

- risk management activities will be integrated into Council decision making process for corporate, project and business planning;
- position descriptions will be progressively updated to include risk management accountabilities and duties; and
- the corporate skills development program and the induction program will include training related to risk management.

# 6 Risk context

## 6.1 Risk profile

A risk profile is a description of a set of risks applicable to the whole organisation.

Council's risk profile is encapsulated in its Corporate Risk Categories [Refer 6.2 Corporate Risk Categories].

## 6.2 Corporate Risk Categories

Council has established a number of corporate risk categories. These categories have been derived from the types of risk consequence to which Council is exposed. The risk assessment process requires corporate categories of risk to be identified in risk registers. Some risks may expose Council to multiple consequences and hence will fall into multiple categories.

By categorising these risks at the operational and project level it allows these category risks to inform both strategic risk assessment and the risk profile. The risk categories have also been allocated a primary adviser who will support risk owners and provide input into the strategic risk register in relation to their assigned corporate risk as required.

These categories, their descriptions and the allocated Primary Risk Advisers are set out in Table 1 below.

Table 1 Corporate Risk Categories

Category	Category Description	Primary Risk Advisers
<b>Strategic</b>	Risks, whose impacts are Council-wide, involve significant change or service delivery complexity, impact the long term or have major external consequences. Risks in other categories that are rated very high/extreme are escalated to the strategic risk profile as appropriate	Directors
<b>Legal governance and compliance</b>	Risks relating to regulatory obligations and good governance requirements (including insurance and business continuity)	Corporate Counsel
<b>Integrity</b>	Risks relating to a culture of integrity, respect and resistance to misconduct, corruption, fraud and theft (financial fraud risks are managed within the financial risk category)	Corporate Counsel Manager People and Culture
<b>Financial</b>	Risks relating to the management of Council finances and associated processes (including Procurement)	Director Corporate Services Chief Finance Officer (CFO)
<b>Workforce</b>	Risks relating to availability of adequately skilled staff as well as the performance of staff and the management of workforce processes	Manager People & Culture Directors Managers of business units
<b>Health and safety</b>	Risks relating to the management of the physical and general work environment and Council controlled spaces and their impact on staff, visitor, contractor or volunteer health and safety.	Manager People and Culture
<b>Asset management</b>	Risks relating to the land, buildings and chattels owned or managed by Council including the risks associated with strategic infrastructure planning.	Directors Managers of business units
<b>Service provision</b>	Risks relating to the provision of municipal services	Directors Managers of business units
<b>Information management</b>	Risks related to technology systems, processes, data security, records management and disaster recovery	Chief Information Officer Corporate Counsel (matters in relation to privacy legislation)
<b>Relationship management</b>	Risk relating to community, internal and external stakeholder engagement including reputational risks	Manager Customer and Communications
<b>Project</b>	Risks relating to specific projects	Project Management Office

### 6.3 Risk appetite

Risk Appetite is the overall amount of risk Council is prepared to accept, or pursue at any point in time. A **Risk Appetite Statement** will be developed for each of the Corporate Risk Categories. The risk appetite statement will include the risk groupings, risk appetite levels and Council's indicative criteria for evaluating risk.



Council's risk appetite will be reviewed at least once every 12 months.

## 6.4 Risk process

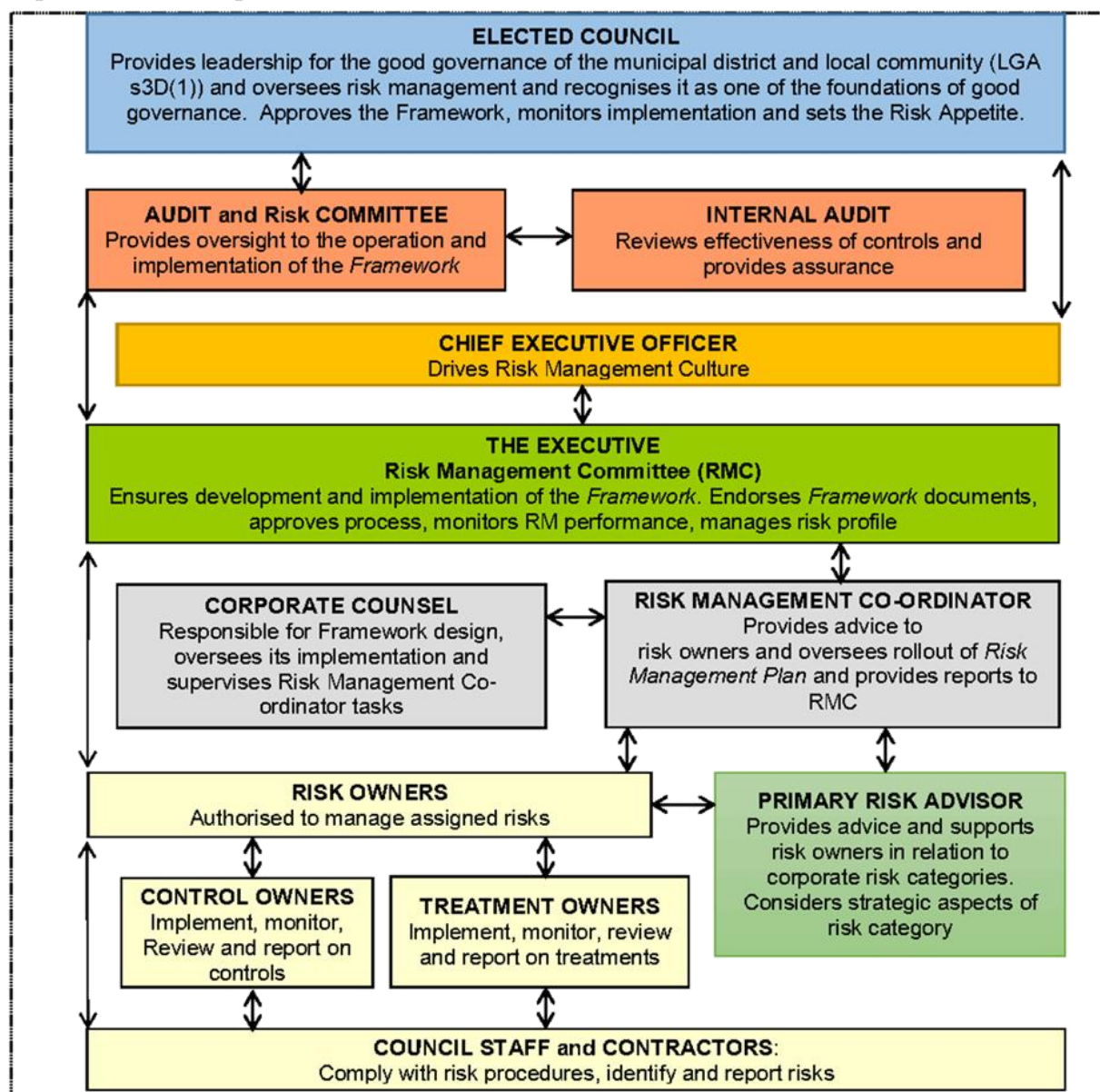
The Council's **Risk Management Process** is one of the key Framework Documents. It is owned by the Risk Management Co-ordinator and approved by the RMC. It outlines risk management processes and procedures particularly in relation to the identification, recording, assessment and treatment of risks.

## 7 Roles and responsibilities

The governance responsibilities for the Framework and the roles of individual officers are set out below in Figure 2.

Appendix 2 provides further detail of the responsibilities of each risk management role.

**Figure 2 Risk Management Governance**



## 8 Reporting

Consistent, comprehensive and timely risk reporting is critical to provide management with the opportunity to monitor risks, and to inform decision making. The following table summarises the key *Framework* actions, reports and reviews required for strategic, operational and project risks.

Action	Description	Responsibility	Timing
Review of strategic risks	Regular reviews of strategic risks to maintain the currency of the risk register and to monitor the status of risk treatments	RMC	As determined by RMC
Operational Risk Assessments	All business units will carry out risk assessments and will maintain a risk register	Business unit managers	Ongoing
Review of risks and actions nominated within business units	Review of status of progress of nominated treatments for identified risks	Business unit managers	Ongoing (as required)
Operational risk assessment reviews	Review of operational risk assessments, controls and treatments	Business unit managers	Twice a year
Review of strategic projects	Review of risks and the status of risk treatments for strategic projects	RMC	To be determined (PMO)
Report to RMC on implementation of <i>Risk Management Plan</i>	Review of progress on implementation of Risk Management Plan	Risk Management Co-ordinator	Quarterly
Evaluation of risk management plan and report to ARC	Report to Audit and Risk Committee	RMC and Risk Management Co-ordinator	Twice a year
<i>Rolling Risk Program</i> summary reports to ARC	Rolling risk reports provided as agreed with ARC	Business unit managers	In accordance with program
Report to Council	The ARC will provide an annual report to the Council with independent assurance, advice and assistance to Council on risk management, control, governance, and external accountabilities.	ARC	Yearly

## 9 Assurance and improvement processes

### 9.1 Assurance

#### First line of defence

##### 9.1.1 Controls within the Risk Management Framework

The control framework includes a systematic reporting and review cycle for strategic, operational and project risks.

Council will develop a risk database to identify risk controls in response to identified risks which will evolve to provide a consolidated reference for governance, risk and compliance controls across Council, the control framework will provide a single point of reference and a level of assurance that Council's controls reflect its overall risk profile.



## Second line of defence

### 9.1.2 Monitoring the Framework

The Risk Management Co-ordinator will be responsible for regularly monitoring the performance of the Framework and reporting to the RMC on:

- the performance of the Framework;
- the implementation of the Risk Management Plan; and
- the overall development of the Council's risk maturity.

### 9.1.3 Audit and Risk Committee

Information regarding Council's risk exposure and the operation of the Framework will be provided for review by the ARC. The committee will provide independent assurance, advice and assistance to Council on risk management, control, governance, and external accountabilities.

### 9.1.4 Council oversight

The Council receives and considers reports from the ARC, and is updated by the CEO on strategic risk management. It provides guidance and direction as necessary and ensures that the lines of defence are operating effectively.

## Third line of defence

### 9.1.5 Council's internal audit program

Strategic, operational and project risk assessments will provide input to an annual review process that will inform Council's internal audit program

Council's internal audit function will be responsible for conducting independent reviews of the performance of the Framework as part of the internal audit program.

Internal audit findings will be reviewed by the RMC and reported to the ARC.

### 9.1.6 External audit and monitoring

The Office of the Victorian Auditor General from time to time audits local government authorities in relation to their overall performance and governance. Such audit reports will be used as a benchmarking tool and to inform Council risk management practices.

The Victorian Local Government Inspectorate<sup>6</sup> carries out audits of all Victorian councils to assess compliance with the *Local Government Act 1989*. It publishes reports on its audits and assists councils to achieve clear transparent governance. These reports and audits are used to benchmark Council practices.

## 9.2 Improvement processes

The RMC and the Risk Management Co-ordinator will be responsible for continuous improvement in risk management through:

- annual evaluation of risk management performance with recommendations as to how the Framework can be enhanced;
- periodic review of the Council's risk maturity;
- responses to internal and external audit findings and reports and guidance by external monitoring and audit bodies;
- responses to opportunities identified through risk maturity assessments; and
- ongoing responses to feedback from RMC, risk owners, and staff.

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<sup>6</sup> See ss 223A, 223B and 223C of the *Local Government Act 1989*.

## Appendix 1 - Risk management glossary<sup>7</sup>

TERM	DEFINITION
<b>Consequence</b>	A consequence is the outcome of an event that affects the achievement of Council objectives. A single event can result in more than one consequence which can have both positive and negative effects on objectives. The corporate risk categories and Risk Profile are related to consequences.
<b>Corporate risk categories</b>	See risk profile.
<b>Control</b>	A control is an action which modifies risk. Controls include any policy, procedure, practice or other action that moderates an uncertainty. Once risk treatments are implemented they become controls or have the effect of modifying an existing control.
<b>Control owner</b>	Person with the accountability and authority to manage a control/s.
<b>Establishing the context</b>	To establish the context means to define the external and internal influences that Council must consider in managing risk. Council's external context includes its external stakeholders, its local and national environment, as well as any external factors that influence its objectives. Council's internal context includes its staff, consultants and contractors as well as its governance structure.
<b>Event</b>	Occurrence or change of a particular set of circumstances.
<b>Inherent risk</b>	A measure of raw risk i.e. without any controls in place.
<b>Likelihood</b>	The chance of something happening.
<b>Monitoring</b>	Continual checking, supervising, critically observing or determining the status in order to identify change from the performance level required or expected.
<b>Primary risk advisor</b>	The member of Council staff nominated because of their expertise to assist risk owners and have input into the strategic risk register in relation to particular risk categories
<b>Residual risk</b>	Risk remaining after risk treatment.
<b>Review</b>	Review is an activity. Review activities are carried out in order to determine whether something is a suitable, adequate, and effective way of achieving established objectives.
<b>Risk</b>	The "effect of uncertainty on objectives". The effect may be a positive or negative influence on the achievement of an objective. Council operates in an environment in which events can occur but to which no certainty can be attached. Whenever Council tries to achieve an objective, there's always the chance that things will not go according to plan. Once an uncertainty is identified, measures can be taken to reduce or control that uncertainty as much as possible.
<b>Risk analysis</b>	Process to comprehend the nature of risk and to determine the level of risk.
<b>Risk appetite (attitude)</b>	Amount and type of risk Council is prepared to pursue or retain.
<b>Risk assessment</b>	The overall process of risk identification, risk analysis and risk evaluation.
<b>Risk criteria</b>	Terms of reference against which the significance of a risk is evaluated.
<b>Risk description</b>	Structured statement of risk usually containing four elements: sources, events, causes and consequences.

