# GLEN EIRA CITY COUNCIL

# ORDINARY COUNCIL MEETING

## TUESDAY 27 NOVEMBER 2018

## AGENDA

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

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

- *s3c(1) Local Government Act*

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

**Chief Executive Officer:** Rebecca McKenzie

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## 12. CONSIDERATION OF IN CAMERA ITEMS

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

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

12.1 Citizen of the Year Awards Advisory Committee
*Local Government Act 1989 - Section 89(2) (h)*

12.2 Contract No 2019.46 Energy Efficient Street Lighting Hardware and Installation Services
*Local Government Act 1989 - Section 89(2) (d)*

## 13. CLOSURE OF MEETING

**AGENDA for the ORDINARY MEETING OF THE GLEN EIRA CITY COUNCIL to be held on TUESDAY 27th NOVEMBER 2018.**

## 1. ACKNOWLEDGEMENT

Glen Eira City Council respectfully acknowledges the traditional ownership of the land now known as Glen Eira of the Boon Wurrung people of the Kulin nation. 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 DISCLOSURES OF INTERESTS

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

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

## 4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

Copies of Minutes previously circulated.

**Recommendation**

That the minutes of the Ordinary Council Meeting held on 7 November 2018 be confirmed.

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

## 6. DOCUMENTS FOR SEALING

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

## 8. REPORTS FROM COMMITTEES

### 8.1 Advisory Committees

a. Memorial Structure for Holocaust Survivors Project Working Group – 29 October 2018
b. Arts and Culture Advisory Committee – 7 November 2018

**Recommendation**

That the minutes of the Memorial Structure for Holocaust Survivors Project Working Group meeting held on 29 October 2018 and the Arts and Culture Advisory Committee meeting held on 7 November 2018 be received and noted and that the recommendations of the Committees be adopted.

### 8.2 Records of Assembly

a. 23 October 2018
b. 30 October 2018
c. 7 November 2018 (pre-meeting)

**Recommendation**

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

a. 23 October 2018
b. 30 October 2018
c. 7 November 2018 (pre-meeting)

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

**MEETING MINUTES**

**MONDAY 29 OCTOBER 2018**
**Ogaki Room**

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**Purpose:**

The role of the MSHS Committee is to develop a brief which sets out the detail of a memorial structure/public artwork; invite a range of suitably qualified artists to respond to this brief by submitting their concepts/ideas; subsequently recommend a preferred artist/artwork to Council as well as potential locations.

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**Assembly of Councillors Record**

**The meeting commenced at 5.45pm**

## 1. Present and Apologies

Present:
Cr Joel Silver (Chair) by phone, from 6pm
Cr Dan Sztrajt (Member) by phone, left the meeting at 6.30pm

Callum Morton (Professor, Fine Arts Monash University)
Jayne Josem (Curator, Jewish Holocaust Centre)
Eleni Papavasileiou (Curator, Melbourne Jewish Museum)

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

Apologies:
Cr Tony Athanasopoulos (Member)

## 2. Declaration of conflict of interest

No declarations of conflict of interest under Section 79 of the Local Government Act were received.

## 3. Matters considered

Selwyn Street Design Framework

Design Brief for proposed Artwork

### 3.1 Welcome & Introductions – Peter Jones

Peter Jones welcomed everyone to the meeting and provided a brief background on the proposed memorial work:

- The project was established by a Council resolution at the 5 September 2017 Council meeting.
- The intention of the project is to commemorate the survivors of the Holocaust and in particular, those survivors who established a new life in Melbourne and the contribution they made to their communities.
- The artwork would be part of the Selwyn Street cultural precinct as outlined in the Elsternwick Structure Plan (which had been tabled at the meeting).

Cr Sztrajt added that whilst there are many memorials for the Holocaust around the world, this one will be specifically for the survivors who settled in the Elsternwick and Caulfield areas, and what a positive experience that became.

Cr Silver added that the function of the memorial reflects Glen Eira as the main centre for Holocaust survivors in Australia. One factor that would differentiate this project from other memorials is that of the family aspect – an emphasis on the survivor within the family and how it relates to the family and to Jewish life in Melbourne.

In a response, members of the Committee identified some issues:

- $100K has been allocated in this year's Council budget; it is envisaged that more funds will become available for the project, such as through philanthropy.
- Noted that both the Jewish Museum and Jewish Holocaust Centre collections include material that would be useful to the brief.
- The design brief should include capacity for celebrating the life of immigrant survivors as well as acknowledging those survivors so traumatised they were unable to contribute to their communities – there may be a way to include 'recognition of the shadows'.
- Involving an artist sooner rather than later in the project may meet this challenge and also integrate the design the commemorative for work into the design for the whole precinct.

### 3.2. Terms of Reference

It was agreed that the ToR be deferred to next meeting.

### 3.3. Selwyn Street Design Framework

Mr Woods and Mr Kearney provided an update on the Design Framework for the Selwyn Street area:

- There will be significant changes coming to the area and Council is committed to building the Selwyn Street cultural precinct as soon as possible.
- Several planning permits are before Council which will be taken into consideration in the design for the area.
- Planning for the area also includes developing designs to enhance and activate the Selwyn Street cultural precinct.
- It is envisaged that there will be three differentiated zones in the Selwyn Street precinct:
    - the northern space will be influenced by the supermarket use, so will be busier and noisier;
    - the middle of Selwyn St near Kadimah should be quieter, more reflective use;
    - near Glenhuntly Rd will be the busier more active space.

### 3.3. **Next Steps**

The next step is to develop a design brief for both the commemorative artwork and the Selwyn St precinct so as to call for expressions of interest in response to that brief.

In terms of developing these design briefs, several approaches were discussed: -

a) a brief that includes consideration of the commemorative artwork in the overall precinct design, that is, include an artist in developing the response (though this may not be the artist who carries out the work itself), or

b) a brief that is for the precinct design only, and

c) a brief for the design of the commemorative artwork only.

The Committee came to the view that option (a) would be the best approach.

**Action:**

Officers will develop a draft design brief for the Committee's consideration that calls for responses for the whole area, including plans for a commemorative artwork which may be integrated in the overall design or treated separately, but that must include an artist for that part of the work. It is envisaged that the design brief will be considered by Council in December after which it can be discussed with external stakeholders such as VicRoads.

### 3.4. **Next Meeting** – December 2018

**The Meeting ended at 6.50pm.**

**ARTS AND CULTURE ADVISORY COMMITTEE MEETING**

**MINUTES**

**WEDNESDAY 7 NOVEMBER 2018**

**OGAKI ROOM**

5.30pm – 6.00pm

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

**Assembly of Councillors Record**

**The meeting commenced at 5.30pm**

## 1. Present and Apologies

Present:
Cr Margaret Esakoff (Chair)
Cr Jamie Hyams (Member)
Cr Mary Delahunty (Member)
Peter Jones – Director Community Wellbeing
Deidre Pellizzer – Manager Libraries, Arts & Culture

Apologies: Nil

## 2. Declaration of conflict of interest

No declarations of conflict of interest under Section 79 of the Local Government Act were received.

## 3. Matters considered

3.1. Booran Reserve art panels
3.2. Gallery programming and GE Youth Art Exhibition
3.3. Cultural Diversity Week
3.4. Proposal for an updated Australia Day
3.5. Signal Boxes Project – update

## Agenda Item 3:

### 3.1. Booran Reserve Art Panels

At the last Committee meeting, the Committee sought information about the art panels that have been installed as part of the upgrade of Booran Reserve.

- The art panels were developed as a partial wall treatment; during design development for the old reservoir they were keen to keep some of the original features and theme of water.
- The art panels have the benefit of being mounted off the wall and so can be refreshed as required and it is intended that the panels are changed every few years.
- Images for the current panels were selected by a designer and approved by the Boon Wurrung Foundation.
- A process for design and selection will be developed including any proposed designs being presented with the Arts and Culture Committee.

The Arts and Culture Advisory Committee noted the information on the art panels and requested an update once a process for selection and curation has been established.

**Action:** Officers to report back to the Committee on the process for the Booran Reserve art panels' renewal and selection at a future meeting.

### 3.2. Gallery programming and the Glen Eira Youth Art Exhibition

In discussing the proposed 2019 program for the Council Gallery at the last meeting, members of the Committee requested that officers report back on *'the planning and reasons for the calendar placement for the Youth Art Exhibition'*.

As it is only the second year for the Youth Art exhibition in the Gallery, the team have been happy to be somewhat modest in their approach while they are developing their exhibition program into an annual Gallery event so were satisfied with only two weeks but are interested in more time in the future.

In terms of the timing of the Exhibition, it suits the Youth Art program to be placed in the calendar to cover both holiday and non-holiday weeks across the event.

For the future:

- the Youth Art exhibition time will now run from Thursday 3 October – Sunday 27 October 2019;
- Gallery staff and Youth services staff will discuss ways of further developing the exhibition program to include activities such as artist floor talks.

The Arts and Culture Advisory Committee noted the reasons behind the calendar placement for the Youth Art Exhibition and will consider the next exhibition as part of the proposed Gallery program for 2020.

**Action:** Officers to report back to the Committee on planning for the Youth Art Exhibition as part of their consideration of the Gallery Program for the 2020 calendar year.

**Note: Cr Delahunty entered the meeting.**

### 3.3. Cultural Diversity Week 2019

As the Party in the Park event scheduled for March 2019 falls within Cultural Diversity Week, members of the Committee requested a report back on inclusion of programming suitable for Cultural Diversity Week, commencing in 2019.

Officers proposed working with organisations such as Multicultural Arts Victoria for programming in the Gallery Annexe and Party in the Park in 2019. There will also be cooking workshops and art and craft activities for children that will have a cultural theme relevant to local communities. Food vendors will be selected with culturally diverse menus in mind and Cultural Diversity Week will be promoted from the stage.

Members of the Committee noted the information provided.

### 3.4. Proposal for an updated Australia Day

Officers presented proposals for updating the Citizens of the Year Awards by combining the event with the Citizenship Ceremony usually held in January.

The Committee was of the view that it was important that all Councillors were involved in the discussion and that the report would be better discussed at a Council Assembly.

**Action:** Officers will present a report on proposals for the Citizen of the Year Awards and Citizenship Ceremony usually held in January, for the next Council Assembly on 13 November 2018.

### 3.5. Signal Boxes Project – update

Five of twenty four signal boxes have been completed, a further five are currently in progress and the fourteen remaining will be painted between now and the end of the year.

**Action:** Officers to report back to the Committee at future meetings, as the Signal Boxes Project progresses.

**Next meeting – Tuesday 20 November, 5.30pm**

**Meeting closed at 5.55pm**

**Assembly of Councillors**

**23 October 2018**

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

**Meeting commenced at 7.38PM.**

**A. Present**

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

**Council Officers**

Rebecca McKenzie (CEO)
Ron Torres
Peter Swabey
Sam Krull
Peter Jones
Alexandra Fry

**B. Matters considered.**

1. Apologies – Cr Sztrajt
2. Councillor Appointments to External and Advisory Committees
3. General Business
   a) Cr Magee –East Bentleigh Structure planning
   b) Cr Hyams – Planning conference communication
   c) Cr Silver – Heritage application
   d) Cr Taylor – MAV State Council update
   e) CEO
      - Caulfield Racecourse announcement.
      - Murrumbeena Tennis Club
   f) Councillor Business Officer - Special Council meeting

**Assembly finished at 8.27pm**

**Assembly of Councillors**

**30 October 2018**

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

**Meeting commenced at 7.20PM.**

**A. Present**

Cr Jamie Hyams (Chair)
Cr Margaret Esakoff
Cr Jim Magee
Cr Joel Silver

**Council Officers**

Rebecca McKenzie (CEO)
Ron Torres
Peter Swabey
Sam Krull
Peter Jones
Aidan Mullen
Sandy Brouvalis
Tom Haysom
Paul Wood
Janice Pouw

**B. Matters considered.**

Apologies – Cr Athanasopoulos (Mayor), Cr Taylor, Cr Davey

1. Joyce Park, Harleston Park and McKinnon Reserve Playground Budget Adjustments

7.28pm Cr Sztrajt entered the Assembly

2. Parking Policy

7.35pm Cr Delahunty entered Assembly

8.13pm Cr Silver left the Assembly and re-entered at 8.14pm

3. Local Economy Action Plan

8.38pm Cr Esakoff left the Assembly and re-entered at 8.39pm.

4. Community Safety Committee 3 October 2018 Minutes
5. General Business

Director Community Wellbeing – Communication

6. Draft Council Meeting Agenda

- Item 9.3 – 7 – 12 Horne Street Elsternwick

9.26pm Cr Delahunty left the Assembly and did not return.

9.28pm Assembly adjourned

9.44pm Assembly resumed

**Present**

Cr Jamie Hyams (Chair)
Cr Margaret Esakoff
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt

7. General Business

Cr Silver – TPG Tower

CEO – Special Council Meeting 31 October

Cr Hyams
- Moorleigh U3A
- MAV – video
- Parking on nature-strips

Cr Magee – Ambulance depot in East Bentleigh.

Cr Sztrajt – Groove and Graze

Director Planning and Place
– Selwyn Street
– Interim heritage controls

8. Draft Council Meeting Agenda – 7 November 2018

- Item 8.1 – Advisory Committee
- Item 8.2 – Records of Assembly
- Item 9.1 – 31 Weeroona Road, Murrumbeena
- Item 9.2 – 9-13 Derby Road, Caulfield East
- Item 9.3 – 7-12 Horne Street Elsternwick
- Item 9.4 – VCAT Watch
- Item 9.5 – Mackie Road and Poet Road Traffic Assessment Report
- Item 9.6 – Graffiti Management
- Item 9.7 – Murrumbeena Police Station
- Item 9.8 – Financial Management Report for the period ending 30 September 2018
- Item 9.9 – Pledges by political parties.
- Item 11.1 – Requests for reports from Officers

Cr Delahunty – Wellness Centres

- Item 12.1 – Deed of Consent Aged Care
- Item 12.2 – Tender 2019.21 Harleston Park Play Space and Sports Court
- Item 12.3 – Tender 2019.15 Website Development – Build and Support

**Assembly finished at 10.34pm**

**Council Pre-Meeting**

**7 November 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 Margaret Esakoff
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

### Apologies

Cr Tony Athanasopoulos
Cr Jim Magee

### Officers

Rebecca McKenzie
Samantha Krull
Ron Torres
Peter Jones
Amarita Kinnoo
Janice Pouw

## B. Matters considered

1. Item 1 – Acknowledgement
2. Item 2 – Request for Leave – Cr Taylor
3. Item 4 – Confirmation of the Minutes
4. Item 9.1 – 31 Weeroona Road, Murrumbeena
5. Item 9.2 – 9-13 Derby Road, Caulfield East
6. Item 9.3 – 7-12 Horne Street, Elsternwick
7. Item 9.9 – Pledges from Political Parties
8. Item 11.1 – Request for Reports from Officers
   - Cr Delahunty – Rehabilitation Services
   - Cr Silver – Lease Agreement between MRC and the State of Victoria
9. Item 11.4 – Public Questions to Council
10. Item 9.3 – 7-12 Horne Street, Elsternwick
11. General Business
    Coordinator Councillor Business – Remembrance Day Services

**Pre-meeting finished at 7.21pm**

## 9. PRESENTATION OF OFFICERS REPORTS


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| 9.15 | Financial Management Report for the Period Ending 31 October 2018 |

## 9.1 12 WHEELER STREET, ORMOND

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

***Trim No:*** *18/1268593*

***Attachments:*** *1. Advertised Plans*

### PURPOSE AND SUMMARY

To consider a Planning Permit application for the construction of four dwellings on land affected by the Special Building Overlay. The proposal includes three, three-storey dwellings and one, two storey dwelling above a common basement car park.

The proposal was advertised to the surrounding community and 15 objections have been received. These raise concerns regarding neighbourhood character, extent of development, impact on car parking and traffic, impact on flooding and off-site amenity concerns.

The proposal was referred to Melbourne Water in their capacity as a determining referral authority and they did not object to the proposal.

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-32089/2018 for construction of four dwelling including buildings and works on land affected by a Special Building Overlay at 12 Wheeler Street, Ormond in accordance with the following conditions:

Amended plans

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 Project No. TA18002 – TP004, TP101, TP102, TP103, TP104, TP105, TP201, TP202, TP203 – Revision A) but modified to show:

   (a) A median island between the proposed crossover and the existing crossover at 14 Wheeler Street to measure a minimum of 1.2m or otherwise to the satisfaction of the Responsible Authority.
   (b) The proposed crossover to measure 3 metres in width and be aligned with the 3 metre accessway.
   (c) Details of the exact make and model of the car lift to be annotated on the plans;
   (d) Details of the exact make and model of the turntable to be annotated on the plans;
   (e) An electronic swept path assessment using the B85th vehicle undertaken by a suitably qualified traffic engineer to demonstrate convenient vehicle access to and from the car spaces and access aisle.
   (f) A minimum height clearance of 2.1 metres at the entrance to the lift and within the car park and garages to be clearly shown on the cross-section plans.
   (g) A notation on the plans that all proposed screening will be in accordance with standard B22 at Clause 55.04-6 of the Glen Eira Planning Scheme.
   (h) A landscaping plan in accordance with Condition 2
   (i) A tree management plan in accordance with Condition 5

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

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

   (a) All existing retained vegetation to be identified.
   (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
   (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
   (d) Landscaping and planting within all open space areas of the site.
   (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
      (i) 2x within the front setback
      (ii) 2x within the POS of dwelling 4
      or 4 trees in locations to the satisfaction of the Responsible Authority.

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

No alterations to the development

3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the

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

Landscaping and tree protection

4. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.

5. Prior to the commencement of the buildings and works (including demolition), a Tree Protection Management Plan (TPMP) in respect of trees on neighbouring properties within 3 metres of the boundary must be submitted to and approved by the Responsible Authority. The TPMP must set out the measures to be implemented by the owner to ensure the protection of the health and appearance of the specified trees. As appropriate the TPMP must, at a minimum, include measures relating to:

   (a) The specification of tree protection zones;
   (b) The type, installation and maintenance of tree protection fencing;
   (c) Vehicular or pedestrian access within a tree protection zone
   (d) The protection of the canopies and trunks of the specified trees;
   (e) Specific details of any works proposed in any tree protection zone and how impacts will be mitigated;
   (f) How canopies will be managed, including pruning;
   (g) Excavation within or near a tree protection zone;
   (h) Maintenance, including mulching and watering, of tree protection zones;
   (i) Schedule of Project Arborist inspections.
   (j) Tree protection fencing around the around the street tree at a radius of 7 metres from the base of the trunk in accordance with AS 4870-2009 section 4.3.
   (k) No excavation to come within 2.9 metres of the existing street tree(measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Parking and access

6. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:

   (a) constructed;
   (b) properly formed to such levels that they can be used in accordance with the plans;
   (c) surfaced with an all weather sealcoat;
   (d) drained;
   (e) line-marked to indicate each car space and all access lanes;
   (f) clearly marked to show the direction of traffic along the access lanes and driveways;

   to the satisfaction of the Responsible Authority.

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

7. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing

opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

8. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

Melbourne Water conditions

9. Finished floor levels of the building must be constructed no lower than 29.30 metres to Australian Height Datum (AHD).

10. The basement roof must be constructed 'in-ground' no higher than the existing natural surface levels.

11. The basement carpark must incorporate a flood proof apex and associated bunding constructed no lower than 29.30 metres to AHD.

12. The bike rail must be constructed no lower than 29.15 metres to AHD.

13. A minimum three (3) metre setback measured from the southern boundary and maintained at natural surface levels is required for the conveyance of overland flow.

14. Imported fill must be kept to a minimum on the property and must only be used for the sub floor areas of the building and driveway ramp.

15. Any new fencing must be open style (50%) of construction or timber paling to allow for the conveyance of overland flow.

16. Any new or modified stormwater connection to Melbourne Water's drainage system must obtain separate approval from Melbourne Water’s Asset Services Team.

17. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

Permit expiry

18. This Permit will expire if:

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

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

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

**Permit notes**

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

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

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

C. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. The approval for building on a "title boundary" enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable.

D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).

E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.

G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

H. Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic

service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.

I. The applicable flood level is 29.0 metres to Australian Height Datum (AHD) *(advice from Melbourne Water).*

Asset Engineering requirements

J. Stormwater runoff must be connected to Council underground drainage network.

K. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI.

L. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.

M. No uncontrolled stormwater discharge to adjoining properties and footpaths.

N. To connect storm water discharge to the Council drainage network and any work in the road reserve, Asset consent permit must be obtained by lodging application for Asset consent permit. Application from can be lodged at :" http://www.gleneira.vic.gov.au/Council/Forms-and-permits/Asset-Consent-Permit"

| | |
|---|---|
| **Address** | 12 Wheeler Street, Ormond |
| **Title details** | Lot 74 on Plan of Subdivision 006466 |
| **Restrictions on title** | None |
| **Proposal** | Construction of four dwelling including buildings and works on land affected by a Special Building Overlay |
| **Zoning and Overlay Controls** | General Residential Zone – Schedule 1<br>Parking Overlay (PO2-2)<br>Special Building Overlay (SBO) |
| **Permit requirements** | 32.08 – Construction of two or more dwellings on land zoned General Residential<br>44.05 – Construction of buildings and works on land affected by a Special Building Overlay |
| **Relevant Planning Scheme provisions** | Planning Policy Framework (including Clause 22.07 Housing Diversity Area Policy)<br>Clause 52.06 – Car Parking<br>Clause 55 – Two or more dwellings on a lot |
| **Seriously entertained amendments** | None |
| **Notification** | Notice undertaken in accordance with Section 52 of the *Planning and Environment Act* 1987, including a notice on site and a notice mailed to 8 surrounding properties |
| **Submissions** | 15 objections received and are detailed in the report |
| **Cultural Heritage Management Plan required** | None required |

## DESCRIPTION OF PROPOSAL

- Construction of three, three-storey dwellings and one, two-storey dwelling
- 8 parking spaces provided in a basement car park accessed via a car lift
- Total site area is 762m$^2$ with proposed site coverage is 48% (the maximum allowed is 60%) and a proposed garden area of 48% (the minimum required is 35%).
- The total building height is 9.5m and reduces to 6.5m at the rear of the site
- The land is subject to a Special Building Overlay and as such a permit is required for buildings and works.

## LAND DESCRIPTION AND SURROUNDING AREA

The site is rectangular in shape and is not significantly undulating. It has a depth of 50 metres and width of 15.24 metre with a total site area is 762m$^2$.

The surrounding area is characterised by residential dwellings of varied architectural periods, including California Bungalows, post war dwellings and more recent apartment developments (particularly evident west of Wheeler Street and south of Murray Road).

## RELEVANT HISTORY

GE/PP-24342/2011 was an application for “construction of three (3) double storey dwellings on land affected by the Special Building Overlay”. The application was appealed to the Victorian Civil and Administrative Tribunal (VCAT) and was refused on grounds of unreasonable amenity impacts.

GE/PP-29849/2016 was an application for "construction of four (4) three storey dwellings and two (2) double storey dwellings (total six dwellings) on land affected by the Special Building Overlay". Council issued a Notice of Refusal on 3 March 2017 with reference to non-compliance with Clause 22.07 and non-compliance with several objectives outlined in Clause 55. This application was also appealed to VCAT where Councils decision to refuse a permit was upheld.

The current application was submitted to Council on 17 July 2018.

## CONSULTATION AND ENGAGEMENT

There were 15 objections received as part of the notification process and included the following concerns:

- Overdevelopment of the lot and the area
- Bulk, scale and massing of the development
- Impacts on flooding
- Parking & Traffic Impacts
- Noise, Permeability, Overlooking, Overshadowing, Building Height & Design Detail (all of which are ResCode issues)
- Neighbourhood Character & Noncompliance with policy
- Waste & Emergency Service provision
- Effects on property values
- Loss of vegetation

A planning conference was chaired by Cr. Davey and attended by the applicant and four objectors. There were no changes offered by the applicant at the planning conference.

## REFERRALS

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

| **Statutory Referrals** | |
|---|---|
| Melbourne Water | As the determining authority, Melbourne Water support the application subject to conditions which have been included in this recommendation. |
| **Non-statutory referrals** | |
| Transport Planning | The application is supported subject to standard conditions relating to the design and layout of the basement. Transport Planning are satisfied that adequate parking is provided on site. |
| Asset Engineering | The application is supported subject to standard conditions relating to the proposed crossover. |
| Parks Services | Council's Park Services department are satisfied that the modifications to the crossover will not have an impact on the health of the street tree subject to standard conditions. |

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing

- Amenity impacts including internal amenity
- Landscaping
- Internal amenity
- Car parking and traffic
- Management plan requirements
- Objectors concerns

Zoning and policy context

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

The subject site is located within the General Residential Zone, Schedule 1 (GRZ1) of the Glen Eira Planning Scheme (Scheme) and is located in close proximity to both Ormond and McKinnon Activity Centres and train stations. The site is identified within Ormond Neighbourhood Centre and is subject to the Housing Diversity Area Policy at Clause 22.07 of the Scheme. Key objectives of this policy are to:

- *To promote a range of housing types, comprising of a mix of single dwellings, two dwelling developments and other forms of multi-unit development.*
- *To promote a diversity of dwelling layouts and sizes.*
- *To ensure that the density, mass and scale of residential development is appropriate to the location, role and neighbourhood character of the specific housing diversity area.*
- *To ensure that key development sites contribute to the provision of housing diversity in Glen Eira.*
- *To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.*
- *To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.*

It is considered that the proposal complies with the Housing Diversity Area Policy and the purpose of the General Residential Zone. The proposal is of a scale envisaged under these provisions, has a maximum building height of 9.5 metres which complies with the mandatory maximum heights allowed in GRZ1 and generously achieves the mandatory minimum garden area requirement of 35% for a lot of this size with a garden area of 48%. The proposal is considered to be well-designed with a good level of visual interest and architectural merit.

Neighbourhood character

The immediate area is characterised by single and double storey dwellings of various architectural periods with limited three storey developments. In a wider context, development has been occurring at a steady pace in the neighbourhood, centred mainly on the sites surrounding McKinnon Station / Centre Road and Ormond Station / North Road. These developments have included several consolidated lots with 3 storey apartment complexes.

It is noted that this area is zoned General Residential 1 and as such can, and should, yield a higher level of development than those areas of the municipality zoned Neighbourhood Residential. Previous decisions by the Tribunal noted that the development was not an adequate outcome with regard to neighbourhood character based on design. The current application has been altered to be more responsive to neighbouring properties and has reduced the length of the upper floor.

The form of the building, including it modern interpretation of a pitched roof form, window alignment and massing is suitable in the context of the streetscape.

Given the zoning of the site and wider area, and developments which have been approved in the vicinity, it is considered that the site is capable of a higher development yield and scale and this development is wholly acceptable.

Height, scale and massing

The proposed street setback is between 7.7 metres and 8 metres which responds to the street setbacks on adjoining properties and the wider area. The setback is considered adequate as it will maintain the 'garden corridor' characteristic of the streetscape and allow for canopy planting.

The development will have a total site coverage of 48% which is well below the maximum of 60%. The site will have a permeable area of 31% which is above the minimum required of 20%. Apart from a 6 metre wall on the northern boundary, the mass of the dwellings are setback from the side boundary between 2 and 3 metres which will reduce mass and bulk impacts and maintain the existing spacing between dwellings in the wider area. Meaningful landscaping is provided through deep front and rear planting and this will be conditioned through a landscaping plan.

Given that this will be the first three storey development within the street, a preferred outcome is that the dwellings present predominately as two storeys. It is considered that the third floor element of the development is an acceptable outcome from a streetscape perspective as it is raked along both side boundaries and sufficiently recessed from the second floor front wall.

Additionally the materials and colour palette will reduce any visual dominance. Given the recessive interpretive pitched roof design, the final built form will be only marginally taller than the adjoining dwellings that are two storey in height.

Amenity impacts (including internal amenity)

The proposed design includes enlarged side setbacks. While this is primarily due to Melbourne Water requirements, the setbacks go some way to reducing amenity impacts to the adjoining properties. The proposed setbacks at all levels are well in excess of the standard requirement ranging between 2 and 3 metres at the lower levels.

It is noted that there is a minor non-compliance at the third level (northern setback) – as this is within the northern setback it is not considered to have detrimental impacts on adjoining properties by way of shadowing or access to light. All walls are well distanced from existing habitable room windows and this also limits any visual bulk.

Given the increased southern setbacks, overshadowing to adjoining properties is limited. The proposed built form reduces in height to two storeys towards the rear in response to the adjoining private open space at 10 Wheeler Street which further limits overshadowing.

Overlooking at ground and first floors is mitigated through boundary fencing to a height of 2 metres and obscure glazing to a height of 1.7 metres. The second floor has north facing windows which are screened however this should be explicitly noted on the plans. The south facing windows on this level are not screened however given that they are generally non-

habitable room windows (apart from one bedroom window which view is obscured due to the angle of the wall) this is considered an acceptable outcome.

Only a six metre boundary wall is proposed. As this is sited on the northern boundary and abuts an existing boundary wall at 14 Wheeler Street, it is considered an acceptable outcome.

It is also noted that the southern wall of the upper most floor is raked from floor to ceiling – this reduces visual bulk but also will allow greater daylight access to the southern adjoining property. Acknowledging that the yield of dwellings is higher than what currently exists in this street, the design of the development responds well to its neighbours and is expected to have minimal impact on the amenity of the surrounding properties.

With regard to internal amenity, each dwelling is provided its own sense of personal address through sheltered entrances, and there is adequate visibility of these from the street. Private open space is provided for each dwelling at the north of the site, meaning that residents will have good access to daylight. Although the numerical standards for private open space have not been met with regard to dwellings two and three, it is considered that the space provided meets the objective and provides adequate open space for recreation and service needs of the occupants. All four dwellings have a north-south orientation meaning that they will have a good level of daylight access.

Landscaping

As discussed under building massing, the ground floor setbacks at the side, rear and front are sufficient to support canopy planting which is reflective of the neighbourhood. A landscaping plan will be request as a condition of the permit.

Car parking and traffic

Parking is proposed in a shared basement which is accessed by a car lift and single width driveway from Wheeler Street. As there are four, four bedroom dwellings proposed, two spaces must be provided per dwelling. A total of eight spaces are proposed (two per dwelling) meaning that the required parking rate is met.

The application was referred to Council's Traffic Engineers to comment on the layout of the parking areas and compliance with Clause 52.06 of the Glen Eira Planning Scheme (Car Parking). The layout was found to be generally in accordance with the Clause subject to standard conditions regarding clearances and provision of a swept path analysis. Additionally, the use of the car lift is supported.

The driveway is of an adequate width however the combined crossover with 14 Wheeler Street is deemed excessive and a recommended condition is the provision of a splitter island.

The proposal is not considered to cause excessive traffic generation on the surrounding road network and is supported from a car parking and traffic perspective.

Management plan requirements
A tree management plan will be required. Conditions have been included outlining the requirements of this plan.

Objector concerns

The concerns of all objectors are acknowledged. As discussed in preceding sections of this report, the design and massing of the development is considered to be responsive to adjoining properties and the wider, emerging character of this area. Parking and traffic have also been considered above.

Flooding was also raised as a primary concern by objectors. Melbourne Water is the determining authority with regard to management of the floodplain and the Special Building Overlay. Council should be satisfied, as the Tribunal was in its 2017 decision regarding this property, that the comments of Melbourne Water form the final decision regarding flooding. As noted above, Melbourne Water are satisfied that the development will not have adverse impacts on flooding in the area, subject to conditions and therefore the purpose and decision guidelines of the Special Building Overlay are considered to be met.

The planning office considers that the proposed development has been sufficiently updated with regard to previous decisions from Council and the Tribunal. The proposed design is now responsive to adjoining properties and the wider, emerging character of this 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.

## DRAWING REGISTER

| DWG NO. | DRAWING TITLE | REV. | DWG NO. | DRAWING TITLE | REV. |
|---|---|---|---|---|---|
| TP000 | COVER SHEET | A | TP201 | ELEVATIONS | A |
| TP001 | LAND SURVEY | A | TP202 | ELEVATIONS | A |
| TP002 | LAND SURVEY | A | TP203 | SECTIONS | A |
| TP101 | BASEMENT FLOOR PLAN | A | TP301 | SHADOW DIAGRAMS | A |
| TP102 | GROUND FLOOR PLAN | A | TP302 | SHADOW DIAGRAMS | A |
| TP103 | FIRST FLOOR PLAN | A | TP303 | SHADOW DIAGRAMS | A |
| TP104 | SECOND FLOOR PLAN | A | TP304 | SHADOW DIAGRAMS | A |
| TP105 | ROOF PLAN | A | TP405 | GARDEN AREA PLAN | A |
| | | | TP501 | 3D PERSPECTIVES | A |

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## AREA SCHEDULE

| | | | | | | Area (m²) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit No. | Type | No. Bed | No. Baths/Ens | No. Pdr | No. of Cars | Basement | Grd Flr | 1F | 2F | Total | Lot Area | F.P.O.S | S.P.O.S | Balc | Total P.O.S |
| Unit 1 | Townhouse A | 4 | 2 | 1 | 2 | 78.0 | 89.2 | 83.2 | 42.2 | 292.6 | 149.2 | 44.3 | 15.7 | 9.5 | 69.5 |
| Unit 2 | Townhouse B | 4 | 2 | 1 | 2 | 52.7 | 68.4 | 73.2 | 45.4 | 239.7 | 93.8 | 0.0 | 25.4 | 0.0 | 25.4 |
| Unit 3 | Townhouse C | 4 | 2 | 1 | 2 | 52.7 | 68.4 | 69.1 | 42.1 | 232.3 | 93.8 | 0.0 | 25.4 | 0.0 | 25.4 |
| Unit 4 | Townhouse D | 4 | 2 | 1 | 2 | 98.7 | 87.1 | 67.0 | 0.0 | 252.8 | 226.4 | 0.0 | 139.3 | 0.0 | 139.3 |
| Subtotal | | 16 | 8 | 4 | 8 | 282.1 | 313.1 | 292.5 | 129.7 | 1017.4 | 563.2 | 44.3 | 205.8 | 9.5 | 259.6 |

| | | | | |
|---|---|---|---|---|
| Site Area | 762.7 | m² | | |
| Total Gross Floor Area | 1017.4 | m² | | |
| Basement Area | 375.1 | m² | 49% | |
| Site Coverage | 363.0 | m² | 48% | |
| Driveway Coverage | 29.6 | m² | 4% | |
| Common Foot Path | 44.9 | m² | 6% | |
| Total Site Permeability | 237.3 | m² | 31% | |
| Garden Area | 362.5 | m² | 48% | Compliance: YES |

PROJECT TITLE:

# WHEELER STREET TOWNHOUSES

PROJECT ADDRESS:

12 WHEELER ST, ORMOND

CLIENT:

JIANGWANG INTERNATIONAL PTY LTD

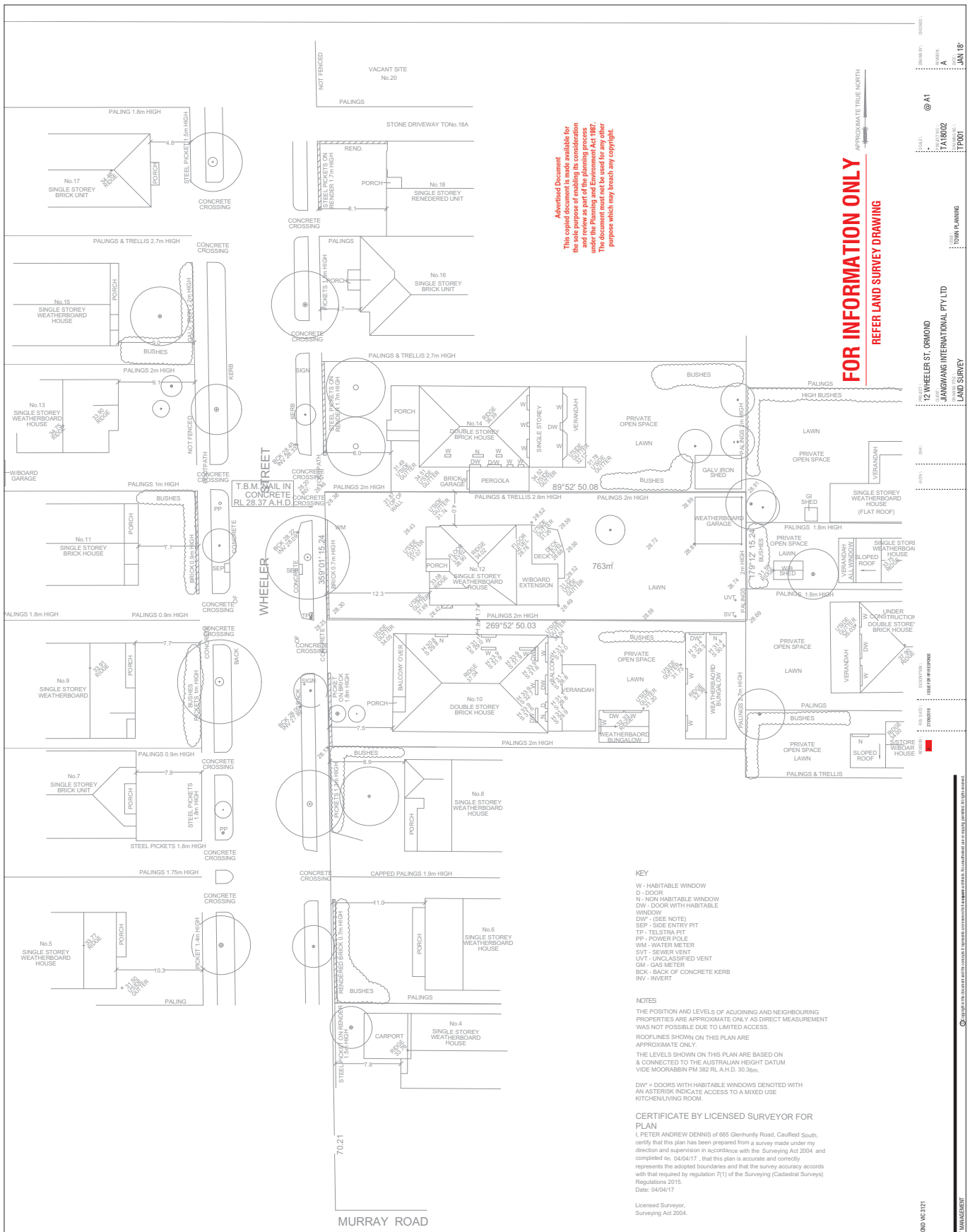
ISSUE:

TOWN PLANNING

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DATE: JAN 18'
DWG No: TP000
PROJECT No: TA18002
REV: A

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KEY

W - HABITABLE WINDOW
D - DOOR
N - NON HABITABLE WINDOW
DW - DOOR WITH HABITABLE WINDOW
DW* - (SEE NOTE)
SEP - SIDE ENTRY PIT
TP - TELSTRA PIT
PP - POWER POLE
WM - WATER METER
SVT - SEWER VENT
UVT - UNCLASSIFIED VENT
GM - GAS METER
BCK - BACK OF CONCRETE KERB
INV - INVERT

NOTES

THE POSITION AND LEVELS OF ADJOINING AND NEIGHBOURING PROPERTIES ARE APPROXIMATE ONLY AS DIRECT MEASUREMENT WAS NOT POSSIBLE DUE TO LIMITED ACCESS.

ROOFLINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY.

THE LEVELS SHOWN ON THIS PLAN ARE BASED ON & CONNECTED TO THE AUSTRALIAN HEIGHT DATUM VIDE MOORABBIN PM 382 RL A.H.D. 30.36m.

DW* = DOORS WITH HABITABLE WINDOWS DENOTED WITH AN ASTERISK INDICATE ACCESS TO A MIXED USE KITCHEN/LIVING ROOM.

CERTIFICATE BY LICENSED SURVEYOR FOR PLAN

I, PETER ANDREW DENNIS of 685 Glenhuntly Road, Caulfield South, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 04/04/17 , that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.
Date: 04/04/17

Licensed Surveyor,
Surveying Act 2004.

DICKSON HEARN PTY LTD
A.C.N. 006 978 294
685 GLENHUNTLY ROAD,
CAULFIELD SOUTH, 3162.
Phone (03) 9523 9155 Fax (03) 9523 6926
Email: melb@dicksonhearn.com.au

| DATE | REV'No | COMMENTS |
|---|---|---|
| | | |
| | | |
| 23/05/17 | D | ADDITIONAL WINDOW AND RIDGE HEIGHTS |
| 04/04/17 | C | ADDITIONAL FIELDWORK & PLAN UPDATE |
| 16/03/17 | B | ADD IMPORTANT NOTE |
| 17/03/11 | A | ORIGINAL |

PLAN OF SURVEY
12 WHEELER STREET
ORMOND
C/T VOL.4463 FOL.511

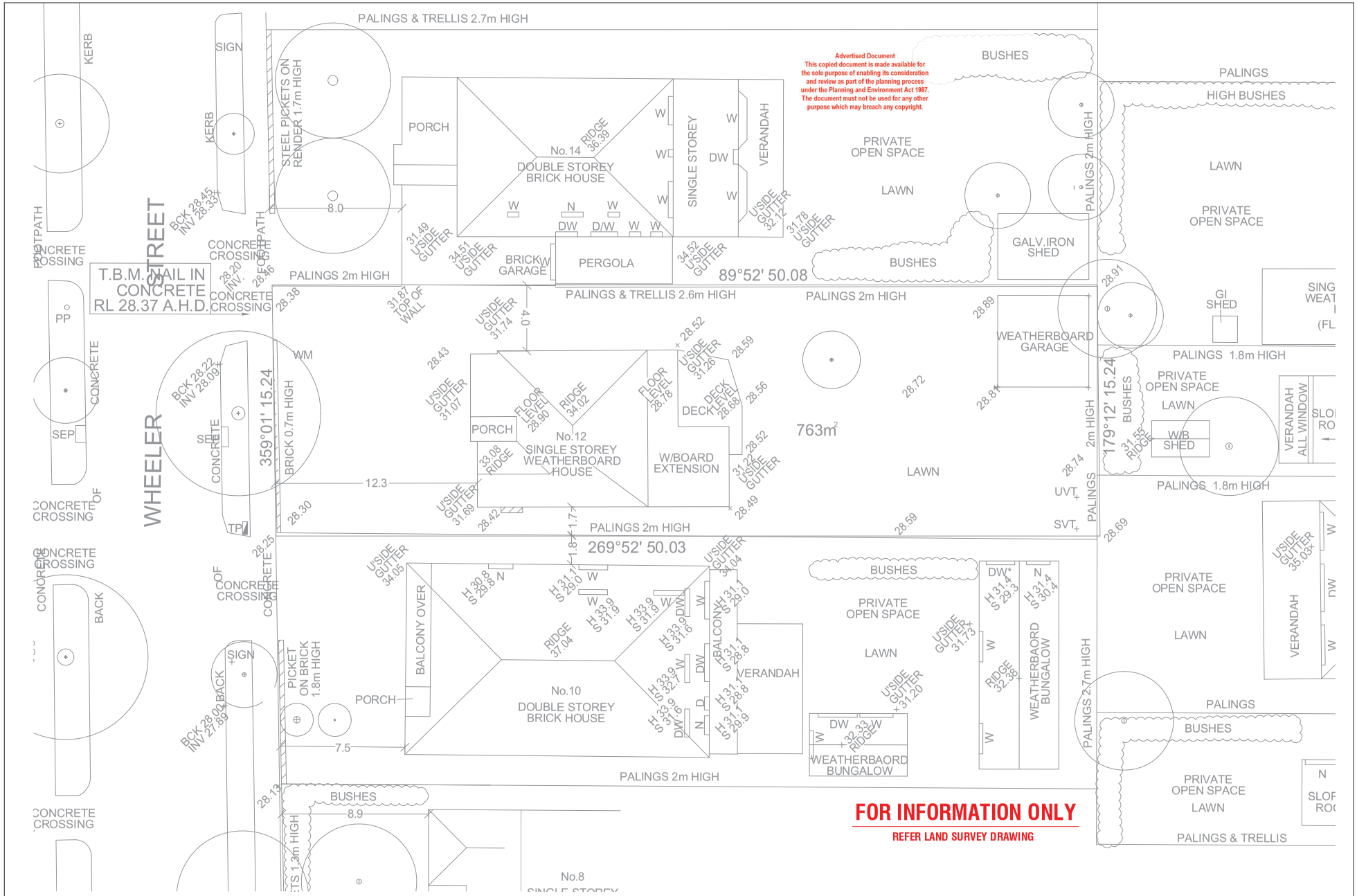
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| DRAWN BY | J.S.R. |
| DATE | 23/05/17 |
| CHECKED | P.A.D. |
| SCALE | 1:200 |
| DATUM | A.H.D. |

REF.No 5504-01
SHEET SIZE A1

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ACN. 123 782 499

PROJECT: 12 WHEELER ST, ORMOND
CLIENT: JIANGWANG INTERNATIONAL PTY LTD
TITLE: LAND SURVEY
JOB: TOWN PLANNING
DRAWING: TP001
SCALE: 1:200 @ A1
JOB No: TA18002
REVISION: A
DATE: JAN '18
DRAWN BY:
CHECKED:
DWG:
KEY PLAN
DISCIPLINE: ISSUE FOR REFERENCE
REV. DATE: 27/6/2016
REVISION

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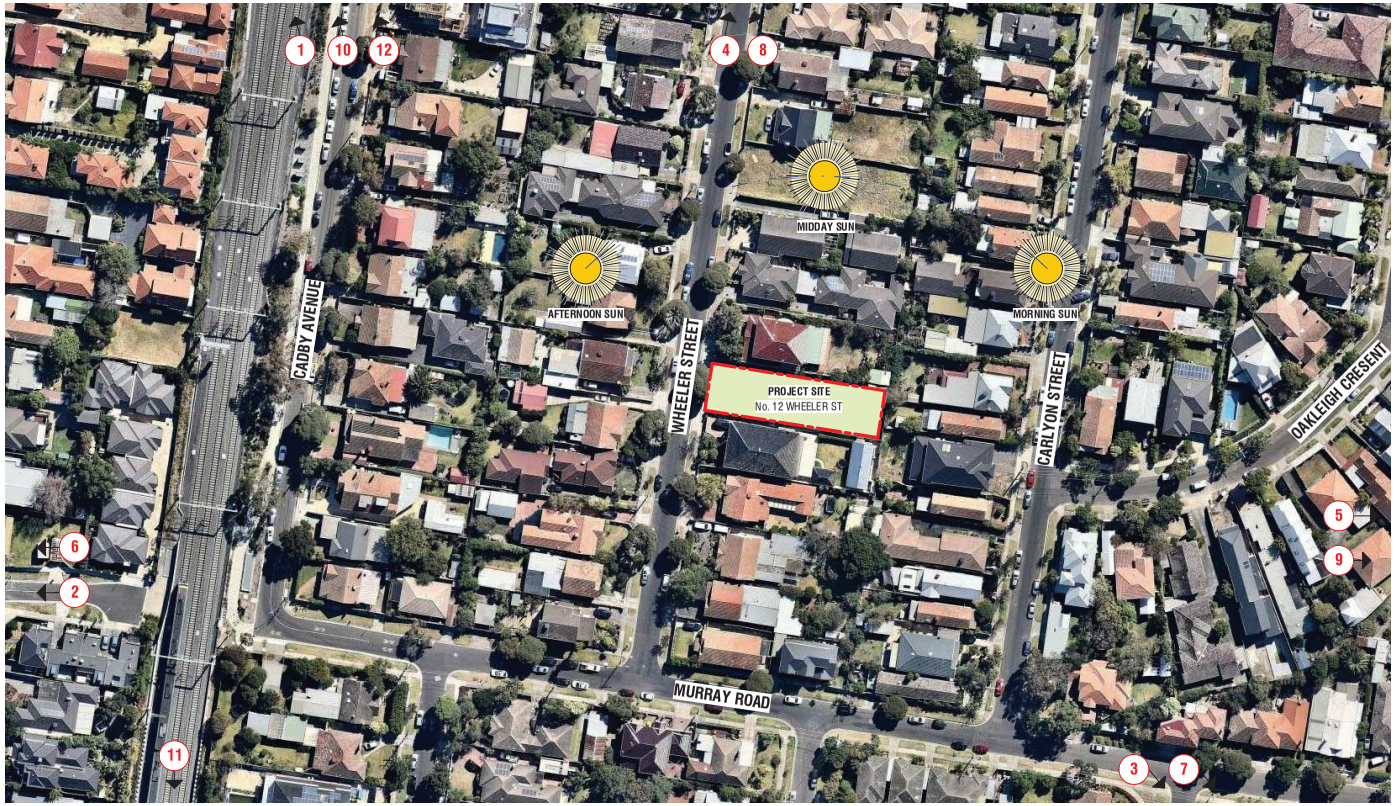

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| REVISION \ | REV. DATE \ | DESCRIPTION \ |
|---|---|---|
| | 27/06/2018 | ISSUE FOR RFI RESPONSE |

AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ LAND SURVEY
ISSUE \ TOWN PLANNING
SCALE \ - @ A1
PROJECT NO \ TA18002
DRAWING NO \ TP002
DRAWN BY \
CHECKED \
REVISION \ A
DATE \ JAN 18'




**SATELLITE IMAGE - NOT TO SCALE**

SITE CONTEXT - WHEELER STREET

**SITE CONTEXT**

THE PROJECT SITE ON WHEELER ST FALLS WITHIN THE JURISDICTION OF GLEN EIRA CITY COUNCIL (LOCAL GOVERNMENT) AND IS APPROXIMATELY 14.5KM FROM MELBOURNE CBD. THE SITE IS WELL SERVICED BY PUBLIC TRANSPORT, WITH MCKINNON RAILWAY STATION AND ORMOND RAILWAY STATION WITHIN 500M.