<sup>7</sup> The Glossary is derived from AS/NZS ISO 31000:2009, tailored to reflect Council's Framework.

TERM	DEFINITION
Risk evaluation	Process of comparing the results of risk analysis with risk criteria to determine whether the risk and/or its magnitude is acceptable or tolerable
Risk identification	Process of finding, recognising and describing risk.
Risk management	Coordinated activities to direct and control an organisation with regard to risk.
Risk management coordinator	The Council member of staff who holds the position of Risk Management Co-ordinator.
Risk management framework	Set of components that provide the foundations and organisational arrangements for designing, implementing, monitoring, reviewing and continually improving risk management throughout Council.
Risk management plan	Scheme within the risk management framework specifying the approach, the management components and resources to be applied to the management of risk, usually developed annually.
Risk management policy	Statement of the overall intentions and direction of Council related to risk management.
Risk management process	Systematic application of management policies, procedures and practices to the activities of communicating, consulting, establishing the context and identifying, analysing, evaluating, treating, monitoring and reviewing risk.
Risk owner	Person or entity with the accountability and authority to manage a risk.
Risk profile	Description of any set of risks. The set of risks can contain those that relate to the whole of Council or, or a particular part of Council or the functions it carries out. This profile is reflected in the corporate risk categories that Council has identified (see Table 1).
Risk register	Record of information about identified risks.
Risk sharing	Sharing with another party the burden of loss, or benefit of gain from a particular risk (typically by taking out a suitable contract of insurance).
Risk source	An element which alone or in combination has the intrinsic potential to give rise to a risk. Examples of risk sources are natural disasters, poor governance, inadequate documented procedures, legal action from outside parties, economic recessions and fraudulent activities. Such sources generate risks that must be managed.
Risk tolerance	Council's readiness to bear the risk after risk treatment in order to achieve its objectives. These tolerances are set out in Council's <i>Risk Management Process</i> .
Risk treatment	Risk treatment is a term that equates to a risk modification process. It involves selecting and implementing one or more treatment options. Treatment options are usually based on one of the following approaches — accept, avoid, reduce, share risk source, change likelihood and change consequence. Once a treatment has been implemented, it becomes a control or it modifies existing controls.
Risk treatment owner	The person nominated to develop and implement a specific risk treatment. This may be a different person to the risk owner.
Treatment owner	Person with the accountability and authority to manage a treatment/s.



## Appendix 2 - Roles and responsibilities

**Council recognises the importance of risk management as a component of good governance and:**

- approves the Risk Management Framework and Policy;
- sets Council's Risk Appetite;
- establishes the Audit and Risk Committee and approves its charter;
- considers and receives reports on strategic risks; and
- provides oversight, guidance and direction.

**Chief Executive Officer (CEO)** drives the risk management culture and is responsible for strategic risk management.

**Executive and CEO constitute the Council RMC** which is accountable for ensuring the development and implementation of the Framework and that risks are managed by:

- endorsing the Framework documentation;
- approving the risk management processes;
- developing the Risk Appetite Statement;
- monitoring risk management performance;
- approving major decisions affecting the organisation's risk profile or exposure;
- implementing Audit and Risk Committee requirements to enhance controls;
- communicating risk information issues back to the organisation; and
- promoting a strong risk culture by providing support for risk management.

**Audit and Risk Committee** provides oversight to the operation and implementation of the Framework

**Internal audit** reviews control effectiveness and provides assurance by:

- reviewing control and risk management systems and operations to assess the extent to which these are effective, efficient and economical in assisting Council to achieve its objectives and recommend enhancements;
- ascertaining the extent of compliance with established policies, plans and procedures;
- ascertaining whether quality and continuous improvement are fostered in the organisation's control process;
- assessing whether significant legislative or regulatory issues impacting on the organisation are recognised and appropriately addressed; and
- drawing attention to any failure to take remedial action.

**Corporate Counsel** is responsible for the design of the Framework and oversees the implementation of the *Framework* and supervises the Risk Management Co-ordinator

**Risk Management Co-ordinator** manages the Framework implementation by:

- developing, reviewing and enhancing the Framework's procedures and tools;

- working with risk owners to ensure that the risk management processes are implemented in accordance with the agreed Framework;
- providing reports to the RMC and ARC as required;
- formulating the annual Risk Management Plan and co-ordinating, monitoring, evaluating and reporting on the implementation of initiatives;
- co-ordinating the monitoring and reporting of risk management performance;
- co-ordinating reviews of strategic risks and updating of the strategic risk profile; and
- co-ordinating the review of all risk registers by risk owners.

**Primary risk advisors** provide:

- advice to risk owners on risks within the relevant corporate risk category; and
- input into strategic risk assessment on the relevant corporate category risk.

**Risk owners** manage the categories of risk to which they are assigned by:

- implementing the requirements of the annual Risk Management Plan within their business unit;
- maintain appropriate risk registers;
- monitor control owners to ensure controls are developed and implemented;
- managing the review and updating their assigned risk profiles;
- providing oversight for the controls and treatments associated with the risk;
- escalating very high and high risks to the strategic risk profile;
- promoting a strong risk culture within their directorates; and
- communicating risk information issues to their directorates.

**Control owners** develop, implement, monitor, review and report on controls.

**Treatment owners** develop, implement, monitor, review and report on treatments.

**Council staff and contractors** identify and report on risks.



## Appendix 3 - Response to the risk management principles

AS/NZS ISO 31000:2009 Principles	Council approach
(a) Risk management creates and protects value.	<p>Risk management contributes to the demonstrable achievement of objectives and improvement of performance.</p> <p>The <i>Framework</i> identifies and focuses on Council's strategic, operational and project objectives and supports their achievement.</p> <p>Risk management processes clearly establish objectives as a basis for risk assessment.</p>
(b) Risk management is an integral part of all organisational processes.	<p>Risk management is part of the responsibilities of management and an integral part of Council processes, including strategic planning and all project and change management processes.</p> <p>The <i>Framework</i> (section 2.3) identifies the range of Council functions where risk management will be applied, and includes strategic, operational and project risks.</p> <p>The <i>Framework</i> will be integrated into Council's induction process and training strategy. A common approach, language and methodology will be applied across Council, with Council to establish a common risk database.</p>
(c) Risk management is part of decision making.	<p>Risk management helps decision makers make informed choices, prioritise actions and distinguish among alternative courses of action.</p> <p>The <i>Framework</i> identifies Council activities (section 2.3) where risk management will inform more effective decision making. These activities include strategic planning, development of business cases, and a range of strategic, operational and project reporting functions.</p> <p>Risk appetite and tolerance have been defined to inform decision making.</p>
(d) Risk management explicitly addresses uncertainty.	<p>Risk management explicitly takes account of uncertainty, the nature of that uncertainty, and how it can be addressed. The <i>Framework</i> recognises and accepts uncertainties applicable in Council's current operating environment.</p> <p>The <i>Risk Management Process</i> explicitly addresses uncertainty as part of the process of risk assessment.</p>
(e) Risk management is systematic, structured and timely.	<p>A systematic, timely and structured approach contributes to efficiency and to consistent, comparable and reliable results</p>

AS/NZS ISO 31000:2009 Principles	Council approach
	The <i>Framework</i> and <i>Risk Management Process</i> define a structured approach that includes minimum timeframes or frequencies for risk assessments, risk response, risk reporting, and for reviewing and updating the <i>Framework</i>
(f) Risk management is based on the best available information.	Inputs are based on information sources such as historical data, experience, stakeholder feedback, observation, forecasts and expert judgement.
(g) Risk management is tailored.	Risk management is aligned with Council's external and internal context and risk profile.  The <i>Framework</i> has been customised to reflect Council's internal and external environment. This is reflected in Council's risk appetite and tolerance criteria, and Council's risk profile.
(h) Risk management takes human and cultural factors into account.	Risk management recognises the capabilities, perceptions and intentions of external and internal stakeholders that can facilitate or hinder achievement of Council's objectives.  The <i>Framework</i> recognises Council's current resourcing levels and governance structures – particularly the role and responsibilities of the Risk Management Committee.
(i) Risk management is transparent and inclusive.	Appropriate and timely involvement of stakeholders at all levels ensures that risk management remains relevant and current.  Risk registers will remain accessible to management with defined responsibility for keeping this information up to date.
(j) Risk management is dynamic, iterative and responsive to change.	Risk management continually identifies and responds to change.  Risk assessment requirements are integrated into operational planning and project management processes.
(k) Risk management facilitates continual improvement of the organisation.	Assurance and improvement processes are explicitly defined in the <i>Framework</i> and include a mechanism for regular review of Council's risk maturity.

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# Glen Eira City Council Risk Appetite Statement

Version No	1
Endorsed by RMC	15 October 2018
Reviewed by Audit and Risk Committee on	23 November 2018
Approved by Council	
Last amendment date	10 January 2019
Review date	
Owner	Corporate Counsel

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## 1 Introduction

This statement considers the risks to which the Glen Eira City Council (**Council**) is exposed based on Council's risk profile. It provides an outline of the approach to managing these risks. All strategic plans and business plans for functional areas need to be consistent with this statement.

## 2 General statement of appetite

Council faces a broad range of risks reflecting its responsibilities as a municipal council. These risks include those resulting from its responsibilities for the provision of municipal services, management of Council's considerable assets and infrastructure and meeting community expectations within the context of responsible and sustainable financial management.

Council recognises that it is not possible, nor necessarily desirable, to eliminate some of the risks inherent in its activities. Acceptance of some risk is often necessary to meet statutory obligations, foster innovation and efficiencies within business practices and to deal with changing social, environmental and financial circumstances.

## 3 Risk management framework and policy

Council's *Risk Management Framework and Policy* (the **Framework**) seeks to ensure that there is an effective process to manage risk across Council. It specifically provides for the development of a risk appetite statement which will guide organisation wide decision making.

Risk appetite is defined in the Framework as the "amount and type of risk Council is prepared to pursue or retain".

The Framework identifies a number of corporate risk categories which align with Council's risk profile (see Appendix 1). A specific risk appetite has been developed for each of these categories.

## 4 Risk appetite

The following descriptors have been adopted to identify Council's risk appetite as applied to the corporate risk categories established in the Framework. A more detailed explanation of these descriptors appears at Appendix 2.

1. **No appetite** - Avoidance of risk and uncertainty is a key organisational objective.
2. **Minimalist** - Preference for ultra-safe business delivery options that have a low degree of inherent risk and only have a potential for limited reward.
3. **Cautious** - Preference for safe delivery options that have a low degree of inherent risk and may only have limited potential for reward.
4. **Open** - Willing to consider all potential delivery options and choose the one that is most likely to result in successful delivery while also providing an acceptable level of reward.
5. **Hungry** - Eager to be innovative and to choose options offering potentially higher business rewards (despite greater inherent risk).

## 5 Corporate risk category risk appetite

### 5.1 Strategic

Council aspires to be among Victoria's leading municipal councils, measured by the quality of the services it provides to its community and the efficiency of its operations. It recognises that ongoing development and innovation in its operations through strategic initiatives is necessary to meet its aspiration even though such initiatives often carry significant risk. Strategic risks are identified and



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placed on the strategic risk register. Such risks are actively monitored by the Risk Management Committee (Committee) and the development and implementation of treatments necessary to control such risks is actively overseen by the Committee. This framework ensures that strategic initiatives are prioritised appropriately and that the associated risks are managed and reported.

## **5.2 Legal, governance and compliance**

Council, as a local government, is subject to the requirements of the local government regulatory regime as well as general regulatory obligations. Council recognises that as a government body it has a significant responsibility to comply with all regulatory requirements and has no appetite for breaches of such requirements. However Council is prepared to adopt a cautious approach in developing and implementing compliance mechanisms to satisfy regulatory requirements and provide good governance.

## **5.3 Integrity**

Council has high expectations in relation to the conduct of its staff and has no appetite for conduct that does not meet its core cultural values of respect, openness, honesty and continued striving for service excellence.

## **5.4 Financial**

Council has a cautious appetite in relation to its obligations to provide sound sustainable financial management. It also recognises that such management can be achieved without forgoing an open approach in relation to individual projects or strategies that offer ongoing significant community benefit. Council has no appetite for fraud or corruption within its financial operations.

## **5.5 Work force**

Council acknowledges the importance of a skilled, engaged workforce that is able to efficiently implement Council policies and decisions. It also recognises the competitive environment that exists to recruit and retain such people. It has an open appetite to its recruitment and provision of flexible working arrangements in order to maximise the effectiveness of its workforce.