THE PROJECT SITE LIES WITHIN A GENERAL RESIDENTIAL ZONE (GRZ1) AND IS ALSO SUBJECT TO A SPECIAL BUILDING OVERLAY (SBO).

**SITE CONTEXT**

SCHOOLS
1. ST KEVIN'S PARISH SCHOOL (0.31KM)
2. ORMOND PRIMARY SCHOOL (0.58KM)
3. MCKINNON SECONDARY COLLEGE (0.84KM)
4. KILVINGTON GRAMMAR SCHOOL (0.85KM)

OPEN PARKLAND
5. JOYCE PARK (0.5KM)
6. WATTLE GROVE RESERVE (0.57KM)
7. MCKINNON RESERVE (1.23KM)
8. EE GUNN RESERVE (2.19KM)

SOCIAL AMENITIES
9. BOX COTTAGE MUSEUM (0.36KM)
10. NORTH ROAD MEDICAL (0.73KM)

PUBLIC TRANSPORT
11. MCKINNON RAILWAY STATION (0.42KM)
12. ORMOND RAILWAY STATION (0.45KM)

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**PROJECT SITE**


No. 16 WHEELER ST


No. 14 WHEELER ST


No. 12 WHEELER ST


No. 10 WHEELER ST


No. 8 WHEELER ST

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|---|---|---|
| A | 27/06/2018 | ISSUE FOR RFI RESPONSE |

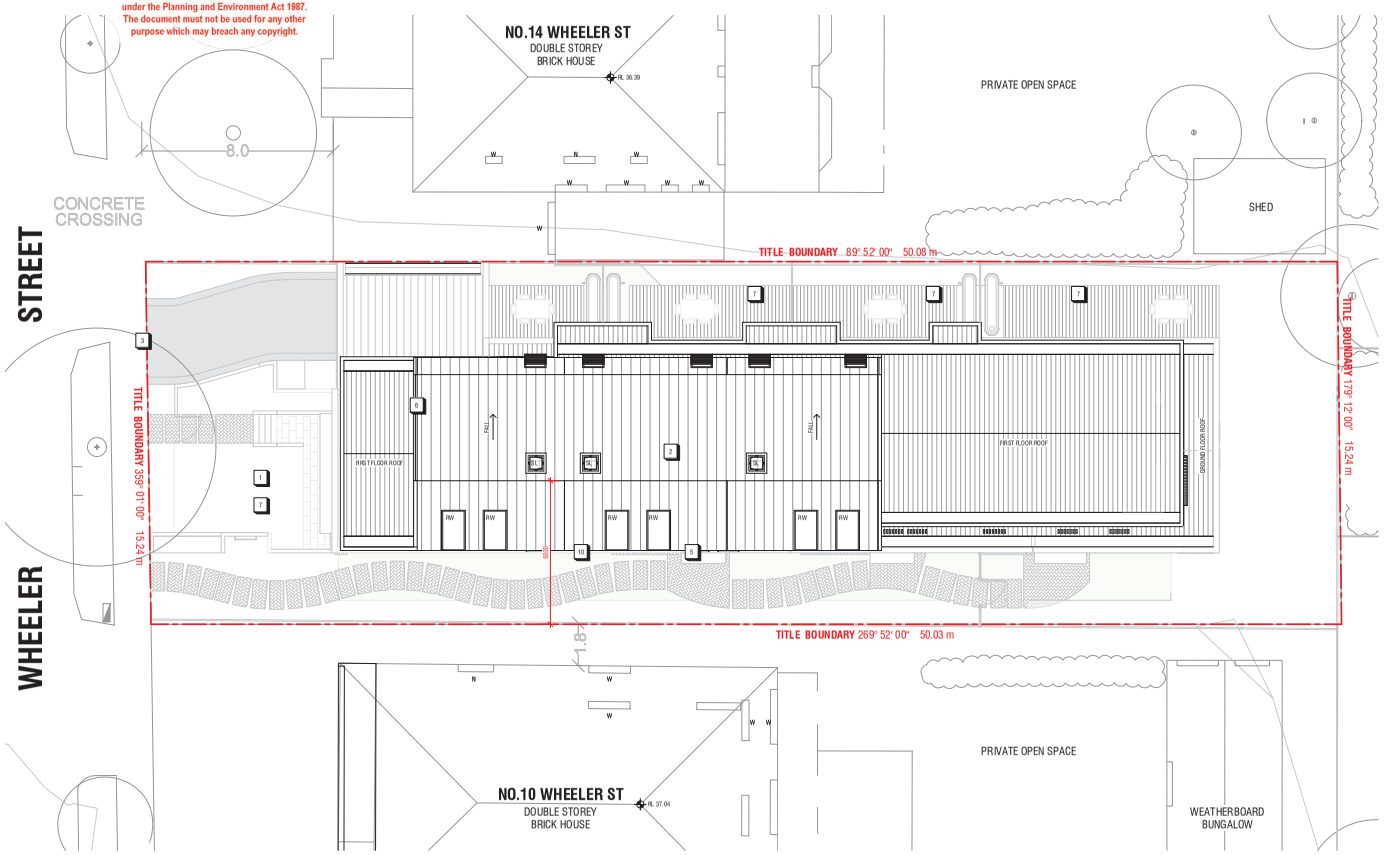
AUTH: CHK:

PROJECT: 12 WHEELER ST, ORMOND
CLIENT: JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE: SITE ANALYSIS & NEIGHBORHOOD DESCRIPTION
ISSUE: TOWN PLANNING

N

SCALE: 1 : 100 @ A1
PROJECT NO.: TA18002
DRAWING NO.: TP003
DRAWN BY: CO
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REVISION: A
DATE: JAN 18'

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PERSPECTIVE VIEW 1

DESIGN RESPONSE

1. PROPOSED FRONT SETBACK IS WELL DESIGNED WITH LANDSCAPE TO BLEND NATURALLY TO SURROUNDING NEIGHBOURHOOD
2. 4 UNIT OF TOWNHOUSES WITH ASSOCIATED BASEMENT GARAGE.
3. EXISTING CROSSOVERS ARE TO BE REINSTATED WITH NATURE'S STRIP & A NEW CROSSOVER WILL BE INTRODUCED FOR SITE BASEMENT ACCESS. PROPOSED CROSSOVER LOCATAED AT LOWER LEVEL OF STREET ACCESS.
4. UPPER LEVEL ARE FURTHER RECESSED TO MAXIMIZE NATURAL LIGHT AND TO REDUCE OVERSHADOWING ONTO NEIGHBOR'S P.O.S.
5. WESTERN UNIT UPPER LEVELS ARE SPECIFICALLY SHAPED AND TO REDUCE OVERSHADOWING & OVERLOOKING INTO NEIGHBOUR'S PROPERTY.
6. NORTH FACING HABITABLE WINDOWS IMPROVES OCCUPANT'S ENVIRONMENTS AND ACCESS TO UNINTERRUPTED DAYLIGHT.
7. EACH TOWNHOUSE HAS DIRECT ACCESS TO GREENSPACE. MAXIMIZING THE UTILITARIAN OUTDOOR SPACE.
8. VERTICAL FEATURE SCREEN IMPROVES ARTICULATION OF WINDOWS WHILST ALSO PROVIDING PRIVACY FOR RESIDENTS & OPPORTUNITY TO SCREEN THE UNITS FROM HARSH DAYLIGHT & GLARE.
9. GOOD MIX OF MATERIALS & FINISHES ASSIST IN BREAKING THE FACADE AND ACCENTUATE THE OVERALL DEVELOPMENT OUTLOOK.
10. REPLICATION & RHYTHMIC EXPRESSION OF FACADE ELEMENTS PROVIDES A BREAK & INDIVIDUALITY TO EACH TOWNHOUSES, REDUCING VISUAL BULK EFFECT.
11. LIGHT COLORED WALL, SOFTENS THE OVERALL FACADE APPEARANCE OF THE DEVELOPMENT.
12. CURVED & ROUNDED EDGES TO REDUCE BUILDING BULK & IMPROVES THE OVERALL AESTHETIC APPEAL OF THE DEVELOPMENT.
13. FLEMISH WORK TO PART OF MAIN ENTRY COMMON AREAS.
14. COMPLEMENTARY IDENTIFICATION SIGNAGE TO EACH TOWNHOUSE.

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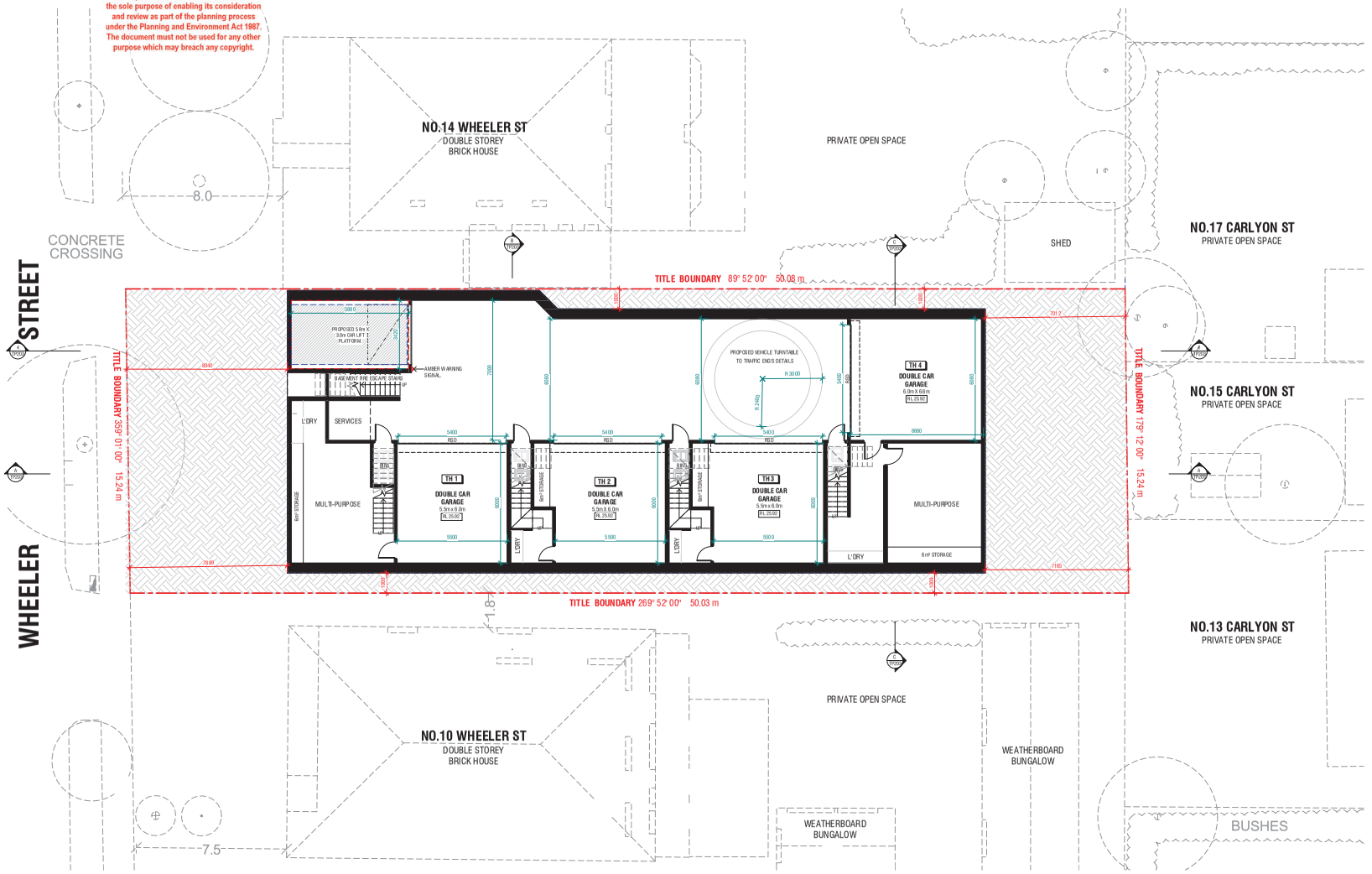
AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ SITE PLAN & DESIGN RESPONSE
ISSUE \ TOWN PLANNING

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SCALE \ 1 : 100 @ A1
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## LEGEND

- BOUNDARY
- EASEMENT
- BASEMENT BELOW
- FLOOR ABOVE
- XXXX TRAFFIC DRIVEWAY/GARAGE
- XXXX SETBACK/HT BYNGL
- 240 LITERS BIN
- LANDSCAPE
- TILE
- CLOTHES LINE
- VISUAL PROTECTION ZONE AS PER RESCODE CLAUSE 52.06-9 SPECIFICATION

### LEGEND

| | |
|---|---|
| RL: | RELATIVE LEVEL |
| NGL: | NATURAL GROUND LEVEL |
| HLW: | HIGHLIGHT WINDOW |
| POS: | PRIVATE OPEN SPACE |
| SPOS: | SECLUDED PRIVATE OPEN SPACE |
| OG: | OBSCURED GLAZING |
| W: | HABITABLE WINDOW |
| NW: | NON-HABITABLE WINDOW |
| DW: | DOOR WITH HABITABLE WINDOW |
| RWT: | RAINWATER TANK |
| BG: | BOX GUTTER |
| SL: | SKYLIGHT |
| RW: | RAKED WINDOW |

### NOTES:

- ALL EXISTING TREES ON SITE TO BE REMOVED.
- ALL SANITARY FIXTURES TO BE PLUMBED TO RAINWATER TANK FOR TOILET FLUSHING.
- ALL AWNING WINDOWS TO BE INSTALLED WITH A RETRACTOR TO A MAXIMUM OPENING OF 125mm.
- ALL SCREENS TO BE A MAXIMUM VISIBILITY OF 25% UNLESS STATED OTHERWISE.
- ALL FRONT ENTRIES AND GARAGE OPENINGS TO BE INSTALLED WITH SENSOR LIGHTS ABOVE.
- COMMUNAL LIGHTING TO BE INSTALLED ALONG COMMON FOOTPATH.

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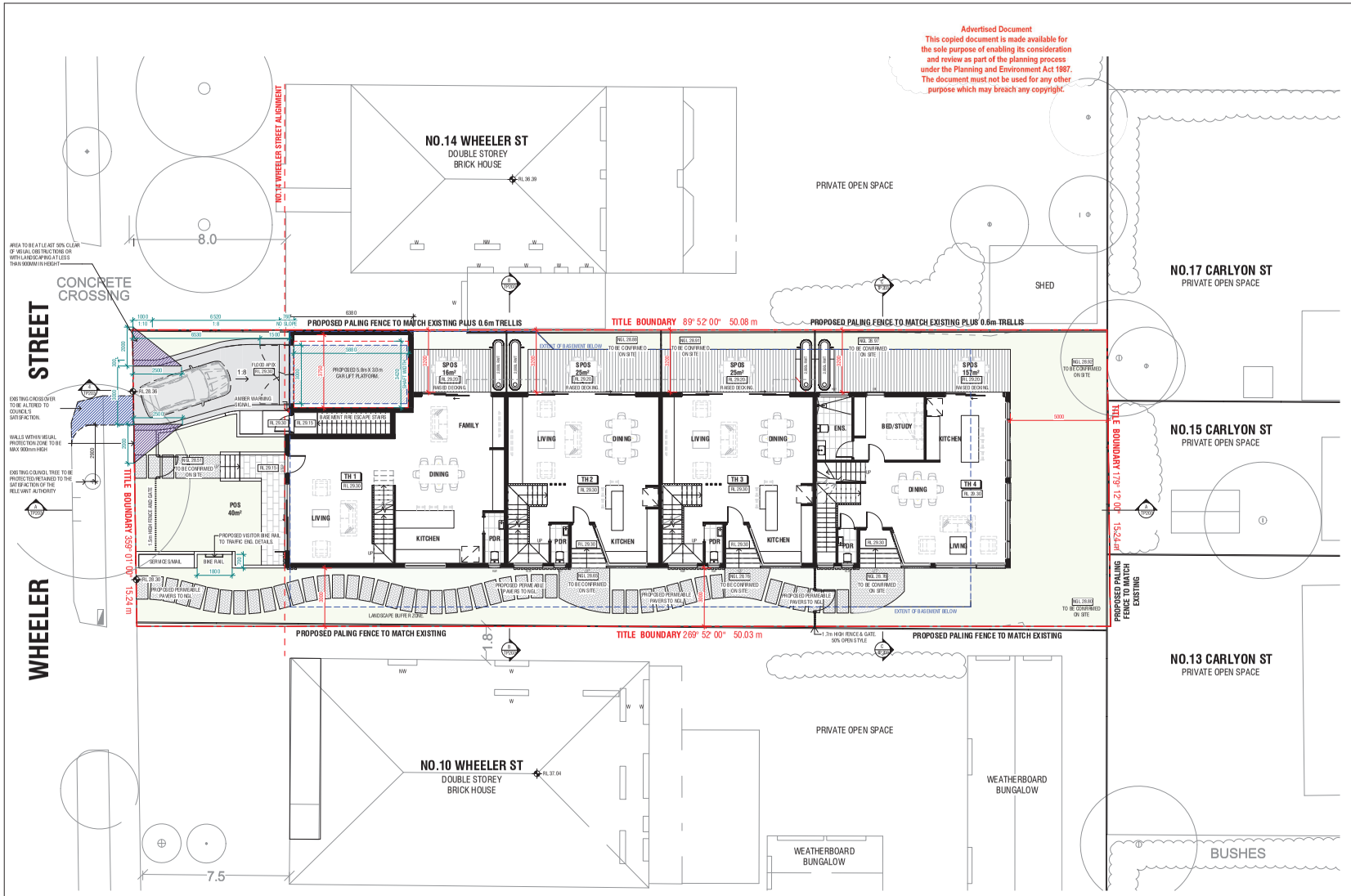
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PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ BASEMENT FLOOR PLAN
ISSUE \ TOWN PLANNING
SCALE \ 1 : 100 @ A1
PROJECT NO \ TA18002
DRAWING NO \ TP101
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## LEGEND

- BOUNDARY
- EASEMENT
- BASEMENT BELOW
- FLOOR ABOVE
- XXXX TRAFFIC DRIVEWAY/GARAGE
- XXXX SETBACK/HT BYNGL
- 240 LITERS BIN
- LANDSCAPE
- TILE
- CLOTHES LINE
- VISUAL PROTECTION ZONE AS PER RESCODE CLAUSE 52.06-9 SPECIFICATION

LEGEND

| | |
|---|---|
| RL: | RELATIVE LEVEL |
| NGL: | NATURAL GROUND LEVEL |
| HLW: | HIGHLIGHT WINDOW |
| POS: | PRIVATE OPEN SPACE |
| SPOS: | SECLUDED PRIVATE OPEN SPACE |
| OG: | OBSCURED GLAZING |
| W: | HABITABLE WINDOW |
| NW: | NON-HABITABLE WINDOW |
| DW: | DOOR WITH HABITABLE WINDOW |
| RWT: | RAINWATER TANK |
| BG: | BOX GUTTER |
| SL: | SKYLIGHT |
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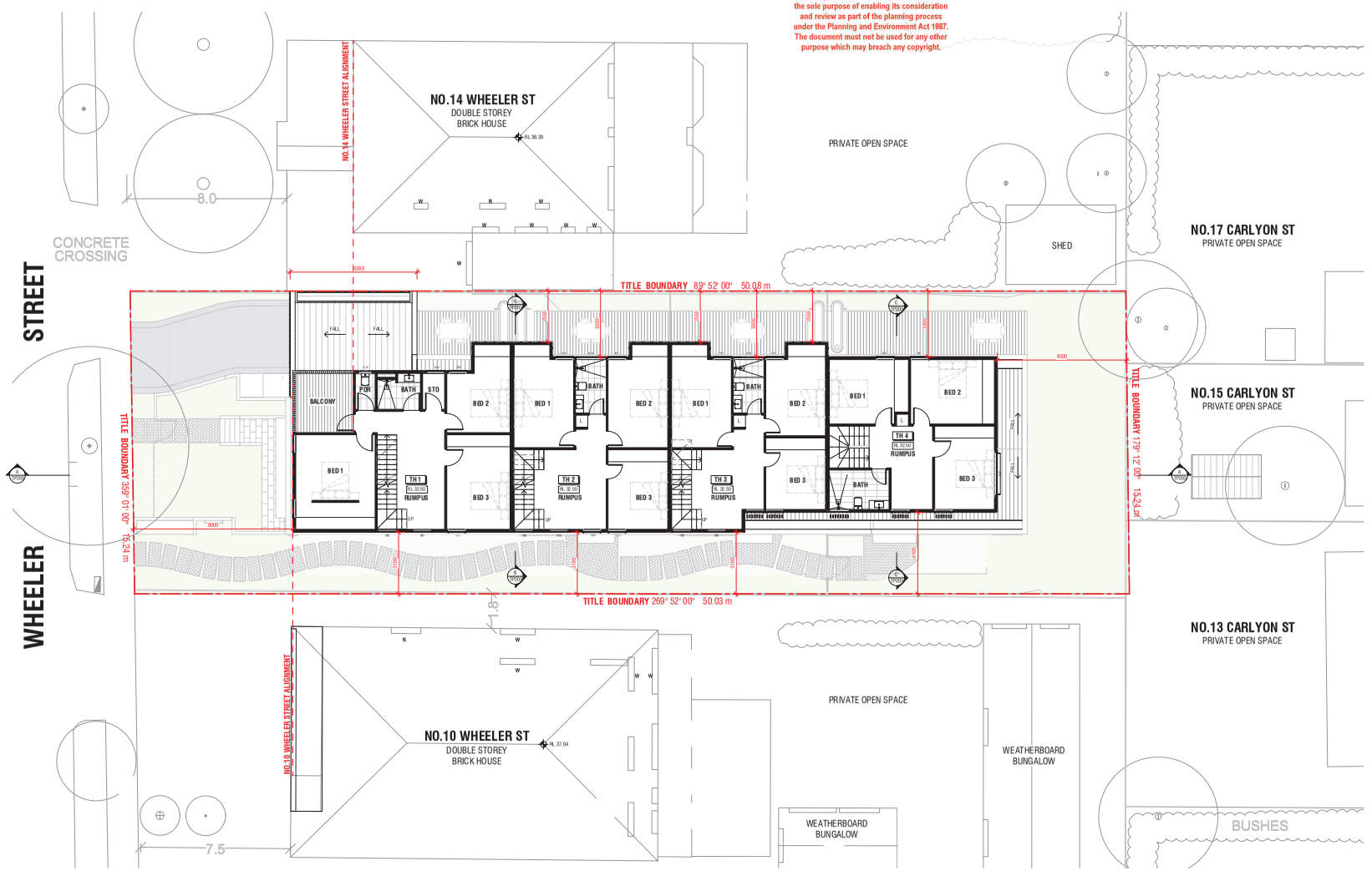
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CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ GROUND FLOOR PLAN
ISSUE \ TOWN PLANNING

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PROJECT NO \ TA18002
DRAWING NO \ TP102

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## LEGEND

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- EASEMENT
- BASEMENT BELOW
- FLOOR ABOVE
- XXX X TRAFFIC DRIVEWAY/GARAGE
- XXX X SETBACK/HT BYNGL
- 240 LITERS BIN
- LANDSCAPE
- TILE
- CLOTHES LINE
- VISUAL PROTECTION ZONE AS PER RESCODE CLAUSE 52.06-9 SPECIFICATION

LEGEND

| | |
|---|---|
| RL: | RELATIVE LEVEL |
| NGL: | NATURAL GROUND LEVEL |
| HLW: | HIGHLIGHT WINDOW |
| POS: | PRIVATE OPEN SPACE |
| SPOS: | SECLUDED PRIVATE OPEN SPACE |
| OG: | OBSCURED GLAZING |
| W: | HABITABLE WINDOW |
| NW: | NON-HABITABLE WINDOW |
| DW: | DOOR WITH HABITABLE WINDOW |
| RWT: | RAINWATER TANK |
| BG: | BOX GUTTER |
| SL: | SKYLIGHT |
| RW: | RAKED WINDOW |

NOTES:

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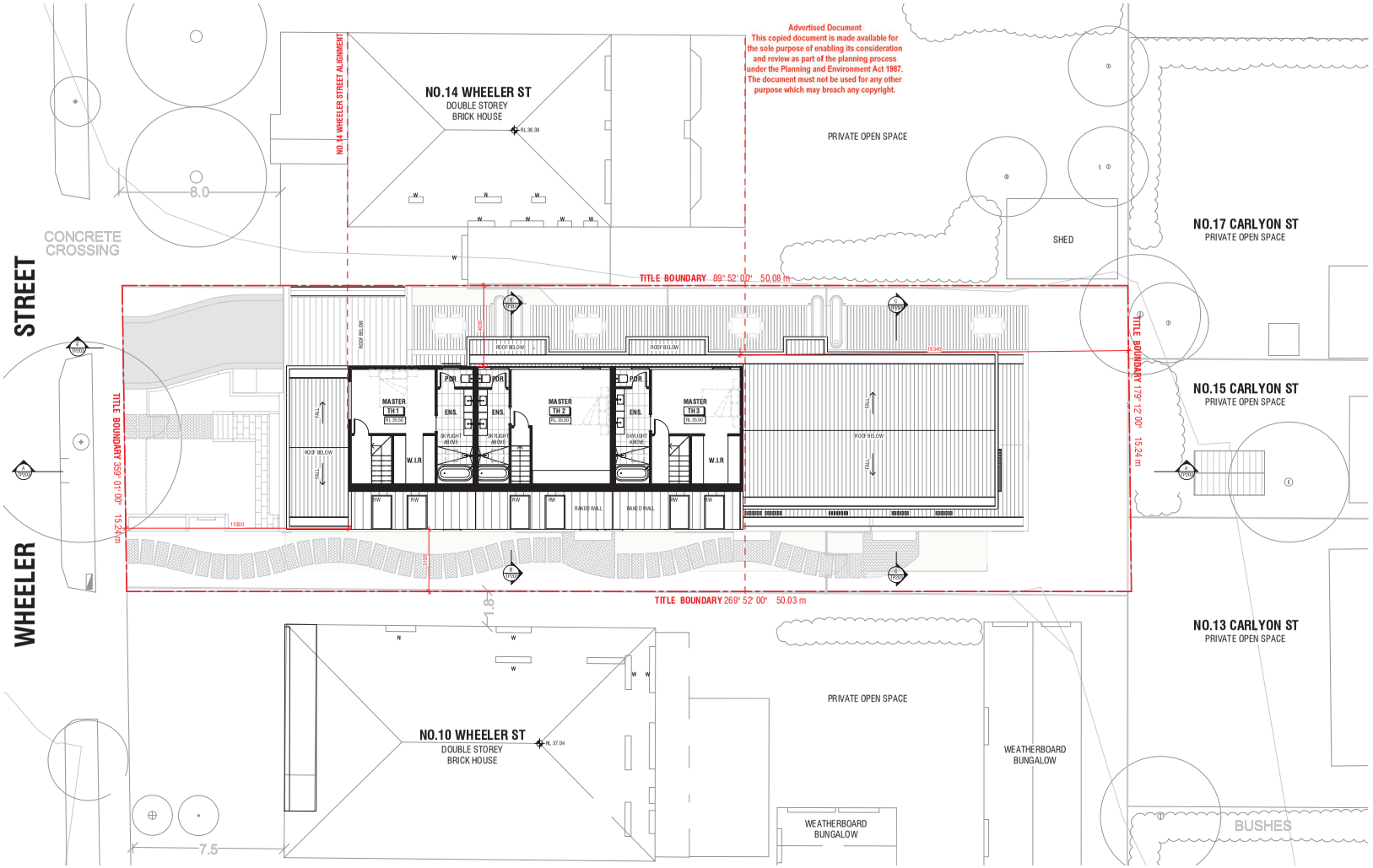
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CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ FIRST FLOOR PLAN
ISSUE \ TOWN PLANNING

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SCALE \ 1 : 100 @ A1
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## LEGEND

BOUNDARY
EASEMENT
BASEMENT BELOW
FLOOR ABOVE
XXX X TRAFFIC DRIVEWAY/GARAGE
XXX X SETBACK/HT BY NGL
240 LITERS BIN
LANDSCAPE
TILE
CLOTHES LINE
VISUAL PROTECTION ZONE AS PER RESCODE CLAUSE 52.06-9 SPECIFICATION
2000
250 0

LEGEND

| | |
|---|---|
| RL: | RELATIVE LEVEL |
| NGL: | NATURAL GROUND LEVEL |
| HLW: | HIGHLIGHT WINDOW |
| POS: | PRIVATE OPEN SPACE |
| SPOS: | SECLUDED PRIVATE OPEN SPACE |
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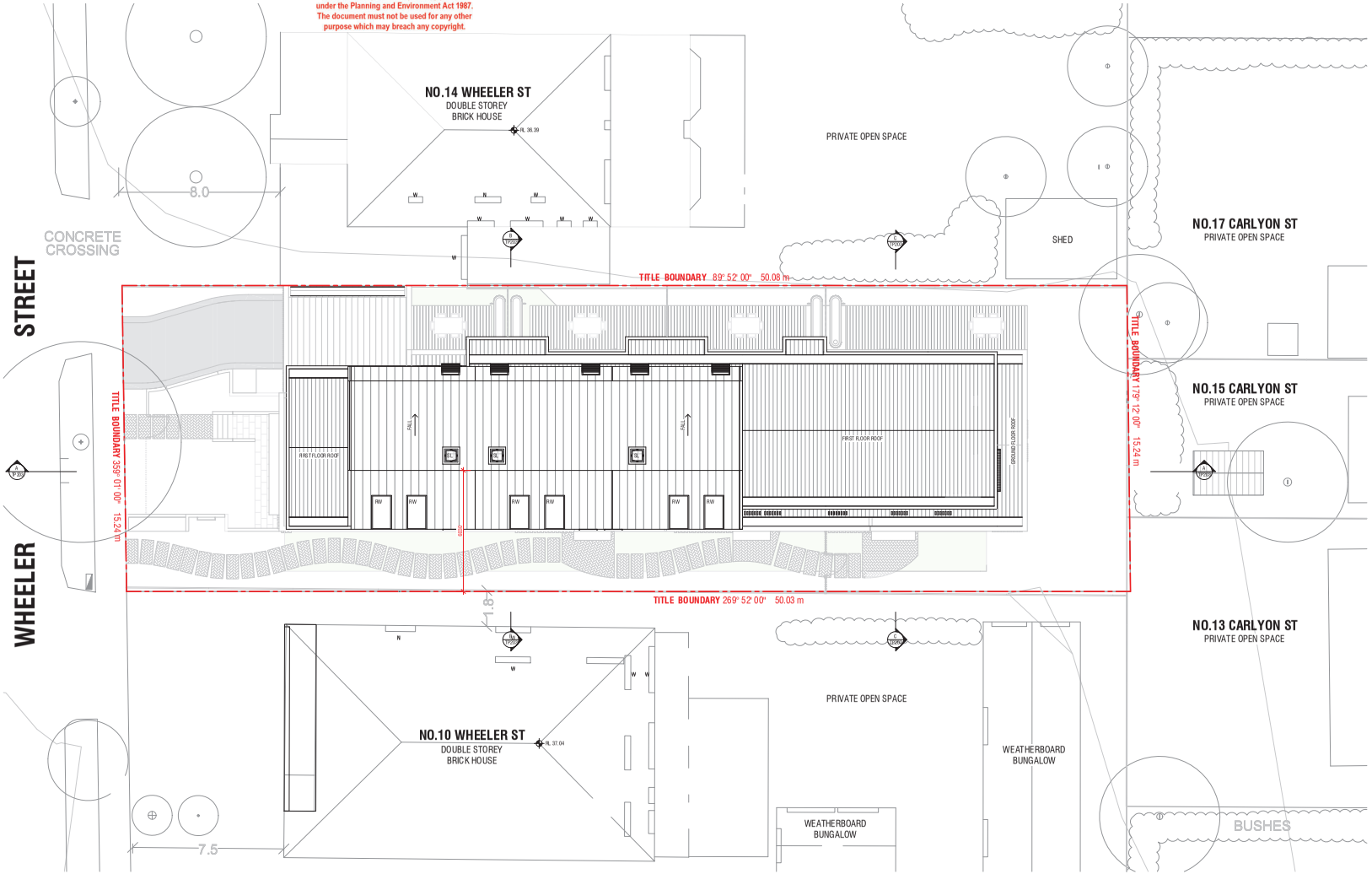
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CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
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ISSUE \ TOWN PLANNING

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## LEGEND

BOUNDARY
EASEMENT
BASEMENT BELOW
FLOOR ABOVE
XX.XX TRAFFIC DRIVEWAY/GARAGE
XX.XX SETBACK/RF BYNGL
240 LITERS BIN
LANDSCAPE
TILE
CLOTHES LINE
VISUAL PROTECTION ZONE AS PER RESCODE CLAUSE 52.06-9 SPECIFICATION
2000
2500

LEGEND

| | |
|---|---|
| RL: | RELATIVE LEVEL |
| NGL: | NATURAL GROUND LEVEL |
| HLW: | HIGHLIGHT WINDOW |
| POS: | PRIVATE OPEN SPACE |
| SPOS: | SECLUDED PRIVATE OPEN SPACE |
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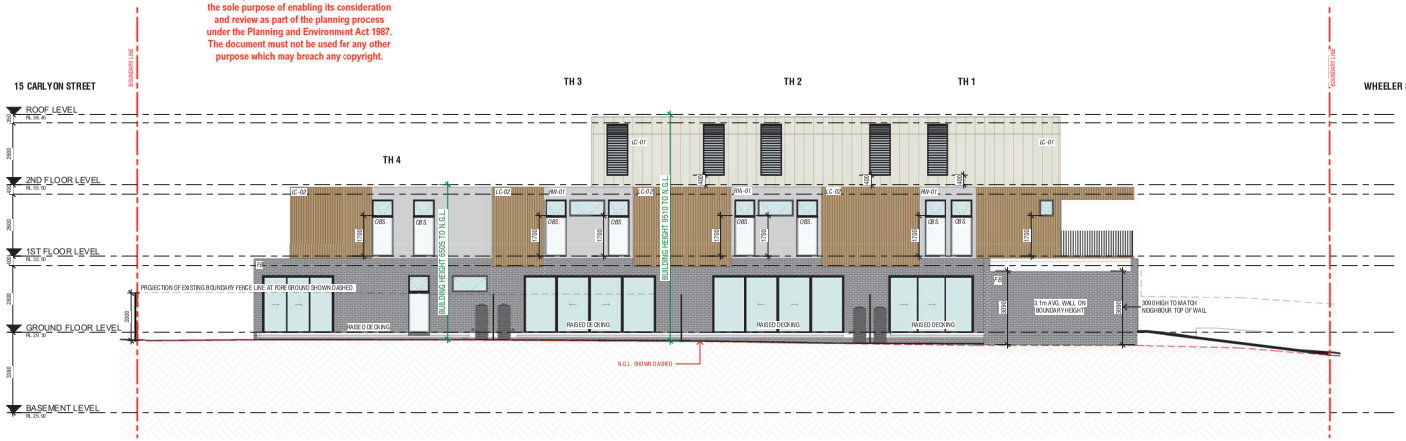
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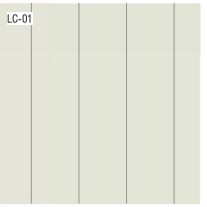



## NORTH ELEVATION
1 : 100

## MATERIAL SCHEDULE

| TAG: | MATERIAL: | COLOUR: |
|---|---|---|
| FB | FACE BRICK | LIGHT GREY |
| LC-01 | LIGHTWEIGHT VERTICAL CLADDING | LIGHT |
| LC-02 | LIGHTWEIGHT VERTICAL CLADDING | TIMBER LOOK ALIKE |
| RW-01 | RENDERED FINISH | OFF WHITE |













## SOUTH ELEVATION
1 : 100

LEGEND :

| | |
|---|---|
| RL | - RELATIVE LEVEL |
| OBS | - OBSCURED GLAZING |
| SCREENED | - 25% MAX VISIBILITY SCREEN. |
| SL | - SKYLIGHT |
| NGL | - NATURAL GROUND LEVEL |
| RSD | - ROLLER SHUTTER DOOR |

NOTES:

- REFER TO APPROVED LANDSCAPE PLAN FOR PROPOSED LANDSCAPING DETAILS
- REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS
- REFER TO SMP REPORT FOR FURTHER DETAILS OF SUSTAINABILITY MEASURES
- ALL AWNING WINDOWS TO BE INSTALLED WITH A RETRACTOR TO A MAXIMUM OPENING OF 125mm
- ALL SCREENS TO BE A MAXIMUM 25% VISIBILITY UNLESS NOTED OTHERWISE.

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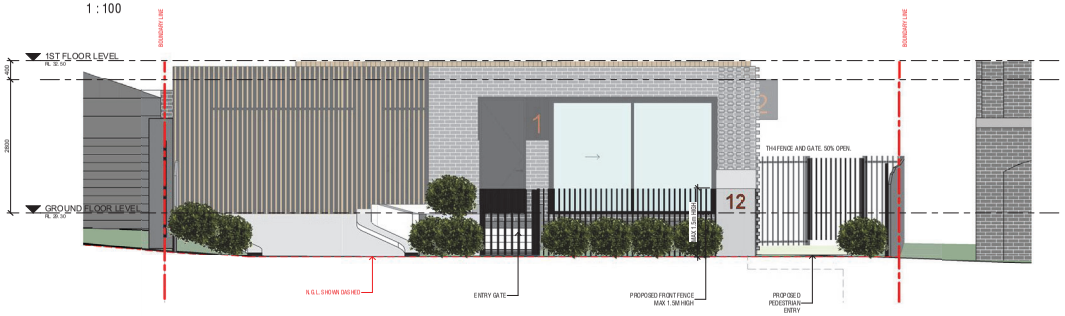
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CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ ELEVATIONS
ISSUE \ TOWN PLANNING

SCALE \ 1 : 100 @ A1
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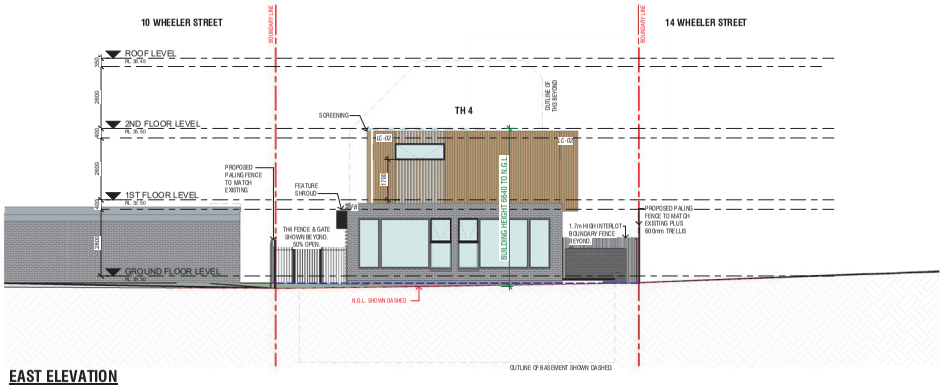

**WEST ELEVATION** STREETSCAPE/FRONT FENCE ELEVATION

1 : 100




**FRONT FENCE ELEVATION**

1 : 50



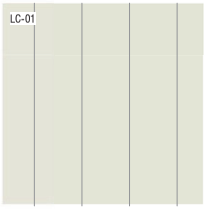

**EAST ELEVATION**

1 : 100

## MATERIAL SCHEDULE

| TAG: | MATERIAL: | COLOUR: |
|---|---|---|
| FB | FACE BRICK | LIGHT GREY |
| LC-01 | LIGHTWEIGHT VERTICAL CLADDING | LIGHT |
| LC-02 | LIGHTWEIGHT VERTICAL CLADDING | TIMBER LOOK ALIKE |
| RW-01 | RENDERED FINISH | OFF WHITE |










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LEGEND :

| | |
|---|---|
| RL | - RELATIVE LEVEL |
| OBS | - OBSCURED GLAZING |
| SCREENED | - 25% MAX VISIBILITY SCREEN. |
| SL | - SKYLIGHT |
| NGL | - NATURAL GROUND LEVEL |
| RSD | - ROLLER SHUTTER DOOR |

NOTES:

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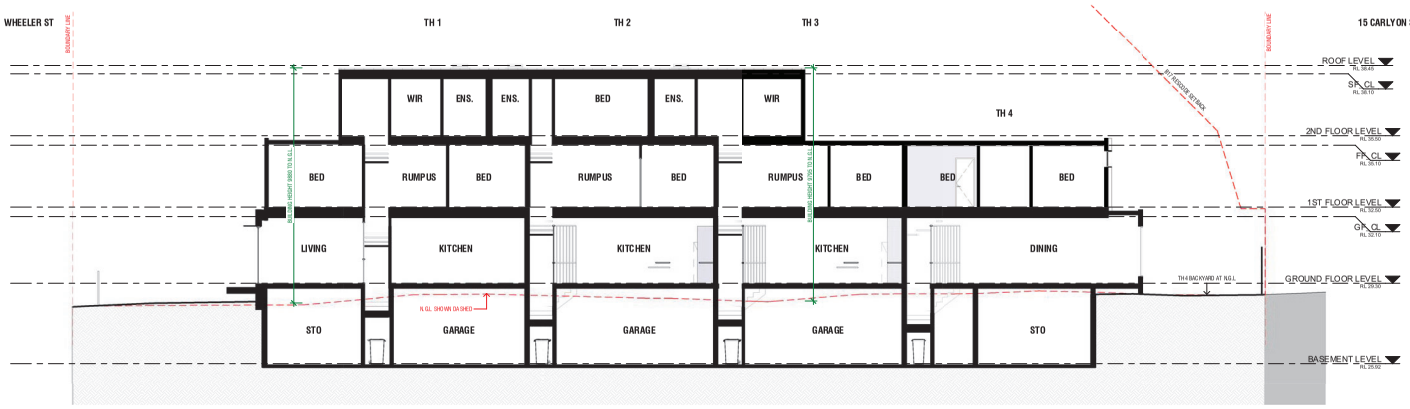
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AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ ELEVATIONS
ISSUE \ TOWN PLANNING

SCALE \ As indicated @ A1
PROJECT NO \ TA18002
DRAWING NO \ TP202
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**SECTION AA**
1 : 100

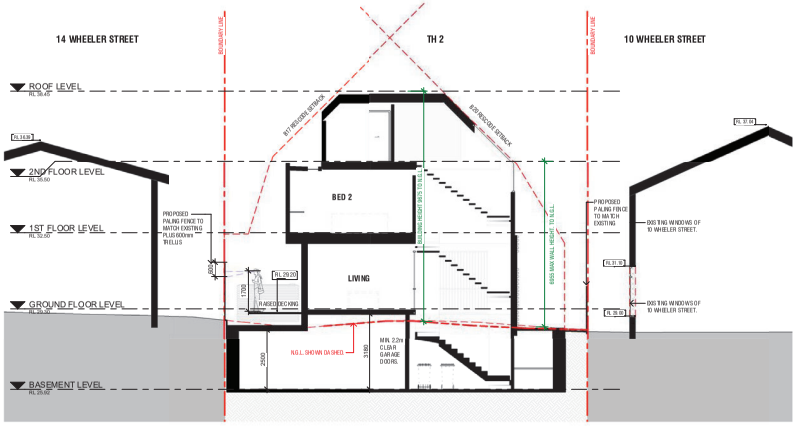
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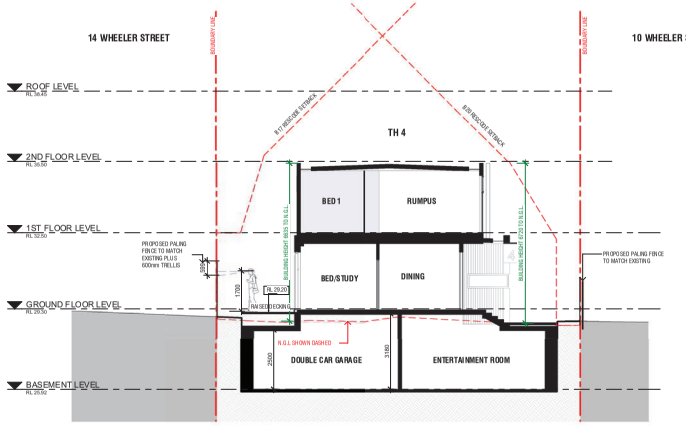
| | |
|---|---|
| RL | - RELATIVE LEVEL |
| OBS | - OBSCURED GLAZING |
| SCREENED | - 25% MAX VISIBILITY SCREEN. |
| SL | - SKYLIGHT |
| N.G.L | - NATURAL GROUND LEVEL |
| RSD | - ROLLER SHUTTER DOOR |

NOTES:

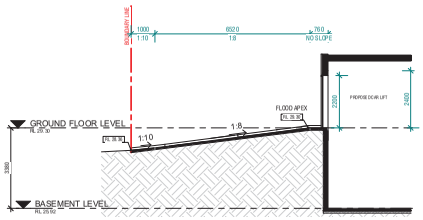
- REFER TO APPROVED LANDSCAPE PLAN FOR PROPOSED LANDSCAPING DETAILS
- REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS
- REFER TO SMP REPORT FOR FURTHER DETAILS OF SUSTAINABILITY MEASURES
- ALL AWNING WINDOWS TO BE INSTALLED WITH A RETRACTOR TO A MAXIMUM OPENING OF 125mm
- ALL SCREENS TO BE A MAXIMUM 25% VISIBILITY UNLESS NOTED OTHERWISE.




**SECTION BB**
1 : 100




**SECTION CC**
1 : 100




**RAMP SECTION**
1 : 100

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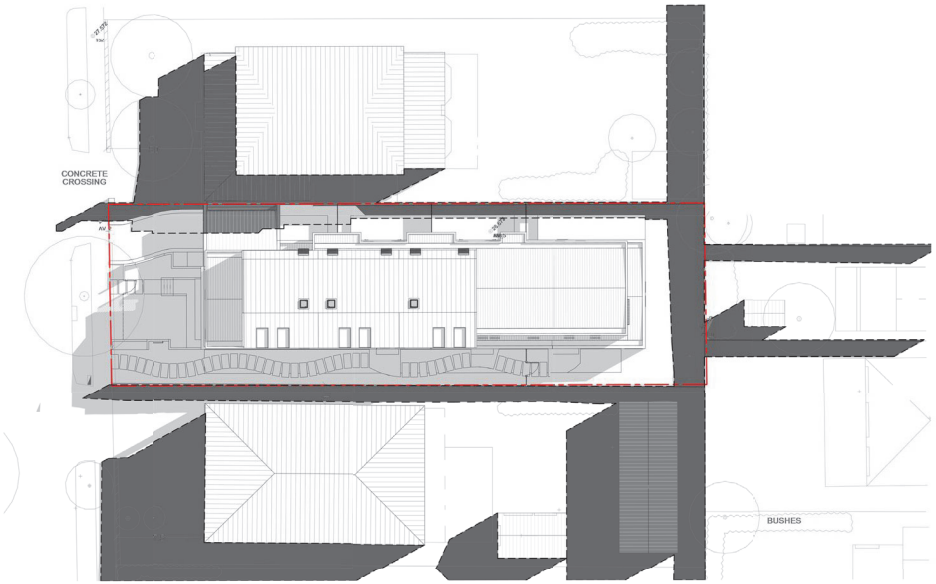
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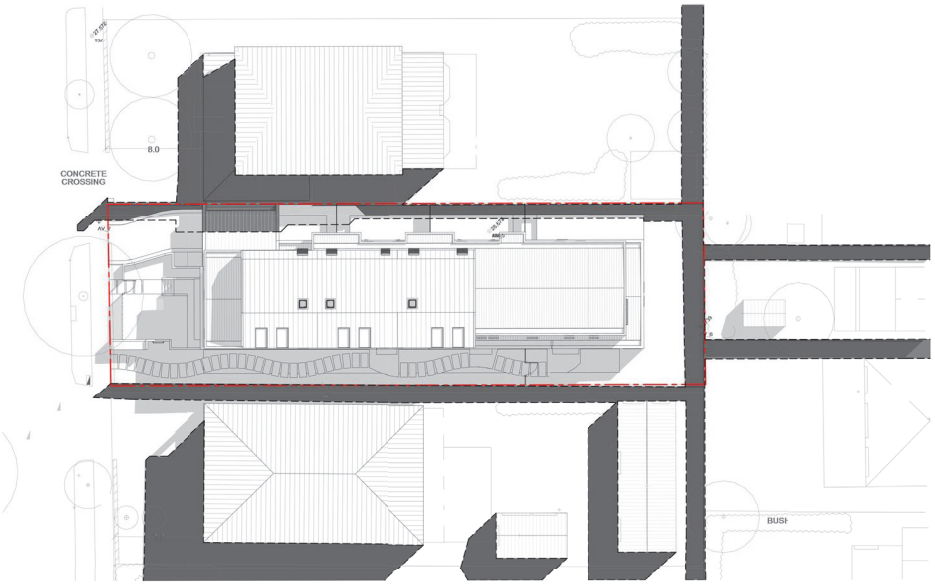
AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ SECTIONS
ISSUE \ TOWN PLANNING
SCALE \ 1 : 100 @ A1
PROJECT NO \ TA18002
DRAWING NO \ TP203
DRAWN BY \ CO
CHECKED \
REVISION \ A
DATE \ JAN 18'

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**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 9AM**
1 : 200




**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 10AM**
1 : 200

EXISTING SHADOWS

ADDITIONAL SHADOWS TO SECLUDED PRIVATE OPEN SPACE

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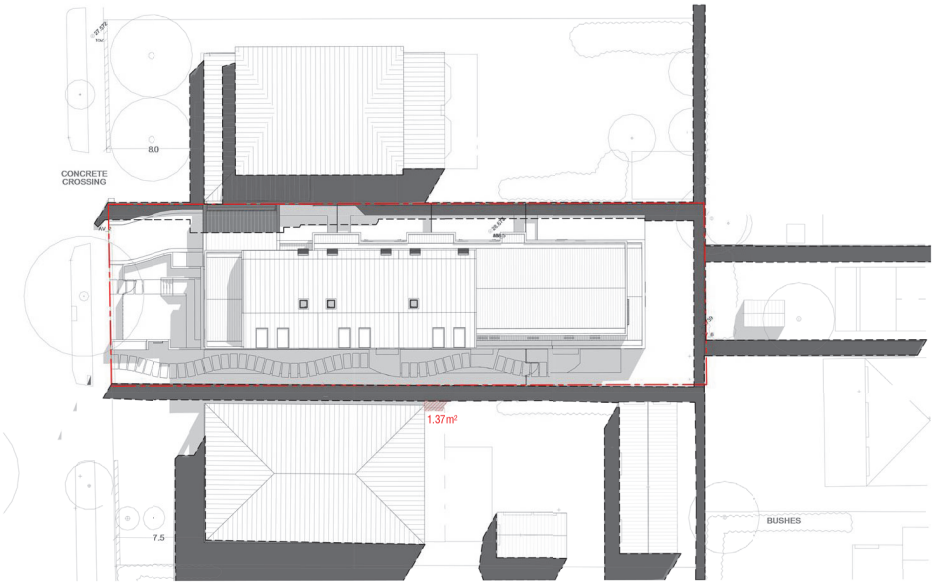
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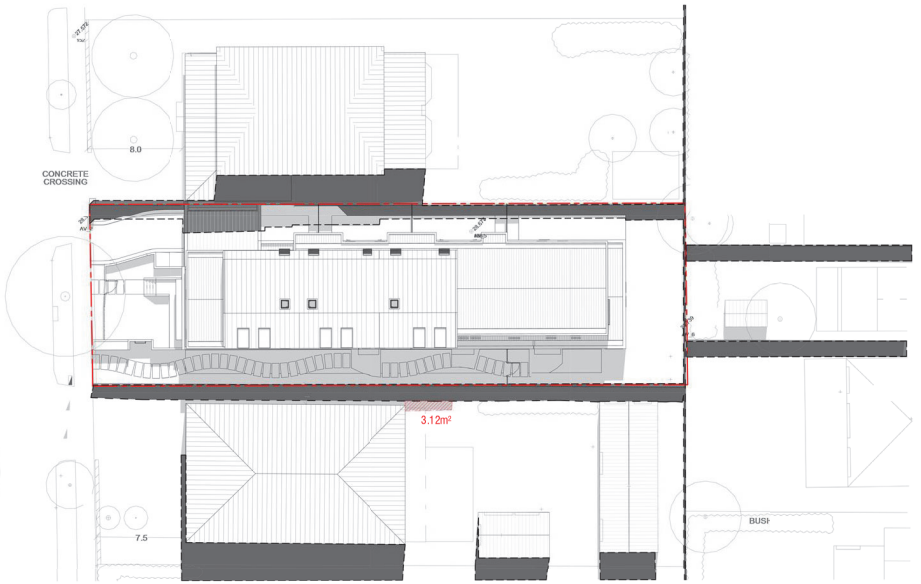
| REVISION \ | REV. DATE \ | DESCRIPTION \ | AUTH \ | CHK \ |
|---|---|---|---|---|
| A | 27/06/2018 | ISSUE FOR RFI RESPONSE | | |

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ SHADOW DIAGRAMS
ISSUE \ TOWN PLANNING
SCALE \ As indicated @ A1
PROJECT NO \ TA18002
DRAWING NO \ TP301
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**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 11AM**
1 : 200




**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 12PM**
1 : 200

EXISTING SHADOWS

ADDITIONAL SHADOWS TO SECLUDED PRIVATE OPEN SPACE

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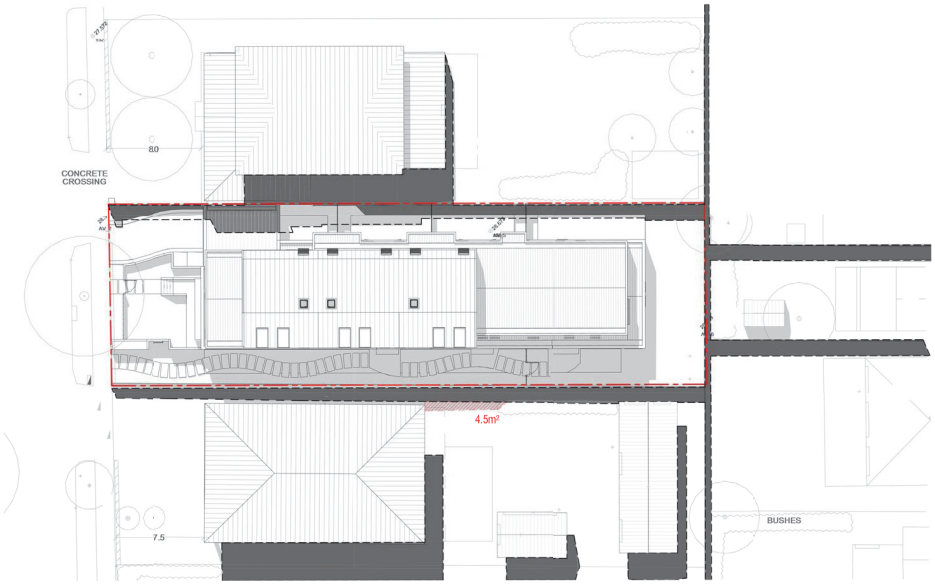
AUTH: CHK:

PROJECT: 12 WHEELER ST, ORMOND
CLIENT: JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE: SHADOW DIAGRAMS
ISSUE: TOWN PLANNING

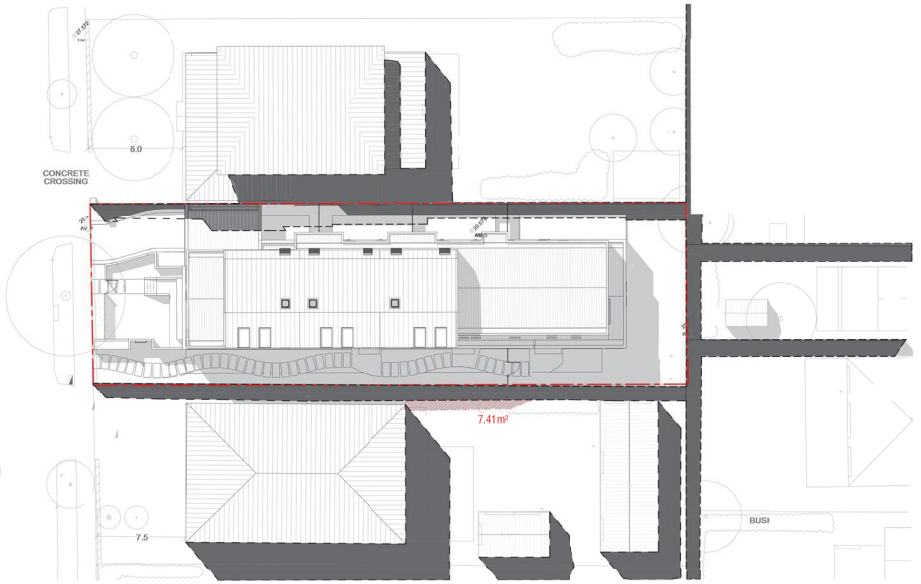
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SCALE: As indicated @ A1
PROJECT NO.: TA18002
DRAWING NO.: TP302
DRAWN BY: CO
CHECKED:
REVISION: A
DATE: JAN 18'

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**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 1PM**
1 : 200




**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 2PM**
1 : 200

EXISTING SHADOWS

ADDITIONAL SHADOWS TO SECLUDED PRIVATE OPEN SPACE

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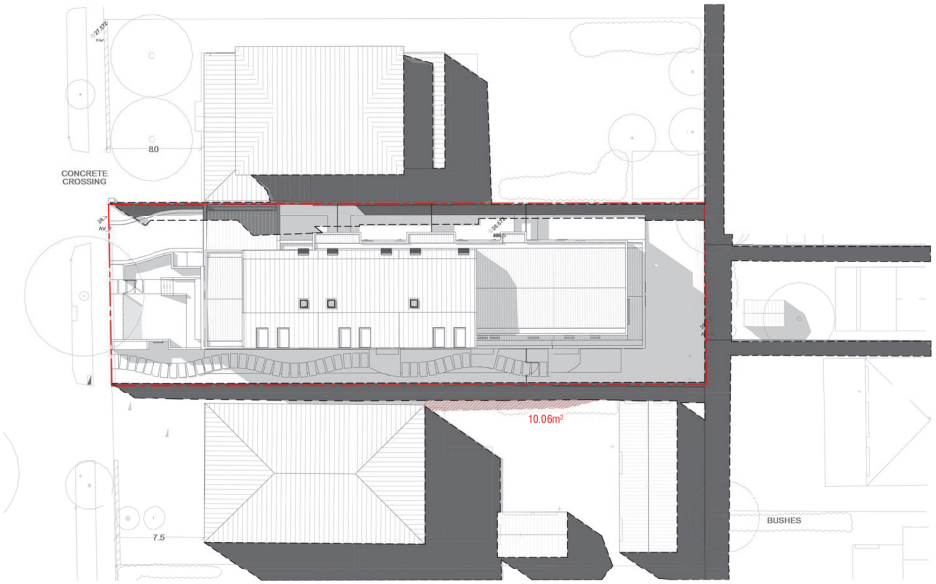
AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ SHADOW DIAGRAMS
ISSUE \ TOWN PLANNING

N

SCALE \ As indicated @ A1
PROJECT NO. \ TA18002
DRAWING NO. \ TP303
DRAWN BY \ CO
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DATE \ JAN 18'

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**PROPOSED DEVELOPMENT SHADOW DIAGRAM - 22 SEPT, 3PM**

1 : 200

EXISTING SHADOWS

ADDITIONAL SHADOWS TO SECLUDED PRIVATE OPEN SPACE

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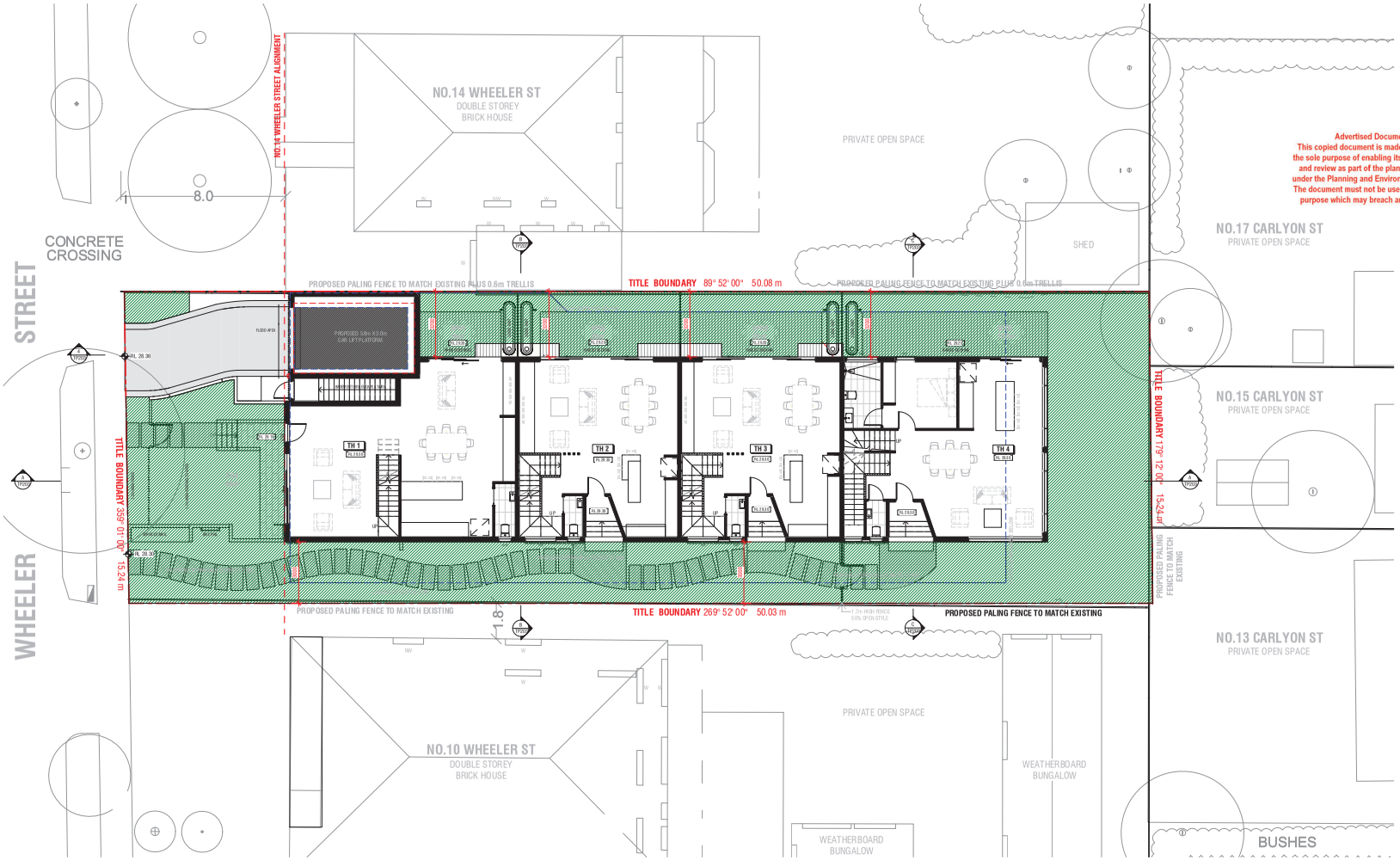
AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ SHADOW DIAGRAMS
ISSUE \ TOWN PLANNING

N

SCALE \ As indicated @ A1
PROJECT NO. \ TA18002
DRAWING NO. \ TP304

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REVISION \ A
DATE \ JAN 18'




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| | |
|---|---|
| LOT AREA: | 763m² |
| GARDEN AREA: | 363m² |
| PERCENTAGE: | 48% |

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AUTH \ CHK \

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ GARDEN AREA PLAN
ISSUE \ TOWN PLANNING

N

SCALE \ 1 : 100 @ A1
PROJECT NO \ TA18002
DRAWING NO \ TP405
DRAWN BY \ CO
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DATE \ JAN 18'

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**TOWNHOUSE ENTRANCES**

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| | 27/06/2018 | ISSUE FOR RFI RESPONSE | | |

PROJECT \ 12 WHEELER ST, ORMOND
CLIENT \ JIANGWANG INTERNATIONAL PTY LTD
DRAWING TITLE \ 3D PERSPECTIVES
ISSUE \ TOWN PLANNING
SCALE \ @ A1
PROJECT NO. \ TA18002
DRAWING NO. \ TP501
DRAWN BY \ CO
CHECKED \
REVISION \ A
DATE \ JAN 18'

## 9.2 749-753 GLEN HUNTLY ROAD, CAULFIELD

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

***Trim No:*** *18/1274942*

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

### PURPOSE AND SUMMARY

The purpose of this report is to provide an assessment and recommendation for a planning permit application for the demolition of the existing building and construction of a 4 storey building comprising 9 apartments and a shop and a reduction in the car parking requirement for the shop.

The application was advertised and 2 objections were received with concerns ranging from visual bulk and excessive height to increased traffic.

Subject to conditions to increase some of the front and rear setbacks and reduce the overall building height, the proposal is considered to be generally in accordance with the Glen Eira Planning Scheme and it is recommended that a Notice of Decision to Grant a Planning Permit be issued.



## RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-32108/2018 for the demolition of the existing building and construction of a 4 storey building on land within the Heritage Overlay, use of the land for the purpose of dwellings and reduction of the car parking requirement for a shop at 749-753 Glen Huntly Road, Caulfield in accordance with the following conditions:

Amended Plans

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as Drawing No's. TP.100-TP.104, TP.200-TP.201 and TP.300 (all Revision 01), prepared by Chatsworth Constructions and dated 14 September 2018) but modified to show:
   (a) The overall height of the building measured to the top of the parapets of the third floor at the front, sides and rear of the building to be reduced by not less than 0.6m. This may be achieved by reducing the floor to ceiling heights and/or a reduction in the inter-floor spaces.
   (b) The front wall and balcony of the third floor to be setback by an additional 1.0m from the front boundary of the site.
   (c) The rear wall of the second and third floors to be setback by an additional 1.0m from the rear boundary of the site.
   (d) The screens on the north-facing balconies to be modified so that they are not more than 25% transparent (eg, with upward angled louvres or similar).
   (e) Notes to demonstrate the achievement of the required cooling load as prescribed in Standard D6 of ResCode (Energy Efficiency).
   (f) Notes to demonstrate rainwater collection for non-drinking purposes and the provision of a stormwater management system as prescribed in Standard D13 of ResCode (Integrated Water and Stormwater Management).
   (g) The deletion of the visitor bicycle parking space on the footpath and replacement with a visitor bicycle parking space within the building.
   (h) The front verandah to be setback not less than 750mm from the face of the kerb.
   (i) All air conditioner units to be relocated to be clear of the car spaces.

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

Street Tree Protection

2. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street trees.

3. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around each street tree at a radius of 2.0 metres from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

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

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

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

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

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

5. No excavation is to come within 2.0 metres of the existing street trees (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

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

Management Plans

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

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

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

(a) Delivery and unloading points and expected frequency;
(b) Truck haulage routes, circulation spaces and queuing lanes;
(c) Details of how traffic and safe pedestrian access will be managed, particularly during the drop-off and pick-up times of the Carnegie Primary School. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
(d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
(e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
(f) Any requirements outlined within this permit as required by the relevant referral authorities;
(g) Hours for construction activity in accordance with any other condition of this permit;
(h) Measures to control noise, dust, water and sediment laden runoff;
(i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
(j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.

<u>Car Parking</u>

8. The car parking allocation for the approved development must be:
- Not less than one (1) car space for each one or two bedroom apartment;
- Not less than two (2) car spaces for each three or more bedroom apartment;
- Not less than one (1) car space for the shop, marked accordingly.

9. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:

(a) constructed;
(b) properly formed to such levels that they can be used in accordance with the plans;
(c) surfaced with an all weather sealcoat;
(d) drained;
(e) line-marked to indicate each car space and all access lanes;
(f) clearly marked to show the direction of traffic along the access lanes and driveways;

to the satisfaction of the Responsible Authority.

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

General

10. Prior to the occupation of the development, the walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.

11. Before the development is occupied, the provision and design of bicycle parking facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority.

12. During the construction of the building allowed by this permit, the laneway adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment and the like, so as to maintain free vehicular passage to abutting benefiting properties at all times, unless otherwise allowed with the written consent of the Responsible Authority.

13. 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.

Expiry Date

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

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

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

**Notes:**

A. Residents of the dwellings and the staff of the shop allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).

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

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

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

D. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.

E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.

G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.

H. Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.

<u>Asset engineering requirements</u>

I. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations should be submitted to Council for approval prior any construction works. When approved these plans will be endorsed and form part of plans submitted with town planning permit application.

J. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.

K. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.

L. Any firefighting equipment for the building shall be accommodated within title boundary. Submitted plans are not showing location of any hydrant / booster. Council will not allow private fire equipment in the Road Reserve.

M. Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.

N. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.

| | |
|---|---|
| **Address** | 749-753 Glen Huntly Road, Caulfield |
| **Title details** | Lot 9 on LP007252 |
| **Restrictions on title** | There is a restriction that prohibits the digging and removal of sand and gravel except for the foundations of buildings, parts of buildings or gardens<br>The proposal will not breach this restriction |
| **Proposal** | Demolition of the existing building and construction of a 4 storey building on land within the Heritage Overlay, use of the land for the purpose of dwellings and reduction of the car parking requirement for a shop |
| **Zoning and Overlay Controls** | Commercial 1 Zone<br>Heritage Overlay<br>Parking Overlay<br>Area of Aboriginal Cultural Heritage Sensitivity |
| **Permit requirements** | A permit is required to use the land for the purpose of Accommodation (Dwellings) under Clause 34.01-1 of the Commercial 1 Zone<br>A permit is required to construct a building under Clause 34.01-4 of the Commercial 1 Zone<br>A permit is required for demolition and to construct a building under Clause 43.01-1 of the Heritage Overlay<br>A permit is required to reduce the number of car spaces required for a Shop under Clause 52.06-3 of the Car Parking provisions |
| **Relevant Planning Scheme provisions** | Heritage Policy |
| **Seriously entertained amendments** | None |
| **Notification** | Notice undertaken in accordance with Section 52 of the *Planning and Environment Act* 1987, including 2 notices on site and a notice mailed to 10 surrounding properties |
| **Submissions** | Two objections received which are detailed in the report |
| **Cultural Heritage Management Plan required** | None required |

**DESCRIPTION OF PROPOSAL**

Demolition of the existing building

Construction of a 4 storey building comprising 9 apartments and a shop

The apartments would each have 2 bedrooms

Vehicle access would be from Murray Lane at the rear

A total of 10 car spaces would be provided comprising 9 resident car spaces and 1 car space for the shop

Maximum overall building height would be approximately 15.8m

## LAND DESCRIPTION AND SURROUNDING AREA

The site is occupied by a double storey 1960's building formerly used as a bank

There is a laneway at the rear of the site known as Murray Lane

Land to the north is occupied by single and double storey dwellings with their rear yards adjoining Murray Lane

Land to the south is occupied by the Caulfield Primary School

Land to the east and west is occupied by double storey shop buildings

## RELEVANT HISTORY

The site was previously occupied by the Commonwealth Bank

## CONSULTATION AND ENGAGEMENT

There were 2 objections received as part of the notification process which included the following concerns:

- Visual bulk impact on the dwellings to the rear
- Height should be restricted to 3 storeys
- Increased traffic on Murray Lane

A Planning Conference was chaired by Cr. Hyams and attended by the applicant and one of the objectors.

No changes to the proposal were offered by the applicant.

## REFERRALS

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

| **Non-statutory referrals** | |
|---|---|
| Transport Planning | Two car spaces should be provided for the shop<br>The visitor bicycle parking space should be located within the building<br>The ground floor should be setback from the rear boundary to allow vehicles to pass in the laneway<br>Murray Lane and the local road network can accommodate the increase in traffic |
| Heritage Advisor | Demolition is acceptable provided that the replacement building has a 2 storey façade and the upper floors have minimal visibility when viewed form the footpath on the opposite side of Glen Huntly Road<br>The side elevations should have good articulation |
| Asset Engineering | No concerns |
| Park Services | Conditions are suggested for the protection of the street tree during construction |

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Neighbourhood character
- Heritage
- Height, scale and massing

- Amenity impacts
- Internal amenity
- Landscaping
- Car parking and traffic
- Management plan requirements
- Objectors concerns

Zoning and policy context

It is considered that the proposal is consistent with the following purposes of the Commercial 1 Zone:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses; and*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Dwellings are a permitted land use in the Commercial 1 Zone but this proposal requires a permit because the frontage at ground level is slightly greater than 2.0m. A Shop is a permitted use in the Commercial 1 Zone.

The site is in a Neighbourhood Activity Centre identified in Plan Melbourne and Council's Framework Plan. It is well served by public transport, is separated from sensitive residential interfaces by a 3m wide laneway and is suitable for an intensive form of development that would complement the well-established mixed use role of the Caulfield South Neighbourhood Centre.

Neighbourhood Centres are recognised in the Housing Diversity Area Policy as locations with significant opportunities for housing diversity at a lesser scale and density compared with the major activity centres of Bentleigh, Carnegie, Caulfield (the Phoenix Precinct) and Elsternwick. The Housing Diversity Area Policy supports apartment style development at first floor and above.

The proposal is considered to be consistent with the Housing Diversity Area Policy as follows:

- The dwellings will have a clearly identifiable pedestrian entry from Glen Huntly Road;
- The shop will provide an active frontage and retail function;
- The design and siting of the building (subject to increased rear setbacks), incorporates a stepped built form and balcony screens to minimise the visual bulk and overlooking impacts on the residential properties to the north;
- The 4 storey building height is considered to be compatible with the neighbourhood where there is an emerging change in character that includes new 4 and 5 storey mixed use buildings fronting Glen Huntly Road and new 3 storey apartment buildings in the residential areas to the north and south;
- The stepped front setbacks ensure that the building would not dominate the streetscape;
- Additional setbacks for the upper floors are recommended to minimise the visual bulk of the building when viewed from the residential properties to the rear; and
- Car parking and access is concealed at the rear.

The proposal is considered to be generally consistent with the Heritage Policy in that the application provides for the demolition of a non-contributory building and its replacement with a well-proportioned building that adopts the double storey heritage shop typology with recessed upper floors.

Overall, it is considered that the redevelopment of the site (with some increase in front and rear setbacks) will support the economic viability of the Caulfield South Neighbourhood

Centre and maintain the heritage character of the area, whilst ensuring that intensive development is appropriately located.

Neighbourhood character

The buildings fronting the northern side of Glen Huntly Road form a relatively intact precinct of 1-2 storey heritage shopfronts with the Caulfield Primary School and a modern mixed use building on the southern side of the road opposite the site. The residential area to the north of Murray Lane contains a variety of building types that includes old and new 3 storey apartment buildings and single and double storey dwellings. This area is included in the General Residential Zone where there is a 3 storey (10.5m) height limit.

The proposed building would comprise a double storey street wall with proportions similar to the other 2 storey contributory heritage buildings in the shopping strip. The upper floors would have a stepped appearance with setbacks from Glen Huntly Road of 4.5m and 5.7m for the second and third floor walls, respectively. The rear of the building would include stepped upper floors from Murray Lane with setbacks (measured to the 1.7m high balcony balustrades) of 1.4m, 1.4m and 4.8m for the first, second and third floors, respectively. When the 3.0m wide laneway is added to these setbacks, it is considered that the rear of the building would have a moderate visual bulk impact on the dwellings fronting Murray Street.

The building would be of a conventional modern architectural style with design detail comprising a mixture of materials, finishes and colours that would complement both the heritage character of Glen Huntly Road and the wider area where there is a variety of building styles, including traditional low-rise shopfronts and some modern multi-storey buildings.

Heritage

The siting and design of the proposal was assessed having regard to the considerations of Council's Heritage Policy and the decision guidelines of the Heritage Overlay.

The Heritage Policy allows for demolition of a non-contributory building in association with an application for a replacement building. Council's Heritage Advisor supports the demolition of the former Commonwealth Bank as it is not of the same Inter-war architectural style as the contributory heritage buildings in the area.

The Heritage Policy provides guidance for new buildings in Commercial Heritage Areas. It is considered that the proposal achieves a good level of compliance with the policy given the proportions and design detail of the double-storey façade which would respect the proportions and architectural style of the Inter-war buildings in this area.

It is acknowledged that Council's Heritage Advisor has suggested that the upper floors be setback further from Glen Huntly Road to minimise their visibility from the opposite side of the road. It is considered that a 1.0m increase in the front setback of the third floor in combination with a 0.6m reduction in the overall height of the building will achieve a satisfactory outcome.

The Heritage Overlay decision guidelines require an assessment to determine whether the location, bulk, form and appearance of a new building would not adversely affect, and would be in keeping with, the character and appearance of adjacent buildings and the heritage place.

It is considered that the height, scale and massing of the proposal would be suitable for the site's built form context which includes low-rise heritage buildings to the east and west along Glen Huntly Road and taller modern buildings in the wider area, particularly to the west.

Subject to a 1.0m increase in the front setback of the third floor and a reduction in the overall height of the building of at least 0.6m, the stepped setbacks of the upper floors from the front

of the site would ensure that the heritage streetscape would not be overwhelmed by the proposal.

The architectural quality of the building is considered to be acceptable with well-articulated facades featuring a variety of building materials, colours and finishes.

Height, scale and massing

It is considered that the scale and massing of the proposal would be suitable for the site's built form context, which includes low-rise heritage buildings and taller modern buildings in the wider area.

There are currently no maximum mandatory or discretionary height limits for this area. It is acknowledged that strategic planning work will be done by Council for this activity centre in the future and it is considered that the 4 storey height of the proposal will not prejudice the orderly planning of the area.

Subject to a 1.0m increase in the rear setback of the second floor and a 1.0m increase in the front and rear setbacks of the third floor and a reduction in the overall height of the building, the stepped form of the building would ensure that both the rear yards of dwellings to the north and the heritage streetscape would not be unreasonably affected by the visual bulk and visibility of the upper floors of the proposal.

Amenity Impacts

Whilst there are sensitive residential rear yard interfaces to the north, Murray Lane provides a 3.0m wide buffer that assists in mitigating the visual bulk of the building. Notwithstanding this, the building would be more visible than any other building adjoining Murray Lane.

A 1.0m increase in the rear setback of both the second and third floor walls would assist in minimising the visual bulk of the building as viewed from the nearest rear yards of 126, 128 and 130 Murray Street.

Whilst the plans show screening to limit overlooking from the rear-facing balconies, this detail will be required to be modified to ensure that the screens would not be more than 25% transparent to minimise any reduction in privacy for the Murray Street residents.

There would be no overshadowing of the rear yards of the dwellings fronting Murray Street.

Internal amenity

The apartments have been designed to ensure that they have good internal amenity which is demonstrated by a high level of compliance with the State Government's Better Apartment Design Standards (Clause 58 of ResCode) which apply to apartment buildings in commercial zones. Refer to the ResCode Table attached to this report.

Each apartment would have good access to daylight, well-proportioned living rooms and bedrooms and good internal storage. Each dwelling would have a balcony at least 2m wide with an area of at least 8sqm. Six of the nine balconies would have a northerly orientation affording very good solar access.

Notes will need to be added to the plans to demonstrate compliance with Standards D6 and D13 of ResCode in relation to Energy Efficiency and Integrated Water and Stormwater Management, respectively.

Landscaping

There is a street tree at the front of the site that will need to be protected during the construction of the building. Street tree protection conditions suggested by Council's Park Services Department are included in the recommendation.

Car parking and traffic

A total of 10 on-site car spaces are proposed with access from Murray Lane at the rear which connects to Murray Street. A total of 9 car spaces would be set aside for the dwellings and 1 car space for the shop.

The statutory parking requirement for a Shop is 3.5 car spaces/100sqm of leasable floor area. This equates to 4 car spaces, representing a shortfall of 3 car spaces. Council's Transport Planning Department has advised that it would prefer 2 car spaces for the shop. However, the applicant has provided survey results that demonstrate that there is adequate capacity in on-street parking in the area to accommodate the shortfall of 3 car spaces. In addition to the availability of on-street parking, the site has very good public transport options (Tram Routes 64 and 67) that provide an alternative sustainable transport option for staff and customers.

The plans show the provision of 2 on-site bicycle parking spaces for residents. A visitor bicycle parking space is shown on the footpath at the front of the site. This bicycle parking space will be required to be relocated within the building.

Council's Transport Planning Department has advised that the proposal would not have a significant impact on the operation and function of Murray Lane, Murray Street or the surrounding road network. Accordingly, it is considered an onerous requirement to require the ground floor to be setback to provide a vehicle passing area in Murray Lane. Furthermore, this suggestion would require a significant redesign of the proposal that would affect the location of the lift and stairs and compromise dwelling layouts.

A minor change to the plans is required to relocate 3 air conditioner units to be clear of the car spaces for the shop and 2 of the dwellings. Additionally, the front verandah must be provided with a 750mm setback from the face of the kerb.

A note will be included on the permit stating that no parking permits will be issued for residents and visitors.

Management plan requirements

A Construction Management Plan (CMP) and Waste Management Plan (WMP) are required. Conditions have been included outlining the requirements of these 2 management plans.

Objectors' concerns

The concerns of the objectors are acknowledged. As discussed in the preceding sections of this report, conditions have been included to increase the rear setbacks of the second and third floors of the proposal to minimise visual bulk. It is considered that adequate parking will be provided for residents and that the traffic and parking impacts will not overburden Murray Lane and the local road network.