## **5.6 Health and safety**

Council is committed to creating a safe environment for all staff, visitors, contractors and volunteers who carry out Council activities or visit Council owned or controlled spaces. It has no appetite for practices and behaviors that could lead to injuries. Council recognises that some of the services it provides and activities it carries out involve inherent risks and that in order to perform those services and carry out those tasks a minimalist appetite has to be accepted.

## **5.7 Asset management**

Council has a large portfolio of assets including buildings, parks and recreation centers, residential care facilities footpaths and roads. It has in place strategies to maintain and renew these assets. Given the size of its portfolio, the importance of these assets to the municipal community and the significant resources needed to implement these strategies, Council has adopted an open appetite to the development and implementation of its asset management strategies.

## **5.8 Service provision**

The provision of municipal services is an important part of the Council's functions. Council is committed to providing quality services and has a minimalist appetite for risk in service provision where it is required for vulnerable members of the community. Generally Council considers it is necessary to pursue excellence in its provision of services and is willing to adopt an open attitude to the design and delivery of services to achieve its objective.

### 5.9 Information management

Council has strict obligations under the *Privacy and Data Protection Act 2014* and in complying with those obligations has no appetite for risk which could affect the security of data and personal information. In the development of its information technology systems Council has an open attitude to the design of such systems but has minimal appetite for poor implementation practices.

### 5.10 Relationship management

Council considers that community engagement, its relationship with the community and its reputational standing are central to its ability to discharge its obligations as a municipal Council. It has minimalist appetite for any risks that lessen the effectiveness of its community engagement or damage its relationship with the community or reputation generally.

### 5.11 Project

Project risks are dealt with separately under the *Project Management Framework*. Project risks which are in the high to very high categories will be elevated to the strategic risk register where the projects are of strategic significance.

## Appendix 1 - Corporate Risk Profile and Categories

Category	Category Description
<b>Strategic</b>	Risks, whose impacts are Council-wide, involve significant change or service delivery complexity, impact the long term or have major external consequences. Risks in other categories that are rated very high/extreme are escalated to the strategic risk profile as appropriate
<b>Legal governance and compliance</b>	Risks relating to regulatory obligations and good governance requirements (including insurance and business continuity)
<b>Integrity</b>	Risks relating to a culture of integrity, respect and resistance to misconduct, corruption, fraud and theft (financial fraud risks are managed within the financial risk register)
<b>Financial</b>	Risks relating to the management of Council finances and associated processes (including Procurement)
<b>Workforce</b>	Risks relating to availability of adequately skilled staff as well as the performance of staff and the management of workforce processes
<b>Health and safety</b>	Risks relating to the management of the physical and general work environment and Council controlled spaces and their impact on staff, visitor, contractor, or volunteer health and safety
<b>Asset management</b>	Risks relating to the land, buildings and chattels owned or managed by Council including the risks associated with strategic infrastructure planning.
<b>Service provision</b>	Risks relating to the provision of municipal services
<b>Information management</b>	Risks related to technology systems, processes, data security, records management and disaster recovery
<b>Relationship management</b>	Risk relating to community, internal and external stakeholder engagement including reputational risks
<b>Project</b>	Risks relating to specific projects

## Appendix 2 - Risk Appetite Descriptors

1 No appetite	2 Minimalist	3 Cautious	4 Open	5 Hungry
Avoidance of risk and uncertainty is a key organisational objective	Preference for ultra-safe business delivery options that have a low degree of inherent risk and only have a potential for limited reward	Preference for safe delivery options that have a low degree of inherent risk and may only have limited potential for reward	Willing to consider all potential delivery options and choose the one that is most likely to result in successful delivery while also providing an acceptable level of reward	Eager to be innovative and to choose options offering potentially higher business rewards (despite greater inherent risk)
<b>Example Behaviours when taking key decisions</b>				
<ul style="list-style-type: none"> <li>Minimal tolerance for any decisions that could lead to scrutiny of the Council</li> </ul>	<ul style="list-style-type: none"> <li>Tolerance for risk taking limited to those events where there is no chance of any significant repercussions for the Council.</li> </ul>	<ul style="list-style-type: none"> <li>Tolerance for risk taking limited to those events where there is little chance of any significant repercussion for the Council should there be a failure.</li> </ul>	<ul style="list-style-type: none"> <li>Appetite to take decisions with potential to expose the Council to additional scrutiny but only where appropriate steps have been taken to minimise exposure.</li> </ul>	<ul style="list-style-type: none"> <li>Appetite to take decisions that are likely to bring scrutiny of the Council but where potential benefits outweigh the risks.</li> </ul>
<ul style="list-style-type: none"> <li>Defensive approach to objectives with aim to maintain or protect rather than to create or innovate.</li> <li>Priority for tight management controls and oversight with limited devolved decision making authority.</li> <li>General avoidance of systems technology developments.</li> </ul>	<ul style="list-style-type: none"> <li>Innovations always avoided unless essential.</li> <li>Decision making authority held by senior management.</li> <li>Only essential systems/technology developments to protect current operations.</li> </ul>	<ul style="list-style-type: none"> <li>Tendency to stick to the status quo, innovations generally avoided unless necessary.</li> <li>Decisions making authority generally held by senior management.</li> <li>Systems/Technology developments limited to improvements or protection of current operations.</li> </ul>	<ul style="list-style-type: none"> <li>Innovation supported, with demonstration of commensurate improvements in management control.</li> <li>Systems/technology developments considered to enable operational delivery.</li> <li>Responsibility for non-critical decisions may be devolved.</li> </ul>	<ul style="list-style-type: none"> <li>Innovation pursued – desire to 'break the mould' and challenge current work practices.</li> <li>New technologies viewed as a key enabler of operational delivery.</li> <li>High levels of devolved authority – management by trust rather than tight control.</li> </ul>
<ul style="list-style-type: none"> <li>Avoidance of financial loss is a key objective.</li> </ul>	<ul style="list-style-type: none"> <li>Only prepared to accept the possibility of very limited</li> </ul>	<ul style="list-style-type: none"> <li>Prepare to accept the possibility of some limited</li> </ul>	<ul style="list-style-type: none"> <li>Prepared to invest for reward and minimise the possibility of</li> </ul>	<ul style="list-style-type: none"> <li>Prepared to invest for the best possible reward and</li> </ul>



<ul style="list-style-type: none"> <li>Only willing to accept the low cost option.</li> <li>Resources withdrawn from non-essential activities.</li> </ul>	financial loss if essential.	financial loss. <ul style="list-style-type: none"> <li>Resources generally restricted to core operational targets.</li> </ul>	financial loss by managing the risks to a tolerable level. <ul style="list-style-type: none"> <li>Value and benefits considered (not just cheapest price).</li> <li>Resources allocated in order to capitalise on potential opportunities.</li> </ul>	accept the possibility of financial loss) although controls may be in place. <ul style="list-style-type: none"> <li>Resources allocated without firm guarantee of return – 'investment capital' type approach</li> </ul>
<ul style="list-style-type: none"> <li>Avoid anything which could be challenged, even unsuccessfully.</li> <li>Play safe.</li> </ul>	<ul style="list-style-type: none"> <li>Want to be very sure we would win if any challenge.</li> </ul>	<ul style="list-style-type: none"> <li>Limited tolerance for sticking ones neck out. Want to be reasonably sure we would win any challenge.</li> </ul>	<ul style="list-style-type: none"> <li>Challenge will be problematic but we are likely to win it and the gain will outweigh the adverse consequences.</li> </ul>	<ul style="list-style-type: none"> <li>Chances of losing are high and consequences serious. But a win would be seen as a great coup.</li> </ul>





**9.11 ANZAC DAY 2019**

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

**Trim No:** 18/1335552

**Attachments:** Nil

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**PURPOSE AND SUMMARY**

To seek guidance from Councillors for Anzac Day 2019 arrangements.

**RECOMMENDATION**

That Council holds an afternoon Anzac Day Memorial Service at Caulfield Park on Sunday, 28 April 2019 and provide funding to the Caulfield RSL for their Anzac Day service (final amount to be confirmed by the Council's Chief Executive Officer).

**BACKGROUND**

Prior to 2018, Council organised an ANZAC day service that was held on the Sunday afternoon prior to Anzac Day in Caulfield Park. Approximately 200 people (including participants) attended these services. The cost of this event was almost \$13,000 being the full budget for Anzac Day.

For 2018, Councillors approved a combined Council and Caulfield RSL Dawn Service be held at the Caulfield RSL, followed by a gunfire breakfast. This event was attended by approximately 1,500 people. The RSL organised the March and the gunfire breakfast advising that some of the food was donated. Council officers organised the traffic management, programs for the service and some of the hospitality at a total cost of \$8,312.

A review was to be undertaken after this event to discuss arrangements for Anzac Day 2019.

The current budget for memorial services is approximately \$13,000. In 2018, the budget was \$10,300 with the expenses totalling \$8,312 (traffic management, programs and hospitality).

**ISSUES AND DISCUSSION**

In November 2018 discussions were held with the Oakleigh/Carnegie, Bentleigh/Cheltenham and Caulfield RSL Presidents scoping their proposed plans for 2019.

The President of the Oakleigh/Carnegie RSL advised they will hold their Dawn Service on Anzac Day at Warrawee Park, Oakleigh as they did for 2018. He advised Monash Council provides financial assistance and support in placing the barriers at the park and pays 50% of the costs incurred in providing power near the cenotaph, however would welcome any financial assistance from Council. The RSL provides a gunfire breakfast. Approximately 1,600 people attended their 2018 service.

The President of the Bentleigh/Cheltenham RSL advised that they will no longer be running coaches to the Shrine as the numbers have been decreasing over the years. In 2019 there will not be any service or functions held at Bentleigh RSL for Anzac Day. They advised that Bentleigh RSL now owns Cheltenham RSL. They will be holding their service on the Sunday morning prior to Anzac Day at the Cheltenham RSL site. Although their service will be held outside the Glen Eira municipality, they would still appreciate any contribution that Council feels appropriate.

Caulfield RSL would like Council and Caulfield RSL to hold a combined service in 2019 as was done in 2018. They requested additional financial support increasing the hospitality provided in 2018.

Councillors previously discussed the following options:

- Option 1     The possibility of splitting the budget allocation between Caulfield, Bentleigh/Cheltenham and Oakleigh/Carnegie RSL's with no other Council involvement.
- Option 2     Hold a combined service with either Caulfield, Bentleigh/Cheltenham or Oakleigh/Carnegie RSL in 2019; or
- Option 3     Hold an afternoon service on the Sunday prior to Anzac Day at Caulfield Park.

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

The 2018/19 budget for memorial services is \$13,000. The approximate cost of the Council-run Anzac event is \$8,000. The final balance between the budget and cost estimate will be provided to the Caulfield RSL for their Anzac Day service (final amount to be confirmed by the Council's Chief Executive Officer).

### **POLICY AND LEGISLATIVE IMPLICATIONS**

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

### **COMMUNICATION AND ENGAGEMENT**

Discussions were held with the Presidents of the three RSL's to be informed of their proposed plans.

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

Theme Five: Informed and Engaged

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

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

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

### **CONCLUSION**

Council will hold an Anzac Day Memorial Service for the community at Caulfield Park on Sunday 28 April 2019 and will also provide some funds to the Caulfield RSL for their Anzac Day service.

## 9.12 APPOINTMENTS OF COUNCILLORS TO EXTERNAL COMMITTEES AND ADVISORY COMMITTEES

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

**Trim No:** 18/1336882

**Attachments:** Nil

### PURPOSE AND SUMMARY

Due to the resignation of Cr Nina Taylor on 12 December 2018 vacancies were created on some external committees and Council's Advisory Committees.

This report provides Councillors with an opportunity to review their appointments to Committees and appoint Councillors to the committees where vacancies have been created.

### RECOMMENDATION

That Council appoints Councillors to the External Committees and Council's Advisory Committees listed below for the remainder of the 2019 Council year.

#### External Committees

Committee	Councillors appointed 2017/18 year	Councillors appointed 2018/19 year
Metropolitan Local Government Waste Forum	Cr Taylor – representative Cr Davey - substitute	Cr Delahunty – representative Cr Davey - substitute
Metropolitan Transport Forum (MTF)	Cr Athanasopoulos – representative	Cr Magee - representative Cr Athanasopoulos - substitute
Municipal Association of Victoria (MAV)	Cr Taylor – representative Cr Esakoff - substitute	Cr Magee – representative Cr Esakoff - substitute

#### Council's Advisory Committees

Committee	Councillors appointed 2017/18 year	Councillors appointed 2018/19 year
Arts & Culture Advisory Committee	Cr Esakoff Cr Delahunty Cr Hyams	Cr Esakoff Cr Delahunty Cr Hyams Cr Cade
Audit and Risk Committee	Cr Magee Cr Athanasopoulos	Cr Magee Cr Delahunty Cr Athanasopoulos - substitute
CEO Employment	All Councillors	All Councillors

Matters Committee		
Citizen of the Year	Cr Davey Cr Sztrajt Cr Magee	Cr Davey Cr Magee Cr Silver
Community Engagement Advisory Committee	Cr Athanasopoulos Cr Delahunty Cr Hyams	Cr Cade Cr Delahunty Cr Magee
Community Grants Advisory Committee	Cr Hyams Cr Esakoff Cr Delahunty	Cr Magee Cr Esakoff Cr Silver
Local Laws Advisory Committee	Cr Silver Cr Magee Cr Delahunty	Cr Silver Cr Magee Cr Delahunty Cr Cade
Memorial Structure for Holocaust Survivors Project Working Group	Cr Silver Cr Sztrajt Cr Athanasopoulos	Cr Silver Cr Sztrajt Cr Magee
Recreation & Leisure Advisory Committee	Cr Silver Cr Taylor Cr Athanasopoulos	Cr Silver Cr Delahunty Cr Hyams Cr Athanasopoulos
Strategic Transport Advisory Committee	Cr Athanasopoulos Cr Davey Cr Magee	Cr Athanasopoulos Cr Davey Cr Cade
Sustainability Advisory Committee	Cr Davey Cr Taylor Cr Sztrajt	Cr Davey Cr Sztrajt Cr Athanasopoulos

## BACKGROUND

A report is presented to Council annually to appoint Councillors to the various External Committees and Council's Advisory Committees. A substitute may also be appointed to attend the external committee meetings if the appointed representative is unable to attend.