## 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.




LOCATION MAP

NEW MIX-USED DEVELOPMENT

**749-753 GLEN HUNTLY ROAD, CAULFIELD**

PROJECT NO: C2529

TOWN PLANNING

REVISION 01
JULY 2018


| | |
|---|---|
| TP000 | LOCATION MAP / COVER SHEET |
| TP001 | NEIGHBOURHOOD & SITE DESCRIPTION PLAN |
| TP002 | DESIGN RESPONSE |
| TP100 | GROUND FLOOR PLAN |
| TP101 | FIRST FLOOR PLAN & BADS ASSESSMENT |
| TP102 | SECOND FLOOR PLAN & BADS ASSESSMENT |
| TP103 | SECOND FLOOR PLAN & BADS ASSESSMENT |
| TP104 | ROOF PLAN |
| TP200 | PROPOSED ELEVATIONS |
| TP201 | PROPOSED ELEVATIONS & SIGHT LINE DIAGRAM |
| TP300 | SECTIONS & PROPOSED DESIGN 3D IMAGES |
| TP400 | SHADOW DIAGRAMS |
| TP401 | SHADOW DIAGRAMS |
| TP402 | SHADOW DIAGRAMS |


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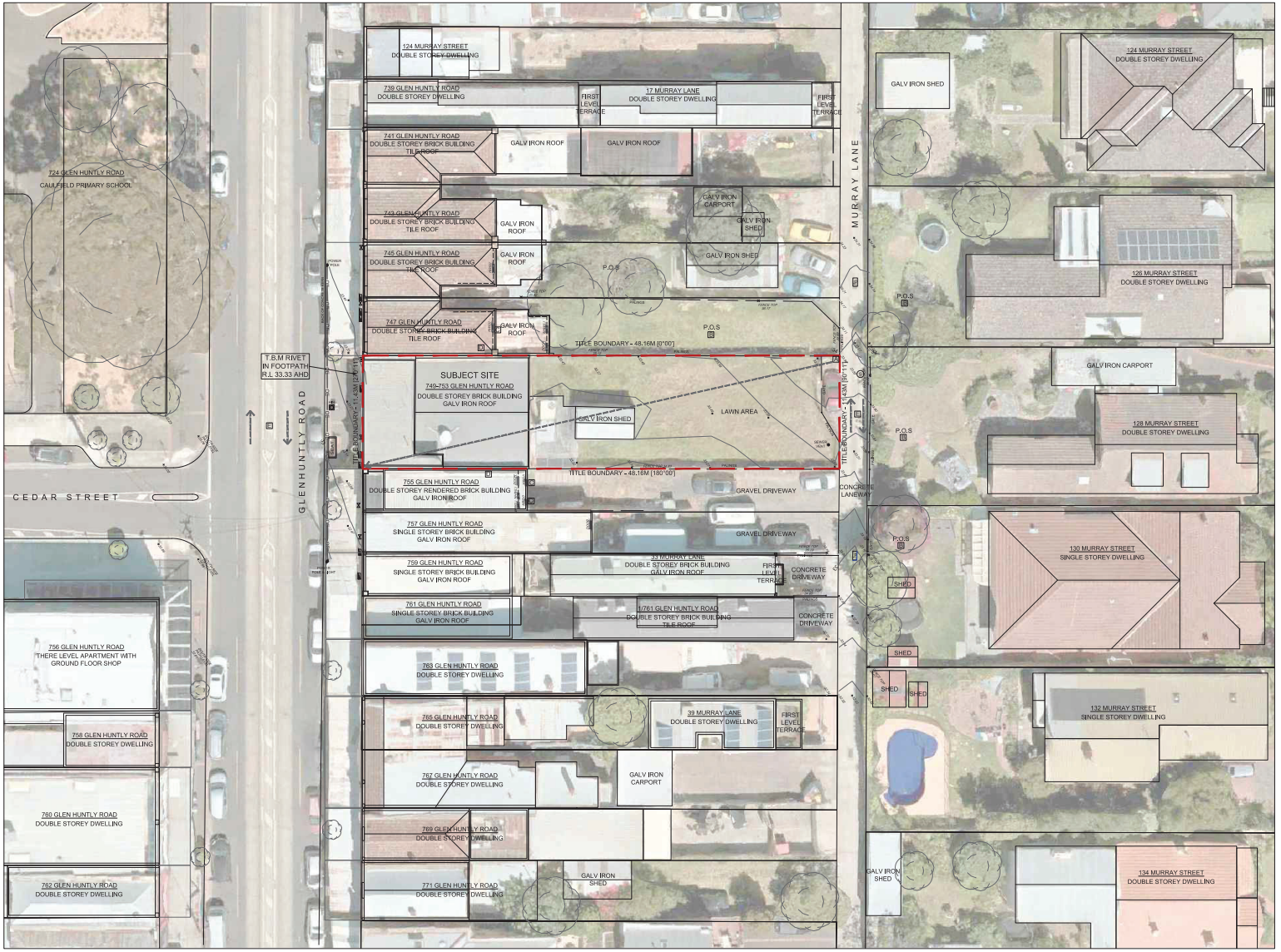
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| - REV 01 RFI RESPONSE | 14/08/2018 |

PROJECT: NEW MIX-USED DEVELOPMENT
FOR:
AT: 749 -751 GLENHUNTLY ROAD, CAULFIELD

SCALE: N/A
SHEET: A1
JOB No.: C2529
DATE: JULY 2018
REV: 01
SHEET: TP .000

MEMBER No. 846065

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Fax: 03 9572 2522 www.chatsworthconstructions.com.au




## Neighbourhood & Site Description Plan 1:200

### PROXIMITY TO SERVICES AND AMENITIES

- CAULFIELD PRIMARY SCHOOL (0.05KM SOUTH)
- CAULFIELD SOUTH PRIMARY SCHOOL (1.7KM SOUTHEAST)
- ST JOSEPH'S PRIMARY (1.7KM WEST)
- MELBOURNE GRAMMAR SCHOOL (2.6KM NORTHWEST)
- ST ALOYSIUS CATHOLIC PRIMARY SCHOOL (1.7KM NORTH)
- GLEN EIRA COLLEGE (2.0KM NORTHEAST)
- WESLEY COLLEGE (1.4KM SOUTHWEST)
- CAULFIELD JUNIOR COLLEGE (2.0KM NORTH)
- CAULFIELD HOSPITAL (0.9KM NORTHWEST)
- HOPETOUN GARDENS (1.0KM WEST)
- HARLESTON PARK (1.4KM NORTHWEST)
- PRINCES PARK (0.9KM SOUTHEAST)
- TRAMS ROUTE 67 (0.1KM EAST)
- TRAMS ROUTE 64 (0.1KM EAST)
- ELSTERNWICK RAILWAY STATION (1.8KM WEST)
- NEPEAN HWY (2.1KM WEST)
- NORTH ROAD (2.1KM SOUTH)

### EXISTING SITE ANALYSIS

| | |
|---|---|
| TOTAL SITE AREA | 550.47 m² |

### SITE CHARACTERISTICS

- A SITE FALL APPROXIMATELY 0.8M FROM NORTHWEST TO SOUTHWEST
- B ADJACENT OPEN SPACE TO BE PROTECTED FROM OVER-LOOKING & OVER-SHADOWING
- C SOLAR ACCESS & PRIVACY TO ADJOINING WINDOWS TO BE PROTECTED
- D BUILDING CONSTRUCTED IN CLOSE PROXIMITY TO THE SIDE BOUNDARIES
- E DIRECTION OF MAIN VEHICULAR & PEDESTRIAN TRAFFIC ACCESS TO THE SITE

### LEGEND

| | |
|---|---|
| HW (U) | HABITABLE WINDOW (UPPER LEVEL) |
| HW (L) | HABITABLE WINDOW (LOWER LEVEL) |
| NHW (U) | NON-HABITABLE WINDOW (UPPER LEVEL) |
| NHW (L) | NON-HABITABLE WINDOW (LOWER LEVEL) |
| P.O.S | PRIVATE OPEN SPACE |
| S.P.O.S | SECLUDED PRIVATE OPEN SPACE |
| | COMMS PITS |
| | STOP VALVE |
| -OE- | ELECTRICITY LINE |
| JP | JUNCTION PIT |
| S | SEWER PIT |

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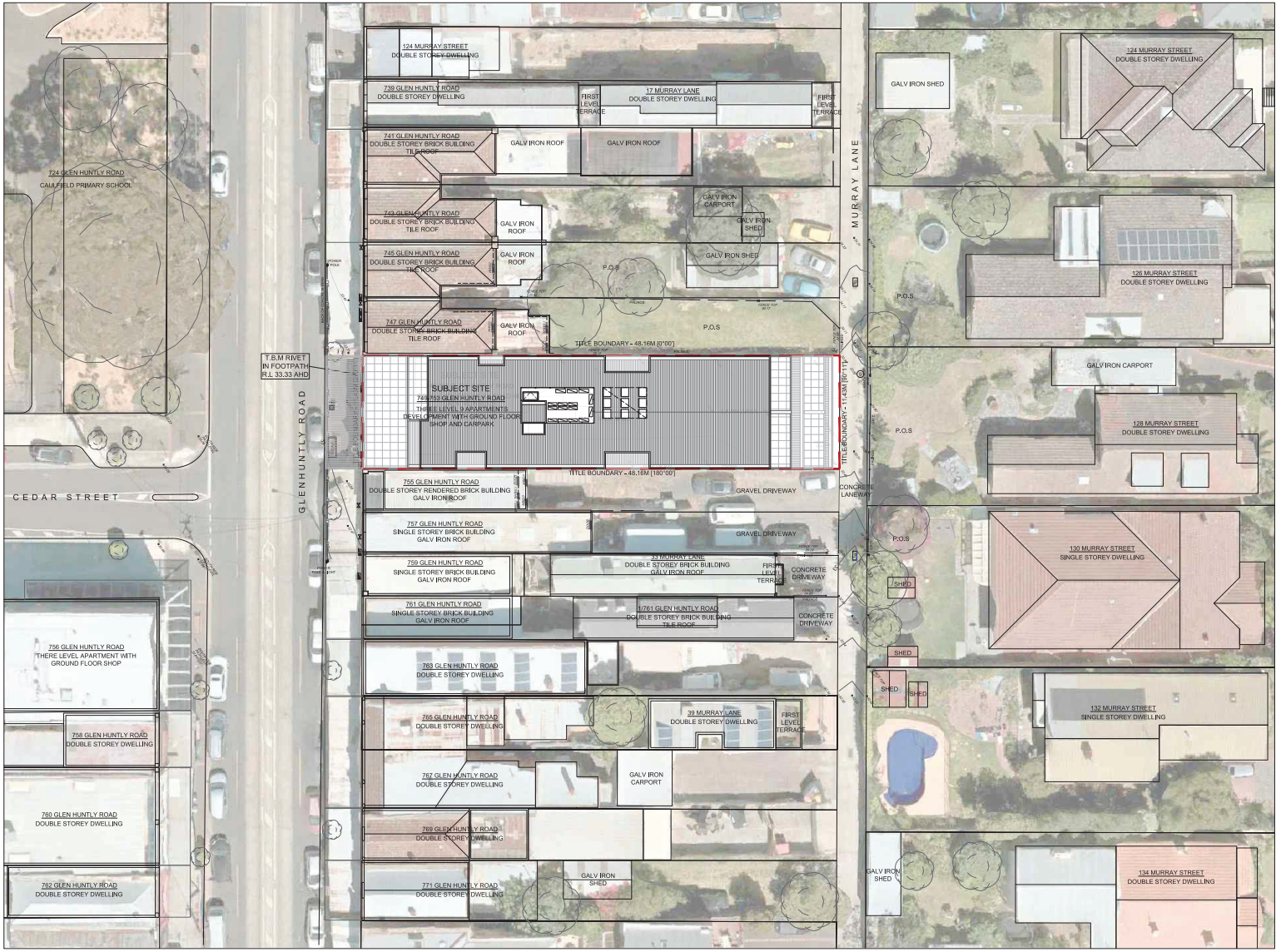
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| REVISION: | DATE: |
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| - REV 01 RFI RESPOND | 14/09/2018 |

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|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 1:200 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP .000 |

MEMBER No. 846065

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Email: reception@chatsworth.com.au
www.chatsworthconstructions.com.au




## AREA SCHEDULE

| NAME | AREA | NAME | AREA |
|---|---|---|---|
| SHOP | 134.39m² | UNIT 5 | 133.22m² |
| | | INTERIOR | 133.22m² |
| | | EXTERIOR | 11.43m² |
| UNIT 1 | | UNIT 6 | |
| INTERIOR | 146.12m² | INTERIOR | 133.22m² |
| EXTERIOR | 22.31m² | EXTERIOR | 11.43m² |
| UNIT 2 | | UNIT 7 | |
| INTERIOR | 133.22m² | INTERIOR | 101.87m² |
| EXTERIOR | 11.43m² | EXTERIOR | 12.98m² |
| UNIT 3 | | UNIT 8 | |
| INTERIOR | 133.22m² | INTERIOR | 113.76m² |
| EXTERIOR | 11.43m² | EXTERIOR | 11.43m² |
| UNIT 4 | | UNIT 9 | |
| INTERIOR | 120.98m² | INTERIOR | 113.76m² |
| EXTERIOR | 48.69m² | EXTERIOR | 11.43m² |

## LEGEND

| | |
|---|---|
| HW (U) | HABITABLE WINDOW (UPPER LEVEL) |
| HW (L) | HABITABLE WINDOW (LOWER LEVEL) |
| NHW (U) | NON-HABITABLE WINDOW (UPPER LEVEL) |
| NHW (L) | NON-HABITABLE WINDOW (LOWER LEVEL) |
| P.O.S | PRIVATE OPEN SPACE |
| S.P.O.S | SECLUDED PRIVATE OPEN SPACE |
| | COMMS PITS |
| | STOP VALVE |
| -OE- | ELECTRICITY LINE |
| | JUNCTION PIT |
| S | SEWER PIT |

## Design Response 1:200

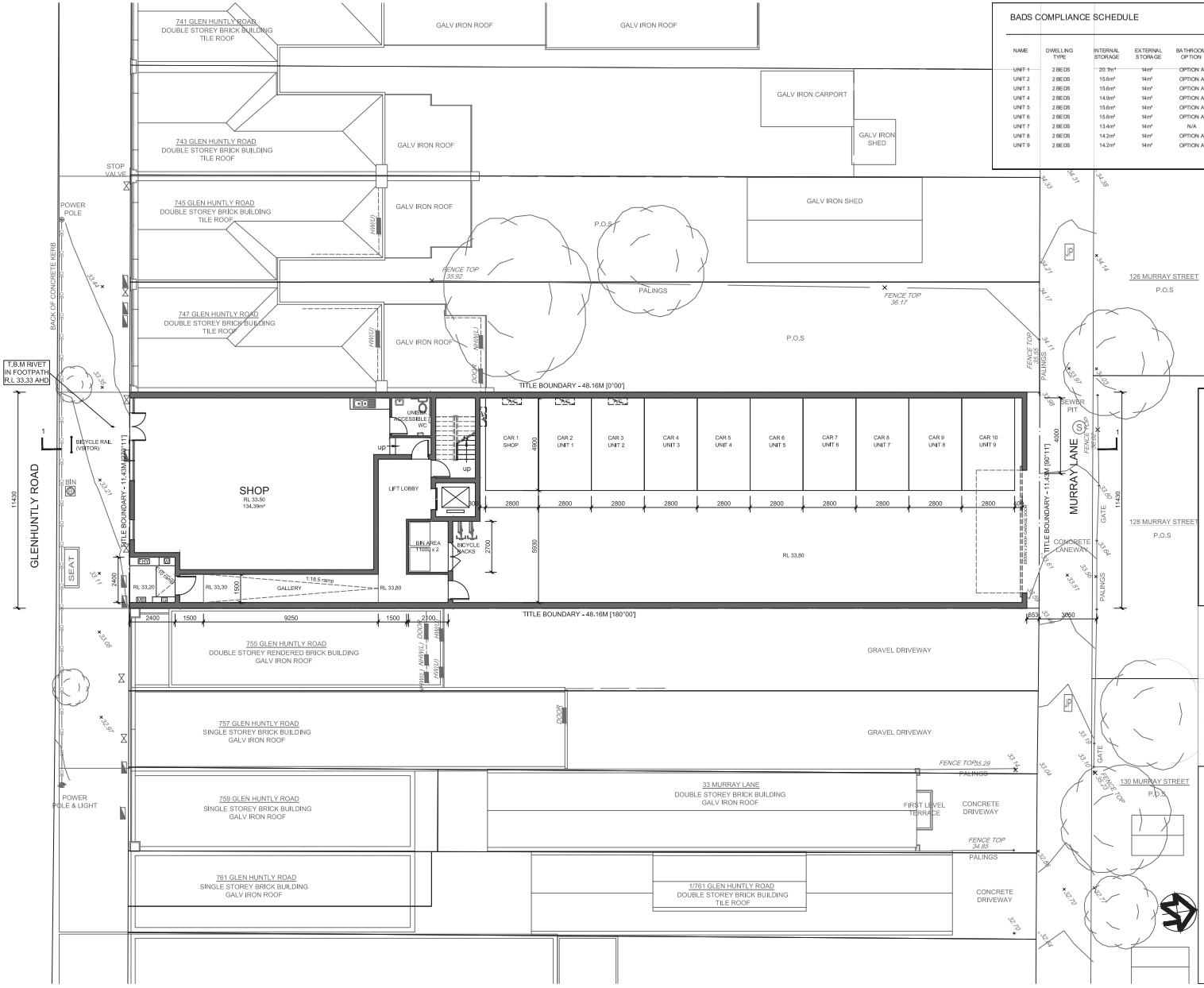
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|---|---|
| - REV 01 NH RESPOND | 14/09/18 |
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| | | |
|---|---|---|
| PROJECT: NEW MIX-USED DEVELOPMENT | SCALE: 1:200 | |
| | SHEET: A1 | |
| ADR: | JOB No.: C2529 | |
| | DATE: JULY 2018 | |
| AT: 749 - 751 GLENHUNTLY ROAD, CAULFIELD | REV: 01 | MEMBER No. 846065 |
| | SHEET: TP..002 | |

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## BADS COMPLIANCE SCHEDULE

| NAME | DWELLING TYPE | INTERNAL STORAGE | EXTERNAL STORAGE | BATHROOM OPTION | ACCESSIBLE | LIVING ROOM COMPLIANT | TERRACE COMPLIANT | BEDROOM COMPLIANT |
|---|---|---|---|---|---|---|---|---|
| UNIT 1 | 2 BEDS | 20.7m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 2 | 2 BEDS | 15.6m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 3 | 2 BEDS | 15.6m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 4 | 2 BEDS | 14.9m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 5 | 2 BEDS | 15.6m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 6 | 2 BEDS | 15.6m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 7 | 2 BEDS | 13.4m² | 14m² | N/A | NO | YES | YES | YES |
| UNIT 8 | 2 BEDS | 14.2m² | 14m² | OPTION A | YES | YES | YES | YES |
| UNIT 9 | 2 BEDS | 14.2m² | 14m² | OPTION A | YES | YES | YES | YES |

## BADS SUMMARY

100% OF APARTMENTS ACHIEVE EFFECTIVE CROSS VENTILATION IN ACCORDANCE WITH BADs GUIDELINES.

100% ROOM DEPTHS ARE IN ACCORDANCE WITH BADS GUIDELINES
100% APARTMENTS CONTAIN MINIMUM STORAGE AS PER BADS GUIDELINES.

100% APARTMENTS ACHIEVE MINIMUM PRIVATE OPEN SPACE AREA IN ACCORDANCE WITH BADS GUIDELINES.

100% APARTMENTS ACHIEVE MINIMUM PRIVATE OPEN SPACE DIMENSIONS IN ACCORDANCE WITH BADS GUIDELINES.

89% APARTMENTS ARE ACCESSIBLE IN ACCORDANCE WITH BADS GUIDELINES.

## DEVELOPMENT SUMMARY

| | |
|---|---|
| TWO BEDROM APARTMENTS | 9 |
| TOTAL NO. APARTMENTS | 9 |
| NO. RESIDENT CAR SPACES | 9 |
| NO. SHOP CAR SPACES | 1 |
| TOTAL NO. CAR SPACES | 10 |
| NO. RESIDENT BIKE SPACES | 2 |
| NO. VISITOR BIKE SPACES | 1 |
| TOTAL NO. BIKE SPACES | 3 |

## LEGEND

| | |
|---|---|
| HW (U) | HABITABLE WINDOW (UPPER LEVEL) |
| HW (L) | HABITABLE WINDOW (LOWER LEVEL) |
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| | COMMS PITS |
| | STOP VALVE |
| | ELECTRICITY LINE |
| JP | JUNCTION PIT |
| S | SEWER PIT |
| FHC | FIRE HYDRANT CUPBOARD |
| W | WATER METER |
| G | GAS METER |
| MB | MAIL BOX |

Proposed Site / Ground Floor Plan 1:100

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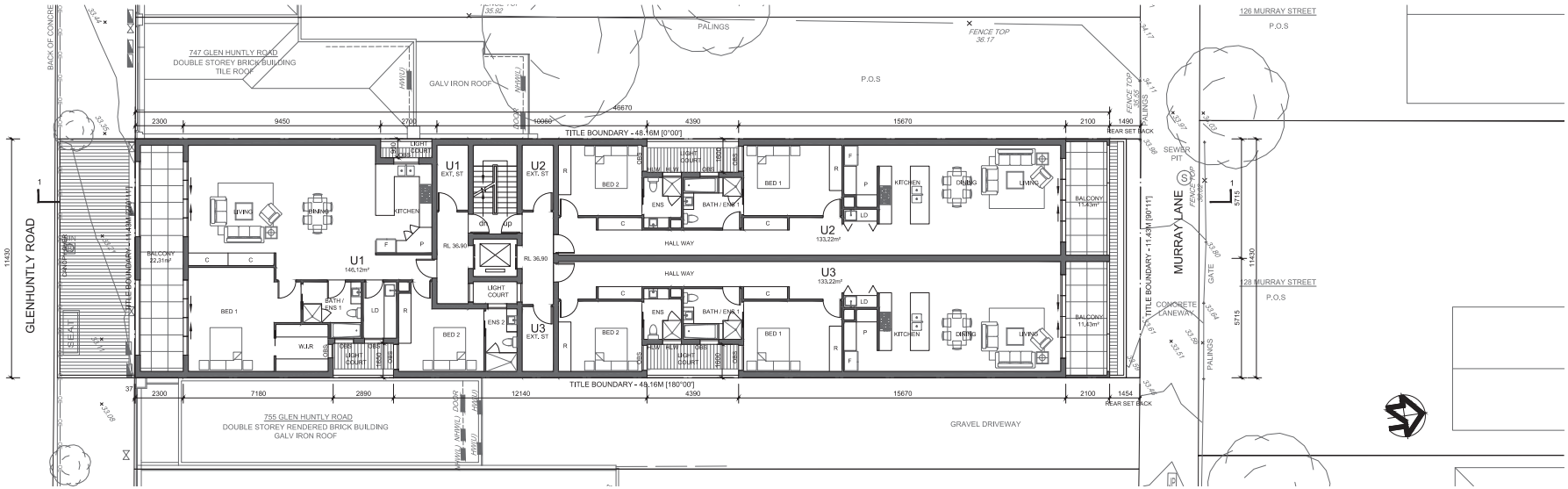
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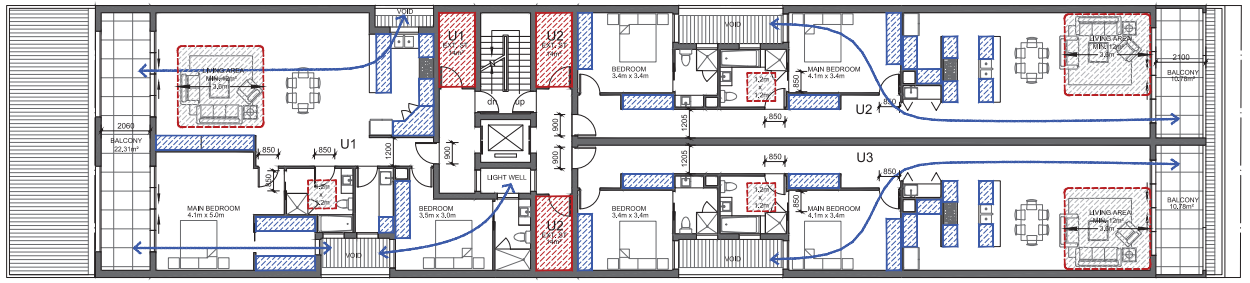
| | |
|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 1:100 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP.100 |

MEMBER No. 846065

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First Floor Plan 1:100




First Floor - BADS Assessment 1:100

## INT. STORAGE SUMMARY

| UNIT 1 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 3,0m² | 2,7m | 8,1m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,7m² | 0,9m | 2,4m³ |
| PANTRY | 1,6m² | 2,4m | 3,8m³ |
| LAUNDRY | 0,4m² | 2,4m | 1,0m³ |
| LIVING | 2,5m² | 2,7m | 6,8m³ |
| HALL WAY | N/A | N/A | N/A |
| | | SUB TOTAL | 25,9m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 5,2m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 20,7m³ |

| UNIT 2 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 1,3m² | 2,7m | 3,5m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,2m² | 0,9m | 2,0m³ |
| PANTRY | 1,4m² | 2,4m | 3,4m³ |
| LAUNDRY | N/A | N/A | N/A |
| LIVING | N/A | N/A | N/A |
| HALL WAY | 2,5m² | 2,7m | 6,8m³ |
| | | SUB TOTAL | 19,5m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,9m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 15,6m³ |

| UNIT 2 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 1,3m² | 2,7m | 3,5m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,2m² | 0,9m | 2,0m³ |
| PANTRY | 1,4m² | 2,4m | 3,4m³ |
| LAUNDRY | N/A | N/A | N/A |
| LIVING | N/A | N/A | N/A |
| HALL WAY | 2,5m² | 2,7m | 6,8m³ |
| | | SUB TOTAL | 19,5m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,9m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 15,6m³ |

## LEGEND

BADS ASSESSMENT
- EXTERNAL STORAGE AREA
- INTERNAL STORAGE AREA
- CROSS VENTILATION

| | |
|---|---|
| LD | LAUNDRY |
| W.I.R | WALKING ROBE |
| R | BUILD IN ROBE |
| C | BUILD IN CUPBOARD |
| F | FRIDGE OPENING |
| P | PANTRY |
| EXT.ST | EXTERNAL STORAGE |
| HLW | HIGHLIGHT WINDOW |
| OBS | FIXED OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE WITH A MAXIMUM OF 25% TRANSPARENCY |
| HW (U) | HABITABLE WINDOW (UPPER LEVEL) |
| HW (L) | HABITABLE WINDOW (LOWER LEVEL) |
| NHW (U) | NON-HABITABLE WINDOW (UPPER LEVEL) |
| NHW (L) | NON-HABITABLE WINDOW (LOWER LEVEL) |
| P.O.S | PRIVATE OPEN SPACE |
| S.P.O.S | SECLUDED PRIVATE OPEN SPACE |
| | COMMS PITS |
| | STOP VALVE |
| -OE- | ELECTRICITY LINE |
| JP | JUNCTION PIT |
| S | SEWER PIT |

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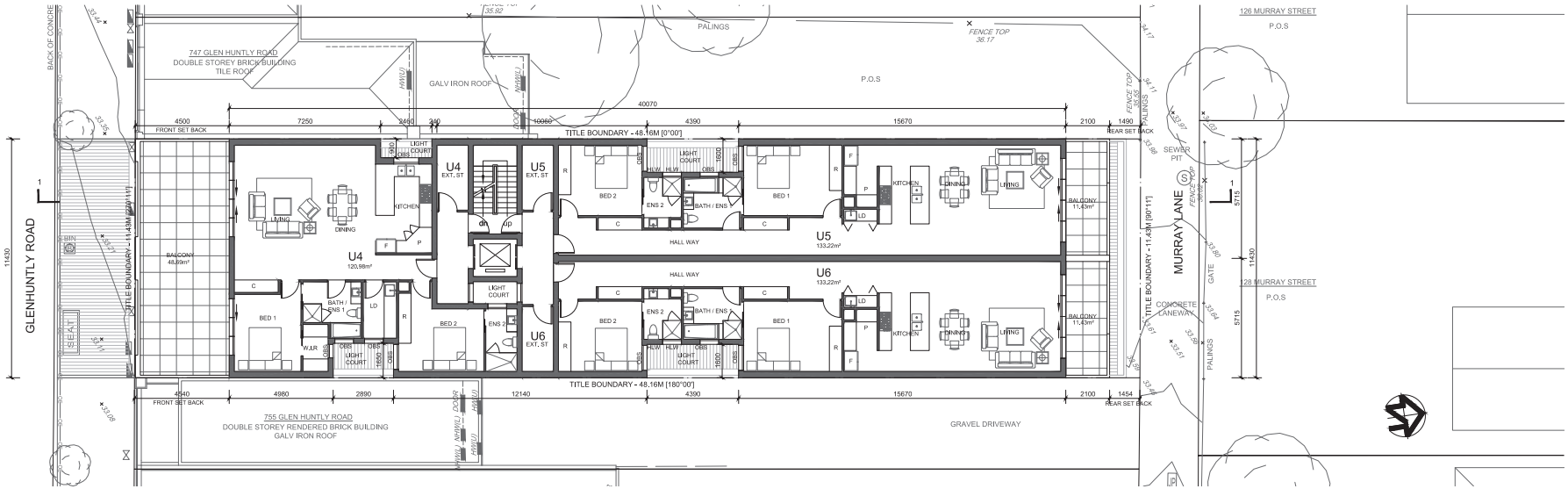
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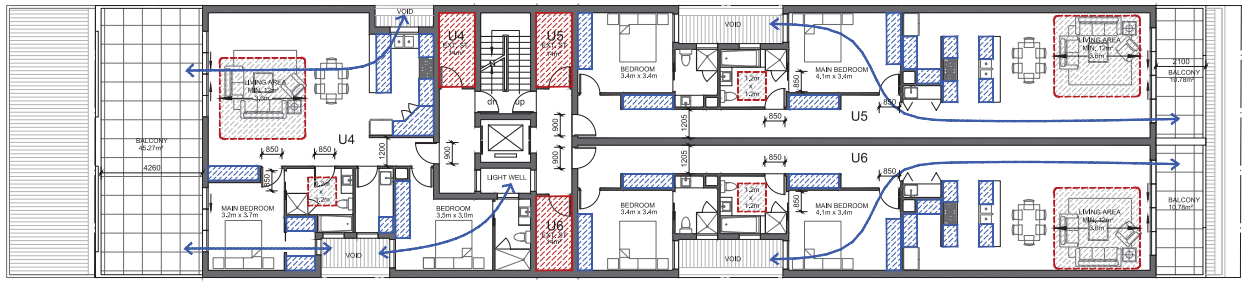
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|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 1:100 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP.101 |

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Second Floor Plan 1:100




Second Floor - BADS Assessment 1:100

## INT. STORAGE SUMMARY

| UNIT 4 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 1,5m² | 2,7m | 4,1m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,7m² | 0,9m | 2,4m³ |
| PANTRY | 1,6m² | 2,4m | 3,8m³ |
| LAUNDRY | 0,4m² | 2,4m | 1,0m³ |
| LIVING | 1,3m² | 2,7m | 3,5m³ |
| HALL WAY | N/A | N/A | N/A |
| | | SUB TOTAL | 18,6m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,7m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 14,9m³ |

| UNIT 5 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 1,3m² | 2,7m | 3,5m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,2m² | 0,9m | 2,0m³ |
| PANTRY | 1,4m² | 2,4m | 3,4m³ |
| LAUNDRY | N/A | N/A | N/A |
| LIVING | N/A | N/A | N/A |
| HALL WAY | 2,5m² | 2,7m | 6,8m³ |
| | | SUB TOTAL | 19,5m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,9m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 15,6m³ |

| UNIT 6 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 1,3m² | 2,7m | 3,5m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,2m² | 0,9m | 2,0m³ |
| PANTRY | 1,4m² | 2,4m | 3,4m³ |
| LAUNDRY | N/A | N/A | N/A |
| LIVING | N/A | N/A | N/A |
| HALL WAY | 2,5m² | 2,7m | 6,8m³ |
| | | SUB TOTAL | 19,5m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,9m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 15,6m³ |

## LEGEND

BADS ASSESSMENT
- EXTERNAL STORAGE AREA
- INTERNAL STORAGE AREA
- CROSS VENTILATION

| | |
|---|---|
| LD | LAUNDRY |
| W.I.R | WALKING ROBE |
| R | BUILD IN ROBE |
| C | BUILD IN CUPBOARD |
| F | FRIDGE OPENING |
| P | PANTRY |
| EXT.ST | EXTERNAL STORAGE |
| HLW | HIGHLIGHT WINDOW |
| OBS | FIXED OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE WITH A MAXIMUM OF 25% TRANSPARENCY |
| HW (U) | HABITABLE WINDOW (UPPER LEVEL) |
| HW (L) | HABITABLE WINDOW (LOWER LEVEL) |
| NHW (U) | NON-HABITABLE WINDOW (UPPER LEVEL) |
| NHW (L) | NON-HABITABLE WINDOW (LOWER LEVEL) |
| P.O.S | PRIVATE OPEN SPACE |
| S.P.O.S | SECLUDED PRIVATE OPEN SPACE |
| | COMMS PITS |
| | STOP VALVE |
| -OE- | ELECTRICITY LINE |
| JP | JUNCTION PIT |
| S | SEWER PIT |

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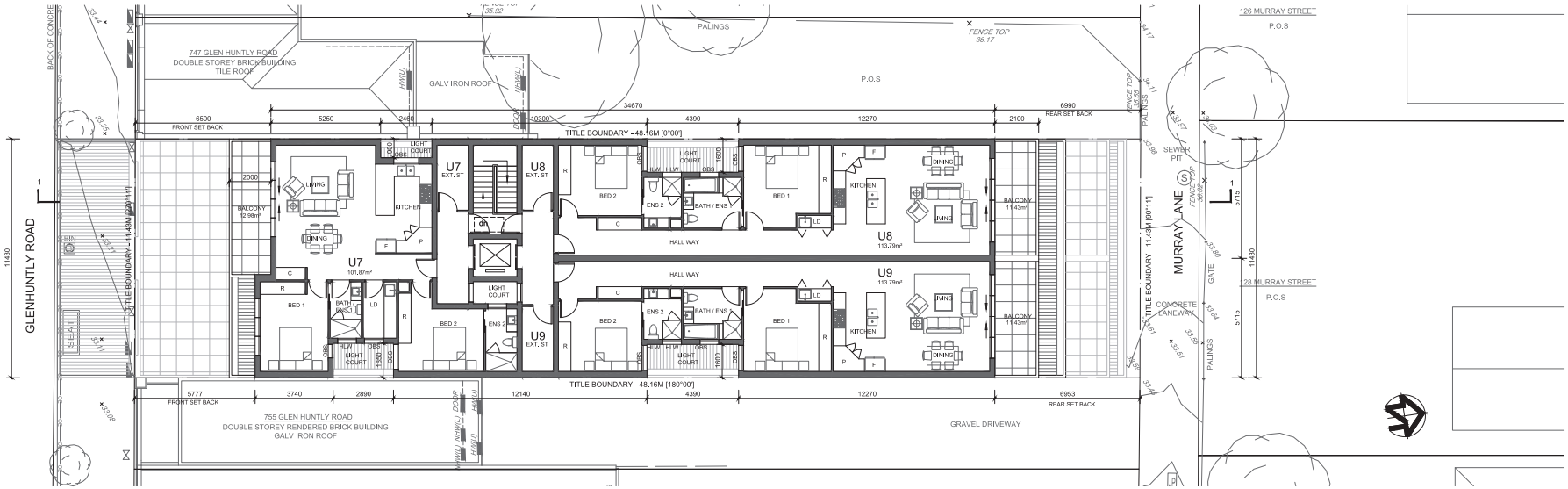
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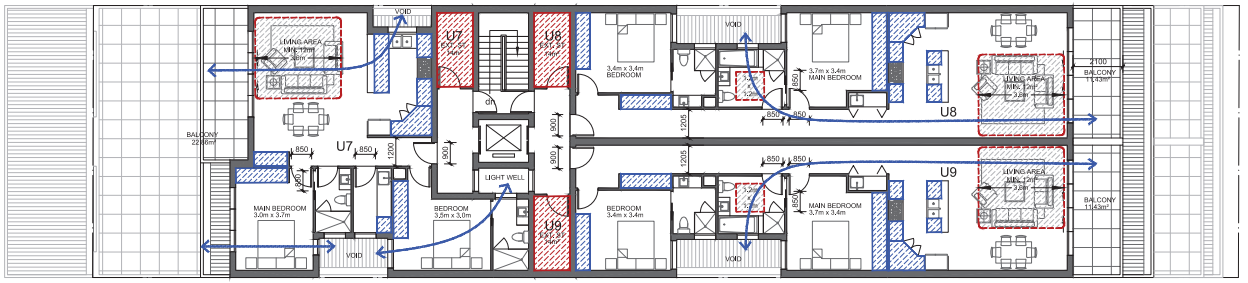
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|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 100 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP.102 |

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Third Floor Plan 1:100




Third Floor - BADS Assessment 1:100

## INT. STORAGE SUMMARY

| UNIT 7 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 1,3m² | 2,7m | 3,5m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 2,7m² | 0,9m | 2,4m³ |
| PANTRY | 1,6m² | 2,4m | 3,8m³ |
| LAUNDRY | 0,4m² | 2,4m | 1,0m³ |
| LIVING | 0,8m² | 2,7m | 2,2m³ |
| HALL WAY | N/A | N/A | N/A |
| | | SUB TOTAL | 16,7m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,3m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 13,4m³ |

| UNIT 8 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 2,0m² | 2,7m | 5,4m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 1,7m² | 0,9m | 1,5m³ |
| PANTRY | 1,5m² | 2,4m | 3,6m³ |
| LAUNDRY | N/A | N/A | N/A |
| LIVING | N/A | N/A | N/A |
| HALL WAY | 1,3m² | 2,7m | 3,5m³ |
| | | SUB TOTAL | 17,8m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,6m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 14,2m³ |

| UNIT 9 | PLAN AREA | HEIGHT | VOLUME |
|---|---|---|---|
| BED 1 | 2,0m² | 2,7m | 5,4m³ |
| BED 2 | 1,4m² | 2,7m | 3,8m³ |
| KITCHEN | 1,7m² | 0,9m | 1,5m³ |
| PANTRY | 1,5m² | 2,4m | 3,6m³ |
| LAUNDRY | N/A | N/A | N/A |
| LIVING | N/A | N/A | N/A |
| HALL WAY | 1,3m² | 2,7m | 3,5m³ |
| | | SUB TOTAL | 17,8m³ |
| | | LESS 20% SAFETY FACTOR REDUCTION | 3,6m³ |
| | | ESTIMATED TOTAL INT. STORAGE | 14,2m³ |

## LEGEND

BADS ASSESSMENT
- EXTERNAL STORAGE AREA
- INTERNAL STORAGE AREA
- CROSS VENTILATION

| | |
|---|---|
| LD | LAUNDRY |
| W.I.R | WALKING ROBE |
| R | BUILD IN ROBE |
| C | BUILD IN CUPBOARD |
| F | FRIDGE OPENING |
| P | PANTRY |
| EXT.ST | EXTERNAL STORAGE |
| HLW | HIGHLIGHT WINDOW |
| OBS | FIXED OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE WITH A MAXIMUM OF 25% TRANSPARENCY |
| HW (U) | HABITABLE WINDOW (UPPER LEVEL) |
| HW (L) | HABITABLE WINDOW (LOWER LEVEL) |
| NHW (U) | NON-HABITABLE WINDOW (UPPER LEVEL) |
| NHW (L) | NON-HABITABLE WINDOW (LOWER LEVEL) |
| P.O.S | PRIVATE OPEN SPACE |
| S.P.O.S | SECLUDED PRIVATE OPEN SPACE |
| | COMMS PITS |
| | STOP VALVE |
| -OE- | ELECTRICITY LINE |
| JP | JUNCTION PIT |
| S | SEWER PIT |

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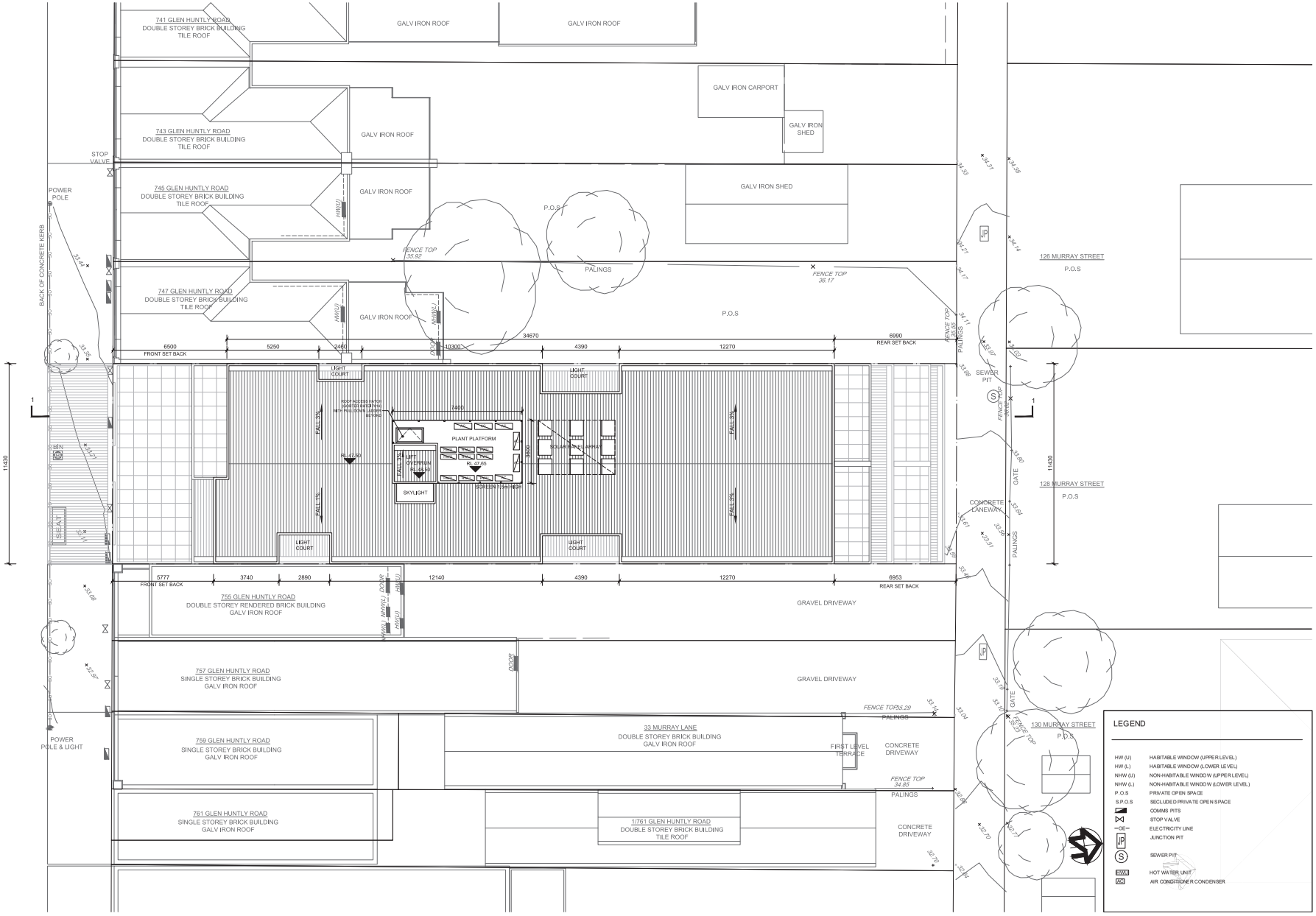
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|---|---|
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| | |
|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 100 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP.109 |

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Roof Plan 1:100

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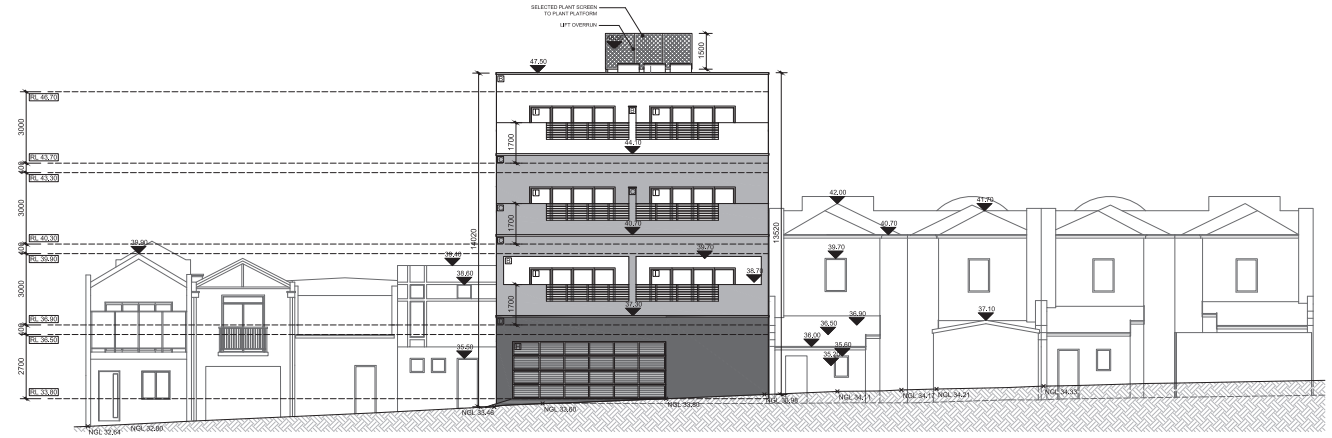
| | |
|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 1:100 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP.100 |

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South Elevation - Glenhuntly Rd 1:100




North Elevation - Murray Ln 1:100

## MATERIALS PALETTE

- RENDER FINISH COLOUR: TUSCAN SUNSET
- RENDER FINISH COLOUR: VIVID WHITE
- RENDER FINISH COLOUR: LIGHT GREY
- RENDER FINISH COLOUR: DARK GREY
- VERTICAL CLADDING (E.G AXON CLADDING) COLOUR: CHARCOAL / BLACK
- GLASS BALUSTRADE COLOUR: TBC
- COLOURBOND CANOPY COLOUR: LIGHT GREY
- PERFORATED GARAGE DOOR AND SCREENS COLOUR: TBC
- ALUMINUM WINDOW / GLAZING FRAME COLOUR: CHARCOAL / BLACK
- BRICKWORK FINISH COLOUR: CHARCOAL / DARK GREY

## MATERIALS AND FINISHES

- A RENDER FINISH - COLOUR: TUSCAN SUNSET
- B RENDER FINISH - COLOUR: VIVID WHITE
- C RENDER FINISH - COLOUR: LIGHT GREY
- D RENDER FINISH - COLOUR: DARK GREY
- E VERTICAL CLADDING (E.G AXON CLADDING) - COLOUR: CHARCOAL / BLACK
- F GLASS BALUSTRADE - COLOUR: TBC
- G COLOURBOND CANOPY - COLOUR: LIGHT GREY
- H PERFORATED GARAGE DOOR AND SCREENS - COLOUR: TBC
- I ALUMINUM WINDOW / GLAZING - FRAME COLOUR: CHARCOAL / BLACK
- J BRICKWORK FINISH - COLOUR: CHACOAL / DARK GREY
- K AAC PANEL - BRICK LAYOUT WITH RENDER FINISH - COLOUR: TUSCAN SUNSET
- OBS FIXED OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE WITH A MAXIMUM OF 25% TRANSPARENCY

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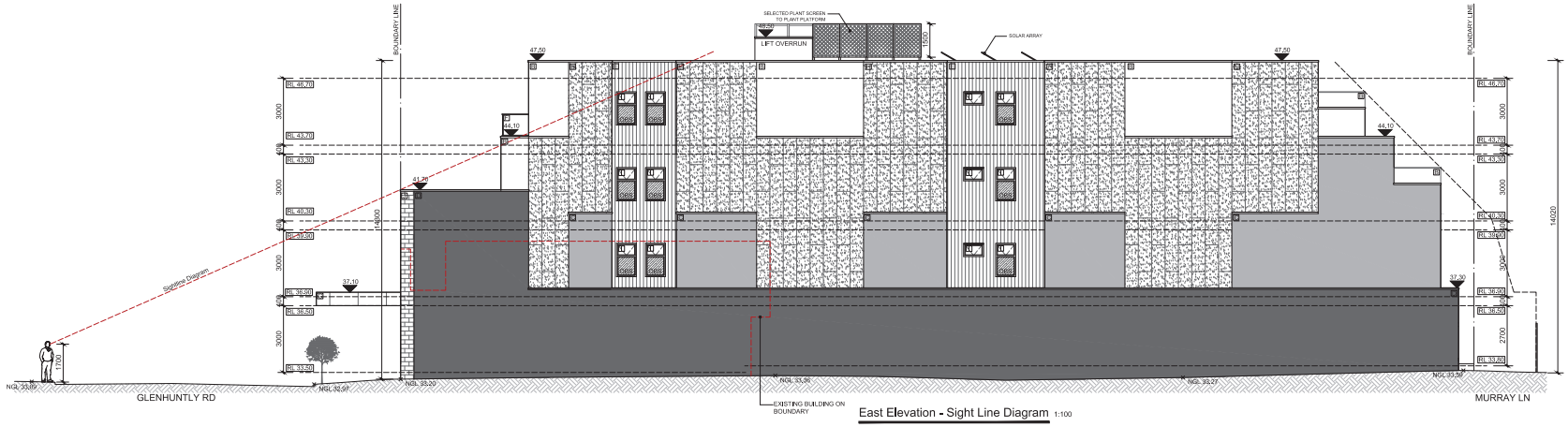
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|---|---|
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PROJECT: NEW MIX-USED DEVELOPMENT
FOR:
AT: 749 -751 GLENHUNTLY ROAD, CAULFIELD

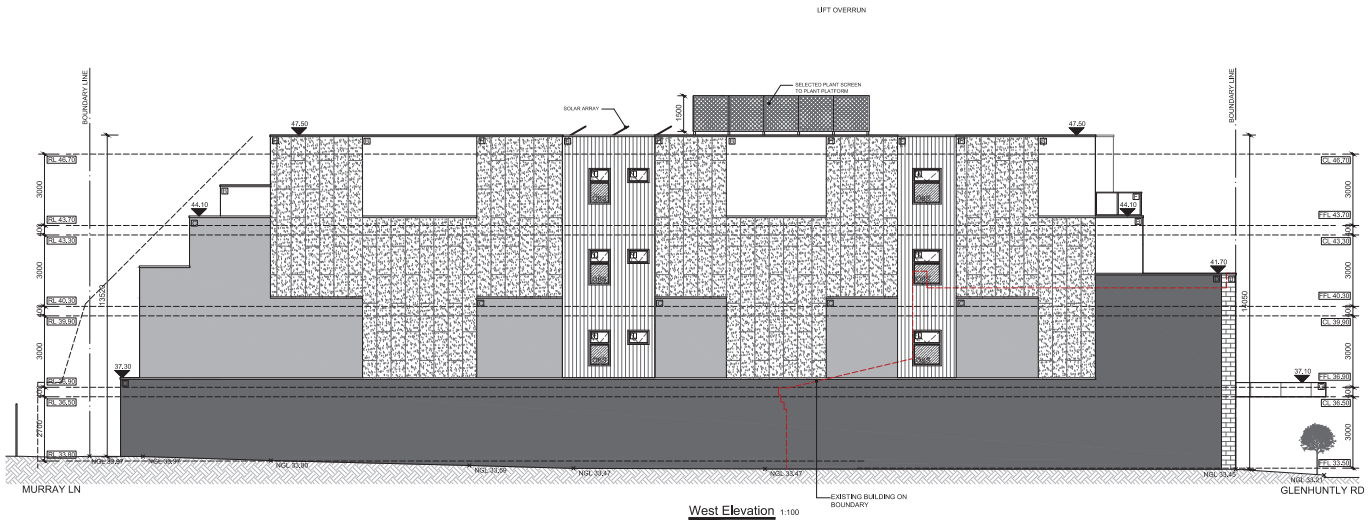
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SHEET: A1
JOB No.: C2529
DATE: JULY 2018
REV: 01
SHEET: TP_200

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East Elevation - Sight Line Diagram 1:100




West Elevation 1:100

## MATERIALS PALETTE

- RENDER FINISH COLOUR: TUSCAN SUNSET
- RENDER FINISH COLOUR: VIVID WHITE
- RENDER FINISH COLOUR: LIGHT GREY
- RENDER FINISH COLOUR: DARK GREY
- VERTICAL CLADDING (E.G AXON CLADDING) COLOUR: CHARCOAL / BLACK
- GLASS BALUSTRADE COLOUR: TBC
- COLOURBOND CANOPY COLOUR: LIGHT GREY
- PERFORATED GARAGE DOOR AND SCREENS COLOUR: TBC
- ALUMINUM WINDOW / GLAZING FRAME COLOUR: CHARCOAL / BLACK
- BRICKWORK FINISH COLOUR: CHARCOAL / DARK GREY

## MATERIALS AND FINISHES

| | |
|---|---|
| W | RENDER FINISH - COLOUR: TUSCAN SUNSET |
| W | RENDER FINISH - COLOUR: VIVID WHITE |
| W | RENDER FINISH - COLOUR: LIGHT GREY |
| W | RENDER FINISH - COLOUR: DARK GREY |
| W | VERTICAL CLADDING (E.G AXON CLADDING) - COLOUR: CHARCOAL / BLACK |
| W | GLASS BALUSTRADE - COLOUR: TBC |
| W | COLOURBOND CANOPY - COLOUR: LIGHT GREY |
| W | PERFORATED GARAGE DOOR AND SCREENS - COLOUR: TBC |
| W | ALUMINUM WINDOW / GLAZING - FRAME COLOUR: CHARCOAL / BLACK |
| W | BRICKWORK FINISH - COLOUR: CHACOAL / DARK GREY |
| W | AAC PANEL - BRICK LAYOUT WITH RENDER FINISH - COLOUR: TUSCAN SUNSET |
| OBS | FIXED OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE WITH A MAXIMUM OF 25% TRANSPARENCY |

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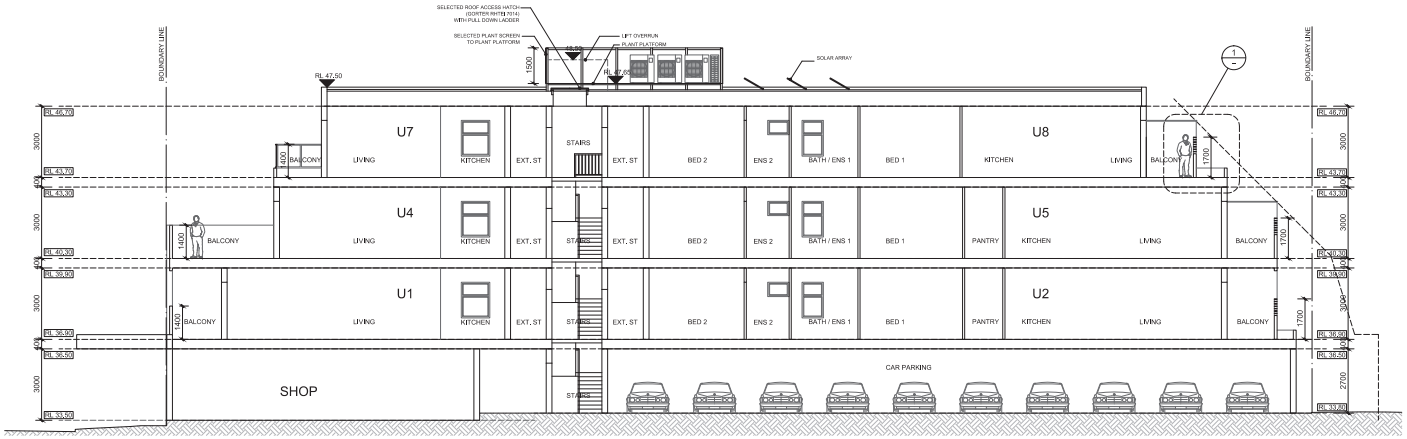
| REVISION: | DATE: |
|---|---|
| REV 01 RFI RESPOND | 14/09/2018 |

PROJECT: NEW MIX-USED DEVELOPMENT
FOR:
AT: 749 -751 GLENHUNTLY ROAD, CAULFIELD

SCALE: 100
SHEET: A1
JOB No.: C2529
DATE: JULY 2018
REV: 01
SHEET: TP- 201

MEMBER No. 846065

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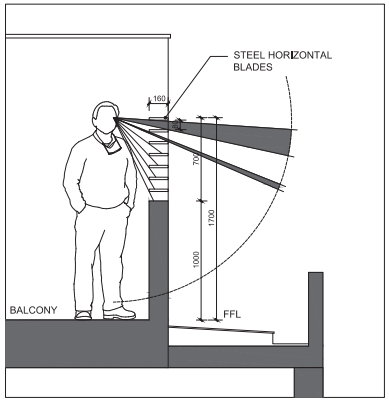

Section 1-1 1:100



3D VIEW - 01 GLENHUNTLY RD



3D VIEW - 02 GLENHUNTLY RD




D01 - Typical Screens of the Balcony Facing Murray Ln 1:20



3D VIEW - 03 GLENHUNTLY RD



3D VIEW - 04 MURRAY LN



3D VIEW - 05 MURRAY LN

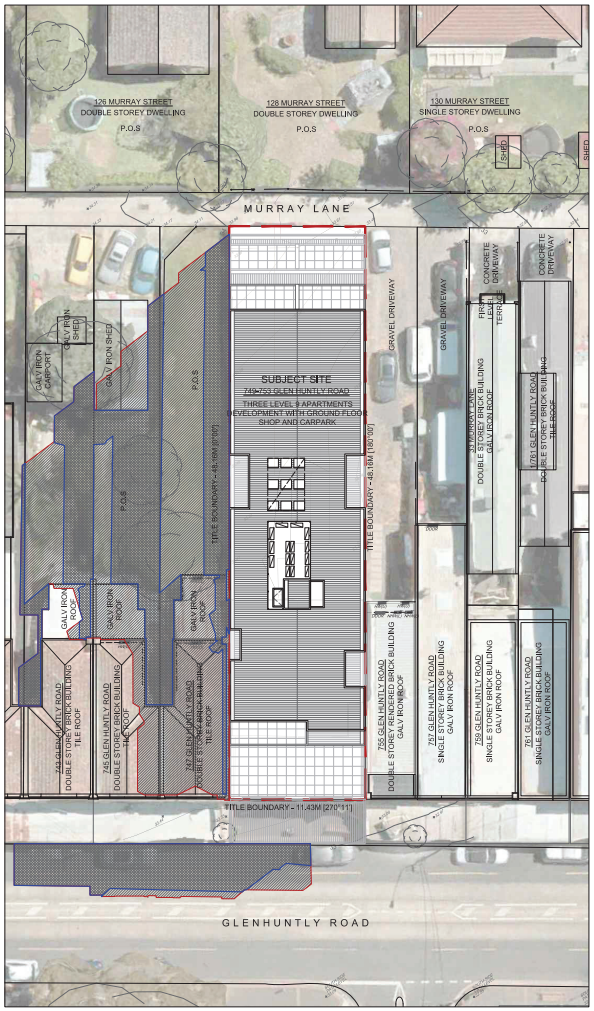
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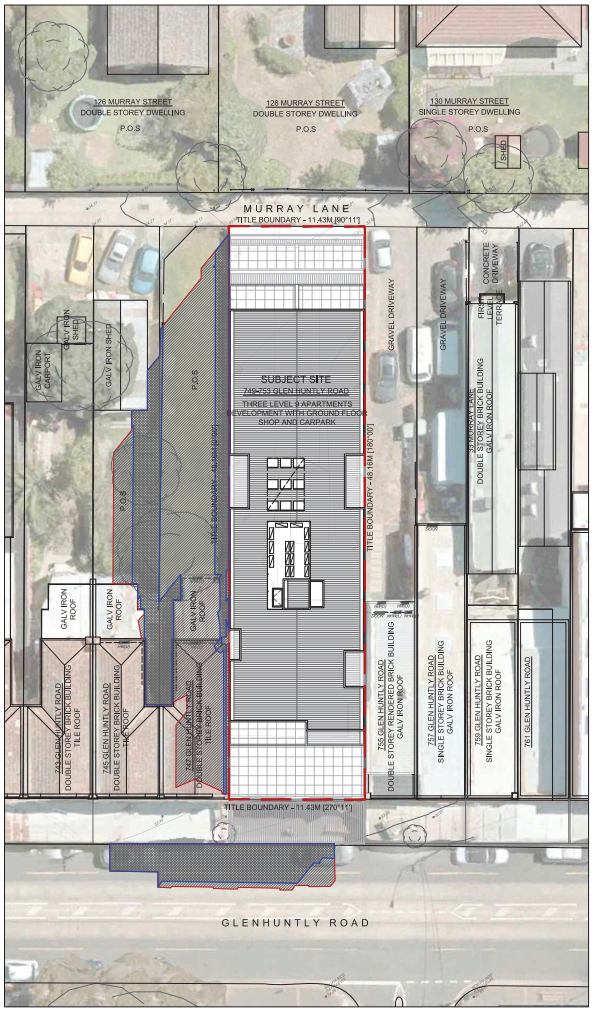
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| | SHEET: A1 |
| | JOB No.: C2529 |
| | DATE: JULY 2018 |
| | REV: 01 |
| AT: 749 - 751 GLENHUNTLY ROAD, CAULFIELD | SHEET: TP..300 |

MEMBER No. 846065

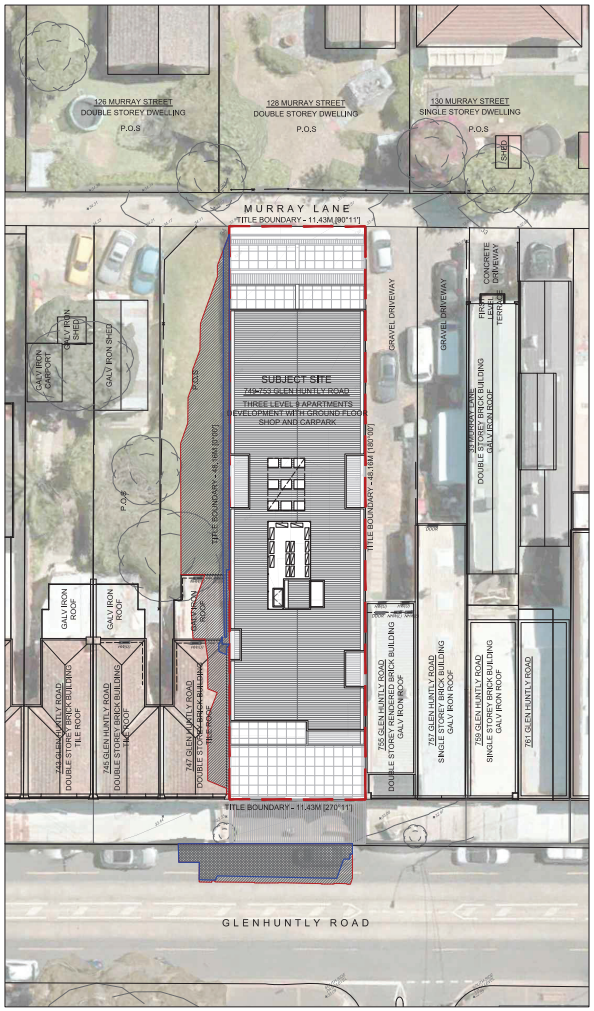
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Unit 1/ 1 Bank Street, South Yarra, VIC, 3141 Fax: 03 9572 2522 www.chatsworthconstructions.com.au




Shadow Diagram - At Time of Equinox At 9:00am 1:200




Shadow Diagram - At Time of Equinox At 10:00am 1:200




Shadow Diagram - At Time of Equinox At 11:00am 1:200

LEGEND

SHADOW OF EXTING FENCES OR BUILDINGS

SHADOW OF PROPOSED FENCES OR BUILDINGS

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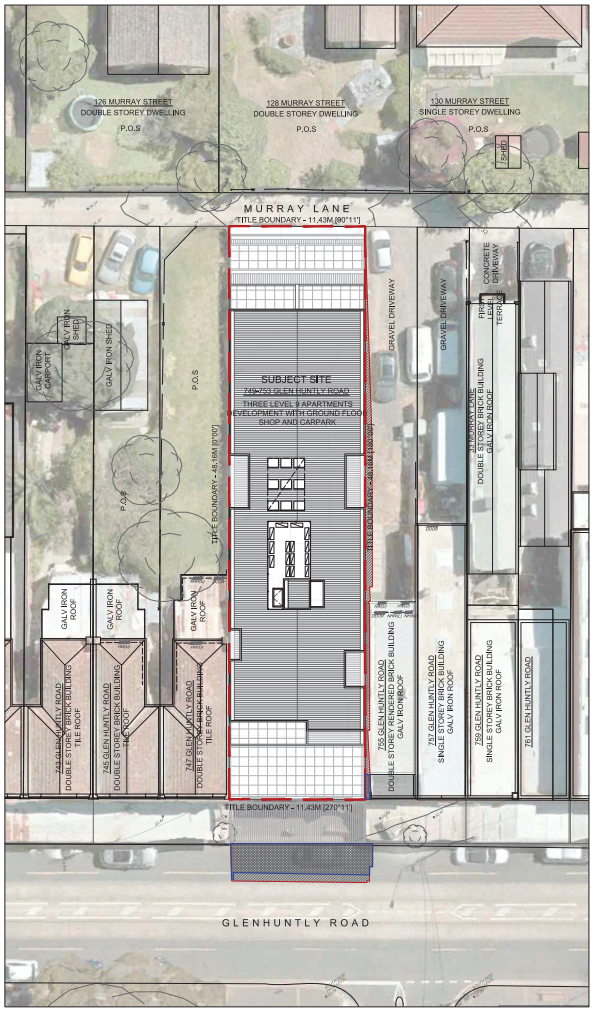
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| REV 01 RFI RESPOND | 14/08/18 |

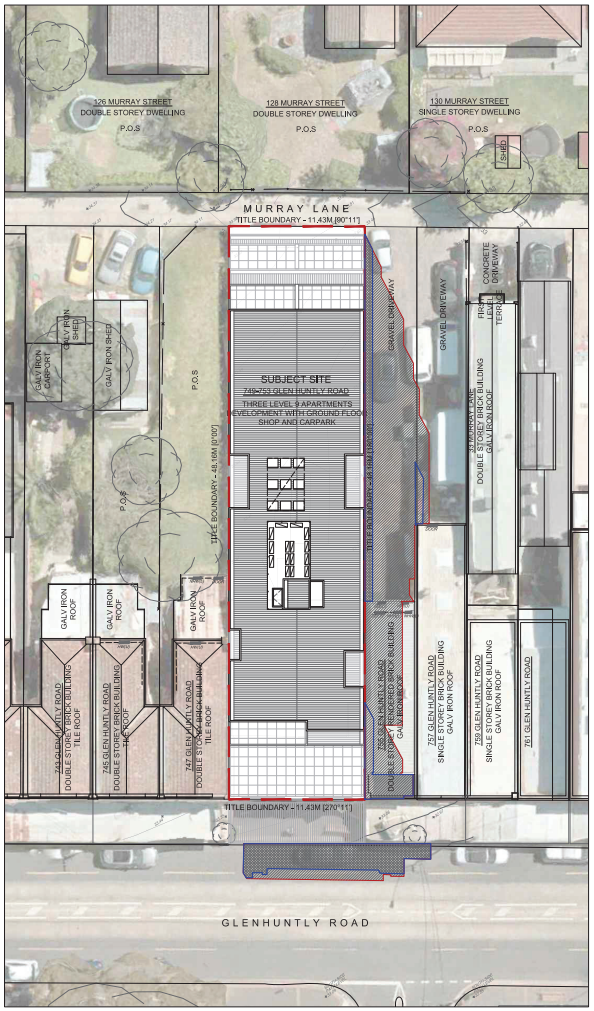
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|---|---|
| PROJECT: NEW MIX-USED DEVELOPMENT | SCALE: 1:200 |
| | SHEET: A1 |
| FOR: | JOB No.: C2529 |
| | DATE: JULY 2018 |
| | REV: 01 |
| AT: 749 -751 GLENHUNTLY ROAD, CAULFIELD | SHEET: TP .400 |

MEMBER No. 846065

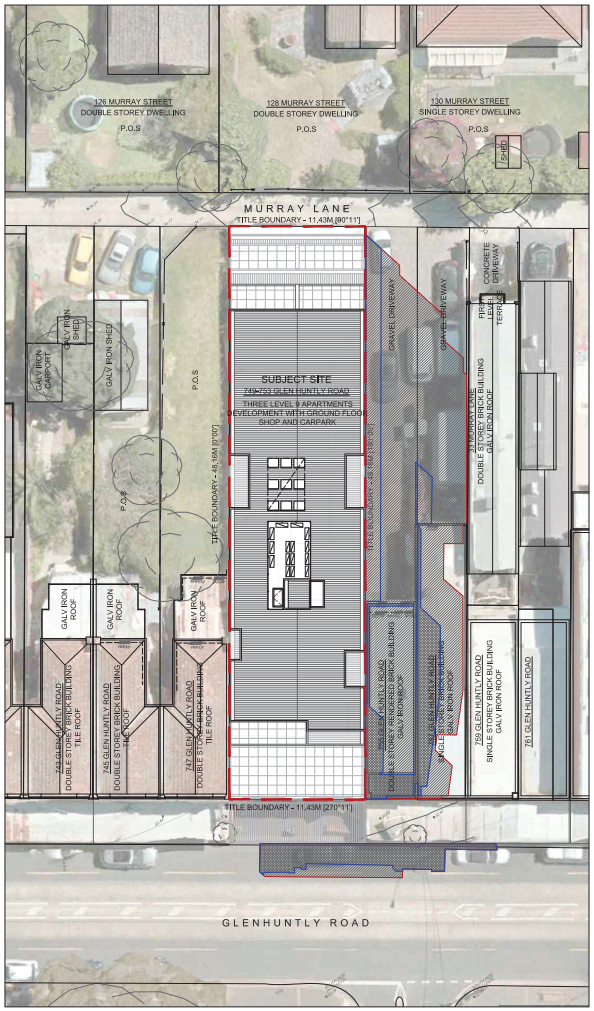
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Shadow Diagram - At Time of Equinox At 12:00pm 1:200




Shadow Diagram - At Time of Equinox At 13:00pm 1:200




Shadow Diagram - At Time of Equinox At 14:00pm 1:200

LEGEND

SHADOW OF EXITING FENCES OR BUILDINGS

SHADOW OF PROPOSED FENCES OR BUILDINGS

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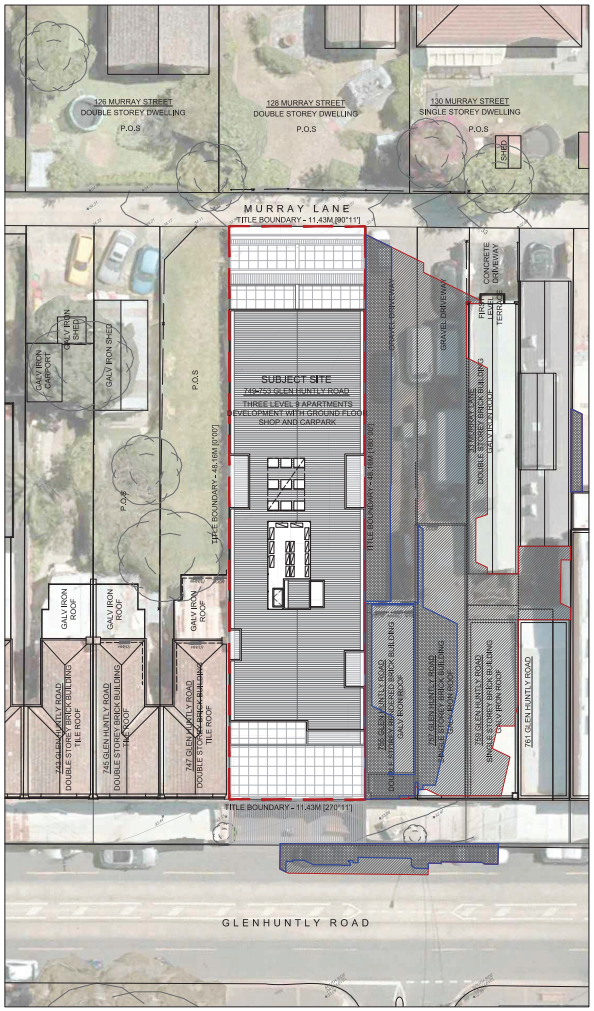
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| REVISION: | DATE: |
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| - REV 01 RFI RESPOND | 14/08/18 |

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|---|---|
| PROJECT: | NEW MIX-USED DEVELOPMENT |
| FOR: | |
| AT: | 749 -751 GLENHUNTLY ROAD, CAULFIELD |
| SCALE: | 1:200 |
| SHEET: | A1 |
| JOB No.: | C2529 |
| DATE: | JULY 2018 |
| REV: | 01 |
| SHEET: | TP.401 |

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Shadow Diagram - At Time of Equinox At 15:00pm 1:200

LEGEND

SHADOW OF EXITING FENCES OR BUILDINGS

SHADOW OF PROPOSED FENCES OR BUILDINGS

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| REVISION: | DATE: |
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| - REV 01 RFI RESPOND | 14/08/18 |
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| PROJECT: NEW MIX-USED DEVELOPMENT | SCALE: 1:200 | |
| | SHEET: A1 | |
| FOR: | JOB No.: C2529 | |
| | DATE: JULY 2018 | |
| AT: 749 - 751 GLENHUNTLY ROAD, CAULFIELD | REV: 01 | MEMBER No. 846065 |
| | SHEET: TP.401 | |

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## ResCode Clause 58 (Apartment Developments)

### Clause 58.02 - URBAN CONTEXT

| Clause 58.02-1 (D1) Urban Context | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.* | ✓ |
| *To ensure that development responds to the features of the site and the surrounding area.* | ✓ |
| **Standard** | |
| *The design response must be appropriate to the urban context and the site.* | ✓ |
| *The proposed design must respect the existing or preferred urban context and respond to the features of the site.* | ✓ |

**Planner's Comments:**

An assessment of the proposal against the existing urban context and the preferred form of future development for the area has been undertaken in the policy section of this report. This assessment demonstrated that the proposal will generally respect the existing urban context of the nearby area and wider precinct, whilst also providing an appropriate contribution to the future development of the area.

| Clause 58.02-2 (D2) Residential Policy | |
|---|---|
| **Objective** | **Assessment** |
| *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.* | ✓ |
| *To support higher density residential development where development can take advantage of public and community infrastructure and services.* | ✓ |
| **Standard** | |
| *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.* | ✓ |

**Planner's Comments:**

It is considered that there is sound strategic justification for the proposal in Plan Melbourne and Council's Housing Diversity Area Policy.

| Clause 58.02-3 (D3) Dwelling Diversity | |
|---|---|
| **Objective** | **Assessment** |
| *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.* | **N/A** |
| **Standard** | |
| *Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.* | **N/A** |

| Clause 58.02-4 (D4) Infrastructure | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure development is provided with appropriate utility services and infrastructure.* | ✓ |
| *To ensure development does not unreasonably overload the capacity of utility services and infrastructure.* | ✓ |
| **Standard** | |
| *Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.* | ✓ |
| *Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.* | ✓ |
| *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.* | ✓ |

| Clause 58.02-5 (D5) Integration with the Street | |
|---|---|
| **Objective** | **Assessment** |
| *To integrate the layout of development with the street.* | ✓ |
| **Standard** | |
| *Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.* | ✓ |
| *Development should be oriented to front existing and proposed streets.* | ✓ |
| *High fencing in front of dwellings should be avoided if practicable.* | **N/A** |
| *Development next to existing public open space should be laid out to complement the open space.* | **N/A** |

## Clause 58.03 - SITE LAYOUT

| Clause 58.03-1 (D6) Energy Efficiency | |
|---|---|
| **Objective** | **Assessment** |
| *To achieve and protect energy efficient dwellings and buildings.* | ✓ |
| *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.* | ✓ |
| *To ensure dwellings achieve adequate thermal efficiency* | ✓ |
| **Standard** | |
| *Buildings should be:*<br>• *Oriented to make appropriate use of solar energy.*<br>• *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.* | ✓ |
| *Living areas and private open space should be located on the north side of the development, if practicable.* | ✓ |
| *Developments should be designed so that solar access to north-facing windows is optimised.* | ✓ |
| *Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.* | ✓<br>**Refer to table below** |

| **NatHERS climate zone** | **NatHERS maximum cooling load MJ/M² per annum** |
|---|---|
| Climate Zone 62 Moorabbin | 21 |

**Planner's Comments:**

The plans will be required to include a note to state that this standard will be satisfied.

| **Clause 58.03-2 (D7) Communal Open Space** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.* | **N/A** |
| **Standard** | |
| *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, which ever is lesser.* | **N/A** |
| *Communal open space should:*<br>• *Be located to:*<br>▪ *Provide passive surveillance opportunities, where appropriate.* | **N/A** |
| ▪ *Provide outlook for as many dwellings as practicable.* | **N/A** |
| ▪ *Avoid overlooking into habitable rooms and private open space of new dwellings.* | **N/A** |
| ▪ *Minimise noise impacts to new and existing dwellings.* | **N/A** |
| • *Be designed to protect any natural features on the site.* | **N/A** |
| • *Maximise landscaping opportunities.* | **N/A** |
| • *Be accessible, useable and capable of efficient management.* | **N/A** |

**Planner's Comments:**

This standard is not applicable as only 9 apartments are proposed.

| **Clause 58.03-3 (D8) Solar Access to Communal Outdoor Open Space** | |
|---|---|
| **Objective** | **Assessment** |
| *To allow solar access into communal outdoor open space.* | **N/A** |
| **Standard** | |
| *The communal outdoor open space should be located on the north side of a building, if appropriate.* | **N/A** |
| *At least 50 per cent or 125 square metres, 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.* | **N/A** |

**Planner's Comments:**

This standard is not applicable as no communal open space is required.

| **Clause 58.03-4 (D9) Safety** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure the layout of development provides for the safety and security of residents and property.* | ✓ |
| **Standard** | |
| *Entrances to dwellings should not be obscured or isolated from the street and internal accessways.* | ✓ |
| *Planting which creates unsafe spaces along streets and accessways should be avoided.* | **N/A** |

| | |
|---|---|
| *Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.* | ✓ |
| *Private spaces within developments should be protected from inappropriate use as public thoroughfares.* | ✓ |

| **Clause 58.03-5 (D10) Landscaping** | |
|---|---|
| **Objective** | **Assessment** |
| *To encourage development that respects the landscape character of the neighbourhood.* | **N/A** |
| *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.* | **N/A** |
| *To provide appropriate landscaping.* | **N/A** |
| *To encourage the retention of mature vegetation on the site.* | **N/A** |
| **Standard** | |
| *The landscape layout and design should:*<br>• *Be responsive to the site context.*<br>• *Protect any predominant landscape features of the area.*<br>• *Take into account the soil type and drainage patterns of the site and integrate planting and water management.*<br>• *Allow for intended vegetation growth and structural protection of buildings.*<br>• *In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.*<br>• *Provide a safe, attractive and functional environment for residents.*<br>• *Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.*<br>• *Maximise deep soil areas for planting of canopy trees.* | ✗ |
| *Development should provide for the retention or planting of trees, where these are part of the urban context.* | **N/A** |
| *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.* | **N/A** |
| *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.* | **N/A** |
| *Development should provide the deep soil areas and canopy trees specified in Table D2.* | **N/A** |
| *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:*<br>• *Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.*<br>• *Vegetated planters, green roofs or green facades.* | **N/A** |

**Planner's Comments:**

This standard is not applicable having regard to the site's commercial context. Deep soil planting is only required for sites larger than 750sqm (the site is approximately 550sqm.)

| **Clause 58.03-6 (D11) Access** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure the number and design of vehicle crossovers respects the urban context.* | ✓ |

| **Standard** | |
|---|---|
| *The width of accessways or car spaces should not exceed:*<br>• *33 per cent of the street frontage, or*<br>• *if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.* | **N/A** |
| *No more than one single-width crossover should be provided for each dwelling fronting a street.* | **N/A** |
| *The location of crossovers should maximise the retention of on-street car parking spaces.* | **N/A** |
| *The number of access points to a road in a Road Zone should be minimised.* | **N/A** |
| *Developments must provide for access for service, emergency and delivery vehicles.* | ✓ |

| **Clause 58.03-7 (D12) Parking Location** | |
|---|---|
| **Objective** | **Assessment** |
| *To provide convenient parking for resident and visitor vehicles.* | ✓ |
| *To protect residents from vehicular noise within developments.* | ✓ |
| **Standard** | |
| *Car parking facilities should:*<br>• *Be reasonably close and convenient to dwellings.*<br>• *Be secure.*<br>• *Be well ventilated if enclosed.* | ✓ |
| *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.* | **N/A** |

| **Clause 58.03-8 (D13) Integrated Water and Stormwater Management** | |
|---|---|
| **Objective** | **Assessment** |
| *To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.* | × |
| *To facilitate stormwater collection, utilisation and infiltration within the development.* | × |
| *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.* | × |
| **Standard** | |
| *Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.* | × |
| *Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.* | × |
| *The stormwater management system should be:*<br>• *Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.* | × |
| • *Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.* | × |

**Planner's Comments:**

The plans will be required to include a note to state that this standard will be satisfied.

## Clause 58.04 - AMENITY IMPACTS

| Clause 58.04-1 (D14) Building Setback | |
|---|---|
| **Objective** | **Assessment** |
| *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.* | ✓ |
| *To allow adequate daylight into new dwellings.* | ✓ |
| *To limit views into habitable room windows and private open space of new and existing dwellings.* | ✓ |
| *To provide a reasonable outlook from new dwellings.* | ✓ |
| *To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.* | ✓ |
| **Standard** | |
| *The built form of the development must respect the existing or preferred urban context and respond to the features of the site.* | ✓ |
| *Buildings should be set back from side and rear boundaries, and other buildings within the site to:*<br>• *Ensure adequate daylight into new habitable room windows.* | ✓ |
| • *Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.* | × |
| • *Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.* | ✓ |
| • *Ensure the dwellings are designed to meet the objectives of Clause 58.* | ✓ |

**Planner's Comments:**

The screens for the rear balconies will be required to be modified to ensure that they are not more than 25% transparent to limit views toward the rear yards of the dwellings to the north.

| Clause 58.04-2 (D15) Internal Views | |
|---|---|
| **Objective** | **Assessment** |
| *To limit views into the private open space and habitable room windows of dwellings within a development.* | ✓ |
| **Standard** | |
| *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.* | × |

**Planner's Comments:**

The balcony of Unit 7 would allow internal views into the balcony of Unit 4 below. Notwithstanding this, the Unit 7 balcony would be a spacious semi-private area that will provide future residents with a pleasant area for passive outdoor recreation.

| Clause 58.04-3 (D16) Noise Impacts | |
|---|---|
| **Objective** | **Assessment** |
| *To contain noise sources in developments that may affect existing dwellings.* | ✓ |
| *To protect residents from external and internal noise sources.* | ✓ |
| **Standard** | |
| *Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.* | ✓ |
| *The layout of new dwellings and buildings should minimise noise transmission within the site.* | ✓ |
| *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.* | ✓ |
| *New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.* | ✓ |
| *Buildings within a noise influence area specified in Table D3 (below) should be designed and constructed to achieve the following noise levels:*<br>• *Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.*<br>• *Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.* | **N/A** |
| *Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.* | **N/A** |
| *Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.* | **N/A** |

| | | |
|---|---|---|
| **Noise Source** | **Noise Influence Area** | **Assessment** |
| **Zone Interface** | | |
| *Industry* | *300m from the Industrial 1, 2 and 3 zone boundary* | **N/A** |
| **Roads** | | |
| *Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume* | *300m from the nearest trafficable lane* | **N/A** |
| **Railways** | | |
| *Railway servicing passengers in Victoria* | *80m from the centre of the nearest track* | **N/A** |
| *Railway servicing freight outside Metropolitan Melbourne* | *80m from the centre of the nearest track* | **N/A** |
| *Railway servicing freight in Metropolitan Melbourne* | *135m from the centre of the nearest track* | ✓✖ |

## Clause 58.05 - ON-SITE AMENITY AND FACILITIES

| Clause 58.05-1 (D17) Accessibility | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure the design of dwellings meets the needs of people with limited* | ✓ |

| | |
|---|---|
| *mobility.* | |
| **Standard** | |
| *At least 50 per cent of dwellings should have:*<br>• *A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.* | ✓ |
| • *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.* | ✓ |
| • *A main bedroom with access to an adaptable bathroom.* | ✓ |
| • *At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.* | ✓<br>**Refer to table below** |

| | **Design Option A** | **Design Option B** |
|---|---|---|
| **Door opening** | A clear 850mm wide door opening. | A clear 820mm wide door opening located opposite the shower. |
| **Door design** | Either:<br>• A slide door, or<br>• A door that opens outwards,<br>or<br>• A door that opens inwards that is clear of the circulation area and has readily removable hinges. | Either:<br>• A slide door, or<br>• A door that opens outwards,<br>or<br>• A door that opens inwards and has readily removable hinges. |
| **Circulation area** | A clear circulation area that is:<br>• A minimum area of 1.2m by 1.2m.<br>• Located in front of the shower and the toilet.<br>• Clear of the toilet, basin and the door swing.<br><br>The circulation area for the toilet and shower can overlap. | A clear circulation area that is:<br>• A minimum width of 1m.<br>• The full length of the bathroom and a minimum length of 2.7m.<br>• Clear of the toilet and basin.<br><br>The circulation area can include a shower area. |
| **Path to circulation area** | A clear path with a minimum width of 900mm from the door opening to the circulation area. | N/A |
| **Shower** | A hobless (step-free) shower. | A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening. |
| **Toilet** | A toilet located in the corner of the room. | A toilet located closest to the door opening and clear of the circulation area. |

| **Clause 58.05-2 (D18) Building Entry and Circulation** | |
|---|---|
| **Objective** | **Assessment** |
| *To provide each dwelling and building with its own sense of identity.* | ✓ |
| *To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.* | ✓ |
| *To ensure internal communal areas provide adequate access to daylight* | ✓ |

| | |
|---|---|
| *and natural ventilation.* | |
| **Standard** | |
| *Entries to dwellings and buildings should:*<br>• *Be visible and easily identifiable.*<br>• *Provide shelter, a sense of personal address and a transitional space around the entry.* | ✓ |
| *The layout and design of buildings should:*<br>• *Clearly distinguish entrances to residential and non-residential areas.* | ✓ |
| • *Provide windows to building entrances and lift areas.* | ✓ |
| • *Provide visible, safe and attractive stairs from the entry level to encourage use by residents.* | ✓ |
| • *Provide common areas and corridors that:*<br>▪ *Include at least one source of natural light and natural ventilation.*<br>▪ *Avoid obstruction from building services.*<br>▪ *Maintain clear sight lines.* | ✓ |

| **Clause 58.05-3 (D19) Private Open Space** | |
|---|---|
| **Objective** | **Assessment** |
| *To provide adequate private open space for the reasonable recreation and service needs of residents.* | ✓ |
| **Standard** | |
| *A dwelling should have private open space consisting of:*<br>• *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*<br>• *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*<br>• *A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or*<br>• *A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.* | ✓<br>**Refer o tables below for balcony size** |
| *If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.* | **N/A** |

| **Dwelling Type** | **Minimum Area** | **Minimum Dimension** |
|---|---|---|
| **Studio or 1 bedroom dwelling** | 8m² | 1.8m |
| **2 bedroom dwelling** | 8m² | 2m |
| **3 or more bedroom dwelling** | 12m² | 2.4m |

| **Clause 58.05-4 (D20) Storage** | |
|---|---|
| **Objective** | **Assessment** |
| *To provide adequate storage facilities for each dwelling.* | ✓ |
| **Standard** | |
| *Each dwelling should have convenient access to usable and secure storage space.* | ✓ |
| *The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.* | ✓<br>**Refer to table below** |

| Dwelling Type | Total min. storage volume | Min. storage volume within the dwelling |
|---|---|---|
| **Studio** | 8m³ | 5m³ |
| **1 bedroom dwelling** | 10m³ | 6m³ |
| **2 bedroom dwelling** | 14m³ | 9m³ |
| **3 or more bedroom dwelling** | 18m³ | 12m³ |

## Clause 58.06 - DETAILED DESIGN

| **Clause 58.06-1 (D21) Common Property** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.* | ✓ |
| *To avoid future management difficulties in areas of common ownership.* | ✓ |
| **Standard** | |
| *Developments should clearly delineate public, communal and private areas.* | ✓ |
| *Common property, where provided, should be functional and capable of efficient management.* | ✓ |

| **Clause 58.06-2 (D22) Site Services** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure that site services can be installed and easily maintained.* | ✓ |
| *To ensure that site facilities are accessible, adequate and attractive.* | ✓ |
| **Standard** | |
| *The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.* | ✓ |
| *Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.* | ✓ |
| *Mailboxes should be provided and located for convenient access as required by Australia Post.* | ✓ |

| **Clause 58.06-3 (D23) Waste and Recycling** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure dwellings are designed to encourage waste recycling.* | ✓ |
| *To ensure that waste and recycling facilities are accessible, adequate and attractive.* | ✓ |
| *To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.* | ✓ |
| **Standard** | |
| *Developments should include dedicated areas for:*<br>• *Waste and recycling enclosures which are:*<br>▪ *Adequate in size, durable, waterproof and blend in with the development.*<br>▪ *Adequately ventilated.*<br>▪ *Located and designed for convenient access by residents and made easily accessible to people with limited mobility.* | ✓ |
| • *Adequate facilities for bin washing. These areas should be adequately ventilated.* | ✓ |
| • *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.* | |
| • *Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.* | ✓ |
| • *Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.* | ✓ |
| • *Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.* | ✓ |
| *Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:*<br>• *Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.* | ✓ |
| • *Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.* | ✓ |

**Planner's Comments:**

A bin room is provided on the ground floor that would adequately meet the above requirements. Additionally, a condition will be included to require a Waste Management Plan to be submitted for approval.

**Clause 58.07 - INTERNAL AMENITY**

| **Clause 58.07-1 (D24) Functional Layout** | |
|---|---|
| **Objective** | **Assessment** |
| *To ensure dwellings provide functional areas that meet the needs of residents.* | ✓ |
| **Standard** | |
| *Bedrooms should:*<br>• *Meet the minimum internal room dimensions specified in Table D7.* | ✓<br>**Refer to table below** |
| • *Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.* | ✓ |
| *Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.* | ✓<br>**Refer to table below** |

| **Bedroom Type** | **Min. width** | **Min. depth** |
|---|---|---|
| **Main bedroom** | 3m | 3.4m |
| **All other bedrooms** | 3m | 3m |

| **Dwelling type** | **Min. width** | **Min. area** |
|---|---|---|
| **Studio and 1 bedroom dwelling** | 3.3m | 10m² |
| **2 or more bedroom dwelling** | 3.6m | 12m² |

| Clause 58.07-2 (D25) Room Depth | |
|---|---|
| **Objective** | **Assessment** |
| *To allow adequate daylight into single aspect habitable rooms.* | ✓ |
| **Standard** | |
| *Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.* | ✓ |
| *The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:*<br>• *The room combines the living area, dining area and kitchen.* | **N/A** |
| • *The kitchen is located furthest from the window.* | **N/A** |
| • *The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.* | **N/A** |

| Clause 58.07-3 (D26) Windows | |
|---|---|
| **Objective** | **Assessment** |
| *To allow adequate daylight into new habitable room windows.* | ✓ |
| **Standard** | |
| *Habitable rooms should have a window in an external wall of the building.* | ✓ |
| *A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.* | **N/A** |
| *The secondary area should be:*<br>• *A minimum width of 1.2 metres.* | **N/A** |
| • *A maximum depth of 1.5 times the width, measured from the external surface of the window.* | **N/A** |

| Clause 58.07-4 (D27) Natural Ventilation | |
|---|---|
| **Objective** | **Assessment** |
| *To encourage natural ventilation of dwellings.* | ✓ |
| *To allow occupants to effectively manage natural ventilation of dwellings.* | ✓ |
| **Standard** | |
| *The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.* | ✓ |
| *At least 40 per cent of dwellings should provide effective cross ventilation that has:*<br>• *A maximum breeze path through the dwelling of 18 metres.* | ✓ |
| • *A minimum breeze path through the dwelling of 5 metres.* | ✓ |
| • *Ventilation openings with approximately the same area.*<br><br>*The breeze path is measured between the ventilation openings on different orientations of the dwelling.* | ✓ |

## 9.3 VCAT WATCH

***Author:*** *Kristian Cook, VCAT Coordinator*

***Trim No:*** *18/1280315*

***Attachments:*** *1. VCAT Watch - 27 November 2018 - Attachment*

### 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 three decisions since the previous report, two of which were settled by consent. A summary of the other decision is provided below.

| | |
|---|---|
| **Address** | 2 Shanahan Crescent, McKinnon |
| **Proposal** | Construction of three (3) double storey dwellings on a lot and affected by the Special Building Overlay. |
| **Council decision** | Refusal |
| **VCAT decision** | Decision set aside – permit |
| **Appellant** | Sherry Chen |




Council refused this application at its 7 December 2017 on the following grounds:

- Non-compliance with the Minimal Change Area Policy (Clause 22.08) by virtue of the proposal being for more than 2 dwellings on a lot;
- Neighbourhood character; and
- Melbourne Water's refusal grounds.

Prior to the hearing, the applicant was able to resolve Melbourne Water's refusal grounds through the submission of amended plans. The hearing therefore proceeded on the basis that Council continued to oppose the proposal, as it was inconsistent with the character of the area and non-compliant with the Minimal Change Area Policy.

In determining its decision, the Tribunal provided the following comments in respect to Council's refusal grounds:

- *The review site has several backyard interfaces. In a character sense, I find that this area does not have a strong backyard character due to the extent of development that has occurred within the surrounding area. The question is rather whether visual bulk and amenity has been managed at each interface.*

The Tribunal determined that subject to conditions requiring improved separation between the first floors of the dwellings, the proposal would provide an appropriate response to the character of the area. On this basis, the Tribunal determined to approve the application and direct that a permit be issued.