On 31 October 2018, Councillors were appointed to committees at the Annual (Statutory) meeting and it is proposed that future appointments be made at the next Annual meeting.

Due to the resignation of Cr Nina Taylor on 12 December 2018 vacancies were created on some external committees and Council's Advisory Committees.



Since Cr Taylor's resignation Cr Anne-Marie Cade was successful in a countback and sworn in as a Councillor on 10 January 2019.

### **ISSUES AND DISCUSSION**

Councillors are to be appointed to the External and Advisory Committees as Council's representative for the 2019 Council year. Councillors report back to Council at the Ordinary Meetings of Council on the outcomes of the meetings they have attended in their capacity as Council's representative.

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

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

### **POLICY AND LEGISLATIVE IMPLICATIONS**

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

### **COMMUNICATION AND ENGAGEMENT**

There was no communication and engagement associated with this report.

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

Theme Five: Informed and Engaged

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

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

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

### **CONCLUSION**

It is recommended that Councillors review existing appointments and appoint Councillors to fill the vacancies for the remainder of the 2019 Council year.

**9.13 NATIONAL GENERAL ASSEMBLY JUNE 2019**

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

**Trim No:** 18/1322200

**Attachments:** Nil

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**PURPOSE AND SUMMARY**

To authorise the attendance of up to two Councillors at the Australian Local Government Association 2019 National General Assembly of Local Government. The conference will be held in Canberra on 16 to 19 June inclusive.

**RECOMMENDATION**

That Council authorises the attendance of a maximum of two Councillors at the Australian Local Government Association – 2019 National General Assembly of Local Government Conference from 16 to 19 June 2019 in Canberra.

**BACKGROUND**

The National General Assembly of Local Government is the peak annual Local Government event where in excess of 800 Mayors and Councillors attend annually.

The conference provides an opportunity for Local Government to engage directly with Federal Government to develop national policy influencing the future direction of councils and their communities. It is an opportunity to make sure the views of local government are represented.

**ISSUES AND DISCUSSION**

The Assembly's theme is Future Focused, looking at how technology can be used to shape society and the economy.

The speakers addressing the Assembly are Steve Samartino who is an author, technologist and speaker. He is currently working with the Australian Government on designing future proof transport and education infrastructure.

The second speaker is Genevieve Bell who is a Professor at the Australian National University and Vice President and Senior Fellow at Intel Corporation. Genevieve's insights into helping shape next generation technology innovation are highly sought after to help understand what makes people tick.

No additional information on the conference is available at the time of writing the report.

In accordance with Council's Civic Support and Expenses Policy a Council resolution is required for Councillors to attend this conference.

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

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

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

The approximate cost for the conference including early bird registrations, accommodation, dinners and flights is \$2,800 per Councillor.

**POLICY AND LEGISLATIVE IMPLICATIONS**

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

**COMMUNICATION AND ENGAGEMENT**

There was no communication and engagement associated with this report.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

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

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

Council to authorise up to two Councillors to attend the Australian Local Government Association – 2019 National General Assembly of Local Government Conference from 16 to 19 June 2019 in Canberra.

**9.14 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 31 DECEMBER 2018**

**Author:** Alon Milstein, Financial Accountant

**Trim No:** 19/14524

**Attachments:** 1. December 2018 Financial Mgt Report [↓](#)

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**PURPOSE AND SUMMARY**

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

**RECOMMENDATION**

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

**BACKGROUND**

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

This report also provides a review of the 2018-19 Capital Works Program, cash flow reports and investment reports.

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

Council's forecast operating surplus is projected to be \$24.26m, which is \$5.61m ahead of the adopted Annual Budget.

**(b) Financial Position**

Council's financial position is sound. The Balance Sheet indicates a satisfactory financial position with forecast total current assets of \$84.15m and total current liabilities of \$61.36m.

Cash and investment holdings at 31 December are \$90.94m. This is higher than originally budgeted due to the opening cash position being better than expected and results in a forecast liquidity ratio of 1.37 as at 30 June 2019.

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

The key financial objectives for Council are:

- Manage finances appropriately within the constraints set by the State Government's Rate Capping regime.
- Renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set fee increases that are manageable and sustainable.
- Invest in continuous improvement, technology and other enablers to efficiency and embrace customer outcomes.
- Keep day-to-day costs manageable and rates below our peers.

**POLICY AND LEGISLATIVE IMPLICATIONS**

Section 138 of the *Local Government Act 1989* (the Act).

**COMMUNICATION AND ENGAGEMENT**

Council officers in preparing the Financial Management Report, take into account other plans and strategies in regard to services and initiatives which commit financial and non-financial resources for the current financial year.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

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

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

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

**CONCLUSION**

The positive operating result year to date is higher than was anticipated when the annual budget was set. The Balance Sheet position and the cash position are sound.



ATTACHMENT 1:

Financial Management Report for the period ending 31 December 2018

1. Contents

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Capital Works Expenditure Program ..... 13

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## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

**Executive Summary*****for the period ending 31 December 2018*****a) Current Month Budget Result**

At the end of December 2018, the performance against budget from ordinary activities showed a positive variance of \$6.53m due to higher than anticipated income of \$4.77m and favourable variance in operating expenditure of \$1.76m (refer to page 8 for details of the variances).

**Current Month Forecast Result**

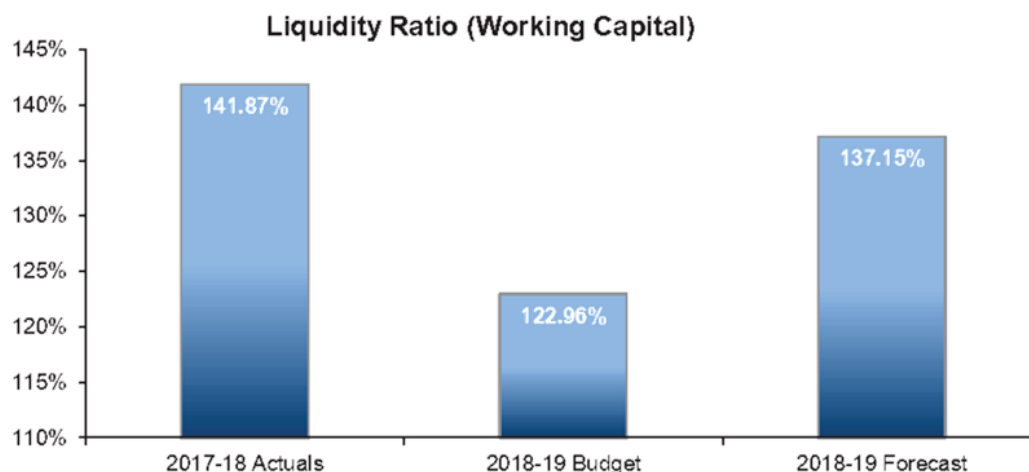
The forecast result expected for the financial year is a surplus of \$24.26m compared with the original adopted *2018-19 Annual Budget* of \$18.66m.

The current monthly forecast movement from ordinary activities shows an increase in operating revenue of \$700k and a decrease in operating expenditure of \$401k.

**b) Liquidity**

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

Council will continue to have a large investment in capital works projects. Council is required to hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and *Fire Services Property Levy*.



## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

**c) Open Space****Contributions**

All multi-unit developers pay a uniform 5.7 per cent of the value of the land (or give Council 5.7 per cent of the area of the land). All money raised by the levy will go into more and better open space.

**Open Space Reserve**

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

Description	2018-19 Current Month Actual	2018-19 Year to Date
Open Space Contributions Received	\$594,511	\$5,386,813
Open Space Capital Expenditure	-	(\$40,411)
<b>Net Movement</b>	<b>\$594,511</b>	<b>\$5,346,402</b>
<b>Opening Balance as at 1 July 2018</b>		<b>\$13,793,497</b>
<b>Closing Balance – Open Space Reserve*</b>		<b>\$19,139,899</b>

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

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

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

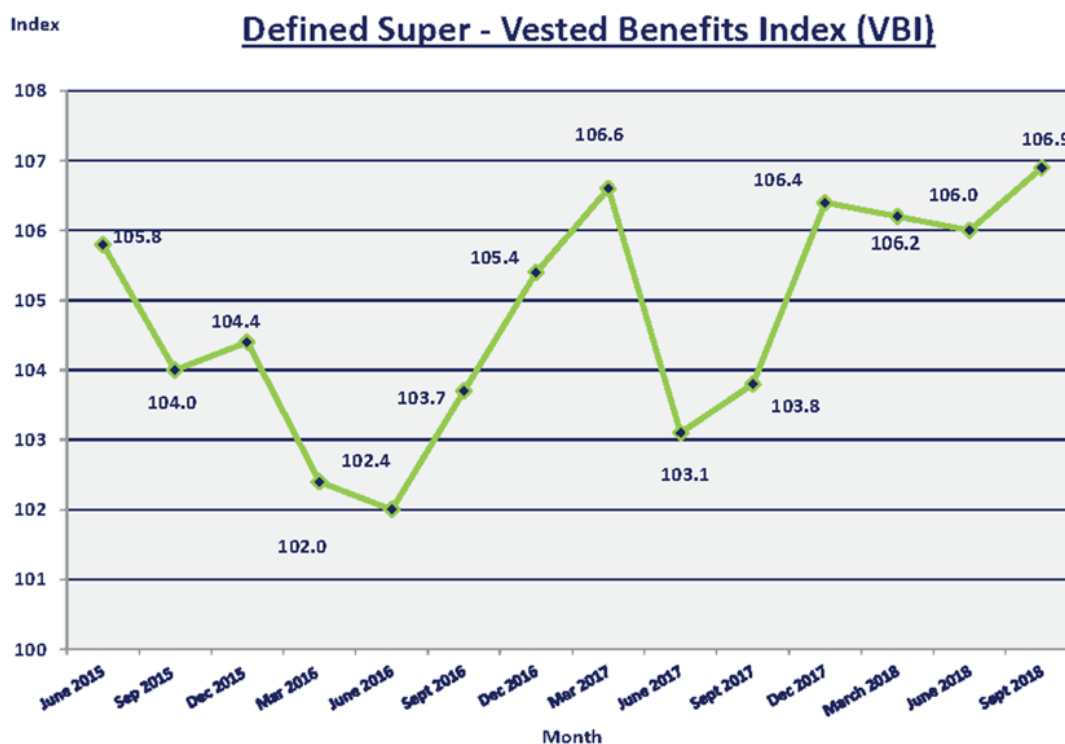
Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

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

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

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

Below is the estimated VBI updated to 30 September 2018.



## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

**Forecast adjustments for December 2018*****Income from ordinary activities increase of \$700k***

The income forecast movement is mainly due to:

- **Grants** – grants include all monies received from State, Federal and community sources for the purposes of funding the capital works program. The forecast increase of \$696k is due to the following:
  - Unbudgeted receipt of funds relating to:
    - \$150k from the State Government for the Centenary Park Oval 1 lighting upgrade project.
    - \$100k from the Department of Health and Human Services relating to the Social Housing Investment Planning (SHIP) Grants. Total expected funding will be \$200k.
    - \$98k from the Level Crossing Removal Project as a contribution towards the future streetscape improvement works for Neerim Road, Murrumbena.
  - Higher than budgeted Child Care Subsidy has been received for Early Learning Centres of \$190k which is offset by reduced fee income.
- **Statutory Fees and Fines** – relate mainly to fees and fines levied in accordance with legislation and include animal registrations, health act registrations and parking fines. The increase of \$369k is mainly due to higher than forecast parking infringements income across the municipality which is offset by an increase in the bad debts provision.

***Expenditure from ordinary activities decrease of \$401k***

- **Employee Costs** – decrease of \$343k.  
This includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and WorkSafe. The decrease is due to the timing of staff recruitment.



## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

## Income Statement

for the period ending 31 December 2018

	2018-19 Year to Date Actual	2018-19 Year to Date Budget	2018-19 Year to Date Variance	2018-19 Year to Date Variance	2018-19 Last Month Forecast	2018-19 Current Month Forecast	2018-19 Current Month Forecast Movement \$ 000's	2018-19 Annual Budget	2018-19 Budget Forecast Variance	2018-19 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's		\$ 000's	\$ 000's	(%)
<b>Income</b>										
<i>Income from Ordinary Activities</i>										
General Rates	92,064	91,537	547	0.6%	92,621	92,642	21	92,145	497	0.5%
Supplementary Rates	562	550	12	2.1%	851	812	(39)	800	12	1.5%
Waste and Recycling Charges	16,349	16,363	(14)	(0.1%)	16,360	16,353	(6)	16,367	(14)	(0.1%)
Grants (Operating and Capital)	14,584	13,185	1,399	10.6%	23,291	23,987	696	22,934	1,053	4.6%
Interest Received	949	750	199	26.5%	1,647	1,699	51	1,500	199	13.2%
User Fees	14,247	14,679	(432)	(2.9%)	29,345	29,082	(263)	29,514	(432)	(1.5%)
Statutory Fees and Fines	5,656	4,269	1,386	32.5%	9,133	9,502	369	8,116	1,386	17.1%
Contributions (Monetary)	5,387	4,500	887	19.7%	9,692	9,537	(155)	9,000	537	6.0%
Other Income	1,899	1,114	786	70.5%	2,701	2,728	27	1,942	786	40.5%
<b>Total Income from Ordinary Activities</b>	<b>151,716</b>	<b>146,947</b>	<b>4,768</b>	<b>3.24%</b>	<b>185,642</b>	<b>186,342</b>	<b>700</b>	<b>182,318</b>	<b>4,025</b>	<b>2.2%</b>
<b>Expenses</b>										
<i>Expenses from Ordinary Activities</i>										
Employee Costs	38,384	38,911	527	1.4%	78,157	77,814	343	78,231	417	0.5%
Materials and Consumables	2,368	2,864	496	17.3%	5,677	5,589	89	5,962	373	6.3%
Contractor Payments	16,454	16,409	(45)	(0.3%)	34,042	34,119	(76)	33,551	(568)	(1.7%)
Maintenance	2,687	3,516	829	23.6%	7,269	7,090	179	7,472	382	5.1%
Utility Services	2,138	2,630	491	18.7%	4,939	4,750	189	5,168	418	8.1%
Insurances	882	741	(141)	(19.1%)	1,219	1,164	55	1,053	(111)	(10.6%)
Other Expenses	3,267	2,896	(371)	(12.8%)	5,758	6,039	(281)	5,706	(333)	(5.8%)
Grants and Subsidies	792	782	(10)	(1.3%)	1,226	1,322	(96)	1,312	(10)	(0.8%)
Borrowing Costs	293	277	(16)	(5.8%)	569	570	(1)	554	(16)	(2.9%)
<b>Total Expenses from Ordinary Activities</b>	<b>67,265</b>	<b>69,024</b>	<b>1,759</b>	<b>2.5%</b>	<b>138,858</b>	<b>138,457</b>	<b>401</b>	<b>139,010</b>	<b>553</b>	<b>0.4%</b>
<b>Surplus before non operational activities</b>	<b>84,451</b>	<b>77,922</b>	<b>6,528</b>	<b>8.4%</b>	<b>46,784</b>	<b>47,885</b>	<b>1,101</b>	<b>43,308</b>	<b>4,578</b>	<b>10.6%</b>
<i>Non-operational Activities</i>										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	239	233	6	2.5%	537	506	(31)	501	6	1.2%
Written Down Value of Assets Sold/Disposed	217	546	329	60.3%	1,345	1,453	(108)	1,596	143	8.9%
Depreciation and Amortisation	11,189	11,778	589	5.0%	22,816	22,677	139	23,557	880	3.7%
<b>Surplus for the period</b>	<b>73,284</b>	<b>65,831</b>	<b>7,452</b>	<b>11.3%</b>	<b>23,160</b>	<b>24,262</b>	<b>1,102</b>	<b>18,656</b>	<b>5,606</b>	<b>30.0%</b>

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.

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

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

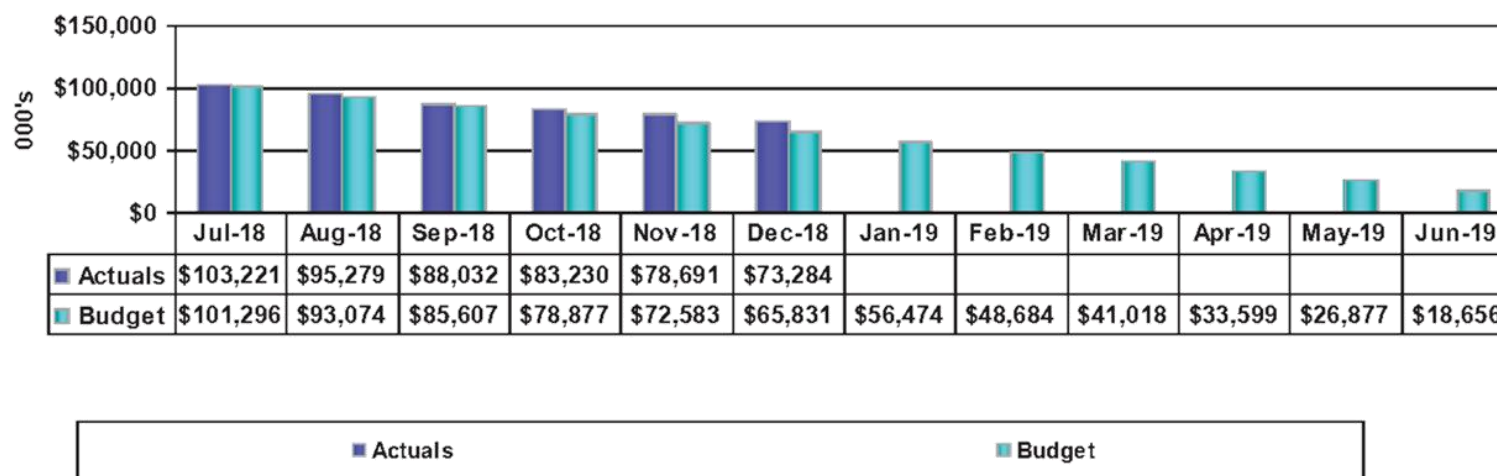
	Actuals 2017-18	Annual Budget 2018-19	Annual Forecast 2018-19	Year to Date Actual 2018- 19	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
<b>Assets</b>					
<b>Current Assets</b>					
Cash and Cash Equivalents	74,207	61,398	68,294	90,940	90,206
Trade and Other Receivables	13,815	12,739	14,232	67,567	77,777
Other Assets	1,625	1,497	1,625	0	39
<b>Total Current Assets</b>	<b>89,647</b>	<b>75,634</b>	<b>84,151</b>	<b>158,507</b>	<b>168,022</b>
<b>Non-Current Assets</b>					
Property, Infrastructure, Plant and Equipment	2,541,984	2,222,727	2,566,444	2,544,606	2,543,251
Intangible Assets	563	764	447	564	586
Investments in Joint Operations	1,457	1,592	1,457	1,457	1,457
Other Financial Assets	5	5	5	5	5
<b>Total Non-Current Assets</b>	<b>2,544,009</b>	<b>2,225,088</b>	<b>2,568,353</b>	<b>2,546,632</b>	<b>2,545,299</b>
<b>TOTAL ASSETS</b>	<b>2,633,656</b>	<b>2,300,722</b>	<b>2,652,504</b>	<b>2,705,139</b>	<b>2,713,321</b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Trade and Other Payables	13,926	14,717	11,966	7,434	7,961
Trust Funds and Deposits	32,353	29,874	32,353	39,105	40,929
Provisions	13,468	13,350	13,468	13,191	13,323
Interest-Bearing Liabilities	3,444	3,571	3,571	3,511	3,498
<b>Total Current Liabilities</b>	<b>63,191</b>	<b>61,512</b>	<b>61,358</b>	<b>63,241</b>	<b>65,711</b>
<b>Non-Current Liabilities</b>					
Provisions	1,360	1,431	1,360	1,344	1,344
Interest-Bearing Liabilities	14,858	11,277	11,277	13,078	13,381
Other Liabilities - Joint Operations	2,820	2,420	2,820	2,820	2,820
<b>Total Non-Current Liabilities</b>	<b>19,038</b>	<b>15,128</b>	<b>15,457</b>	<b>17,242</b>	<b>17,545</b>
<b>Total Liabilities</b>	<b>82,229</b>	<b>76,640</b>	<b>76,815</b>	<b>80,483</b>	<b>83,256</b>
<b>Net Assets</b>	<b>2,551,427</b>	<b>2,224,082</b>	<b>2,575,689</b>	<b>2,624,656</b>	<b>2,630,065</b>
<b>Equity</b>					
Accumulated Surplus	941,638	969,644	979,693	1,009,574	1,015,577
Asset Revaluation Reserve	1,595,996	1,254,438	1,595,996	1,595,942	1,595,942
Public Open Space Reserve	13,793	-	-	19,140	18,545
<b>Total Equity</b>	<b>2,551,427</b>	<b>2,224,082</b>	<b>2,575,689</b>	<b>2,624,656</b>	<b>2,630,065</b>

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

## Performance Graphs

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



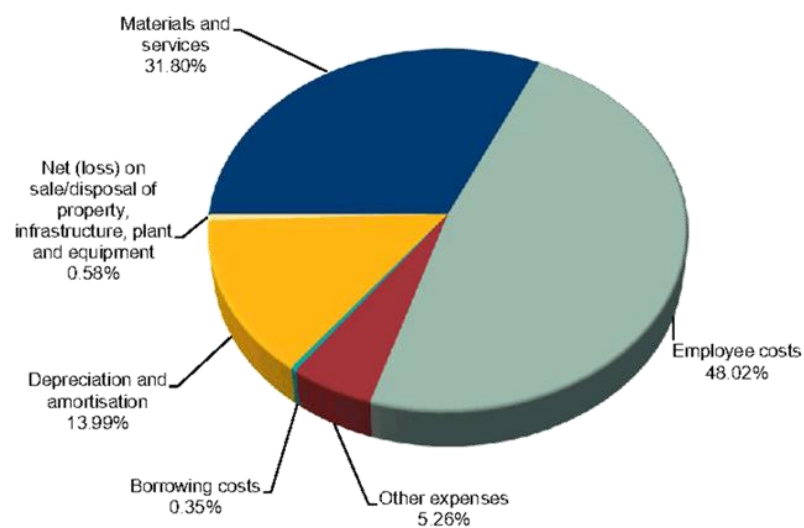
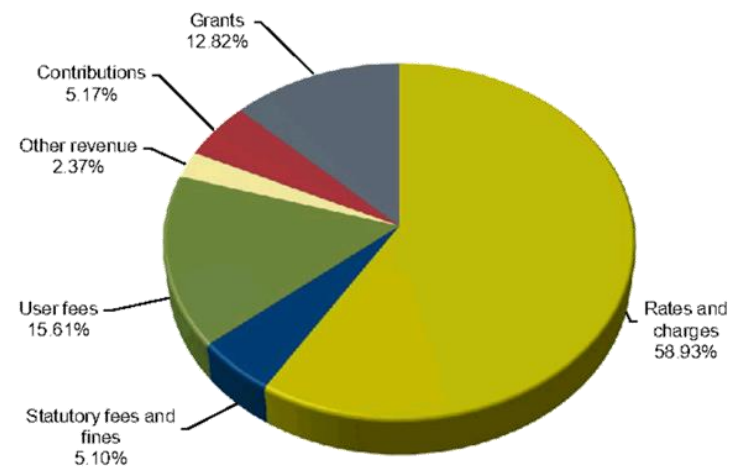
The December 2018 year to date financial performance was \$7.45m better than the year to date budget mainly due to:

- Better than anticipated income received for Statutory Fees and Fines of \$1.39m, Grants of \$1.4m, Contributions (Monetary) of \$887k, Other Income of \$786k, General Rates of \$547k and Interest Received of \$199k.
- Favourable variances in expenditure items including: Maintenance of \$829k, Employee Costs of \$527k, Materials and Consumables of \$496k and Utility Services of \$491k. Offset by increased Other Expenses of \$371k, Insurance costs of \$141k and Contractor Payments of \$45k.

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

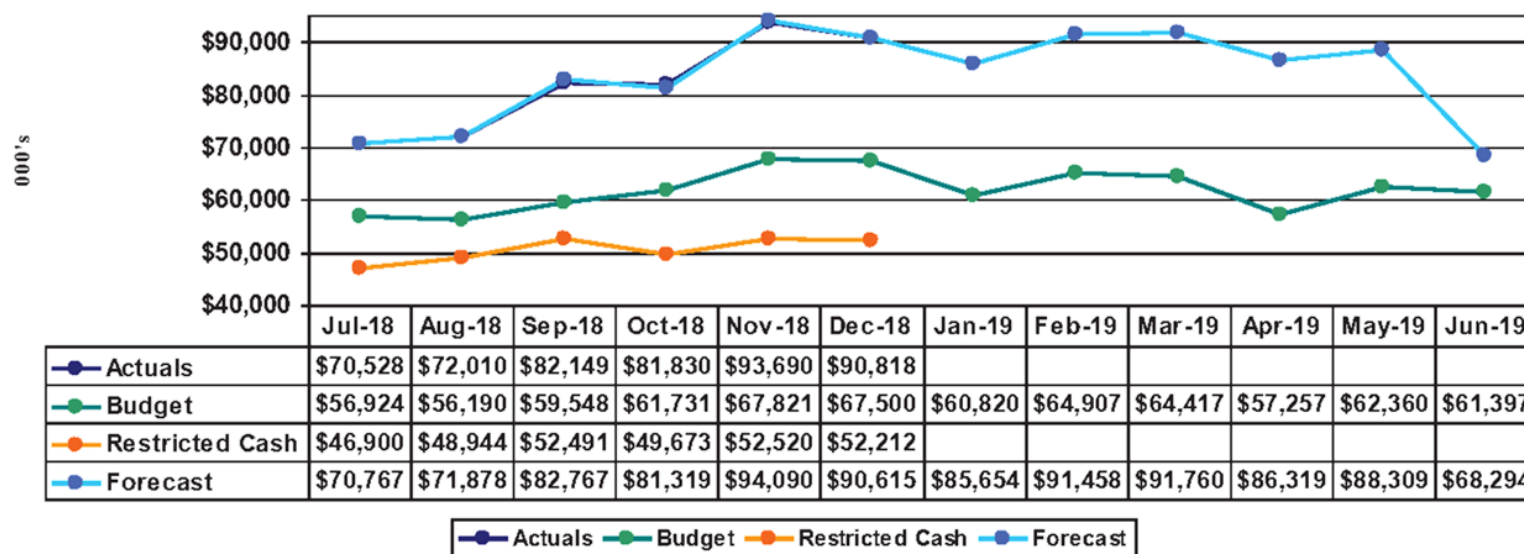
**Financial Performance**  
**for the period ending 31 December 2018**

**2018-19 Forecast categories of expenditure****2018-19 Forecast sources of income**

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

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



- Council's year to date cash balance of \$90.82m is higher than budget for the current month. Council's forecast position to June 2019 of \$68.29m has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.
- Council has cash assets that are subject to restrictions. Restricted funds as at 31 December 2018 include: residential aged care deposits of \$27.86m, trust funds and deposits of \$4.89m (including asset protection permits), open space reserve of \$19.14m and fire services property levy of \$326k.



## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

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

**Rate and Charges Income** – is an important source of revenue, accounting for approximately 61 per cent of the total revenue received by Council annually. Glen Eira continues to have the second-lowest average rates and charges in metro Melbourne.

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

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

The cap for 2018-19 was set at forecast CPI of 2.25% (2.0% for 2017-18).

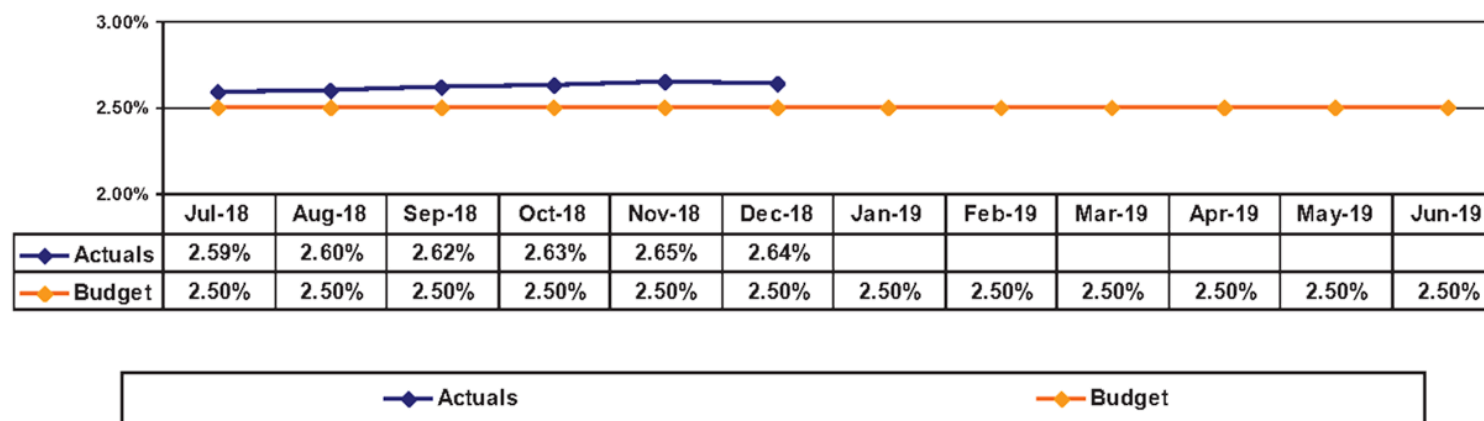
**Rate Payments** - Rates are paid in four instalments during the year: February, May, September and November. Council's cash flow is impacted by the timing of rate payments. The following table reflects the rate debtors balance as at 31 December 2018.

Rate Debtors	2018-2019 Year to date
	\$'000
Arrears Brought Forward	6,493
2018-19 Rates & Garbage Generated	108,168
2018-19 Fire Services Property Levy	12,688
<b>Total Rates &amp; Charges</b>	<b>127,349</b>
<b>Payments/Adjustments:</b>	
Glen Eira Pension Rebate	(290)
State Government Rebate	(1,636)
Fire Services Property Levy Rebate	(357)
Receipts	(65,599)
Interest	214
Supplementary Valuations	643
Adjustments	371
<b>Total Payments/Adjustments</b>	<b>(66,652)</b>
<b>Rates &amp; Charges Balance at Month End</b>	<b>60,697</b>

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

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



Council achieved a return of 2.64% against the budget of 2.50%.

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

**Capital Works Expenditure Program**

As at the end of December 2018, total capital works expenditure forecast for 2018-19 is expected to be \$48.08m, represented by:

- New capital works projects as per the 2018-19 Annual Budget \$37.62m
- Capital works funding \$1.38m
- Carry forward expenditure from the 2017-18 financial year \$8.66m
- Forecast increase year to date \$416k

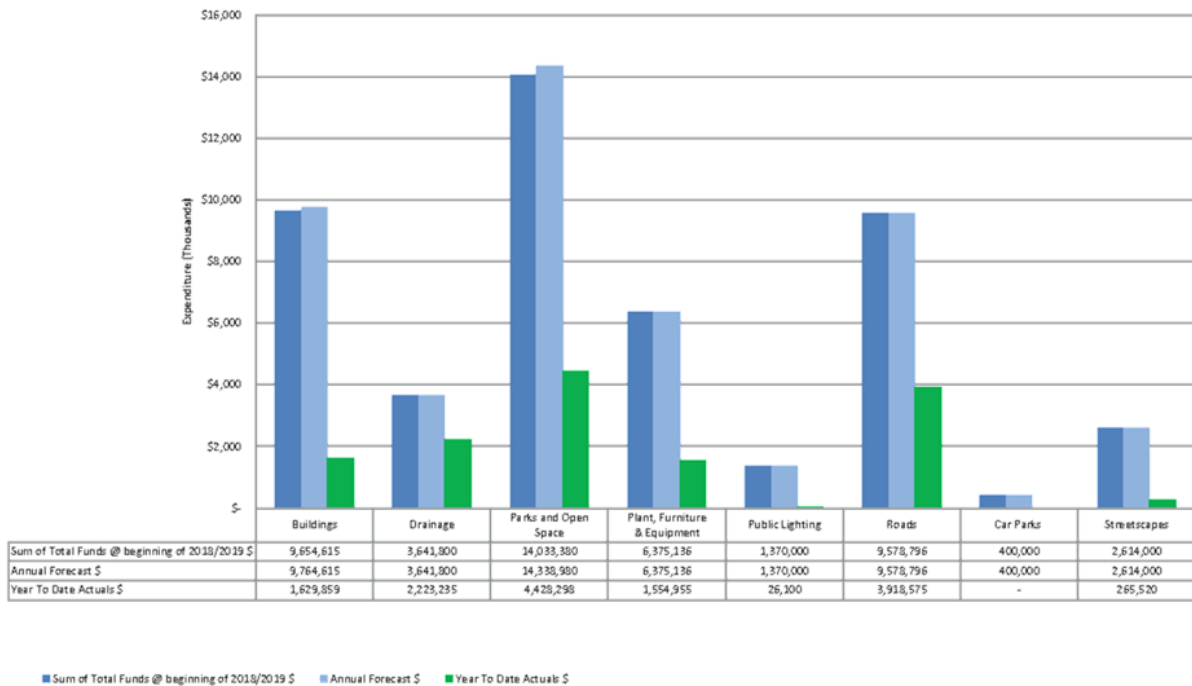
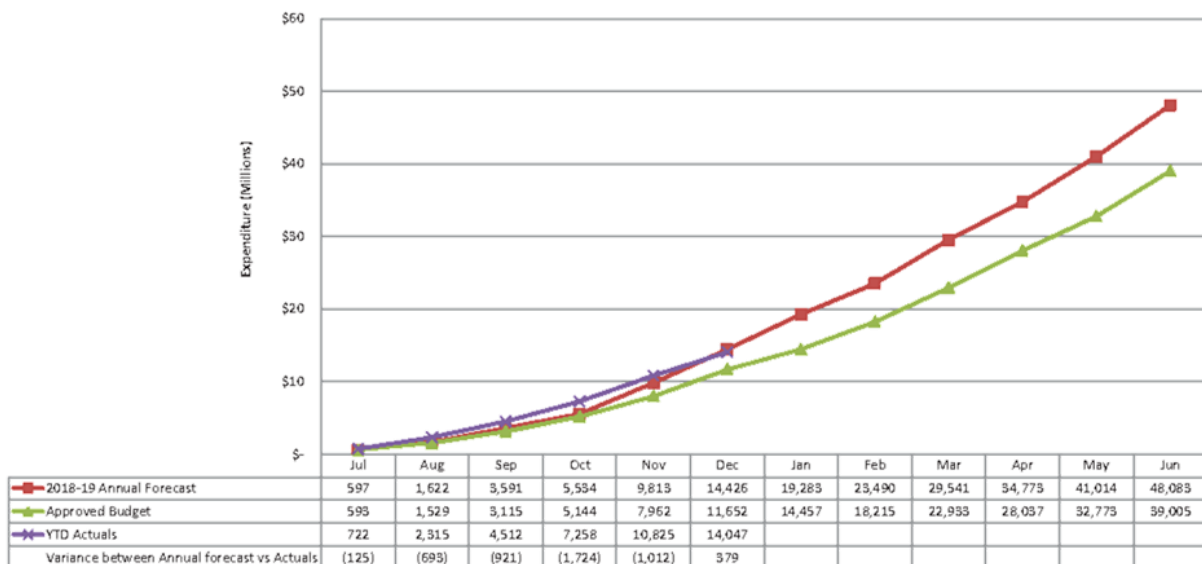
There are no forecast changes for the month of December 2018.

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

**(b) Capital Works Performance Graphs**

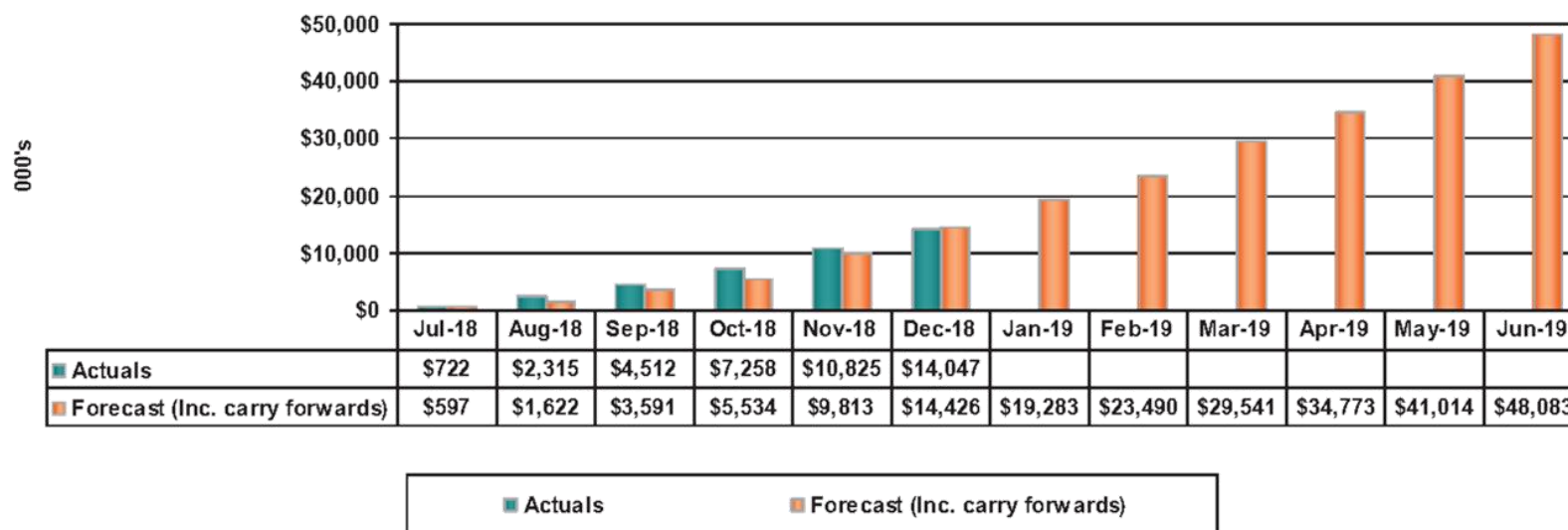
The below graphs reflect the 2018-19 budget allocations for the main asset category and performance against budget and forecast.