## 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 (7 November 2018 – 27 November 2018)**

| Address | VCAT Reference | Description of proposal | Type of Appeal | Zone | Council Decision | Council Delegate for Decision | Next Hearing Type | Next VCAT date |
|---|---|---|---|---|---|---|---|---|
| 2 Wattle Grove, McKinnon | 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 | Compulsory Conference | 23-Jan-2019 |
| 26 Macgowan Avenue, Glen Huntly | P2000/2018 | Construction of two (2) double storey attached dwellings in accordance with the endorsed plans | S80 (Conditions) | NRZ1 | Conditions | DPF | Merits | 7-Feb-2019 |
| 18 Ames Avenue, Carnegie | P1972/2018 | Construction of a double storey dwelling to the rear of the existing dwelling in accordance with the endorsed plans. | S82 (NOD) | GRZ1 | NOD | DPF | Merits | 20-Feb-2019 |
| 342-346 Centre Road, Bentleigh | P2003/2018 | Refusal of a request for an extension of time to commence Planning Permit GE/PP-28786/2015, which allows the construction of a seven storey building comprising ground floor shops, car parking and up to 24 dwellings. | S81 (Extension of Time) | C1Z | Refusal | Manager | Merits | 1-Mar-2019 |
| 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 | Manager | Merits | 18-Mar-2019 |
| 7 Norman Street, McKinnon | P2050/2018 | Construction of two (2) attached double storey dwellings | S77 (Refusal) | NRZ1 | Refusal | DPF | Merits | 18-Apr-2019 |

| 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 |
| 319-321 Hawthorn Road CAULFIELD | P686/2018 | Use of the land for the purpose of shared housing | s77 (refusal) | GRZ2 | Refusal | Council | Merits Hearing | * |
| 245 Grange Road ORMOND | P1342/2018 | The construction of seven dwellings and waiver of the visitor car parking requirement on land adjacent to a road in a Road Zone Category 1 | s82 (Objector) | GRZ1 | NOD | DPF | Merits Hearing | * |
| 13-15 Hamilton Street BENTLEIGH | P1044/2018 | Construction of a four storey building comprising up to 27 dwellings on land affected by a Special Building Overlay and a reduction in the Standard Car Parking requirement | s80 (Conditions) | RGZ1 | Planning Permit | Council | Merits Hearing | * |
| 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 | DPF | Merits Hearing | * |
| 14 Edward Street ELSTERNWICK | P827/2018 | Partial demolition, alterations and additions to a dwelling on a lot less than 300 square metres and in a Heritage Overlay | s82 (Objector) | NRZ1 | NOD | DPF | Merits Hearing | * |
| 3 Ripon Grove ELSTERNWICK | P1017/2018 | Alterations and additions to the existing dwelling on a lot less than 300 square metres | s82 (Objector) | GRZ1 | NOD | DPF | Merits Hearing | * |
| 204-206 Balaclava Road CAULFIELD NORTH | P1110/2018 | Construction of a five (5) storey meditation centre (place of assembly) above basement car park, and a reduction in the car parking requirement on land affected by the Special Building Overlay | s82 (Objector) | C1Z | Planning Permit | Council | Merits Hearing | 29-Nov-2018 |
| 15 Dudley Street CAULFIELD EAST | P1370/2018 | Develop and use land for the purpose of an 8 storey building comprising Group Accommodation (Student Housing) and a Convenience Shop and to reduce the Convenience Shop car parking requirement to zero | s77 (Refusal) | NRZ1 | Refusal | Manager | Merits Hearing | 29-Nov-2018 |
| 44 McLean Avenue BENTLEIGH | P1329/2018 | Construction of two (2) double storey attached dwellings | s77 (Refusal) | NRZ1 | Refusal | Manager | Merits Hearing | 10-Dec-2018 |
| 21 Ames Avenue CARNEGIE | P1527/2018 | Construction of 4 x three storey dwellings and 1 x double storey (total 5 dwellings) | s77 (Refusal) | GRZ2 | Refusal | DPF | Merits Hearing | 20-Dec-2018 |
| 18 Moira Avenue CARNEGIE | P1238/2018 | Construction of two (2) double storey dwellings on land affected by the Special | s80 (Conditions) | NRZ1 | Planning Permit | DPF | Merits Hearing | 08-Jan-2019 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Building Overlay and the Heritage Overlay | | | | | | |
| 1210-1212 Dandenong Road MURRUMBEENA | 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 | 14-Jan-2019 |
| 43-45 Kokaribb Road CARNEGIE | P775/2018 | Construct a 3 storey building comprising 15 dwellings and a basement carpark | s79 (Failure) | GRZ2 | No Decision | N/A | Merits Hearing | 14-Jan-2019 |
| 277-279 Centre Road BENTLEIGH | P1609/2018 | Modification including a consolidation of dwellings and modification to the building design as an amendment to an existing planning permit for the “construction of a seven storey building comprising ground floor retail and no more than 52 dwellings above basement car parking, use of the land for accommodation (dwellings) and reduction of associated car parking requirements”. | s87 (Cancel or Amend) | C1Z | Not yet determined | N/A | Merits Hearing | 21-Jan-2019 |
| 2 Wattle Grove, McKinnon | 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 | Compulsory Conference | 23-Jan-2019 |
| 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 | 25-Jan-2019 |
| 26 Macgowan Avenue, Glen Huntly | P2000/2018 | Construction of two (2) double storey attached dwellings in accordance with the endorsed plans | S80 (Conditions) | NRZ1 | Conditions | DPF | Merits | 7-Feb-2019 |
| 24-26 Vickery Street BENTLEIGH | P1688/2018 | Extension of time request | s79 (Failure) | RGZ1 | Refusal | Manager | Merits Hearing | 15-Feb-2019 |
| 18 Ames Avenue, Carnegie | P1972/2018 | Construction of a double storey dwelling to the rear of the existing dwelling in accordance with the endorsed plans. | S82 (NOD) | GRZ1 | NOD | DPF | Merits | 20-Feb-2019 |
| 342-346 Centre Road, Bentleigh | P2003/2018 | Refusal of a request for an extension of time to commence Planning Permit GE/PP-28786/2015, which allows the construction of a seven storey building comprising ground floor shops, car parking and up to 24 dwellings. | S81 (Extension of Time) | C1Z | Refusal | Manager | Merits | 1-Mar-2019 |
| 11 Caleb Street BENTLEIGH EAST | P704/2018 | Construction of four (4) triple storey dwellings | s77 (refusal) | GRZ1 | Refusal | DPF | Merits Hearing | 7-Mar-2019 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 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 | Manager | Merits | 18-Mar-2019 |
| 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-2019 |
| 43 Vasey Street BENTLEIGH EAST | p1830/2018 | Construction of two (2) double storey attached dwellings | s77 (Refusal) | NRZ1 | Refusal | Officer | Merits Hearing | 5-Apr-2019 |
| 45 Hoddle Street ELSTERNWICK | P1723/2018 | Construction of three (3) double storey dwellings and basement | s77 (Refusal) | NRZ1 | Refusal | Officer | Merits Hearing | 9-Apr-2019 |
| 795-807 Centre Road and 150A-E East Boundary Road BENTLEIGH EAST | P1918/2018 | Construction of a part three (3) and part six (6) storey building comprising dwellings and shops, use of the land for dwellings, waiver of loading bay requirements, reduction of the standard car parking requirement, and alteration of access to a Road Zone Category 1 **Amendment to the permit to delete conditions relating to requirements for visitor car parking and loading.** | s87 (Amend) | GRZ1 | Planning Permit | Officer | Merits Hearing | 10-Apr-2019 |
| 2 Pearce Street CAULFIED 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-2019 |
| 7 Norman Street, McKinnon | P2050/2018 | Construction of two (2) attached double storey dwellings | S77 (Refusal) | NRZ1 | Refusal | DPF | Merits | 18-Apr-2019 |

| RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (7 November 2018 – 27 November 2018) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Address** | **VCAT Reference** | **Description of Proposal** | **Type of Appeal** | **Zone** | **Council Decision** | **Council Delegate for Decision** | **Appeal Outcome** | **Date of VCAT Decision** | **VCAT Decision (effect on Council Decision)** |
| 304-306 Koornang Road CARNEGIE | P888/2018 | Construction of six (6) attached dwellings and a reduction of the car parking requirement | s77 (refusal) | NRZ1 | Refusal | Manager | Merits Hearing | 17-Oct-2018 | Permit issued – by consent |
| 42 Hill Street BENTLEIGH | P1616/2018 | Construction of three double storey dwellings. | s87 (Cancellation) | GRZ1 | Permit | DPF | Practice Day Hearing | 19-Oct-2018 | Permit cancelled – by consent |
| 2 Shanahan Crescent MCKINNON | P134/2018 | Construction of three (3) double storey attached dwellings on land affected by the Special Building Overlay | s77 (Refusal) | NRZ1 | Refusal | Manager | Merits Hearing | 26-Oct-2018 | Set aside – Permit |

## 9.4 ENDORSEMENT OF ELSTERNWICK CULTURAL PRECINCT VISION (SELWYN STREET)

***Author:*** *James Kearney, Special Projects Manager*

***Trim No:*** *18/1289698*

***Attachments:***
1. *Elsternwick Cultural Precinct Plan - Celebrating culture through the arts and everyday life*
2. *Selwyn Street Cultural Precinct Plan - Option 1*
3. *Selwyn Street Cultural Precinct Plan - Option 2*

### PURPOSE AND SUMMARY

To provide Council with the recently completed shared vision for the Elsternwick Cultural Precinct, developed by an independent consultant in collaboration with precinct stakeholders, building on the broader strategic vision of the *Elsternwick Structure Plan.*

For Council to consider a *Cultural Precinct Plan* option that best responds to the key principles detailed in the shared vision.

The *Precinct Plan* will form the basis of Council streetscape design works in creating the Cultural Precinct, will inform and coordinate new development within the area to ensure land use, built form and urban realm elements are aligned with Council's vision for the precinct.

This report requests Council's authorisation for officers to commence the processes and statutory procedures required, including obtaining any third party approvals.

### RECOMMENDATION

That Council:

1. endorses Cultural Precinct Plan - Option 2 included in Attachment 3 of this report;
2. authorises officers to:
    a. commence the development of a detailed design for the Cultural Precinct, including a comprehensive traffic impact assessment and mitigation strategy based on the endorsed Precinct Plan;
    b. incorporate a design brief for the integration of a commemorative artwork to commemorate the survivors of the Holocaust as part of this design; and
    c. receive a further report on the draft detailed design prior to community consultation;
3. authorises officers to commence the processes in order to undertake road configuration modifications required for the Cultural Precinct to:
    a. commence public notification requirements as per section 223 of the *Local Government Act 1989*; and
    b. seek any third party permissions or authorisations as required

### BACKGROUND

Elsternwick and, in particular, Selwyn Street is experiencing significant change. Following the commencement of the *Elsternwick Structure Plan*, the following activity has occurred within the Cultural Precinct:

- the Fire Station Building was placed on the State Heritage Register
- the Woolworths Group purchased the former ABC site at 2-16 Selwyn St with plans to convert the site into a mixed use development containing ground floor supermarket, retail, community facilities and apartments.
- the existing Jewish Holocaust Centre progressed plans to redevelop to a larger and more contemporary centre (Permit Approved June 2018)
- Sholem Aleichem College, located at the end of Selwyn Street, started construction works to upgrade school facilities
- the Classic Cinema completed upgrades to the cinemas and progressed plans for a new rooftop cinema at the Selwyn Street interface, with a new artwork fronting Selwyn Street, (Permit Approved August 2018)
- the Kadimah Community Centre, along with other significant Jewish cultural institutions have actively explored opportunities to drive and realise the Selwyn Street Cultural Precinct by best locating new and strategically positioned facilities.
- In One Voice Festival is historically held in Selwyn Street.

Together, these changes make for an exciting opportunity for all stakeholders and the Elsternwick community to work together to see the shared vision for a Cultural Precinct in the Selwyn Street realised.

## ISSUES AND DISCUSSION

The *Elsternwick Structure Plan* establishes a broad strategic vision to establish a '*new Cultural Precinct, centred around Selwyn Street.'*

The key elements of this Cultural Precinct include creating a new civic space to establish a Jewish cultural precinct, a pedestrian plaza area connecting the community hub, museum and strategic sites, providing active cultural or community use frontages and limited retail presentation.

However, with significant change expected in this location within a short period of time following the adoption of the *Elsternwick Structure Plan,* a further refined and detailed vision for this Cultural Precinct was required.

With a number of planning applications for this precinct received, currently under assessment by Council, or expected in the near future, officers have sought to provide further detail to the *Structure Plan* by producing a *Precinct Vision and Plan*. Importantly, the vision and plan has been collectively developed and shared by the precinct stakeholders, and accommodates the broader community's needs and Council's desired outcomes for the precinct.

A detailed *Precinct Vision and Plan* will inform, coordinate and unite the various projects occurring within the precinct to ensure that there is a collective sense of place. Importantly, the *Precinct Vision and Plan* will provide more detailed context against which to assess current and future planning applications and provide the necessary guidance to future developments.

This *Precinct Vision and Plan* also informs Council's future capital works, with plans to coordinate with adjacent projects to upgrade the public realm within the precinct, to provide the critical public space that will define the *Elsternwick Cultural Precinct.*

### Arriving at a Shared Vision

Officers appointed Hassell, an urban design and public realm consultant, to drive and develop a shared vision for this precinct.

An initial workshop was held in mid 2018 with precinct stakeholders to understand where their priorities lie within the precinct, their vision for a cultural precinct, concerns, opportunities and user needs. This was a dynamic and productive workshop and it was encouraging to see that most of the stakeholder groups had shared expectations, understandings and an aligned vision for the precinct.

Following on from the initial workshop, Hassell has developed a *Draft Shared Vision* document including issues and opportunities, vision and place principles, and key moves plan.

The stakeholder group reconvened where Hassell presented their findings and interpretation of the wider stakeholder group's shared vision of the precinct.

Whilst the overall draft shared vision was collectively well received by the stakeholder group, particular feedback was received as to how this vision of the precinct should be defined and represented to ensure it accurately reflected both past, present and future users of the area.

Also feedback in relation to how some of the key moves should be defined was received. Hassell, taking on board these discussions, views and feedback of the group have now updated the draft shared vision document to reflect the stakeholder input. The shared vision for the Elsternwick Cultural Precinct was determined as:

'*The Elsternwick Cultural Precinct is an active and thriving meeting place known here and abroad for its diverse mix of cultural experiences and as a wonderful and welcoming local place for everyday life.'*

Refer to Attachment 1 for the final shared vision – Elsternwick Cultural Precinct Plan: Celebrating Culture Through The Arts And Everyday Life.

**Precinct Plan Options**

Following the stakeholder workshops and involvement throughout the development of Hassell's shared vision, officers have used the vision to develop options for the street layout within the precinct. These draft Precinct Plans have been assessed using the place principles developed by Hassell.

The *Precinct Plans* propose four areas within the larger cultural precinct each with their own identity and focus:

1. Arts, youth and education
    a. Partnering with the school to the north and the future Kadimah development to provide a space that promotes active engagement with the public realm through arts and education

2. Civic, reflective and respectful
    a. The civic spaces adjacent to the Jewish heart of the precinct (Holocaust Centre and future Jewish Museum) should be curated as respectful spaces that enable passive reflection and recognition.

3. Street food
    a. This precinct will be active and vibrant with retail frontages and active edges to the buildings taking advantage of the heritage listed fire station and new Woolworths development.

4. Night time activity and entertainment

a. Moving into Gordon Street leveraging off the Classic Cinema and existing restaurants this edge of the precinct to focus on night time uses and entertainment.

Two *Precinct Plan* Options have been further refined and are discussed below.

Cultural Precinct Plan - Option 1

Option 1 seeks to address the ground floor layout as presented in the original planning application for 2-16 Selwyn St, recognising the applicant's preferred access arrangements and designing elements of the streetscape around this access.

Refer to Attachment 2 - Council Precinct Plan Option 1.

This plan was evaluated against the key aspects of the Hassell shared vision document in order to assess how it responds to the vision and place principles. These place principles are a set of guidelines to create the future Cultural Precinct. The assessment of Option1 against these place principles led to the following observations:

- The plan scored highly in relation to establishing Selwyn Street as the precinct heart.
- Regarding the creation of more public space, the plan shows positive outcomes for reducing road width and improving comfort.
- However, it does not successfully create a pedestrian oriented space, instead using a shared surface, which is a key limitation of this proposal.
- The plan partially addresses all the criteria related to strengthening connectivity, however, due to the extent of vehicle movement within the precinct, it does not achieve the ideal outcome in relation to pedestrian space, safety and connections.
- The plan is limited in the opportunity to provide spaces for events of various scales as well as locating public spaces adjacent to key institutions. This is caused by keeping road space to provide a northern access to the proposed development of 2-16 Selwyn Street.
- Large events, such as In One Voice Festival, require alternative vehicle access to 2-16 Selwyn Street, which will require event traffic management and coordination.

Cultural Precinct - Design Option 2

Using the Hassell developed shared vision principles as well as referencing the vision and intent of the Cultural Precinct as outlined in the structure plan, an alternative Precinct Plan which best responds to these place principles and key moves has been developed.

This plan further builds on the initial work undertaken in developing the *Structure Plan*, with a focus on the entire precinct as a whole and achieving the intended vision, without compromising components based on potential future land uses.

Refer to Attachment 3 - Council Precinct plan Option 2.

Similarly to Option 1, this draft precinct plan has been assessed against the place principles outlined in Hassell's shared vision and overall this design meets more of the objectives from the assessment and provides better outcomes, with the following observations:

- A key point of difference and an element that meets the place principle objective to a greater degree is that this design enables vehicular access to the 2-16 Selwyn Street site to be much further to the south, reducing the road space significantly.
- This creates more pedestrian oriented space, improve pedestrian crossings, and enhances accessibility to the train station.

- In addition to the safety improvements, the reallocation of road space will allow flexibility and activation of this space for events of various sizes and provide public space adjacent to key institutions.
- Large events, such as In One Voice Festival, can occur within the proposed plan with no changes to the main vehicle movements.
- This plan also provides for greater opportunities to incorporate Council's ambitions for the development of a commemorative artwork to recognise survivors of the Holocaust.

**Commemorative Structure for Holocaust Survivors**

At the Council meeting on 4 July 2017 it was resolved that:

"*Officers prepare a report to establish and fund a permanent memorial structure in the Caulfield-Elsternwick area for victims and survivors of the Holocaust*".

Subsequent to this a project working group, consisting of Councillors and community representatives was established. The intent of the project is to commemorate the survivors of the Holocaust and in particular, those survivors who established a new life in Melbourne and the contribution they made to their communities.

The working group concluded that any memorial or artwork commemorating the survivors would be part of the Selwyn Street Cultural Precinct as outlined in the *Elsternwick Structure Plan.*

The project working group has been tasked with developing a design brief for the commemorative artwork in the Selwyn Street precinct. It is the view of the working group that it would be preferable to incorporate the art design brief as part of the streetscape design works in Selwyn Street. Therefore it is proposed that the tender specification calling for streetscape design also includes a response to a design brief for the artwork.

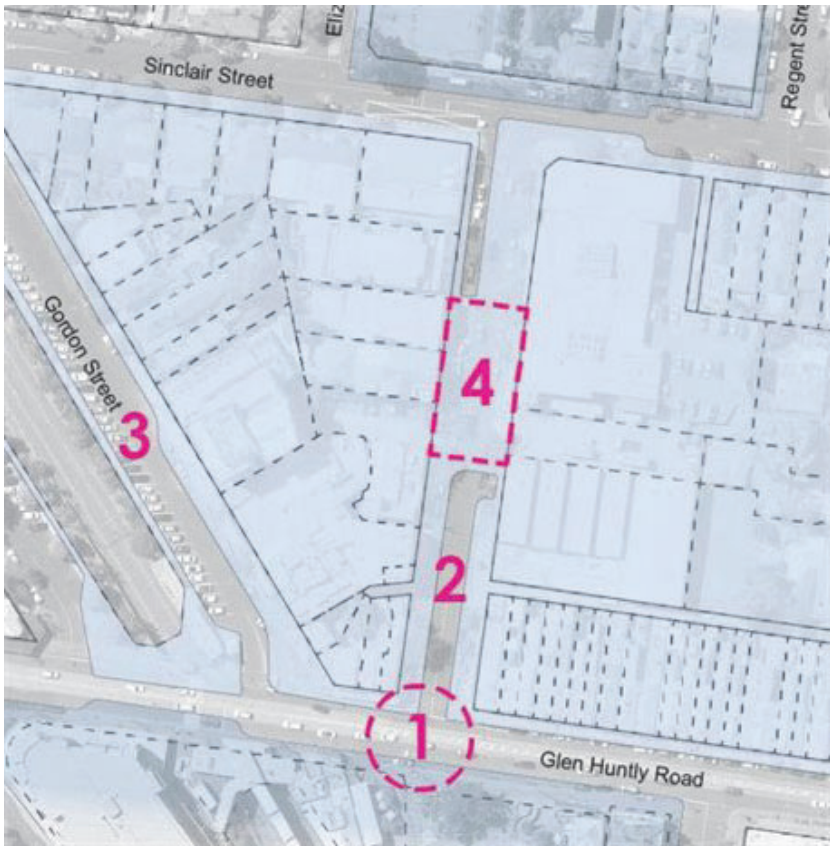
**Economic Impact Assessment**

An Economic Impact Assessment of the Cultural Precinct was undertaken by Essential Economics, which focussed on the potential cultural facilities within the precinct (excluding the economic impacts of proposed retail) with the following key findings:

- Creation of an additional 31 jobs (full-time, part-time and casual) compared to the existing situation through cultural facilities operations (direct) and associated supply chains (indirect).
- Increase of 30,000 visitors per year to proposed cultural facilities compared to the existing facilities.
- An uplift of $1.8 million per annum in visitor spending in the local economy compared to the existing situation, which will support an additional 23 jobs (full-time, part-time and casual) in the visitor economy, including direct and indirect jobs.
- An increase of 500 volunteer hours per annum to support expanded activities and events associated with the proposed cultural facilities, which represents $160,000 in additional economic benefit annually.
- Improved education and training outcomes including increased language programs, school programs, research activities and scholarships.
- Contribution to cultural development through the creation of a unique Jewish Quarter which celebrates historical and contemporary Jewish culture and arts and is welcoming and accessible to the entire community.

**Traffic Impacts & Preliminary Assessment**

There are a number of different permutations to how the precinct may function from a traffic and movement perspective. A comprehensive analysis of traffic movements and impacts is difficult to undertake without having a preferred precinct plan. However, a preliminary traffic assessment has been undertaken to better understand the impact of some of the key moves and changes proposed by the precinct plan. These are analysed and described below.




*1. Function of Glenhuntly Road & Selwyn Street Intersection*

The preliminary traffic advice included a traffic analysis of the traffic volumes (post development of 2-16 Selwyn Street based on ground floor supermarket and high density residential) that determined that the Glenhuntly Road / Selwyn Street intersection will operate under 'very poor' conditions in its existing un-signalised form.

However, would generally operate under 'very good' conditions or better during weekday peak hours following signalisation upgrade to the Glenhuntly Road / Selwyn Street intersection.

Both Cultural Precinct Plan options remove through traffic on Selwyn Street by closing a section of the road. As such, signalisation of this intersection is directly linked to activity generated by the adjacent developments (primarily the 2-16 Selwyn Street proposed development) and would be recommended to occur for both options if the level of development and associated car use is expected to occur.

Importantly, signalisation of this intersection provides an improved and safer pedestrian crossing point between the Cultural Precinct and the Elsternwick Plaza and train station. As part of the analysis and design of this signalisation, the existing signalised pedestrian

crossing from the train station near Gordon Street will be assessed to determine if it is to be retained or altered.

Refer to the below table for definitions of 'very poor' and 'very good'

| SIDRA Analysis parameters used by the consultant | |
|---|---|
| The Degree of Saturation (DoS) represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below. | |
| **Degree of Saturation** | **Rating** |
| Up to 0.60 | Excellent |
| 0.61 – 0.70 | Very Good |
| 0.71 – 0.80 | Good |
| 0.81 – 0.90 | Fair |
| 0.91 – 1.00 | Poor |
| Above 1.00 | Very Poor |

*2. Queue lengths in Selwyn Street*

It is important that the level of vehicle activity is limited within the Cultural Precinct in order to create a pedestrian focussed and safe space. The length of car queuing will have a significant impact on the amenity and perception of the proposed Cultural Precinct, and it has been assessed to inform the preferred plan as well as future planning decisions.

If the level of development and car use proposed at 2-16 Selwyn Street is to occur in the future, and as such the signalisation upgrade to the Glenhuntly Road / Selwyn Street intersection is also constructed, analysis shows that the two highest queuing scenarios are:

- 53 metres on the Friday afternoon peak and
- 52 metres on the Saturday afternoon peak.

Cultural Precinct Plan - Option 2 proposes that vehicular access to the site should be moved further south and closer to Glenhuntly Road, approximately 55 metres north of Glenhuntly Road. The assessment indicates that the proposed access in this design is not anticipated to impact access or adversely affect queuing. Furthermore, should queuing increase to higher than the analysis shows, it is acceptable and preferable for additional queuing to be contained within the private development and not within the public road space.

*3. Changes to Gordon Street*

Should the level of traffic generation proposed by the development of 2-16 Selwyn Street proceed, the traffic assessment concluded that Gordon Street should only accommodate northbound movement in to the future. This is due to a number of factors, including that the current right turn movements from Gordon Street onto Glenhuntly Road would experience significant delays as there would not be enough gaps in the traffic along Glenhuntly Road to safely enter. It is recommended that, as part of the wider precinct approach, Gordon Street be altered to northbound movement only and that the footpath is widened to expand the street activity in front of the Classic Cinema.

This will be further analysed through a detailed traffic analysis during the detailed design phase.

*4. Impacts of restricting through traffic movements of Selwyn Street (mid-block closure)*

Based on arrival / departure pattern at Sinclair Street & Glenhuntly Road ends of Selwyn Street, the assessment concluded that most of the vehicles currently using Selwyn Street are cut through traffic (rat running) and therefore would not have genuine needs to utilise this route when it is closed for through traffic. Those currently using Selwyn Street as through trips can be accommodated elsewhere in the network.

Most of the traffic generated from the proposed development would be directed to Glenhuntly Road/Selwyn intersection. With the implementation of a mid-block closure, the small portion of those trips that would have used Sinclair Street, would now be diverted to Glenhuntly Road.

If the development of 2-16 Selwyn St proceeds as anticipated, daily traffic volumes in the order of 5,000 vehicles per day would be expected which would put the road within the Connector Street – Level 2 classification as per the Glen Eira Planning Scheme, Clause 56.06. In planning terms this would require 3.5m wide lanes in each direction and a speed between 50-60km/hour (or 40 km/hour around schools).

Advice received as part of the preliminary assessment states that given the aspiration of a place setting for the street and the destination role of the street, that a lower order road design is suitable in Selwyn Street. A lower order road design could be facilitated by narrowing the lanes, reducing the speed, installing pedestrian crossings, removing parking and creating visual treatments such as raised or coloured pavement.

It is also noted that the section of the Planning Scheme under which this is assessed, will be reviewed by Council in the near future to reflect the newly adopted Integrated Transport Strategy, as part of the Planning Scheme Review Work Plan.

Further detailed comprehensive traffic analysis will need to be undertaken to better understand disbursement and displacement of traffic. As there are a number of options and permutations as to how the precinct may ultimately function, considerations to wider network impacts, such as the impact on surrounding intersections, will need to be considered in greater detail as part of any community engagement process to alter access and movements.

**Modification to Road Access – Road Closure & One-way Street Changes**

In order for the proposed precinct plans to be implemented and effective, road modifications to Selwyn Street and Gordon Street will be required. Specifically this would require:

- Council to implement a partial road closure of Selwyn Street by way of placing permanent traffic obstructions (mid-block closure) on Selwyn Street
- Council to give effect to a one way street proposal by regulating traffic on Gordon Street

Section 207 of the Local Government Act 1989 (Act) gives to Council various powers over traffic within the municipal district. These powers include the specific traffic management powers set out in Schedule 11 of the Act.

The exercise of powers associated with both the blocking of vehicular access (Selwyn Street road closure) and one-way street proposal (Gordon Street) is entirely discretionary and Council can exercise the powers as it sees fit, however there are slightly different statutory and other requirements in order to be implemented. These are outlined below.

1. Council to implement a 'road closure' of Selwyn Street

Clause 9 of schedule 11 of the *Act* (which would allow Council to implement the blocking of vehicular access proposal) provides –

*"9 Power to place obstructions or barriers on a road permanently*

- *A Council may block or restrict the passage or access of vehicles on a road by placing and maintaining any permanent barrier or other obstruction on the road.*
- *A Council must not exercise this power unless it has considered a report from the Roads Corporation concerning the exercise of the power.*
- *The exercise of this power is subject to any direction of the Minister.*
- *This clause does not apply to a freeway or an arterial road within the meaning of the Road Management Act 2004, unless the Council has the consent of the Roads Corporation."*

The exercise of this power is subject to compliance with section 223 of the Act (this section requires Council to give a public notice of the proposal and to consider any submissions which may be received).

Ordinarily, the Council would receive an initial officer report (such as this report), to consider a range of planning and development considerations for the area, public safety issues, surrounding traffic conditions, the nature and extent of past, present and future use of the road by pedestrians and motorists, and any other relevant economic, political, social, environmental and amenity considerations - with a view to giving Council information whereby it can determine, on the general merits of the proposal, whether or not to give effect to the blocking of vehicular access proposal.

It is also noted that in order to implement a road closure on Selwyn Street, Council must not exercise the power unless it has considered a report from the Roads Corporation (VicRoads).

The following procedural steps would need to be carried out by Council in the lead-up to (and the subsequent exercise of) the power:

- Council would need to consider an initial officer report (this report) and resolve of its intention to commence the statutory process for the blocking of vehicular access proposal;
- Council would need to give a public notice of the intended proposal and also consult with VicRoads;
- Council would need to comply with section 223 of the Act;
- Council would need to separately consult with any affected property owners and occupiers;
- Council would need to consider a final report and resolve whether or not to proceed with the blocking of vehicular access proposal; and
- Lastly, Council would need to perform the works on the road which are necessary to give effect to the blocking of vehicle access, including any signage required.

2. Council to give effect to a one way street proposal by regulating traffic on Gordon Street

Clause 8 of schedule 11 of the *Act* (which would allow Council to implement the one way street proposal) provides –

*"8 Power to erect and remove works and structures*

*1. A Council may erect and remove any works or structures—*
*a) to protect passengers, pedestrians and drivers on a road; or*
*b) to regulate traffic on a road."*

Unlike the requirements for implementing a road closure, Section 223 of the Act does not require public notice.

Despite this however, officers recommend Council – in addition to separately consulting with affected property owners and occupiers – still gives public notice inviting submissions and comments from the broader community. This can be done at the same time as the Selwyn Street road closure public notice.

Much like the road closure process outlined above, ordinarily, the basis for the exercise of this power would be for Council, via an officer report (such as this), to consider a range of issues and considerations with a view to Council deciding, on the general merits of the proposal, whether or not to give effect to the one way street proposal.

The following procedural steps would need to be carried out by Council in the lead-up to (and the subsequent exercise of) the power –

- Council would need to consider an initial report (this report) and resolve of its intention to commence the statutory process for the one way street proposal;
- Council would need to consider whether it gives a non-statutory public notice of the intended proposal;
- Council would need to separately consult with affected property owners and occupiers;
- Council would need to consider a final report and resolve whether or not to proceed with the one way street proposal; and
- Lastly, Council would need to perform the works on the road which are necessary to give effect to the one way street proposal, including the erection of any signage required under the *Road Safety Act 1986* and any regulations made under that Act .

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource, risk or asset management implications.

## POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy or legislative implications.

## COMMUNICATION AND ENGAGEMENT

Comprehensive community consultation and engagement was undertaken through the endorsement and adoption of the *Elsternwick Structure Plan 2018-2031.*

Collaborative consultation with the key stakeholders was undertaken to develop the shared vision which has informed the proposed *Cultural Precinct Plan.*

Further consultation of a detailed design will be undertaken with the broader community.

Formal community consultation is required to occur if the road is significantly altered as outlined in 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

The shared vision for the *Elsternwick Cultural Precinct* is:
'*The Elsternwick Cultural Precinct is an active and thriving meeting place known here and abroad for its diverse mix of cultural experiences and as a wonderful and welcoming local place for everyday life.'*

Realising the *Elsternwick Cultural Precinct* is one of the important outcomes proposed in the *Elsternwick Structure Plan.* The realisation of this precinct will create a heart for the local community and a physical identity for the broader Jewish community. The precinct will provide a new experience based destination and anchor for the commercial area, making the Elsternwick centre more resilient into the future.

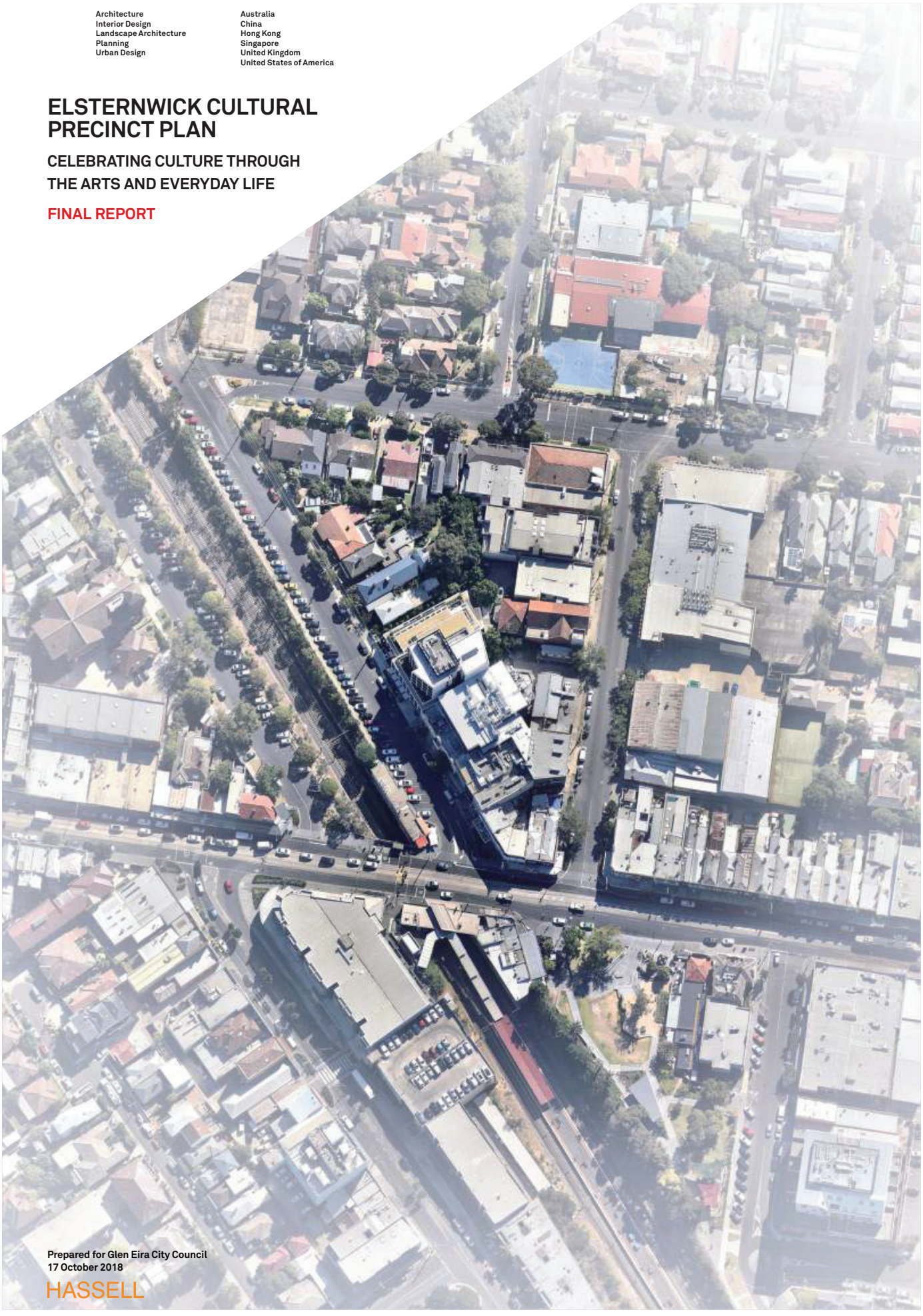
Architecture
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# ELSTERNWICK CULTURAL PRECINCT PLAN

## CELEBRATING CULTURE THROUGH THE ARTS AND EVERYDAY LIFE

**FINAL REPORT**



Prepared for Glen Eira City Council
17 October 2018

HASSELL

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| 02 | 30 July 2018 | Mark Haycox | DRAFT Phases 01 and 02 for Workshop |
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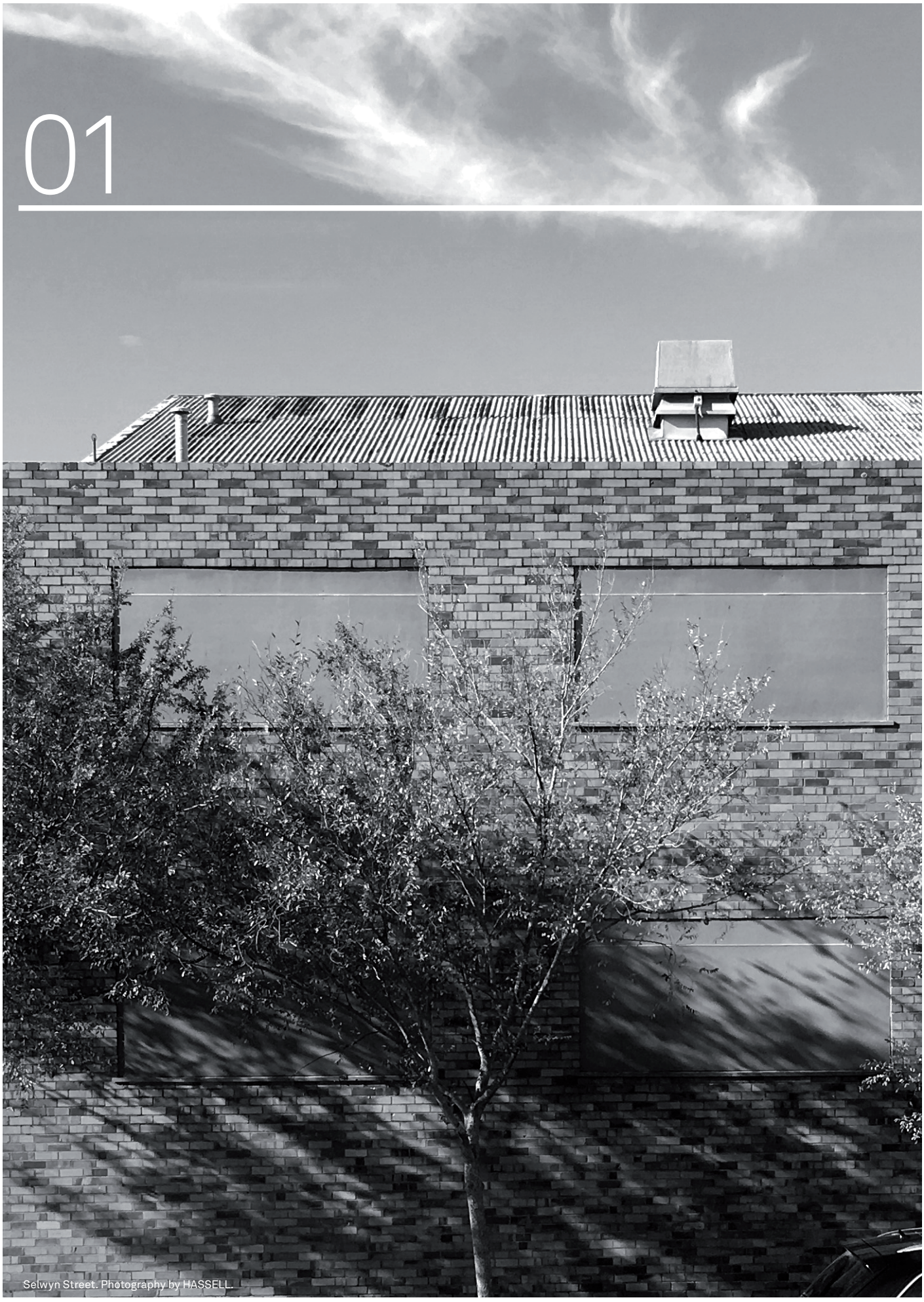
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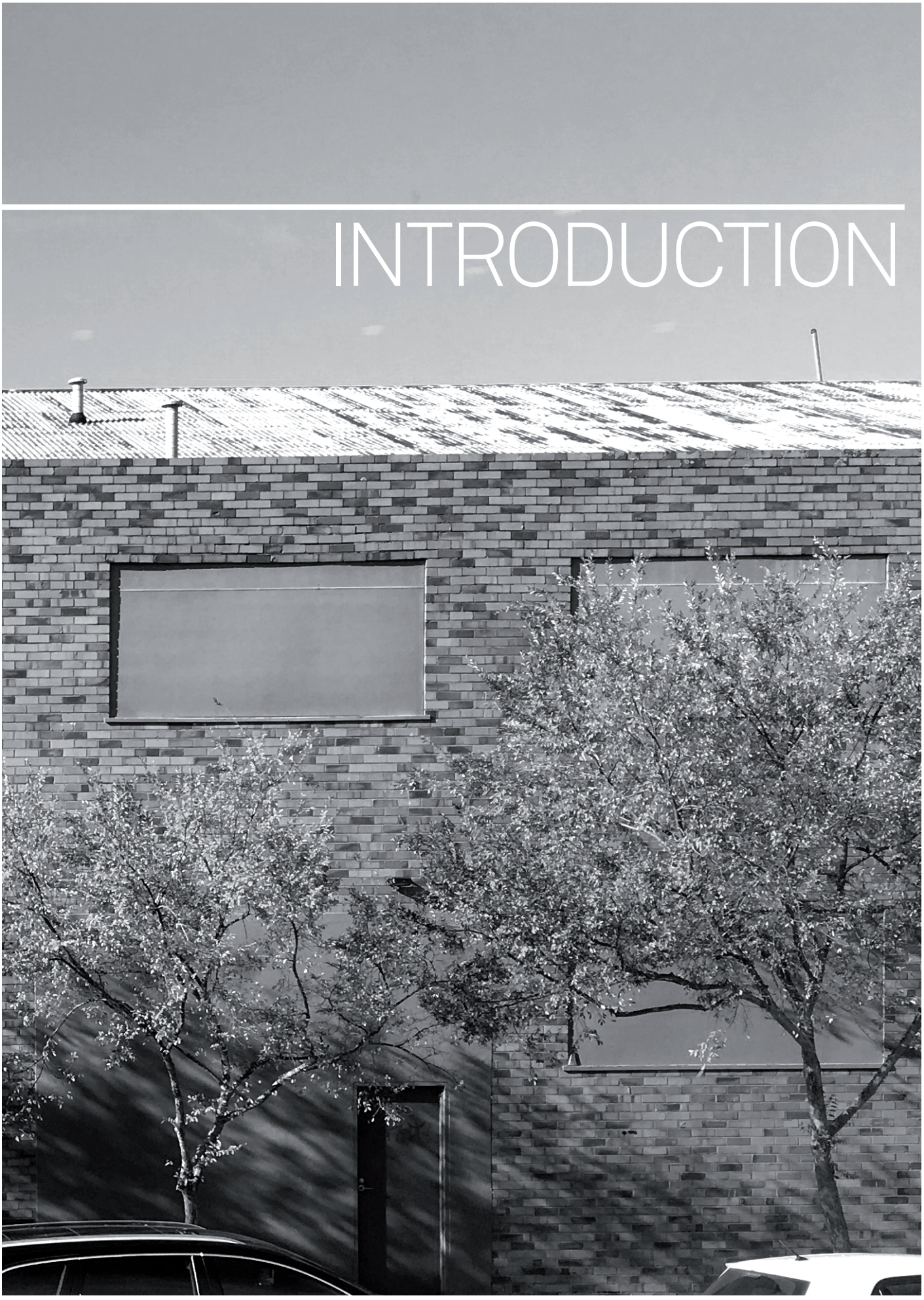

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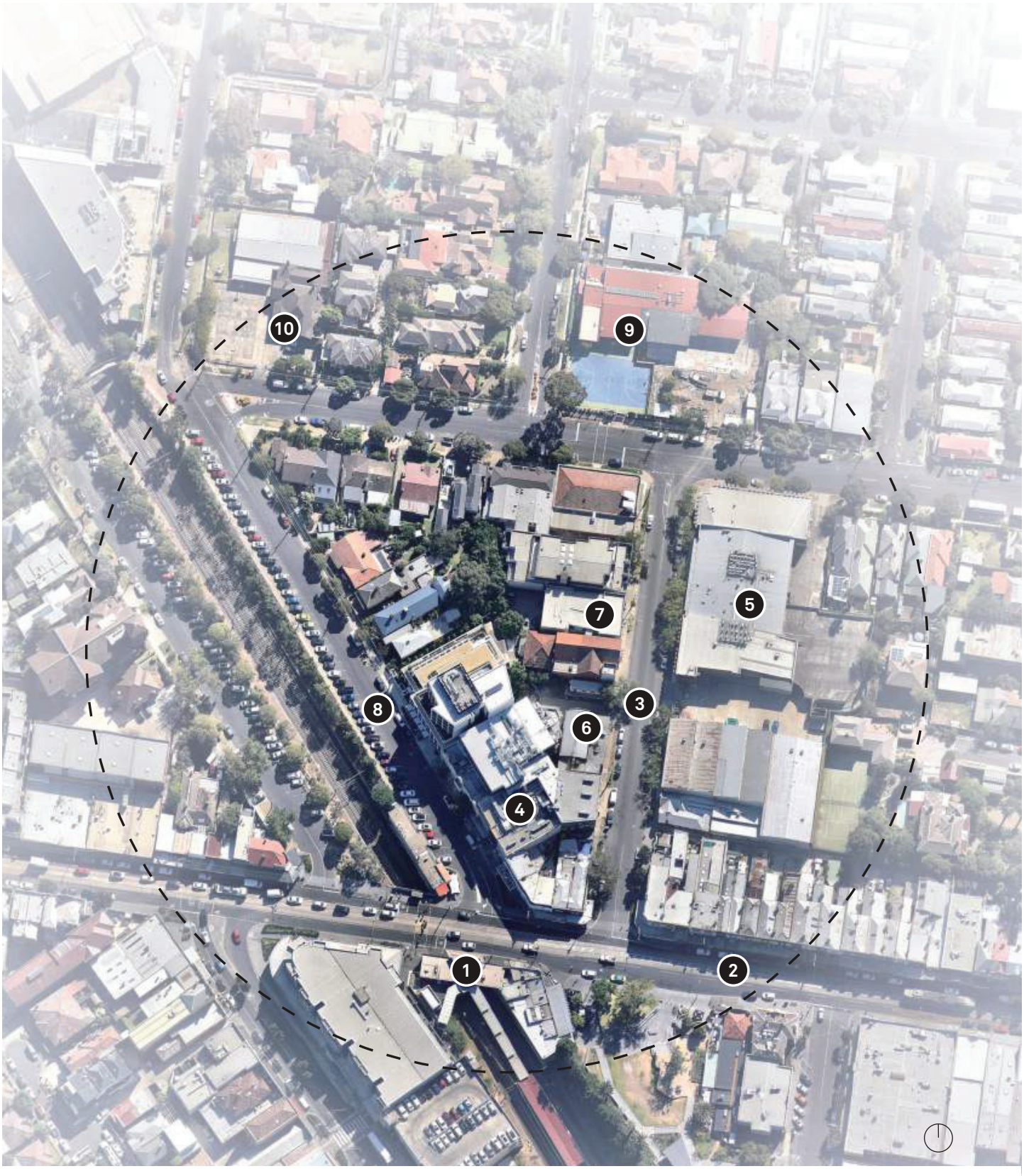
# 01



Selwyn Street. Photography by HASSELL.

# INTRODUCTION






## ELSTERNWICK CULTURAL PRECINCT STUDY AREA

1. Elsternwick Train Station
2. Glen Huntly Road
3. Selwyn Street, location of the In One Voice Festival
4. Classic Cinema
5. Woolworths Development Site, former ABC Studios
6. Kadimah Jewish Cultural Centre & National Library
7. Jewish Holocaust Centre
8. Gordon Street
9. Scholem Aleichem College
10. Haborium Dror Youth Centre

The Elsternwick Cultural Precinct represents a unique opportunity to create an authentic and contemporary destination; a magnet for cultural industries with broad appeal for visitors and residents.

Selwyn Street will become the heart of the Precinct – with a strong identity built upon it's legacy and an inviting and high quality public realm bustling with life and creativity.

Elsternwick is experiencing growth with new residential apartments appearing throughout what has traditionally been a low-rise residential area. With that growth and evolving density and demographic has emerged a need to revitalise, expand and create new public places for the community to participate in civic life.

Selwyn Street is located within the heart of Elsternwick – with easy access to the Train Station, Classic Cinema and the retail offer of Glen Huntly Road. The former home of the ABC Studios, and existing home to important cultural institutions such as the Jewish Holocaust Centre and the Kadimah Jewish Cultural Centre and National Library, Selwyn Street is a special place ideally positioned to provide an important meeting point for the wider community.

**Elsternwick Structure Plan**

In the recently adopted Elsternwick Structure Plan, Glen Eira City Council has identified Selwyn Street as the centre of a new Cultural Precinct, building upon the:
_History and social fabric of the existing cultural institutions including the nearby Scholem Aleichem College and Haborium Dror Youth Centre
_Annual 'In One Voice' Jewish street festival
_Proposed refurbishment of the Jewish Holocaust Centre
_Proposed new roof top cinema on the Classic Cinema, also the home of the annual Jewish film festival and venue for other festivals and performances
_Potential relocation of the Jewish Museum of Australia to Selwyn Street and
_Redevelopment of the ABC site into a new Woolworths supermarket and residential complex with public car parking.

In addition to the above key components, the success of the Precinct will also rely upon the successful integration of broader strategic plans for the Elsternwick area.

**Jewish Cultural & Arts Precinct**

The establishment of the Jewish Culture and Arts Precinct (JCAP) group representing the Jewish Holocaust Centre, Kadimah Jewish Cultural Centre and National Library and Jewish Museum of Australia, has contributed to an exciting dialogue between the Jewish community, the Council and Woolworths about how to best leverage the great potential of this site. More recently, JCAP have developed a Masterplan for the Precinct to create an international destination for artistic and cultural expression through a diverse array of activities and attractions.

**Scope & Key Deliverable**

HASSELL has been engaged for the first two phases of a five phase project to deliver a Cultural Precinct Plan for Elsternwick. The key deliverable for Phase 1 & 2 is a Vision including Place Principles and Key Moves guiding decision making for the Cultural Precinct and future development in the Precinct. A consultation process involving key Stakeholders provided the material to develop and refine an authentic approach for the Cultural Precinct embedded in the local area with local knowledge.

The role of key streets has been considered through this work – particularly Selwyn Street – as a platform for social connection & cultural exchange and cross-pollination of ideas between cultural institutions. While improving amenity, enhancing and supporting the daily functioning of the street for people is of primary importance, future proofing the street for community festivals and events and the need for on-going curation has equally been considered.

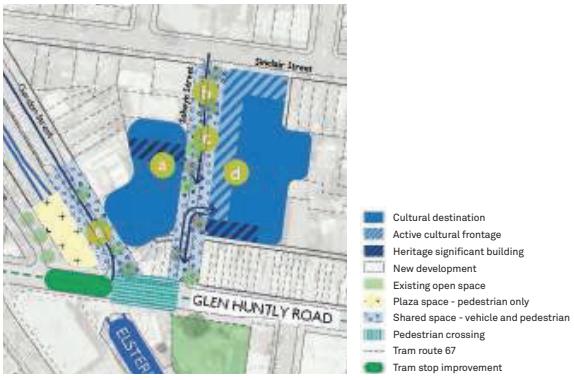
The Elsternwick Cultural Precinct has the potential to unlock value and realise significant social, economic, environmental and cultural benefits for the community.

**Next Steps**

Following the finalisation of the Vision, Place Principles and Key Moves, a Place Plan and Concept Streetscape Plan will be developed. These Plans will provide short to long term Design Strategies, a Design Concept and costing for Selwyn Street. In addition, evaluation criteria developed from key measures of success collated from the Stakeholder Workshop, and the Vision, Place Principles and Key Moves, will provide a filter with which assess the next phases of the project.



Artist Impression of New Cultural Precinct, Elsternwick Structure Plan 2018-2031




Public Spaces: New Cultural Precinct, Elsternwick Structure Plan 2018-2031

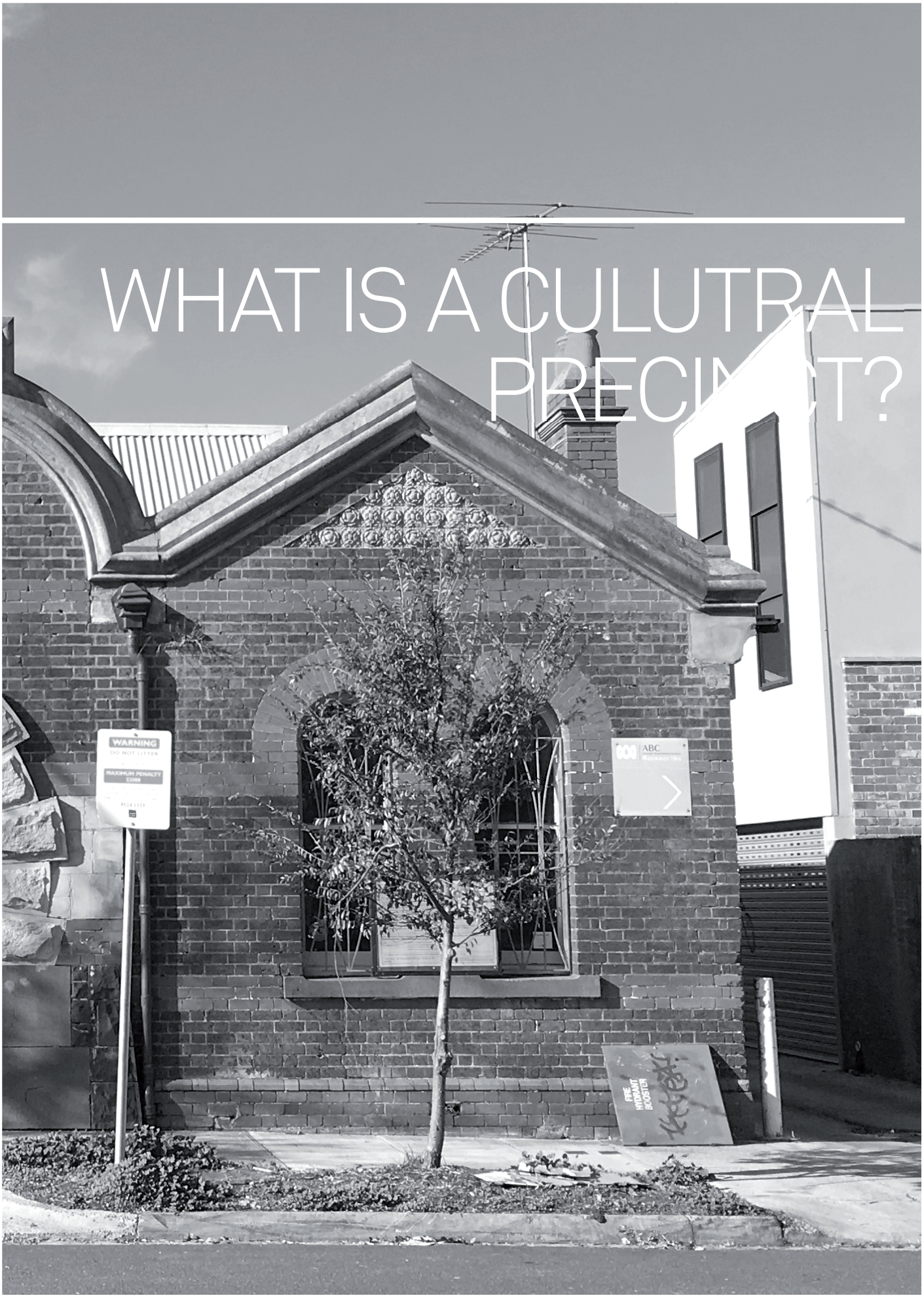

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# 02




Selwyn Street. Photography by HASSELL.

# WHAT IS A CULUTRAL PRECINCT?



## 02 What is a Cultural Precinct?

**What is Culture?**

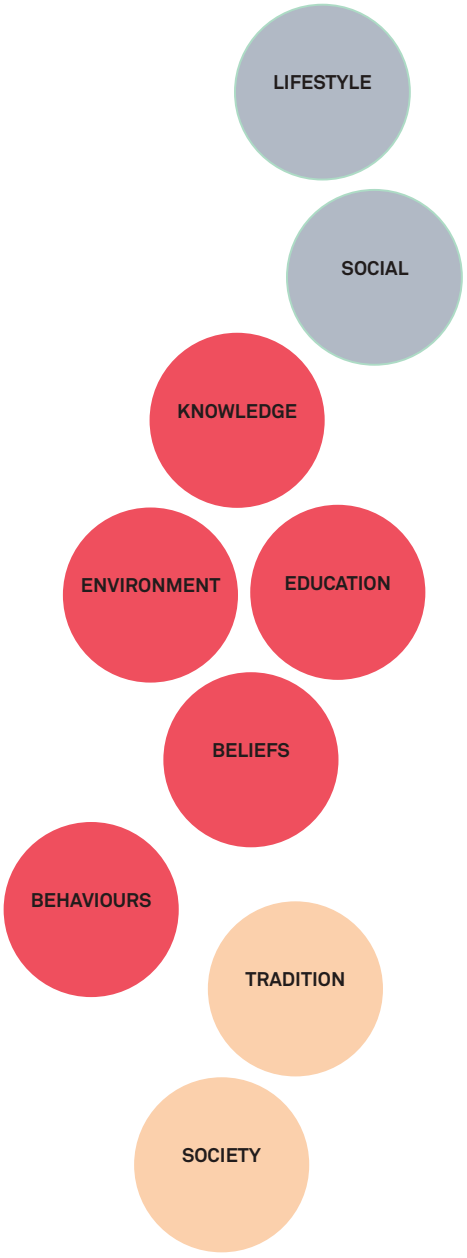
Culture means different things to different people. At one level, culture can refer to the arts – theatre, cinema, music and exhibitions. At another and all-encompassing level, culture can refer to what defines us as a community or as individuals – the language we speak, the food we eat or the way we dance. Cultural identity – and this is not an exhaustive list – is made up of our values, knowledge, experiences, traditions, history and institutions.

The Elsternwick Cultural Precinct Plan recognises that while definitions vary, establishing a dialogue around what culture means to key Stakeholders actively engaged in the Precinct, – and also around what constitutes the Elsternwick Cultural Precinct, – enables a shared understanding to be collectively defined by Stakeholders.

The Precinct is home to a number of Jewish institutions that have clustered together, which until recent times included the ABC. Together, they created a culture that reflects the diversity of the area; the ABC – creative, alternative and edgy; and the Jewish institutions – learned/scholarly, respectful and community minded. This is the essence of the area and the potential to use it to drive the development of the Elsternwick Cultural Precinct is huge.

The customs, experience, values and knowledge that people bring with them need a place to be expressed, while the place itself can also shape this expression. In order to create places where people 'bump into each other', we have to consider not only what defines culture, but also what the stage/ place for that expression is.

The Elsternwick Precinct Plan acknowledges that spaces which enable social connection are vital for the success of the Cultural Precinct.

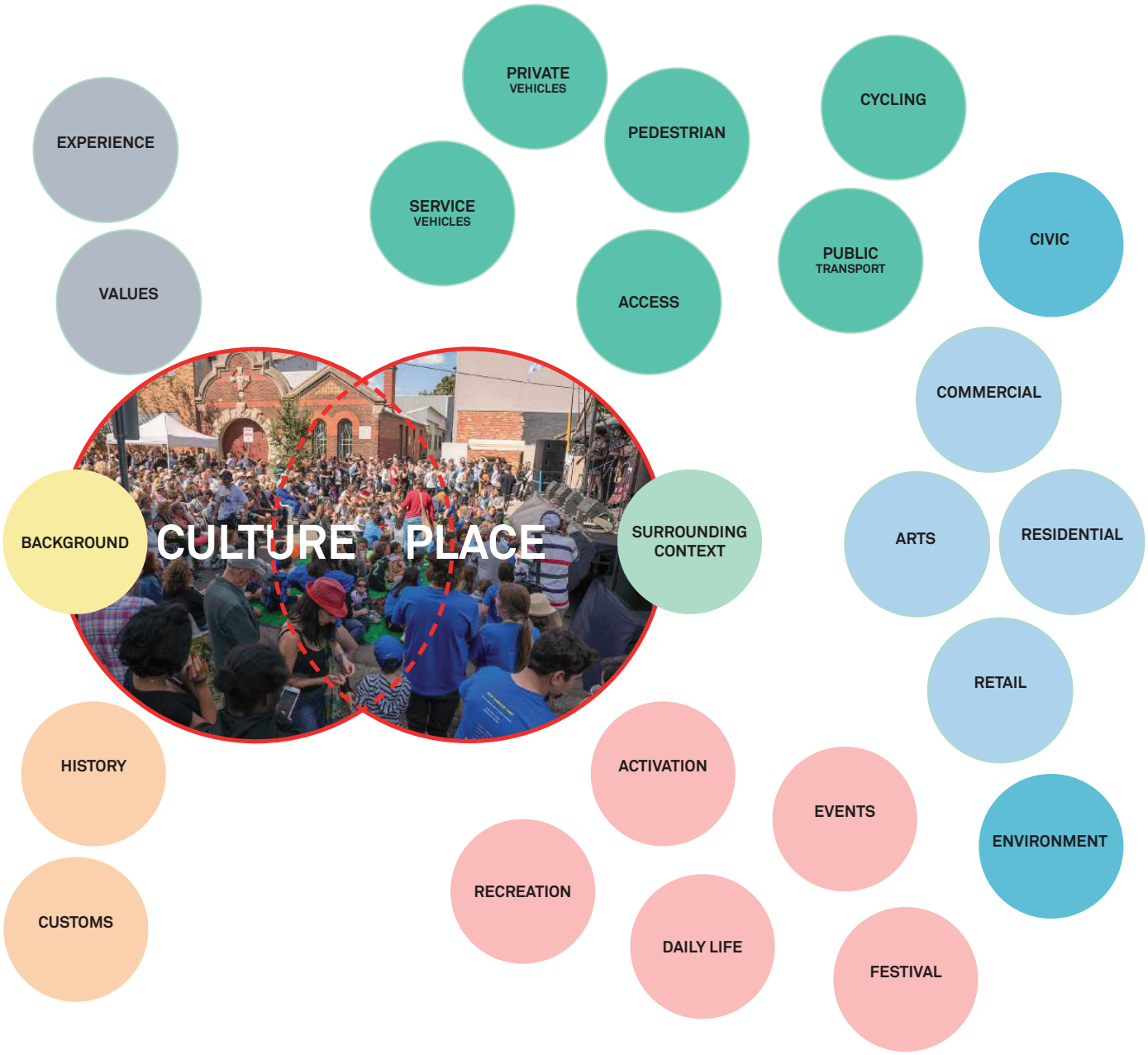



## In 1982 UNESCO defined culture as ....

"... distinctive spiritual, material, intellectual and emotional features that characterise a society or social group. It includes arts, modes of life, the fundamental rights of the human being, value systems, traditions and beliefs."

# A cultural precinct is "... where people bump into each other ..." and "... individuals engage with the collective word ..."

Precinct Stakeholder, Elsternwick Cultural Precinct Plan Vision Workshop





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## 02 What is a Cultural Precinct?

### International & National Benchmarks

As part of the research phase of the project, a benchmarking study was undertaken to identify defining features of a cultural precinct. Following an analysis of a selection of local and international precedents, it was concluded that the Elsternwick Cultural Precinct could be considered at a precinct scale, the street scale and through an activity and events programming lens.

The precinct scale includes the defining character of the surrounding area; the types of activities and uses that contribute to the place; how well connected the place is to transport and the wider area. At the street scale we investigated places with similar dimensions to understand in more detail the edges and function of the street, and uses and activities within the street. A study of places focusing on event activation revealed the value of seasonal and temporary activities programmed in a calendar of events.

**Common Threads**
Benchmarking identified the following common features across the different projects:

_Well located and connected to diverse communities
_Provide a range of different uses
_Include key cultural institutions
_Generate compact and concentrated activity
_Attract people & similar uses
_Is on people's mind map
_Comprise physical public space/ civic spaces for people with a human scale
_Where public life extends into and out of the street
_Provide good amenity (is inviting, sun-filled and wind protected)
_Often defined by well-articulated and interesting building edges
_Include active uses (distinctive cafes, restaurants and retail) and event programming.

**What does this mean for the Elsternwick Cultural Precinct**

The Elsternwick Cultural Precinct Plan considers what has contributed to the development of the Precinct in the past, and how this can be nurtured. It also considers what is required for the Precinct's success in the future, and how this will be enabled.

Drawing upon the common threads for Cultural Precincts, key considerations for Elsternwick include:
_Integration with broader strategic improvements (connectivity, increasing open space)
_Ensuring cultural industries are attracted and retained to build upon existing assets
_Providing public physical spaces and high energy streets to encourage social interaction, collaboration, connectivity and spontaneous chance connections
_Public/private buildings that provide the functions and facilities to support a cultural precinct (gallery spaces, flexible performance spaces/theatres, cinemas, teaching/educational spaces, offices, ancillary support spaces)
_Infrastructure upgrades (underground power, broadband, water/electricity for events)
_Strong networks and an integrated governance structure to ensure the on-going management, high quality service delivery and encourage resource sharing/collaboration amongst Stakeholders
_Calendar of collectively curated events
_Distinctive local shops and restaurants and
_High quality built form and streetscape interfaces, with active uses and frontages.



Barkly Square Mall, Brunswick



Events & Program

An outdoor retail strip that provides a key link through the heart of Brunswick's retail and residential neighbourhood. It provides space for alfresco dining, and regularly hosts public music events, festivals and markets.



Victoria Street Mall, Coburg



Street Scale

A bustling retail mall used seasonally for a range of small scale festivals, live music events and markets. Flexible spaces allow the precinct to adapt over time.



Superkilen, Copenhagen, Denmark

Precinct Scale

A large linear park that acts as a vibrant activity center for the surrounding area. A series of themed spaces each reflect the varied nationalities, cultures and religions represented in the neighbouring communities.



Jewish Quarter Budapest, Hungary

Precinct Scale

A historic Jewish district in the heart of Budapest has been transformed into a vibrant, youthful precinct with food trucks, bars and live music events.



Afghan Bazaar Cultural Precinct, Dandenong

Precinct Scale

Street Scale

A revitalised community hub in a precinct characterised by a high concentration of Afghan businesses, cafes, grocers, bakeries and social services. The street design is activated by seasonal market stalls and cultural festivities.

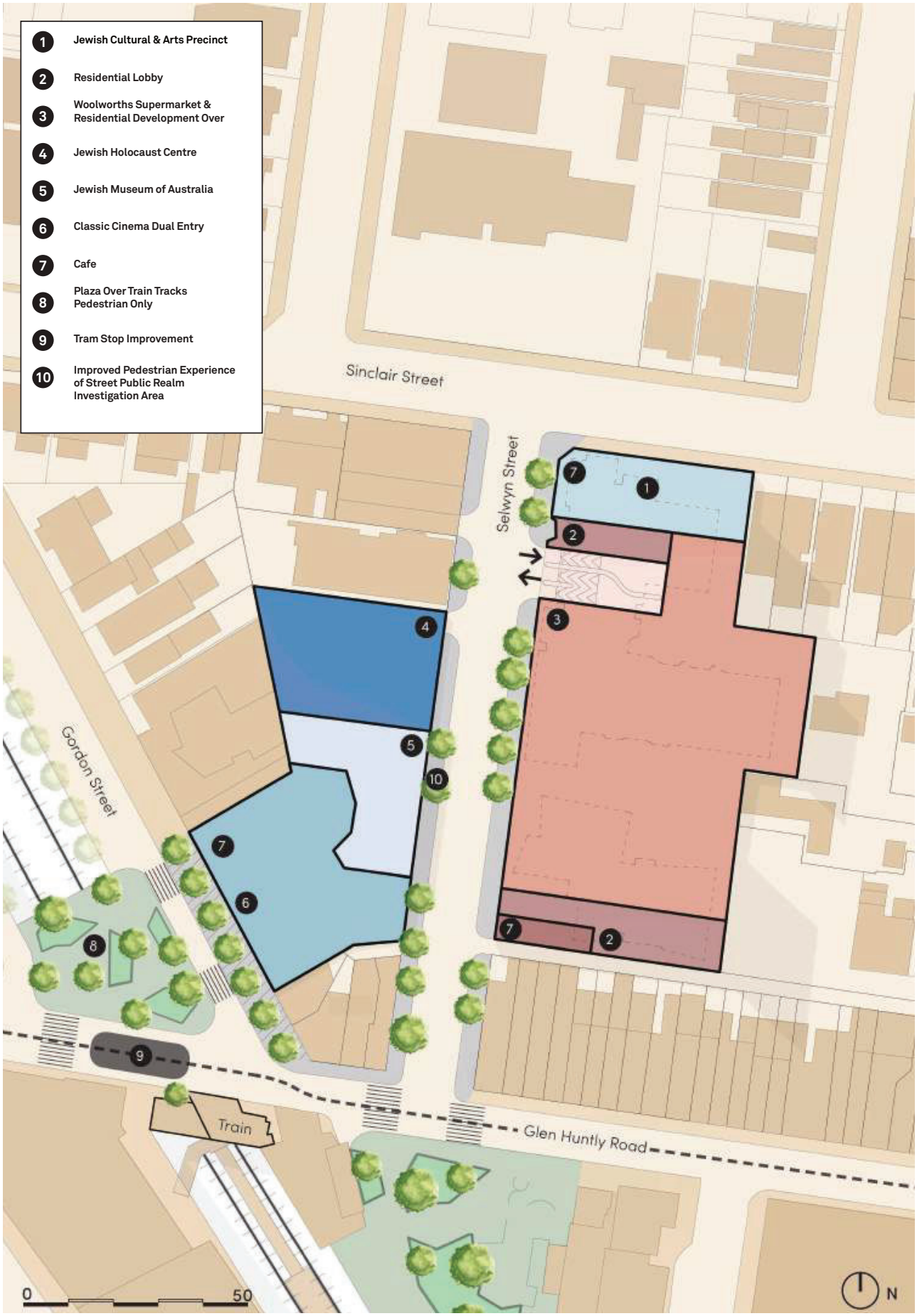
# 03



Selwyn Street. Photography by HASSELL.

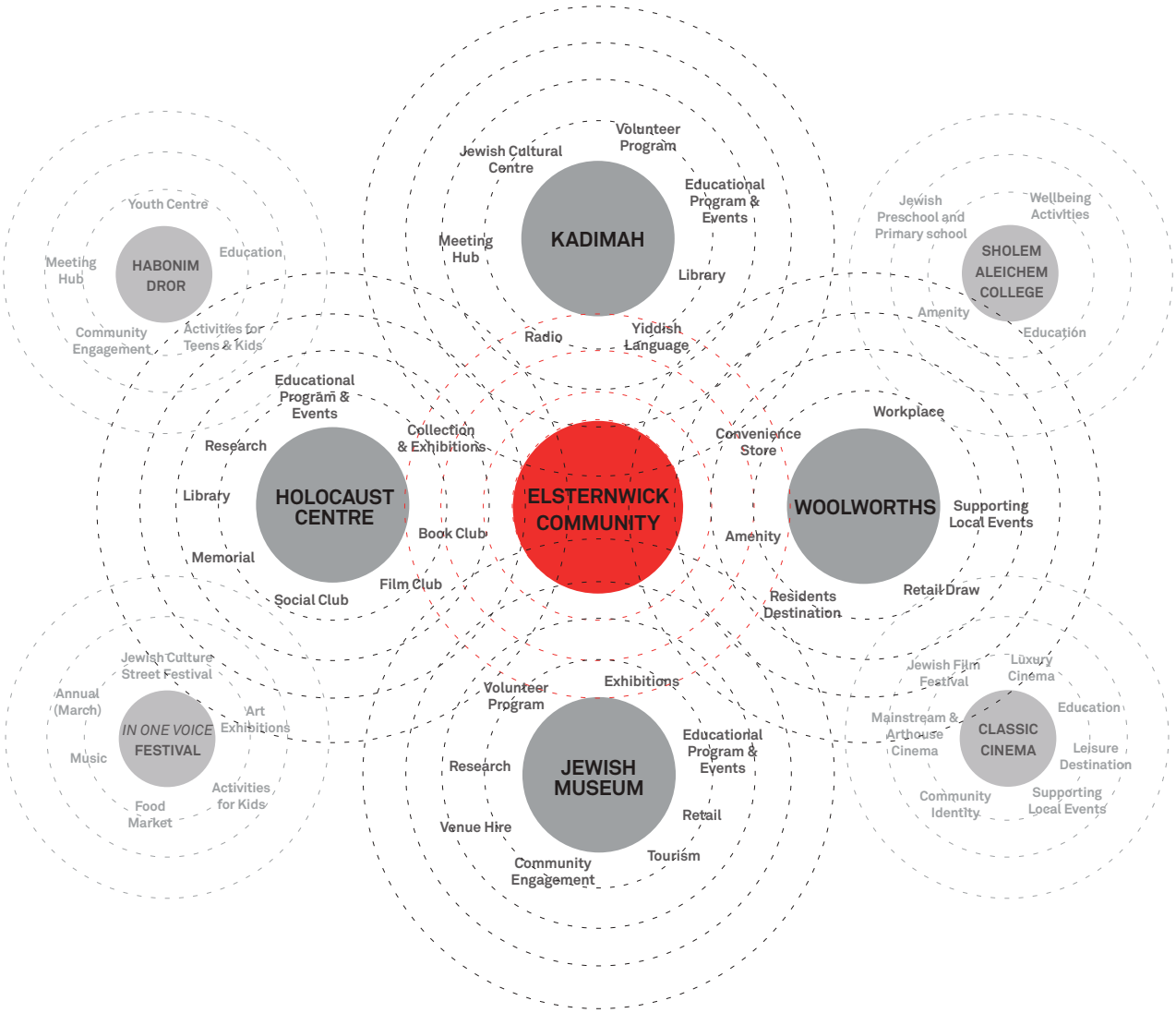


# PRECINCT STAKEHOLDERS




Location Plan, Jewish Cultural Arts Precinct Masterplan, June 2018

## 03 Precinct Stakeholders




Existing and future Stakeholders of the Elsternwick Cultural Precinct participated in Stakeholder Workshops to discuss future needs and aspirations for the Precinct. One of the aims of the Workshops was to generate material to inform a shared Vision, Place Principles and Key Moves to guide the project. Through the consultation process, it became apparent that while there are some divergent views, many of the future aspirations and measures of success were shared amongst Stakeholders.

The Stakeholder Workshops have provided common ground on which to develop an authentic approach for the Cultural Precinct. The importance of the area's history – particularly its links to the Jewish community and to the creative culture of the ABC Studios – made it clear that the success of the Cultural Precinct draws on its past. However, of equal importance is the view of the Precinct as a dynamic and continually evolving place – one that embraces the future and the emerging demographic within the area, to broaden its appeal to a wider audience.

The clustering of Jewish cultural institutions in and around Selwyn Street brings a wealth of knowledge, activities, facilities and qualities the Precinct can build upon. The addition of the Woolworths mixed use development introduces a drawcard to Selwyn Street with new functions and services and an increase in activity and footfall.

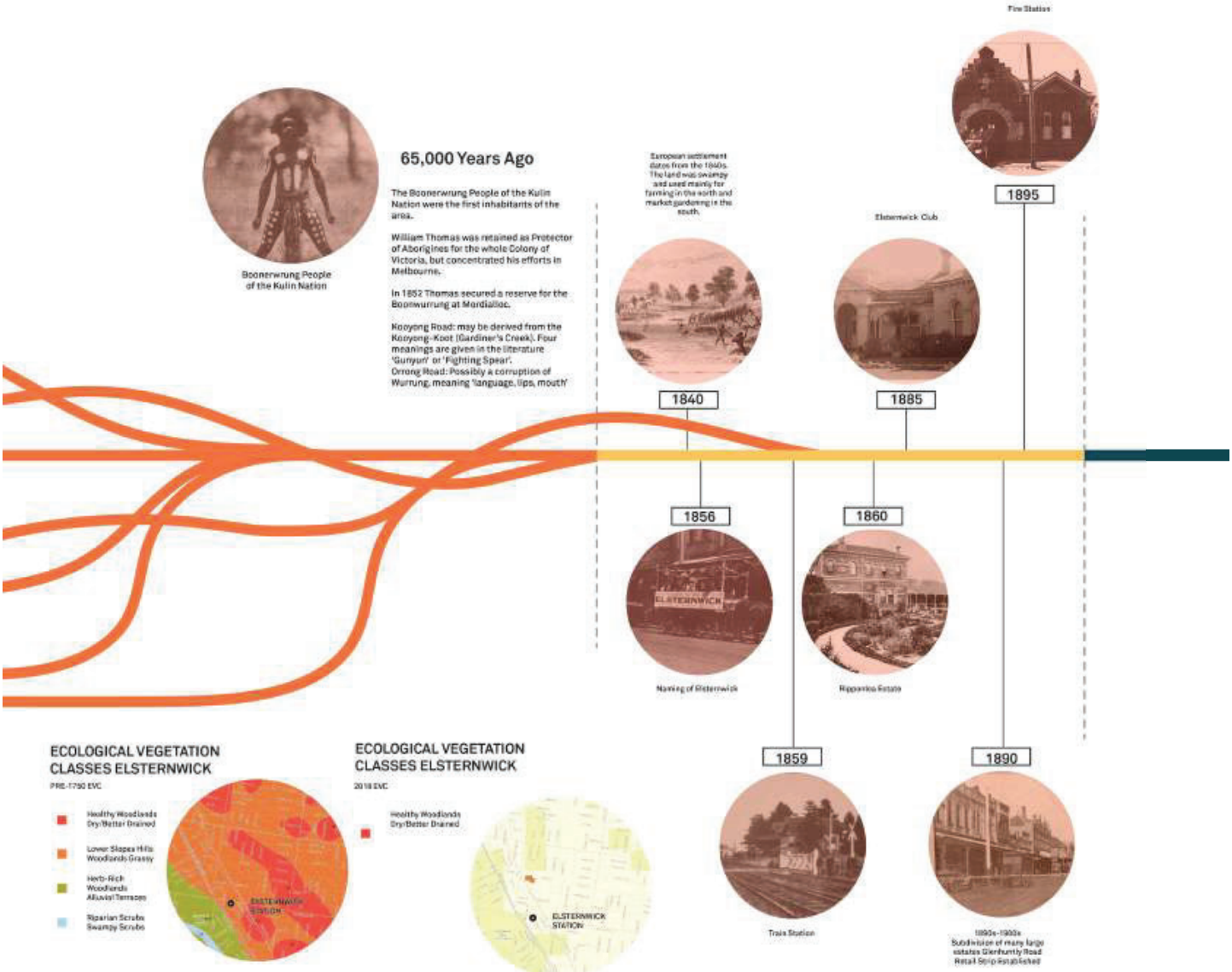
The above diagram highlights the opportunity to develop a unique identity for the Precinct and stronger links between Stakeholders through the sharing of ideas and spaces, the potential to collectively curate across Stakeholders/institutions and to develop an integrated calendar of events for the Precinct.

An example of collective curating could include a program of events/ festival related to a chosen subject over a defined period of time:
_an exhibition at the Jewish Museum
_film screenings at the Classic Cinema
_a focus of research at the Holocaust Centre
_a series of talks at the Kadimah and
_a series of classes at the College.
These events/festival could take place within buildings and the newly created public spaces.

The creation of the Elsternwick Cultural Precinct will not end with the completion of the physical components of the project. Ongoing curation and management of the Precinct will be essential to its success. A governance structure that enables an integrated and coordinated approach across existing Stakeholders, that seeks to attract and retain new cultural institutions, industries and tenants, will contribute to the long term sustainability of the Cultural Precinct.

The development of the Jewish Cultural & Arts Precinct Masterplan by JCAP is a step towards harnessing the Precinct's existing qualities, fully realising its potential and increasing its visibility to the local, national and international community. Aspirations reflected in the Masterplan recognise the value a contemporary Jewish Cultural Precinct brings to the Jewish community in Elsternwick, Melbourne metropolitan area, while extending the Precinct's reach internationally.


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# What You Told Us ...

" ... the Kadimah as the heart of the Precinct ..."

" ... a sharing space ..."

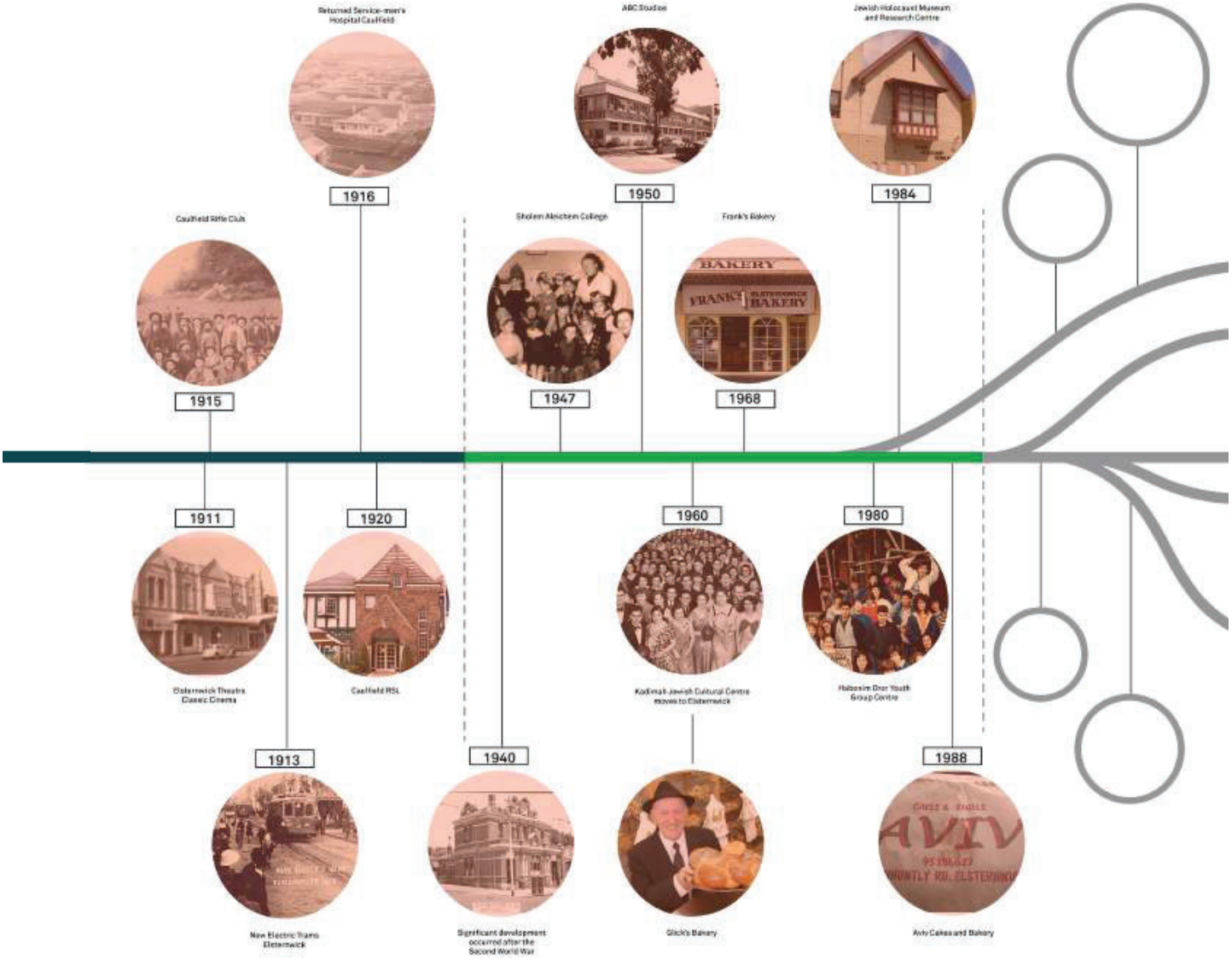
" ... Glen Huntly Road is the main artery ..."

## What makes Elsternwick, Elsternwick?

"... a creative, alternative, edgy area ..."

" ... Jewish institutions on Selwyn Street foster a connection to the wider Jewish community ..."

"... maintain a creative use ..."




"... (there is) not one centre to the Precinct but rather a cloud of elements ..."

... "Are we freezing a moment of culture and preserving it or are we creating an incubator of culture ?"

" ... cross pollination between institutions ..."

## A Cultural Precinct is ...

" ... a centre of activity ..."

"The Cultural Precinct is seeking to leverage off the existing soul of the area ..."

" ... creating a space for hang-time ... a sticky place ..."

" ... a catalyst for future investment in the area; a destination ... building on Melbourne'sw international brand ..."

# 04



Elsternwick Station Reserve. Photography by HASSELL.



# ISSUES & OPPORTUNITIES

## 04 Issues & Opportunities

An analysis of key documents, site, and broader context combined with the stakeholder consultation and specialist input from GTA Consultants has been represented in the table below. Issues and opportunities are grouped into themes: uses and access, public space and amenity, activation, identity and servicing.

| ISSUES | OPPORTUNITIES |
|---|---|
| **Uses and access**<br>_Busy intersection at Gordon, Selwyn Streets and Glen Huntly Road with highly congested intersection at Glen Huntly Road and Gordon Street (particularly for vehicles turning right into Glen Huntly Road)<br>_Train line and Brighton Road/Nepean Highway create barriers to movement and limit permeability along the west boundary<br>_Areas to the north of Glen Huntly Road are predominantly residential uses creating a potential conflict with proposed uses<br>_New Woolworths residential development increases vehicular traffic to Selwyn and Sinclair Streets<br>_Proposed 300 seat performance space for the Kadimah will increase vehicular traffic to the area<br>_Perceived conflict between co-location of non-complementary uses (Holocaust Centre opposite Woolworths Supermarket)<br>_Existing and future visitation numbers to the Holocaust Centre, Kadimah and Jewish Museum are unknown<br>_Number of vehicle trips to Selwyn Street from proposed Supermarket are not compatible with shared space | **Uses and access**<br>_The area is utilised by a number of transport modes including trains, trams & buses, pedestrians and cyclists, and private vehicles<br>_Improve pedestrian connectivity across Glen Huntly Road linking Selwyn Street to the Elsternwick Train Station and Station Reserve<br>_Improve pedestrian connectivity between Selwyn and Sinclair Streets and between Habonim Dror Youth Centre and Sholem Aleichem College<br>_Relocate visitor bus drop-off/pick-up to Sinclair Street and provide canopy to Holocaust Centre<br>_Remove on-site and some on-street car parking from existing/new institutions and locate within new Woolworths development<br>_Advocate for tram Super Stop to Elsternwick Station<br>_Address pedestrian safety concerns at Selwyn and Gordon Street intersection with Glen Huntly Road |
| **Public space and amenity**<br>_Shortage of open space across the municipality<br>_Insufficient footpath area for visitors arriving by bus to the Holocaust Centre<br>_Wide carriageways and on-street parking result in a car dominated environment with less space for pedestrians<br>_Existing trees do not provide adequate shade<br>_Lack of street furniture<br>_Cultural institutions lack public forecourt areas | **Public space and amenity**<br>_Introduction of new open spaces with dedicated uses/activities In Selwyn Street<br>_Public forecourts addressing institutions provide spill-over space<br>_Prioritise pedestrians by reducing road carriageway & traffic speed and removing on-street car parking in Selwyn Street<br>_Improve pedestrian amenity with trees, street furniture to make Selwyn Street more inviting and comfortable<br>_Use street furniture in a smart way to address security concerns |
| **Activation**<br>_Poor and unengaging interface between existing buildings and the existing streetscape<br>_Existing east-west lane feels unsafe<br>_Activity taking place within the cultural institutions is confined to interior | **Activation**<br>_Increase opportunities for activating the east-west laneway<br>_New Woolworths residential development increases population density and footfall to the Supermarket from surrounding areas supporting opportunities for activation<br>_Improve interface between existing buildings and Selwyn Street<br>_Develop a policy for attractive, well-articulated, open and active street frontages |
| **Identity**<br>_Cultural Precinct lacks a clear identity/brand | **Identity**<br>_Identity – develop Precinct identity while maintaining individual recognition for each institution<br>_Leverage off the existing character and history of the area |
| **Servicing**<br>_Buildings on the west side of Selwyn Street have no 'back'/rear access for services/waste collection<br>_Rear/service access for the Classic Cinema on Selwyn Street creates a poor interface<br>_Loading/unloading for existing and proposed uses occur in Selwyn Street | **Servicing**<br>_Integration of loading/unloading areas to create larger and uninterrupted public forecourts in front of buildings along Selwyn Street<br>_Fully integrate services and service access into building design |




Issue: Classic Cinema rear servicing – Poor interface on Selwyn Street




Opportunity: Increase public open space and remove overhead powerlines




Issue: Poor street interface




Opportunity: Activate rear access to Glen Huntly Road shops




Issue: Narrow foothpath/verge with poor quality surfaces and car dominant spaces




Opportunity: Increase public space adjacent to key locations




Issue: Services poorly integrated into building edges




Opportunity: Improve connectivity to Elsternwick Station Reserve



# 05




Selwyn Street. Photography by HASSELL.

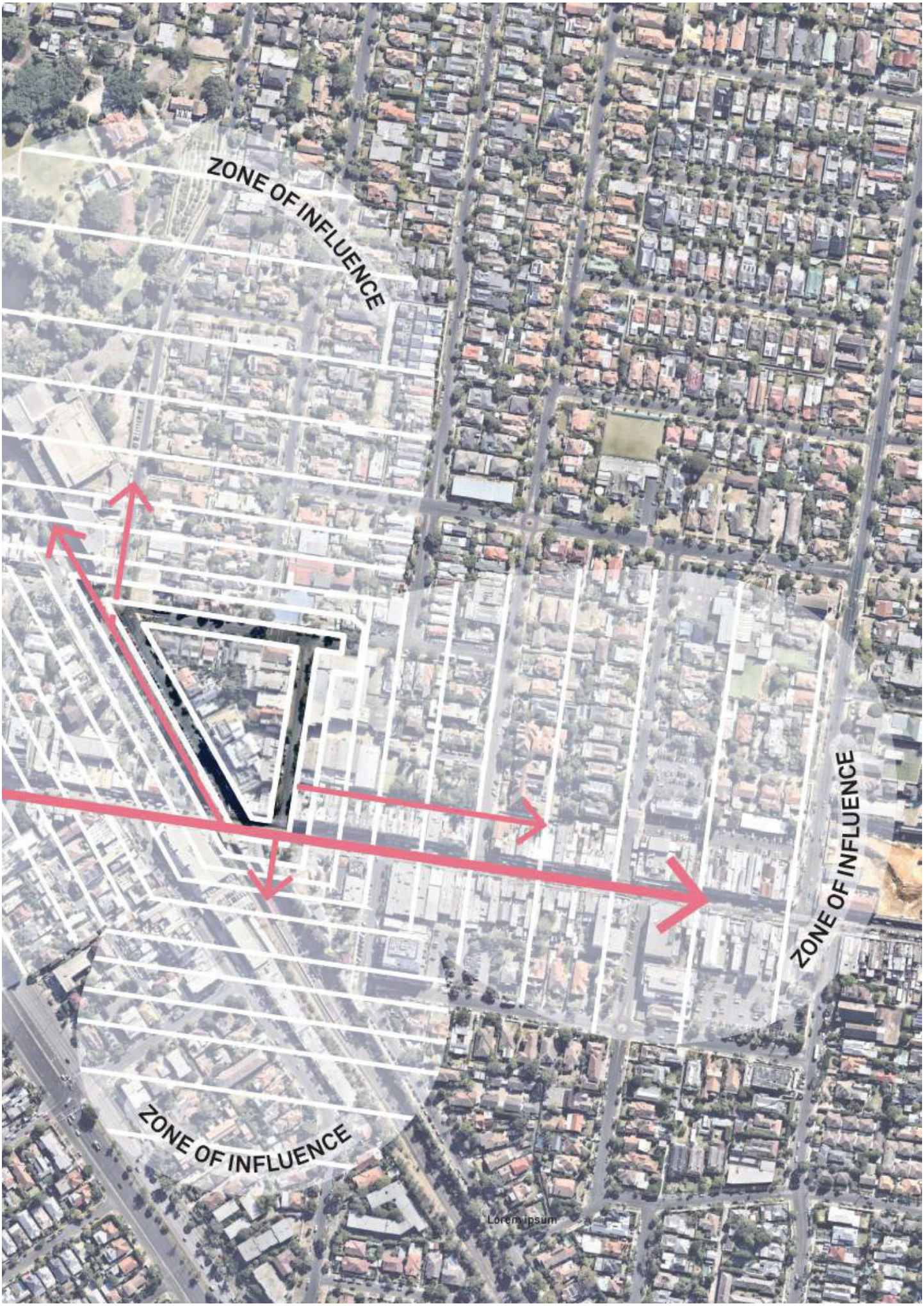


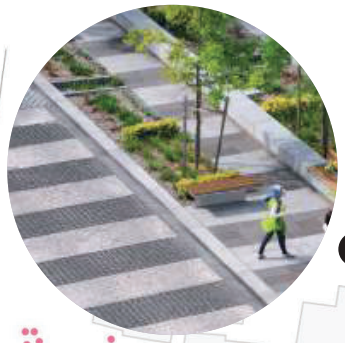

# VISION & PLACE PRINCIPLES

# VISION

***The Elsternwick Cultural Precinct is an active and thriving meeting place known here and abroad for its diverse mix of cultural experiences and as a wonderful and welcoming local place for everyday life.***




ZONE OF INFLUENCE
ZONE OF INFLUENCE
ZONE OF INFLUENCE
Lorem ipsum



**2** **Improve pedestrian and cyclist crossings at key intersections**

Lonsdale St Dandenong
BKK Architects



**3** **Widen footpaths to facilitate increased pedestrian traffic, enhance amenity and safety for pedestrians**

Afghan Bazaar
HASSELL



**1** **Create adaptable public spaces for events of varying scales with provision for power and water**

Rundle Mall
HASSELL



**8** **Increase usable public realm and encourage slowed traffic movement within a shared streetscape**

Vester Voldgade
GHB/COBE



**7** **Remove on-street car parking, create dedicated spaces for food vendors, loading/unloading and maintain pick-up/drop-off locations**

Afghan Bazaar
HASSELL



**4** **Create high quality, active and engaging building edges that support a diversity of uses**

Barkly Square Mall
Moreland City Council



**5** **Provide a diverse range of public spaces that cater for small to large groups, formal and informal gatherings**

Afghan Bazaar
HASSELL



**6** **Reflect the Precinct's identity in the streetscape through a consistent use of materials, planting and street furniture**

Vester Voldgade
GHB/COBE

# A connected place

The Elsternwick Cultural Precinct will become a destination offering something for everyone, capturing the attention of a broad national and international community.