**Main Asset Category****Monthly Performance against Budget and Forecast**

ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

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



Council's capital expenditure is below forecast by \$379k mainly due to underspends in Fleet and Plant of \$541k and Public Toilet Construction of \$520k. Offsetting this is capital expenditure ahead of forecast for the Footpath Replacement Program of \$705k.



## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

## Capital Works Program Expenditure

for period ending 31 December 2018

Description	2018-19 Carry Forwards from 2017-18	2018-19 Adopted Annual Capital Budget	2018-19 Capital Grant Funding	2018-19 Budget Plus 2018-17 Carry Forward	2018-19 YTD Work In Progress	2018-19 YTD Forecast	2018-19 YTD Variance	2018-19 Annual Forecast Projected end of June 2019 expenditure	2018-19 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS- STRATEGIC PROJECTS</b>									
Continuous Improvement & Innovation	999,075	300,000	-	1,239,075	289,961	250,000	(39,961)	1,239,075	-
Activity Centre Streetscape upgrades & Minor renewal works	-	1,000,000	-	1,000,000	132,675	-	(132,675)	1,000,000	-
Bentleigh Structure Plans	152,000	350,000	-	502,000	77,174	132,000	54,826	502,000	-
Carnegie Structure Plan	-	500,000	-	500,000	-	40,000	40,000	500,000	-
Elsternwick Structure Plan	-	220,000	-	220,000	10,850	70,000	59,150	220,000	-
Integrated Transport Strategy Implementation	-	300,000	-	300,000	44,820	90,000	45,180	300,000	-
Caulfield to Dandenong rail corridor open space upgrade	-	200,000	-	200,000	-	-	-	200,000	-
<b>TOTAL STRATEGIC PROJECTS</b>	<b>1,091,075</b>	<b>2,870,000</b>	<b>-</b>	<b>3,961,075</b>	<b>555,480</b>	<b>582,000</b>	<b>26,520</b>	<b>3,961,075</b>	<b>-</b>
<b>CAPITAL WORKS- PORTFOLIOS</b>									
<b>CAPITAL WORKS- PORTFOLIOS-COMMUNITY FACILITIES</b>									
Buildings Upgrade	-	1,440,500	100,000	1,540,500	175,197	49,500	(125,697)	1,540,500	-
GEL -Upgrade 24 hour access	-	65,000	-	65,000	-	-	-	65,000	-
GESAC Defect rectification and outdoor gym area	-	272,000	-	272,000	23,260	30,000	6,740	272,000	-
New Public Toilets	345,000	431,250	-	776,250	115,851	636,250	520,399	776,250	-
Child Care Centre Upgrades	-	17,250	-	17,250	6,663	17,250	10,587	17,250	-
Building Security Upgrades	-	118,000	-	118,000	4,196	28,000	23,804	118,000	-
Pavilion Upgrades	-	45,000	-	45,000	-	-	-	45,000	-
MCHC Upgrades	-	17,250	-	17,250	-	17,250	17,250	17,250	-
F&E Senior Citizens Centres	-	60,000	-	60,000	-	-	-	60,000	-
Community Shed Moorleigh Village	-	50,000	-	50,000	-	-	-	50,000	-
Community Garden Moorleigh Village	-	65,000	-	65,000	-	25,000	25,000	65,000	-
<b>TOTAL CAPITAL WORKS- PORTFOLIOS-COMMUNITY FACILITIES</b>	<b>345,000</b>	<b>2,581,250</b>	<b>100,000</b>	<b>3,026,250</b>	<b>325,168</b>	<b>803,250</b>	<b>478,082</b>	<b>3,026,250</b>	<b>-</b>
<b>CAPITAL WORKS- PORTFOLIOS-COMMUNITY SAFETY</b>									
Transport Planning Program	24,000	650,000	-	674,000	44,062	160,000	115,938	674,000	-
New Footpath Program	-	250,000	-	250,000	28,000	40,000	12,000	250,000	-
Bicycle Strategy	305,000	25,000	-	330,000	178,943	250,000	71,057	330,000	-
Blackspot program upgrade	-	40,000	-	40,000	-	-	-	40,000	-
<b>TOTAL CAPITAL WORKS- PORTFOLIOS-COMMUNITY SAFETY</b>	<b>329,000</b>	<b>965,000</b>	<b>-</b>	<b>1,294,000</b>	<b>251,025</b>	<b>450,000</b>	<b>198,965</b>	<b>1,294,000</b>	<b>-</b>
<b>CAPITAL WORKS- PORTFOLIOS-RECREATION AND OPENSACE</b>									
ADASS outdoor Landscaping space Upgrade	-	112,500	-	112,500	-	-	-	112,500	-
Memorial structure for Holocaust survivors	-	100,000	-	100,000	-	-	-	100,000	-
Major Playground Redevelopment - Construction	901,000	439,500	-	1,340,500	208,404	18,100	(190,304)	1,340,500	-
Open Space Strategy Initiatives & Implementation	968,000	1,340,380	80,000	2,408,380	662,839	729,500	66,661	2,408,380	-
Park Furniture-New	-	150,000	-	150,000	140,194	75,000	(65,194)	150,000	-
Plant and Equipment Upgrade- Booran Reserve	-	65,100	-	65,100	118	-	(118)	65,100	-
Multi-purpose Sports Training facility- Moorleigh	206,000	-	100,000	306,000	431,149	306,000	(125,149)	456,800	150,000
Street Tree Planting Program- narrow nature strips	-	480,000	-	480,000	190,239	160,000	(30,239)	480,000	-
Replacing and Reinforcing Retaining wall and Bridge	213,000	-	-	213,000	226,037	213,000	(13,037)	213,000	-
Sportsground Lighting Renewal	-	230,000	150,000	380,000	9,336	-	(9,336)	380,000	-
Cricknet Facilities Upgrade	117,000	51,750	-	168,750	147,494	168,750	21,256	168,750	-
Plinth Curbing	-	86,250	-	86,250	56,056	86,250	30,194	86,250	-
Sportsground Lighting Upgrade-Bailey Reserve Skate Park	62,000	-	-	62,000	38,467	62,000	23,533	62,000	-
Sportsground Lighting Upgrade-Bailey Reserve (subject to 2018-2019 The World Game Facilities funding)	-	175,000	175,000	350,000	15,940	-	(15,940)	425,000	75,000
Open Space Strategy Implementation - Master Plan Construction - Duncan Mackinnon	774,000	497,000	-	1,271,000	411,124	376,000	(35,124)	1,271,000	-
Maintenance storage- Booran Reserve	-	70,000	-	70,000	43,933	70,000	26,067	70,000	-
Cricknet Wicket Upgrade - Turf and Sub Surface Drainage	-	361,000	-	361,000	26,898	161,000	134,102	361,000	-
Sportsground Lighting Upgrade-Mackinnon Reserve	154,000	50,000	150,000	354,000	49,250	55,000	5,750	434,000	80,000
Warm Season Grass Bailey Reserve	437,000	-	-	437,000	283,969	437,000	153,031	437,000	-
Netball Court Development- Duncan Mackinnon Reserve	-	-	-	-	65,748	-	(65,748)	-	-
		1,155,400		1,155,400	1,416	55,400	53,984	1,155,400	
<b>TOTAL CAPITAL WORKS- PORTFOLIOS-RECREATION AND OPENSACE</b>	<b>3,852,000</b>	<b>5,263,880</b>	<b>655,000</b>	<b>9,870,880</b>	<b>3,068,631</b>	<b>2,973,000</b>	<b>(35,631)</b>	<b>10,176,480</b>	<b>305,600</b>

## ORDINARY COUNCIL MEETING

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

Description	2018-19 Carry Forwards from 2017-18	2018-19 Adopted Annual Capital Budget	2018-19 Capital Grant Funding	2018-19 Budget Plus 2018-17 Carry Forward	2018-19 YTD Work In Progress	2018-19 YTD Forecast	2018-19 YTD Variance	2018-19 Annual Forecast Projected end of June 2019 expenditure	2018-19 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS: PORTFOLIOS-SUSTAINABILITY</b>									
Building Improvements	-	1,370,000	-	1,370,000	26,100	456,000	429,900	1,370,000	-
Kitchen/Joinery Renewal	-	270,000	-	270,000	-	-	-	270,000	-
Roof Renewal	-	69,000	-	69,000	-	-	-	69,000	-
Sustainability Initiatives	455,000	762,000	-	1,217,000	278,712	627,000	348,288	1,217,000	-
Switchboard Renewal	-	92,000	-	92,000	-	-	-	92,000	-
<b>TOTAL CAPITAL WORKS: PORTFOLIOS-SUSTAINABILITY</b>	<b>455,000</b>	<b>2,563,000</b>	<b>-</b>	<b>3,018,000</b>	<b>304,812</b>	<b>1,083,000</b>	<b>778,188</b>	<b>3,018,000</b>	<b>-</b>
<b>TOTAL PORTFOLIO PROJECTS</b>	<b>4,981,000</b>	<b>11,473,130</b>	<b>755,000</b>	<b>17,269,130</b>	<b>3,889,646</b>	<b>5,309,250</b>	<b>1,419,604</b>	<b>17,514,730</b>	<b>305,600</b>
<b>CAPITAL WORKS: MAJOR PROJECTS</b>									
Redevelopment of change and bathroom facilities - Koornang Park Pavilion	358,000	-	-	358,000	1,790	-	(1,790)	458,000	100,000
Pavilion Construction - King George Pavilion	756,500	796,000	275,000	1,827,500	299,556	444,000	144,444	1,827,500	-
Carnegie Sports Precinct - Redevelopment- Koornang Park	-	192,000	-	192,000	-	-	-	192,000	-
Murrumbidgee Pavilion Upgrade	-	616,565	-	616,565	34,259	20,000	(14,259)	626,565	10,000
Carnegie Sports Precinct - Redevelopment - Pavilions - Lord Reserve	-	192,000	-	192,000	-	-	-	192,000	-
Carnegie Sports Precinct- Redevelopment - Master Plan landscape and sports grounds	-	345,000	-	345,000	-	10,000	10,000	345,000	-
Bailey Skate Park Redevelopment	698,000	-	-	698,000	468,063	698,000	229,937	698,000	-
Carnegie Sports Precinct Redevelopment-Swim Centre	-	345,000	-	345,000	39,460	10,000	(29,460)	345,000	-
Duncan Mackinnon Athletic Track Upgrade	-	-	-	-	130,728	-	(130,728)	-	-
<b>TOTAL MAJOR PROJECTS</b>	<b>1,812,500</b>	<b>2,486,565</b>	<b>275,000</b>	<b>4,574,065</b>	<b>973,856</b>	<b>1,182,000</b>	<b>208,144</b>	<b>4,664,065</b>	<b>110,000</b>
<b>RENEWALS</b>									
<b>CAPITAL WORKS: RENEWALS-BUILDING WORKS</b>									
Minor HVAC Renewal	-	178,000	-	178,000	180,331	-	(180,331)	178,000	-
Building Upgrades	74,000	360,000	-	434,000	128,642	43,000	(85,642)	434,000	-
Kitchen and Joinery Renewal	-	74,000	-	74,000	18,147	43,500	25,353	74,000	-
Roof Renewal	-	133,500	-	133,500	12,483	47,980	35,497	133,500	-
ILU Renewal	-	162,000	-	162,000	-	-	-	162,000	-
Ormond Kinder Upgrade	35,000	90,000	-	125,000	6,090	-	(6,090)	125,000	-
Painting Renewal Program	-	135,900	-	135,900	61,196	70,350	9,154	135,900	-
Plant Renewal- GESAC	-	61,000	-	61,000	-	-	-	61,000	-
Improving current system or adding in fans/chiller to the stadium- GESAC	108,000	-	-	108,000	3,250	-	(3,250)	108,000	-
Bathroom Renewal	35,000	211,400	-	246,400	36,203	145,400	109,197	246,400	-
Floor Covering Replacement Renewal	-	112,800	-	112,800	41,691	22,900	(18,791)	112,800	-
Signage Upgrade	-	125,000	-	125,000	10,268	-	(10,268)	125,000	-
Roof Safety	-	47,200	-	47,200	-	-	-	47,200	-
Public Toilet Upgrade	285,000	-	-	285,000	105,840	-	(105,840)	285,000	-
Lift Upgrade	-	-	-	-	(8,317)	-	8,317	-	-
<b>TOTAL CAPITAL WORKS: RENEWALS-BUILDING WORKS</b>	<b>537,000</b>	<b>1,690,800</b>	<b>-</b>	<b>2,227,800</b>	<b>595,824</b>	<b>373,130</b>	<b>(222,694)</b>	<b>2,227,800</b>	<b>-</b>
<b>CAPITAL WORKS: RENEWAL-AGED CARE</b>									
Residential Services Minor Improvements	-	270,000	-	270,000	34,195	90,000	55,805	270,000	-
<b>TOTAL CAPITAL WORKS: RENEWAL-AGED CARE</b>	<b>-</b>	<b>270,000</b>	<b>-</b>	<b>270,000</b>	<b>34,195</b>	<b>90,000</b>	<b>55,805</b>	<b>270,000</b>	<b>-</b>
<b>CAPITAL WORKS: RENEWALS-FAMILY &amp; CHILDREN'S SERVICES</b>									
Family Youth and Children's Centre upgrades	-	22,000	-	22,000	7,540	-	(7,540)	22,000	-
Replacement of FDC Equipment	-	16,000	-	16,000	10,909	-	(10,909)	16,000	-
<b>TOTAL CAPITAL WORKS: RENEWALS-FAMILY &amp; CHILDREN'S SERVICES</b>	<b>-</b>	<b>38,000</b>	<b>-</b>	<b>38,000</b>	<b>18,449</b>	<b>-</b>	<b>(18,449)</b>	<b>38,000</b>	<b>-</b>

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

## Capital Works Program Expenditure

for period ending 31 December 2018 (continued)

Description	2018-19 Carry Forwards from 2017-18	2018-19 Adopted Annual Capital Budget	2018-19 Capital Grant Funding	2018-19 Budget Plus 2018-17 Carry Forward	2018-19 YTD Work In Progress	2018-19 YTD Forecast	2018-19 YTD Variance	2018-19 Annual Forecast Projected end of June 2019 expenditure	2018-19 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS: RENEWAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>									
Park Perimeter Fence Renewal	-	50,000	-	50,000	17,550	25,000	7,450	50,000	-
Minor Playground Upgrade and Renewal	-	350,000	-	350,000	4,035	-	(4,035)	350,000	-
Leisure Pool Equipment -GESAC& Carnegie Swim Centres	30,000	692,688	-	722,688	133,539	349,000	215,461	722,688	-
GESAC Pool Tile Rectification Works	-	450,000	-	450,000	90,910	-	(90,910)	450,000	-
Minor Park Improvements	-	680,000	-	680,000	271,914	387,000	115,086	680,000	-
Sportsground Lighting Renewal	-	230,000	-	230,000	254,927	-	(254,927)	230,000	-
Goal Posts Renewal	-	125,000	-	125,000	-	62,500	62,500	125,000	-
<b>TOTAL CAPITAL WORKS: RENEWAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	<b>30,000</b>	<b>2,577,688</b>	<b>-</b>	<b>2,607,688</b>	<b>772,875</b>	<b>823,500</b>	<b>50,625</b>	<b>2,607,688</b>	<b>-</b>
<b>CAPITAL WORKS: RENEWAL-INFRASTRUCTURE</b>									
Footpath Program	-	2,020,000	-	2,020,000	1,715,451	1,009,998	(705,453)	2,020,000	-
Kerb and Channel Renewal Program	-	166,464	-	166,464	45,607	83,232	37,625	166,464	-
Road Reconstruction Program	-	3,549,000	-	3,549,000	981,515	855,000	(126,515)	3,549,000	-
Drainage Renewal and Upgrade Program	-	3,641,800	-	3,641,800	2,223,235	1,945,400	(277,835)	3,641,800	-
Local Road Resurfacing Program	-	1,500,000	-	1,500,000	464,328	300,000	(164,328)	1,500,000	-
Right of Way Renewal Program	-	343,332	-	343,332	20,542	-	(20,542)	343,332	-
Local Area Traffic Management renewal	-	500,000	-	500,000	232,870	140,000	(92,870)	500,000	-
Car Park Renewal Program	-	400,000	-	400,000	-	-	-	400,000	-
Roads to Recovery Program	-	250,592	285,408	536,000	386,170	300,000	(96,170)	536,000	-
<b>TOTAL CAPITAL WORKS: RENEWAL-INFRASTRUCTURE</b>	<b>-</b>	<b>12,371,188</b>	<b>285,408</b>	<b>12,656,596</b>	<b>6,069,718</b>	<b>4,633,630</b>	<b>(1,436,088)</b>	<b>12,656,596</b>	<b>-</b>
<b>CAPITAL WORKS: RENEWAL-OTHER</b>									
Furniture & Fittings	32,000	50,000	-	82,000	5,412	-	(5,412)	82,000	-
Information Technology	99,438	831,000	-	930,438	434,672	399,000	(35,672)	990,438	-
Fleet and Plant	80,000	2,141,605	-	2,221,605	199,800	541,286	341,486	2,221,605	-
Library and Learning Centres Books	-	823,904	65,426	889,330	496,614	492,084	(4,530)	889,330	-
<b>TOTAL CAPITAL WORKS: RENEWAL-OTHER</b>	<b>211,438</b>	<b>3,846,509</b>	<b>65,426</b>	<b>4,123,373</b>	<b>1,136,496</b>	<b>1,432,370</b>	<b>295,872</b>	<b>4,123,373</b>	<b>-</b>
<b>TOTAL RENEWAL PROJECTS</b>	<b>778,438</b>	<b>20,794,185</b>	<b>350,834</b>	<b>21,923,457</b>	<b>8,627,558</b>	<b>7,352,630</b>	<b>(1,274,928)</b>	<b>21,923,457</b>	<b>-</b>
<b>TOTAL CAPITAL WORKS EXPENDITURE</b>	<b>8,663,913</b>	<b>37,623,880</b>	<b>1,380,834</b>	<b>47,667,727</b>	<b>14,046,542</b>	<b>14,425,880</b>	<b>379,340</b>	<b>48,083,327</b>	<b>415,600</b>

## ORDINARY COUNCIL MEETING

5 FEBRUARY 2019

**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 2017-18 the Auditor-General assessed the financial sustainability risk at an individual Council level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 21 provides indicators for Glen Eira City Council.

**(a) Financial sustainability risk indicators**

Indicator	Definition	Formula
Net result (%)	This measures how much of each dollar collected as revenue translates to net result. A positive result indicates a surplus, and the larger the percentage, the stronger the result.	Net result / Total revenue
Adjusted underlying result	This measures an entity's ability to generate surplus in the ordinary course of business—excluding non-recurrent capital grants, non-monetary asset contributions, and other contributions to fund capital expenditure from net result. A surplus or increasing surplus suggests an improvement in the operating position.	Adjusted underlying surplus (or deficit) / Adjusted underlying revenue
Liquidity (ratio)	This measures an entity's ability to pay existing liabilities in the next 12 months. A ratio greater than 1.0 means there are more cash and liquid assets than short-term liabilities.	Current assets / Current liabilities
Internal financing (%)	This measures an entity's ability to finance capital works using cash generated by its operating cash flows. The higher the percentage, the greater the ability for the entity to finance capital works from its own funds.	Net operating cash flow / Net capital expenditure
Indebtedness (%)	This assesses an entity's ability to pay the principal and interest on borrowings, as and when they fall due, from the funds it generates. The lower the ratio, the less revenue the entity is required to use to repay its total debt.  Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.	Non-current liabilities / Own-sourced revenue
Capital replacement (ratio)	This compares the rate of spending on infrastructure, property, plant and equipment, and intangibles with its depreciation and amortisation. This is a long-term indicator, as capital expenditure can differ in the short term if there are insufficient funds available from operations, and borrowing is not an option. A ratio less than 1.0 means the spending on capital works has not kept pace with consumption of assets.	Cash outflows for property, plant and equipment / Depreciation
Renewal gap (ratio)	This compares the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate.	Renewal and upgrade expenditure / Depreciation

Source: VAGO.



## ORDINARY COUNCIL MEETING

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

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

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

Source: VAGO.



## ORDINARY COUNCIL MEETING

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

Financial Sustainability Risk Indicators	Objective	2017-2018 Actuals based on VAGO Parliamentary Report	2018-2019 Annual Budget as at 30 June 2019	2018-2019 Annual Forecast as at 30 June 2019	2018-2019 Risk based on Annual Forecast as at 30 June 2019	Comment
(1) Net Result	To generate surpluses consistently greater than 0%.	17.05%	10.23%	13.02%	Low	Council is generating positive surpluses.
(2) Underlying Result (%)	Ability to generate surplus in the ordinary course of business—excluding non-recurrent capital grants and non-monetary asset contributions to fund capital expenditure from net result. Low risk indicator to be more than 5%.	13.88%	9.52%	12.68%	Low	Council is generating positive surpluses to fund operations.
(3) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. Low risk - Indicator is to be greater than 1.0.	1.42	1.23	1.37	Low	Council's forecast to 30 June 2019 indicates a Liquidity Ratio of greater than 1.0.
(4) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	13.06%	10.06%	10.11%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(5) Internal Financing	Generating enough cash from operations to fund new assets. Low risk indicator is to be greater than 100%.	152.55%	112.45%	100.65%	Low	Council is generating enough cash from operations to fund new assets.
(6) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. Low risk indicator is to be more than 1.5.	1.49	1.87	2.12	Low	Council operates at a low level of risk with respect to capital replacement.
(7) Renewal Gap	To ensure there is sufficient spending on Council's asset base. Low risk indicator is to be greater than 1.0.	1.21	1.48	1.48	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.	\$1,580	\$1,640	\$1,648	In terms of Rates per assessment, Glen Eira is again the second lowest of the 21 Inner Melbourne Councils (2016/17, also second lowest) and is \$294 per assessment (\$19.3M) below the average outcome.	
<ul style="list-style-type: none"> <li>Average Rates and Charges</li> <li>Pensioner Rate Rebate</li> </ul>		\$270	\$270	\$270		
Operating costs per property should be kept as low as possible in order to generate both operating surpluses and lower Rates.	Council should aim to keep average operating costs below the average benchmark Councils.	\$1,992	\$2,456	\$2,432	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$133 less per assessment (\$8.7M) than the average for the Inner Melbourne Councils grouping.	

## ORDINARY COUNCIL MEETING

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## Assurance Map

The assurance map considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks. The Assurance Map is indicative of the type of activity in place to provide Council Management with comfort that the control environment is operating as intended. A formal review of strategic risks is undertaken annually by Executive. The risks have been identified, assessed and ranked in order of risk exposure to Council. The assurance map will be updated after every formal review and when assurance activities are proposed or undertaken.

Council's Strategic Risks	Risk Rating	Type of Assurance						Previous and proposed IA activity 2016/17-2017/18, and/or other independent reviews/checks
		Management	External Parties				Internal Audit	
		Management Review / self-assessment	Insurance Coverage	LG Investigations / Compliance Inspectorate	VAGO Performance Audits*	Independent Consultants / External party review	Internal Audit	
1. State Government decisions impacting our community	E							Food Safety (2011/12) Statutory Planning (2013/14) Infringement Management Audit (2018/19)
2. Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014) Building Emergency Management Planning (2017/18) Implementation of Federal Government's Strategy for Protecting Crowded Places from Terrorism 2017 – use of the Crowded Places Security Audit, Self-Assessment Tool and guidelines.
3. Vulnerability to cyber attack	H							Cyber Security Review including mobile devices website management and penetration testing (2016/17) IT General Controls Audit (2018/19)
4. Contracts – contracting process by Council	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (annual) Contract Management Review (2016/17) Major Project Management (2017/18) Immunisation Audit (2018/19)
5. Vulnerability to litigious action	H							Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Claims Management Review (2016/17) Statutory Planning Legislative Compliance Audit (2018/19)
6. Failure to keep pace with emerging technologies and digital environment	H							IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) Performance Audit – GECC Transformation Project (2017/18)
7. Vulnerability to significant fraud	H							Fraud Review (2013/14) Financial Controls (2014/15) Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Financial Compliance transaction analysis (annual – 2018/19) Payroll (2017/18) Open Space Contributions (2017/18) Community Grant Management Audit (2018/19)
8. Not sufficiently agile to respond to change	H							Change Management Framework Promapp Performance Audit – GECC Transformation Project (2017/18)
9. Failure to effectively plan for the changing demographic of our workforce	M							SafetyMAP recertification (2013/14) OH&S Review (2015/16) Performance Audit – GECC Transformation Project (2017/18)
10. Transformation program fails to deliver anticipated benefits for the organisation and community	M							Performance Audit – GECC Transformation Project (2017/18) Performance Audit (2018/19)

\* Reviews performed are ad-hoc and Council may or may not be included in selected sampling  
Level of coverage provided where not all aspects of the risk may have been addressed by assurance activity

Level of coverage: Extensive Partial None

Please note that the External Audit process is designed to enable the AG to express an opinion on the annual financial report. The external audit is not a comprehensive audit of all systems and processes and is not designed to uncover all deficiencies, breaches and irregularities in those systems & processes.

**10. URGENT BUSINESS**

**11. ORDINARY BUSINESS**

**11.1 Requests for reports from Officers**

**11.2 Right of reply**

**11.3 Councillor questions**

**11.4 Public questions to Council**

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

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

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

**12.1 Aged Care**

*Local Government Act 1989 - Section 89(2) (a), (f) and (h)*

**13. CLOSURE OF MEETING**