The Precinct is a place that builds upon it's strengths and it's past, leveraging from and integrating Glen Huntly Road's renewal and the history of the local area.

By improving key intersections and increasing pedestrian safety, people will be encouraged to visit and spend time in the Precinct's diverse public spaces.

The pedestrian focused environment will facilitate connections between local institutions to encourage sharing ideas, knowledge, resources and space within the community.

# A place for public life

A public realm where everyone is welcome and people come together to engage in and celebrate cultural expression will be a core principle of the Elsternwick Cultural Precinct.

Public open space will be increased and enhanced throughout the Precinct to improve the everyday visitor experience and future proof the Precinct for events.

An engaging and open environment will be fostered to create thriving meeting and gathering places, inspiring discussion, music, film, performing arts, book shops, food and events.

The Precint's diverse offer will provide an inviting and wonderful local place for everyday life.

# A unique identity

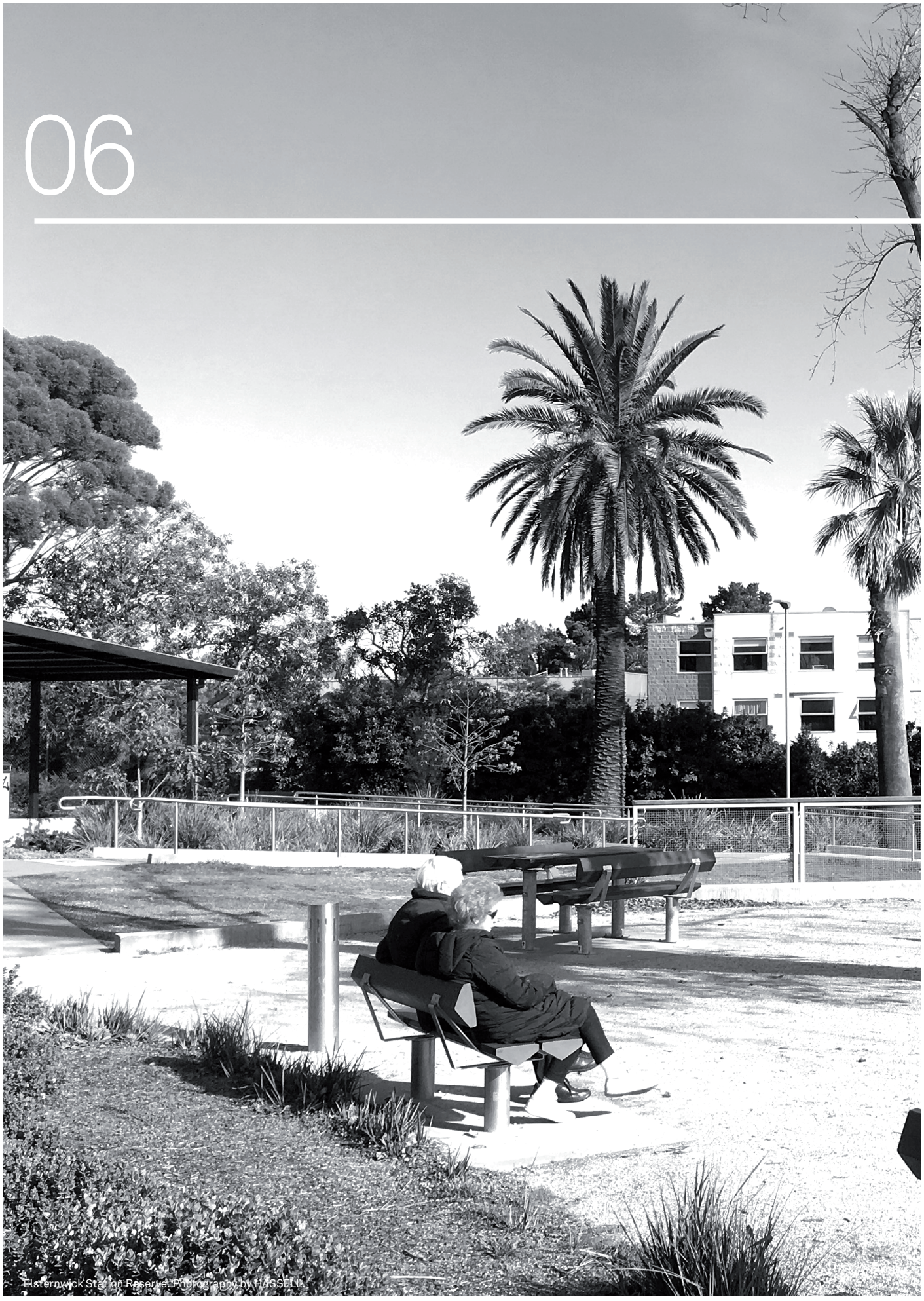
The Cultural Precinct is a place where the future is embraced through respecting the past and where cultural values can be expressed in a contemporary space.

As a destination on people's mind map, the Precinct will offer an authentic experience for people to enjoy and actively participate in a diverse range of activities.

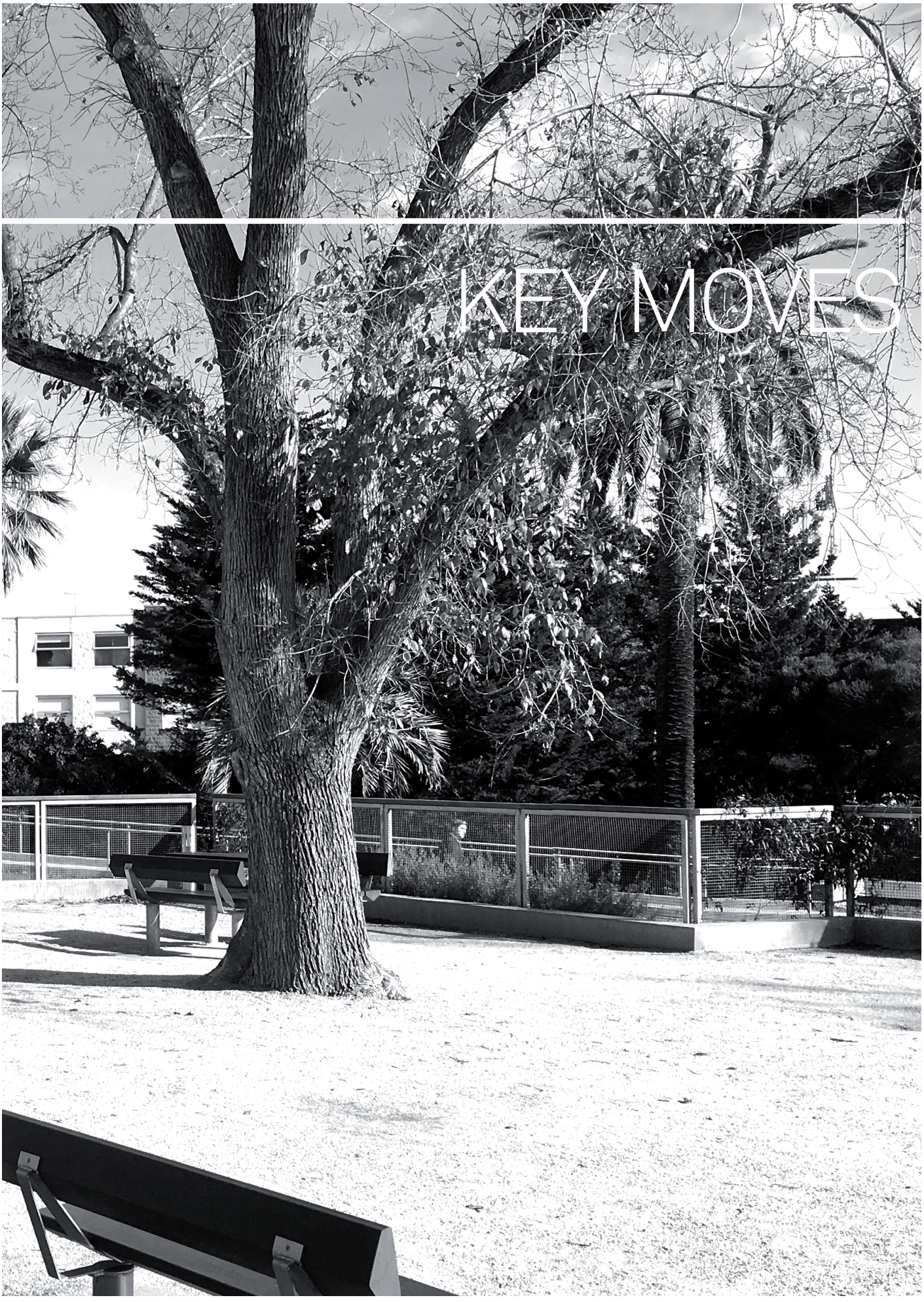
This authenticity will drive the unique identity and character of the Precinct, expressed in the public realm as an attractive, recognisable and inviting place.

Over time, the Elsternwick Cultural Precinct will attract complementary uses and cultural industries to strengthen the Precinct's position as the heart of cultural expression.

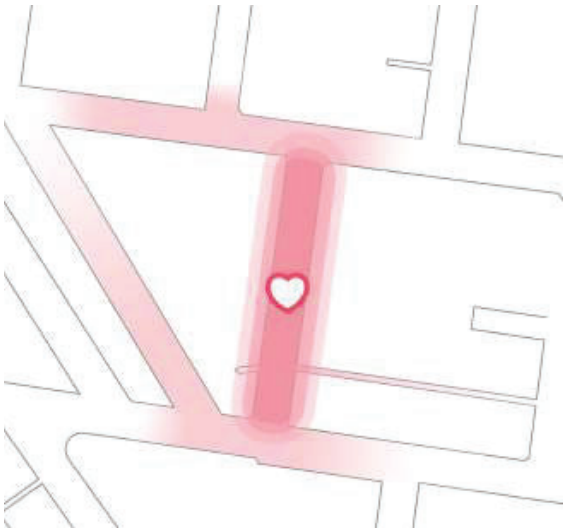
# 06



Elsternwick Station Reserve. Photography by HASSELL

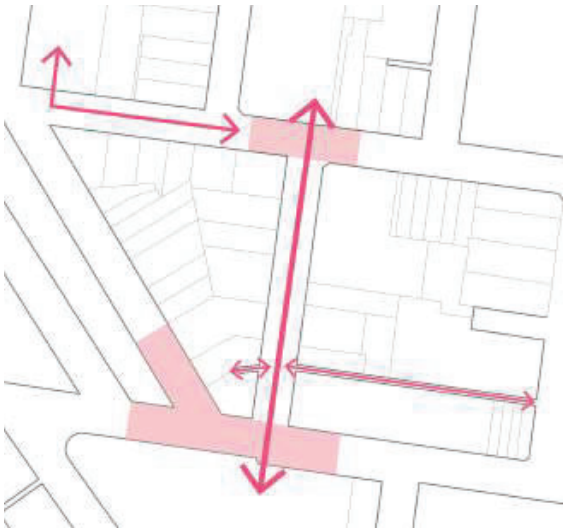


# KEY MOVES



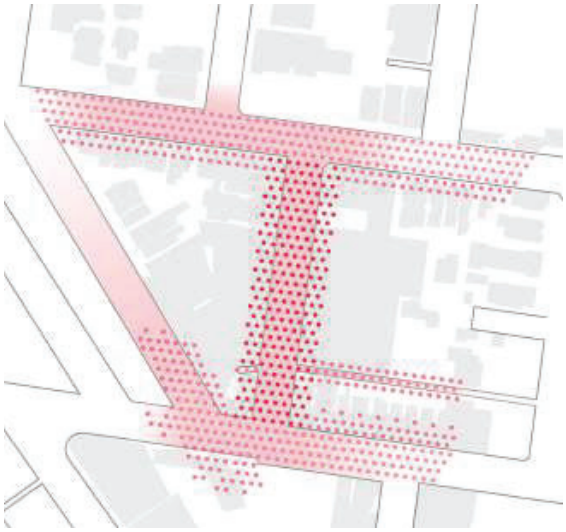
## 01 Establish the Cultural Precinct with Selwyn Street at its Heart

_Create a destination on people's mind map for Elsternwick
_Welcome visitors by creating a sense of arrival to the Precinct
_Reflect the Precinct's identity in the design of the street, through the materials, planting and street furniture
_Attract complementary uses and cultural industries to the Precinct



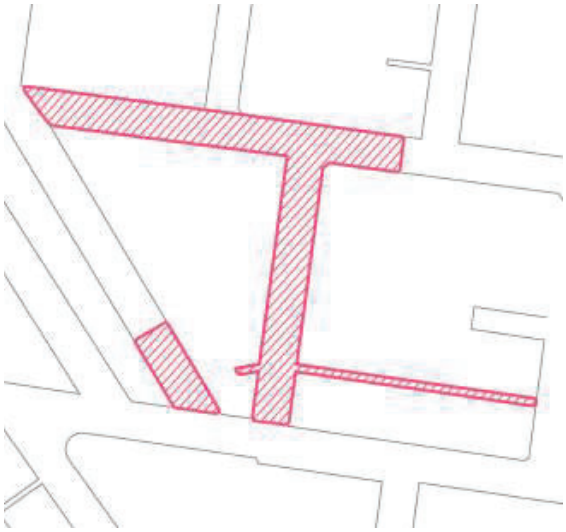
## 02 Strengthen Connectivity

_Strengthen physical and visual links by improving pedestrian crossings and footpaths at key streets and institutions
_Integrate bicycle and wayfinding infrastructure into the streetscape
_Encourage pedestrian and cyclist use of laneways to provide secondary links, to diversify the offer and to increase passive surveillance



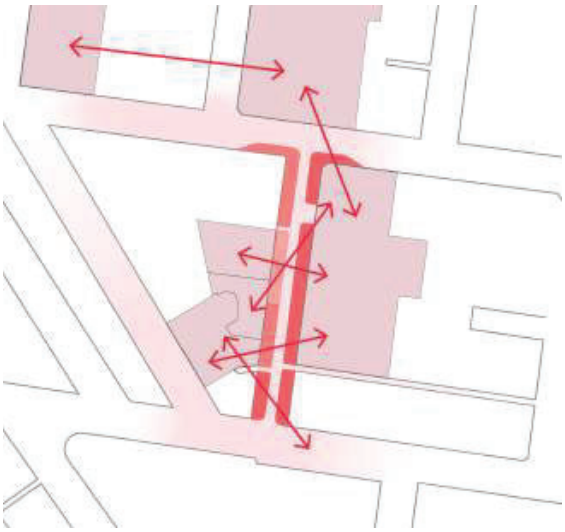
## 03 Build on the strengths of the Precinct & surrounding area

_Draw from the areas existing character whilst creating the Precinct's own identity
_Embrace a diverse mix of uses in the Precinct to support a diversity of experiences
_Celebrate natural and cultural values, heritage buildings/ elements through their retention and re-use
_Position active edges to Selwyn and Gordon Streets to leverage from and integrate Glen Huntly Road's renewal



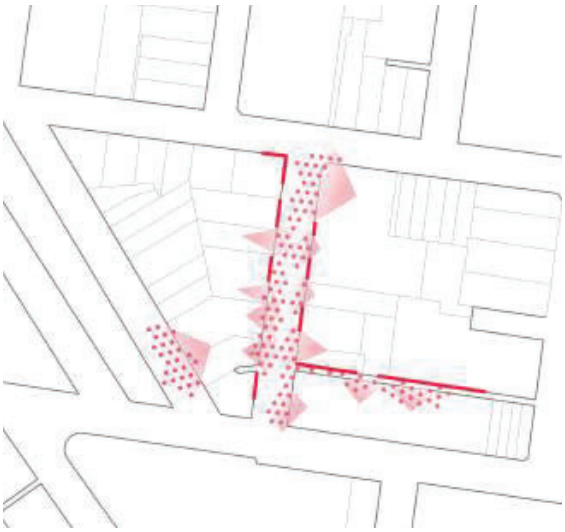
## 04 Create More Public Space

_Prioritise pedestrian and cyclist access by improving and increasing footpaths, removing on-street car parking and where possible creating shared surfaces
_Improve comfort, safety and amenity for visitors and residents to create a welcoming and inviting environment
_Reduce vehicle travel speeds and retain access to pick-up/ drop-off locations



## 05 Create a series of connected spaces

_Provide for a range of different but complementary public spaces that support local lifestyle, businesses and institutions
_Ensure public space provide formal and informal meeting points for smaller or larger groups
_Cater for different experiences ranging from quiet moments to events
_Public spaces invite active participation and sharing of resources by stakeholders and the community
_Support a calendar of Cultural Precinct events



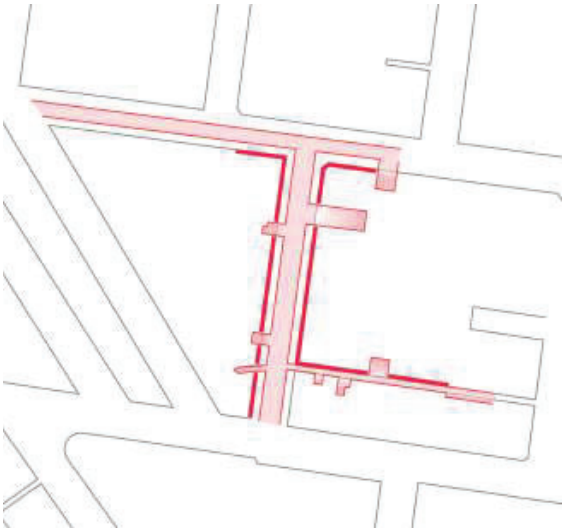
## 06 Provide well designed and active street frontages

_Create high quality and engaging building edges with human scale, rhythm and depth
_Incorporate complementary and active uses at street interfaces and public spaces
_Sleeve large format with fine grain diverse uses and multiple entries at the ground level
_Provide weather protection to building edges



## 07 Create Adaptable Spaces & Interfaces

_Ensure the streetscape can accommodate a diverse program events of various scales
_Concentrate street based events in Selwyn Street, with spill-over space in Station Reserve, Sinclair and Gordon Streets
_Where possible, building edges to provide flexible, adaptable and habitable spaces
_Provide opportunities for 'internal' events to spill into the street
_Allow for secondary access requirements during events



## 08 Cultural Precinct services

_Seamlessly integrate service requirements for buildings, streets and events into the streetscape and building edges
_Consolidate and align service vehicle zones and building access to minimise the impact on the streetscape
_Sleeve sub-stations or similar service requirements and building waste collection areas with attractive and engaging building edges


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# APPENDIX i

# APPENDIX i

# STAKEHOLDER WORKSHOP

## Stakeholder Workshop
Summary & Sketches

**What is a Cultural Precinct?**

Cross pollination between institutions. Cultural precinct seeking to leverage off the existing soul of the area.
"Are we freezing a moment of culture and preserving it or are we creating an incubator of culture?"

**What makes Elsternwick, Elsternwick?**
The importance of the Kadimah as the heart of the precinct. Connection between the holocaust centre, the classic cinema, Sholem Aleichem College and Habonim Dror Youth Group.

Habonim Dror Youth Group only used for 8hrs a week on a Saturday. Exploring potential of sharing space with the College.

Elsternwick as a creative, alternative, edgy area. The influence of the ABC studios on the surrounding area. Writers and creatives from the studios.

**How do you maintain that creative energy once the ABC has left?**
- ABC Gordon St Development to maintain a creative use
- RSL program of events

**What are the Extents of the Precinct?**
Glen Huntly Rd main artery that supplies the supermarket.

Access (Pedestrian/Vehicular/Public Transport need to be maintained and enhanced). Uplift of retail and restaurants along Glen Huntly Rd currently occurring. Supermarket and shops in a mutually beneficial relationship.

Connection to the Caulfield RSL
RSL program of events
- -The Flying Sourcer Club (Live Music Venue)
- -ANZAC Day dawn service

Ripponlea Estate now public open space for Glen Eira residents. New café approved for Gordon Edge of the estate.

Nepean Highway acts as a major barrier but the site site remains peripherally connected to Elsternwick Golf Course (lease expiring), Elster Creek (catchment) and the community Elwood (who will use the supermarket).

Jewish institutions on Selwyn Street foster a connection to the wider Jewish community of Melbourne in surrounding suburbs of Balaclava, East St Kilda, Caulfield, Bentleigh Ormond and McKinnon.

Catchment of supermarket 3km west / 3km South / 1km North / 1 km East
Not one center to the precinct but rather a cloud of elements.



Elsternwick Cultural Precinct





**Attendees**

| _Name | _Role | _Organization |
|---|---|---|
| Aidan Mullen | Manager City Futures | Glen Eira City Council |
| James Kearney | Strategic Projects Coordinator | Glen Eira City Council |
| Mat Bonomi | Coordinator Transport Place Design | Glen Eira City Council |
| Charles Windeyer | Director | Charter Keck Cramer |
| Martin Lohan | Development Manager | Woolworths Group |
| Ben Mand | Representative | Jewish Culture & Arts Precinct |
| Joe Tigel | Representative | Jewish Culture & Arts Precinct |
| Laura Binazzi | JCAP Consultant | McIldowie Partners |
| Nicholas Pratt | JCAP Consultant | McIldowie Partners |
| Christian Bodé | Senior Consultant | GTA Consultants |
| Annna Plummar | Senior Consultant | GTA Consultants |
| Mark Haycox | Principal | Hassell |
| Sofia Anapliotis | Senior Urban Designer | Hassell |
| John Williams | Graduate Landscape Architect | Hassell |
| Miriam del Castillo | Graduate Landscape Architect | Hassell |

## Stakeholder Workshop
Summary & Sketches

**What does success look like?**
Cultural precinct as a center of activity.
"Creating a space for 'hang-time"
"A sticky place"

**A Destination**
A catalyst for future investment in the area.
Building on Melbourne's international 'brand'. The street is currently very car focused.
Re-balancing the hierarchy of modes
- -Emergency Access
- -Pedestrians
- -Bicycles
- -Public Transport
- -Cars
- -Service Vehicles

90% of visitors to the Holocaust Centre arrive by bus.

**A Thriving Supermarket**
Visiting the cultural precinct is in the top 5 Melbourne experiences for international visitors.

**A Rich Sense Of Life On The Street That Stimulates All Of The Senses**
Full of rich flavours. Exciting all of the senses. A welcoming space. A destination in its own right.

**An Entertainment Precinct**
Come here to hang out before your movie, wait for a friend, dine on the street, buy a book and listen to a street performer.
Councilors desire to create an Easter-European Jewish quarter. (cobbled streets, Jewish hipsters)

**A Youth Space That Young People Will Occupy And Take Ownership Of**
Budapest Jewish Quarter (Rumbach)
- -Food Trucks
- -Street Festivals
- -Street Art/Performers

**Needs To Be A Place Loved By Locals**
"If the locals love it the visitors will too."
"Improving the everyday or mundane."
A flexible space capable of accommodating small and large events in the street.

**Key Moves**
Woolworths needs 2 way vehicular access down Selwyn Street

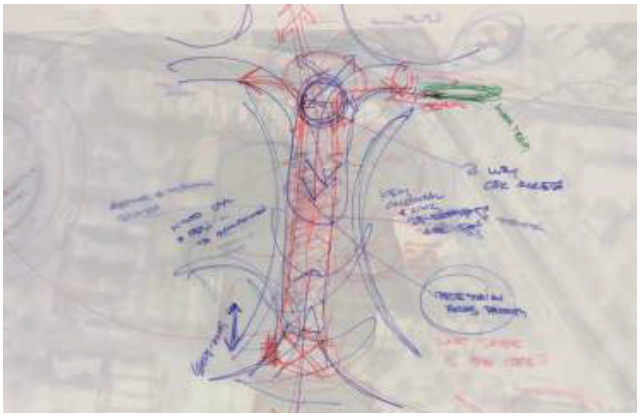
**Tram Super Stop**
Improves pedestrian link to Elsternwick Station.
Important cultural institutions along Selwyn street need a proper civic space for them to address.

Holocaust Center currently very defensive relationship with the street. The intent is for the building to have more and openness and transparency in the future.

**Would you hang out infront of the Holocaust Centre? Is it a place of reverence that needs to maintain an aura?**
150 kids spilling out onto Selwyn Street when visiting the Holocaust Centre, they need a civic space to occupy in front of this building. They will bring life to this space.

**A balancing act between 3 conflicting uses**
- -Kadimah (public/programmed)
- -Holocaust Centre (a space of learning and reverence)
- -Woolworths (A commercial space for shopping)





Selwyn Street Elsternwick



# APPENDIX ii

# SITE ANALYSIS

## Site Analysis

### Land Use




### Cultural Uses



## Future Development




## Transport





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## Site Analysis

### Current Uses



### Heritage



### Future Uses




### Access & Movement



### Area



# APPENDIX iii

# BENCHMARKS

## Benchmarks

Precinct Scale

# Culture & identity: Superkilen Urban Park

**Location**

## Copenhagen, Denmark

**Year**

## 2012

**Design team**

## Topotek1/ BIG Architects

**Main Activity**
_Superkilen is a linear park that stretches through a culturally diverse inner city neighbourhood of Copenhagen, Denmark. This park connects the precinct through it's multicultural furniture, vibrant retail, artistic sculptures and exercise equipment, such as boxing rings – all of which add to the spaces vibrant public life.

**Program**
_The neighbourhood is primarily mixed use including a large residential area. The main uses include retail, restaurants, cafes and public recreation.

**Activation and Events**
_The linear park is activated through the use of street furniture that reflects the diverse heritage of the multicultural area; exercise equipment from Thailand; muscle beach USA; and neon signs from Qatar and Russia. Each object is accompanied by a small stainless steel plate inlaid in the ground that describes the object and where it is from – in Danish and the language of origin.

**Surrounding Context**
_Superkilen Park is in close proximity to local amenities such as Norrebro Train Station, restaurants, cafes, schools and several public parks such as Emaljehaven Park.

**Access**
_The park is well connected to public transport such as the Norrebro Station west of the precinct, a wide public bus network and several bicycle lanes with north to south and east to west connections.

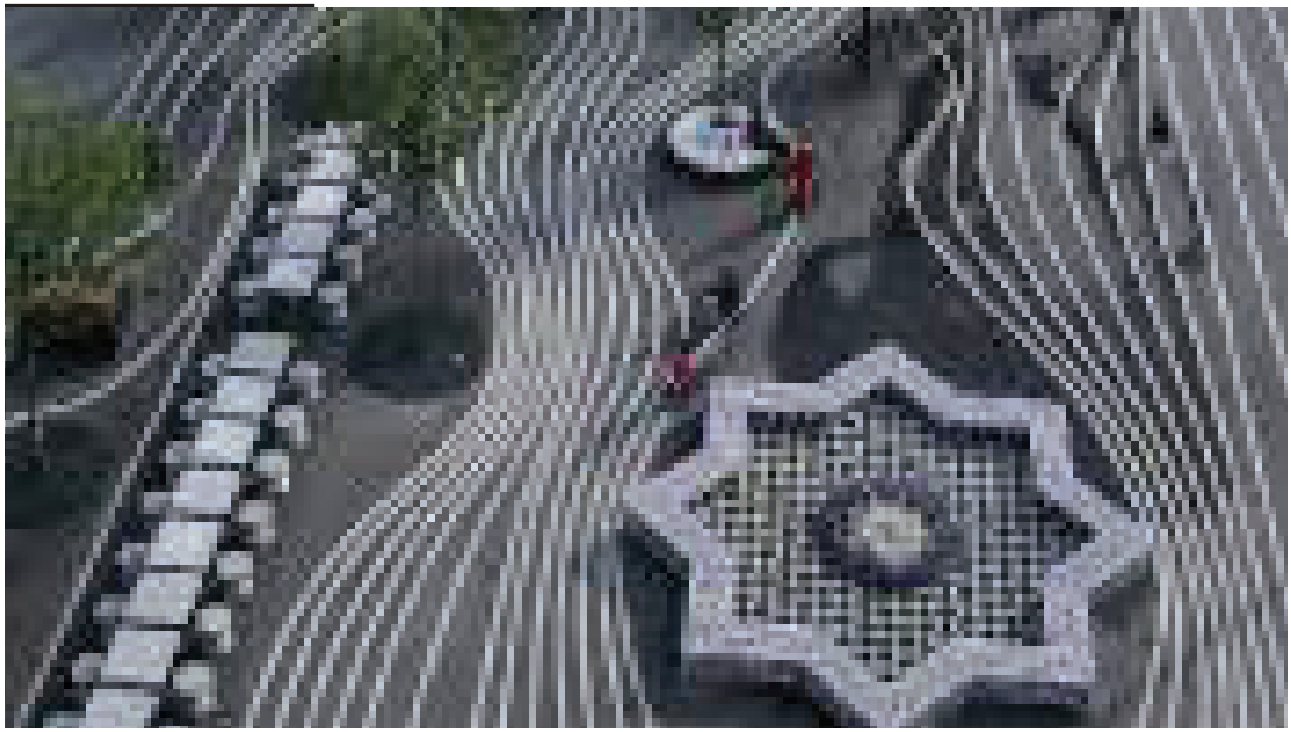
**Background**
_The area is predominantly Danish with historic links from Turkey.

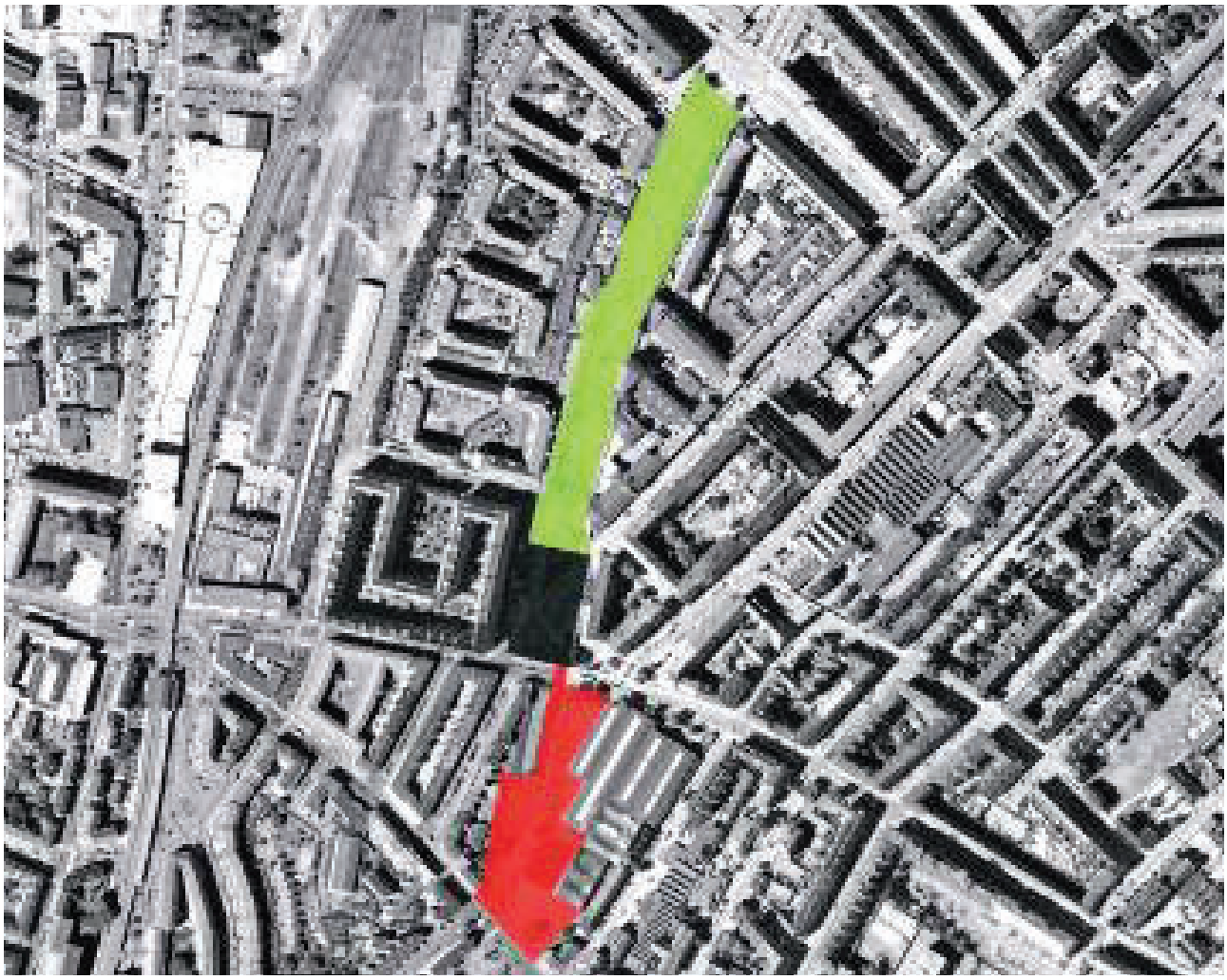
*Text Reference: Arch Daily, Thursday, June 6th, 2018











## Benchmarks

Precinct Scale

Street Scale

Culture & identity:
# Afghan Bazaar Cultural Precinct

**Location**
## Dandenong

**Year**
## 2014

**Design team**
## HASSELL
## Sinatra Murphy

**Main Activity**
_The community hub is centred on Thomas Street with a high concentration of Afghan businesses, cafes, grocers, butchers, bakeries and social support providers.

**Program**
_The neighbourhood is primarily retail services with a mix of extensive industrial trade, residential and green space for pastoral activities.

**Activation and Events**
_The cultural precinct has a wide variety of seasonal market stalls and local festivities that create a thriving and bustling atmosphere.

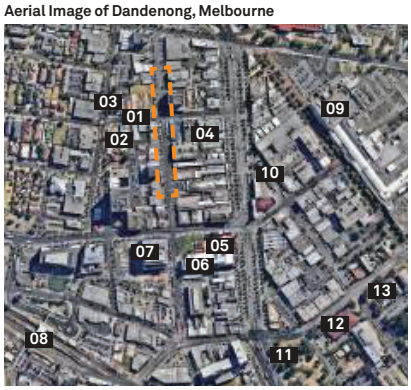
**Surrounding Context**
_Afghan Bazaar is in close proximity to local amenities such as Dandenong Library, Department of Human Services, Dandenong Uniting Church, Town Hall and retail services.

**Access**
_Thomas Street is connected to public transport with the Dandenong Metro Station south of the precinct.

**Background**
_Dandenong demographics indicate that less than half of the population were born in Australia. It also shows strong herritage links to Afghanistan, Sri Lanka, Vietnam, Cambodia and India.

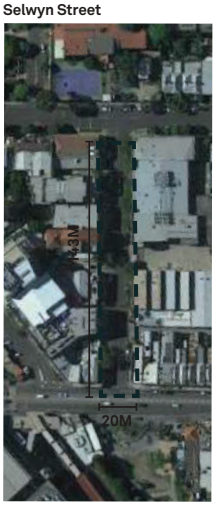



**Aerial Image of Dandenong, Melbourne**




Key
01 Afhan Bazaar
02 Dandenong Church
03 Family Court Aus
04 TAFE
05 Libarary
06 City Council Office
07 Human Services
08 Dandenong Station
09 Dandenong Plaza
10 Drum Theatre
11 Dandenong Park
12 Magistrates Court
13 St Mary Church

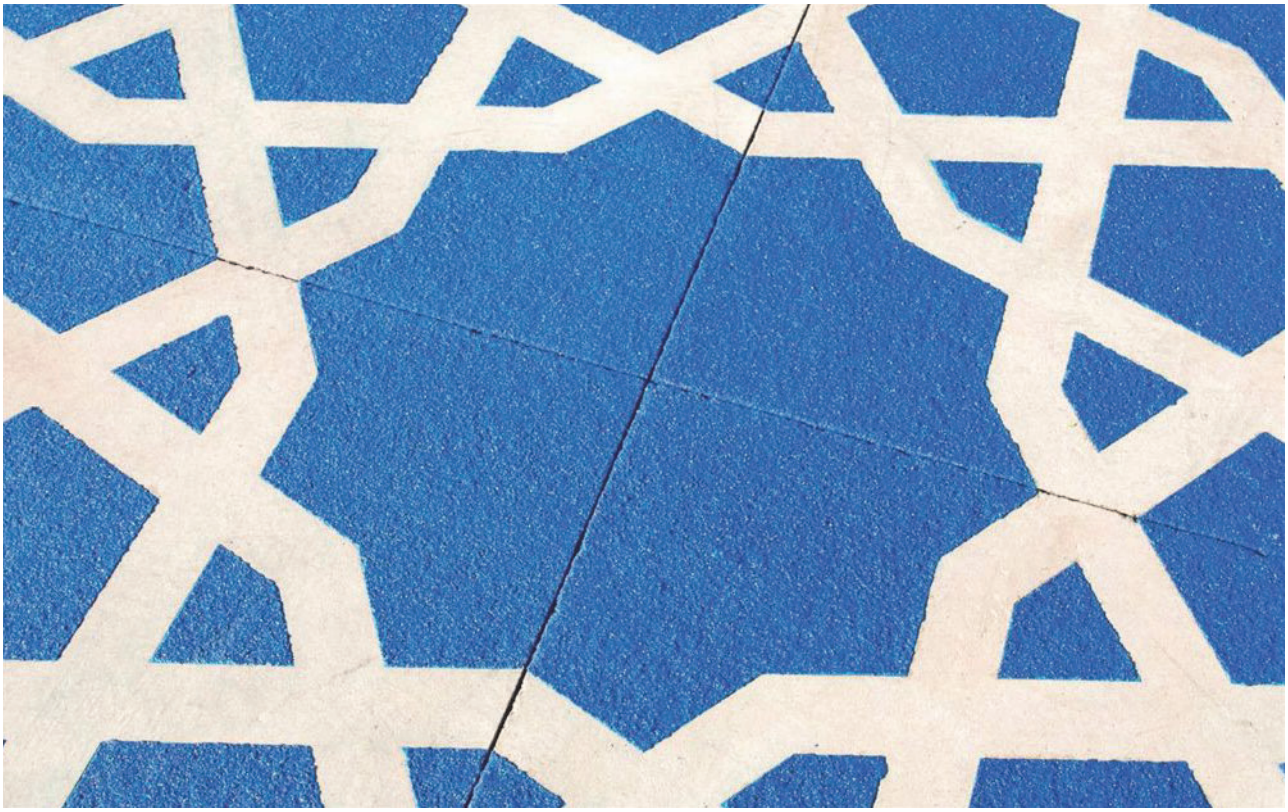
**Selwyn Street**




**Afghan Bazaar**







## Benchmarks

Street Scale

# Culture & identity: Victoria Street Mall

**Location**
## Coburg

**Year**
## 2016

**Design team**
## Moreland City Council

**Main Activity**
_The Victoria Street Mall is a bustling retail environment and the centre of Coburg's shopping precinct.

**Program**
_The neighbourhood is largely residential with a strong proportion of the area dedicated to public amenties and some industry.

**Activation and Events**
_The outdoor shopping strip is activated seasonally with a wide range of festivals, public music events, markets and book stalls.

**Surrounding Context**
_Victoria Street Mall is in close proximity to local amenities such as Coburg Train Station, Coburg Town Hall, Bridges Reserve Coburg High School, retail trade, restaurants, cafes and several public parks.

**Access**
_The mall is well connected with Coburg Train Station and bicycle lane. west of the precinct, and the 19 Tram east off Sydney Road.

**Background**
_Coburg demographics indicate that local residents are mostly families with more than half born in Australian. Cultural backgrounds include Italian, Greek and Chinese. Historically there are strong cultural ties to Italy, Lebanon and Greece.












**Selwyn Street**




**Victoria Street Mall**



## Benchmarks

Events & Program

# Culture & identity: Barkly Square Mall

**Location**
**Brunswick**

**Year**
**2013**

**Design team**
**Moreland City Council**

**Main Activity**
_Barkly Square is a bustling retail environment and a key link through the heart of the Brunswick retail and residential neighbourhood.

**Program**
_The neighbourhood is largely residential with a mix of retail, industrial, and tertiary education. A strong proportion of the area is dedicated to retail, cafes and restaurants and some industry.

**Activation and Events**
_The outdoor retail strip is activated seasonally with a wide range of festivals, public music events, markets and book stalls.

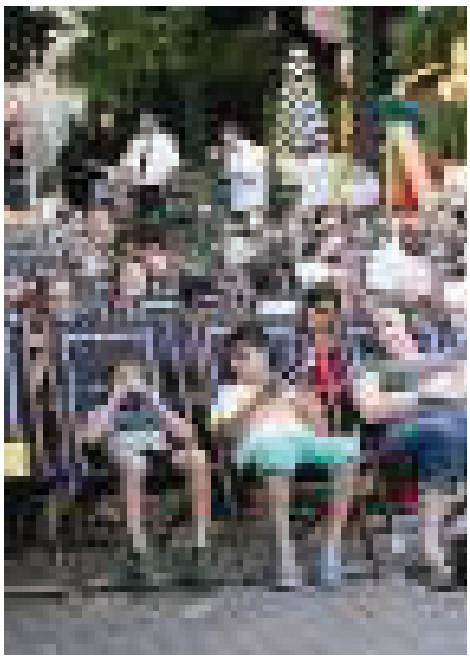
**Surrounding Context**
_Barkly Square is in close proximity to local amenities off Sydney Road such as Jewell Station, Brunswick Town Hall, RMIT University, Brunswick Baths, Princes Park amenities, restaurants, cafes and large retail trade services.

**Access**
_The Mall is well connected with public transport such as Jewell Metro Station west of the Mall, and the 19 Tram west off Sydney Road with a prominent cycling culture and some cycling infrastructure provided nearby.

**Background**
_Coburg demographics indicate that local residents are mostly young working professionals and some families. Historic cultural backgrounds include Italian, Greek, and Lebanese.

*Text Reference: Cencus Data Gov, Thursday, June 6th, 2018









Help Us Help The Environment


Abandoned trolleys


Register your interest for the next BARKLY MARKET!



We Are Powered By The Sun


Barkly Busking


Welcome to The Book Nook

## Benchmarks

Events & Program

Culture & identity:
# Jewish Quarter Budapest

**Location**
## Budapest, Hungary

**Year**
## 2013

**Design team**
## Historical Jewish District

**Main Activity**
_The historic Jewish district is a bustling retail environment and a key link through the heart of Budapest.

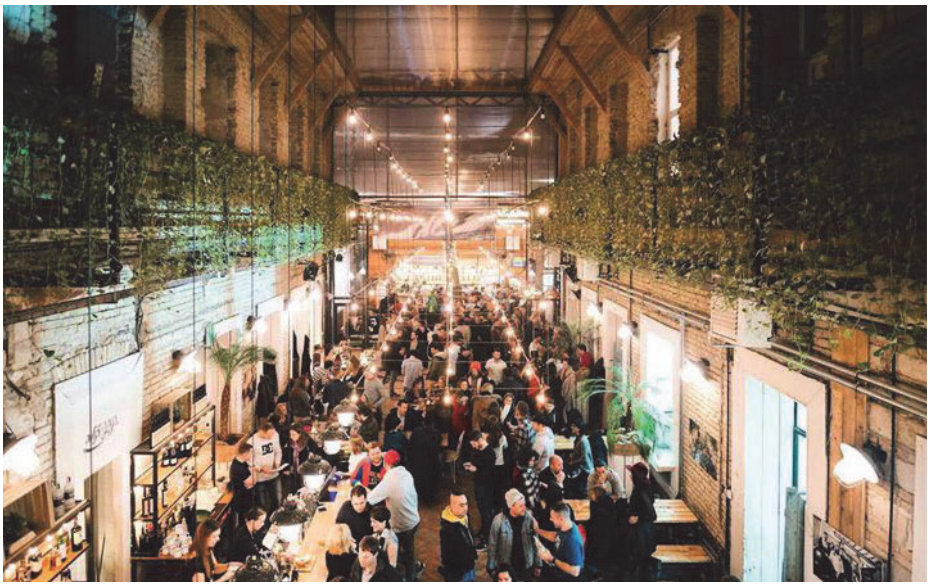
**Program**
_The neighbourhood has a strong Jewish history with large variety of Synagogues and Jewish monuments. This is complemented by a wide variety of cafes, theatres and bistros.

**Aerial Image of Jewish Precinct, Budapest, Hungary**




**Key**
**01 Klauzal Park**
**02 Orthodox Synagogue**
**03 Performing Arts Theatre**
**04 Street Food**
**05 My Little Melbourne Coffee**
**06 Synagogue**
**07 Jewish Monument**





Events & Program

# Culture & identity: Judah Square Food Truck Park

**Location**
## Krakow, Poland

**Year**
## 2017

**Design team**
## Kazimierz City Council

**Main Activity**
_Judah Square is a bustling pop up environment and the heart of the Jewish community in Krakow, Poland.

**Program**
_The neighbourhood is wedged between green space, synagogues and a residential area. There is a strong cafe culture and restaurants nearby at the Vistula riverfront.

**Activation and Events**
_The Food Truck Park is activated seasonally with a wide range of festivals, public music events, markets, food stalls and features a strong art and graffiti culture.

**Surrounding Context**
_Judah Square is in close proximity to the Seweryn Udziela Ethnographic Museum and many local amenities such as several synagogues, hospitals, cemeteries, restaurants, cafes and park amenities.

**Access**
_Public transport is limited with the square being located 15 minutes walk of north of Krakow Zabtocie Station.

**Background**
_Krakow demographics indicate that local residents are mostly born in Poland. Cultural diverse backgrounds include Jewish, Slovaks, and Ukrainians.

*Text Reference: World Population Reivew, Thursday, June 6th, 2018









**Aerial Image of Judah Square, Poland**

**Key**
**01 Judah Square**
**02 Orthodox Synagogue**
**03 Jewish Book Shop**
**04 Wysoka Synagogue**
**05 Museum**
**06 Old Synagogue**
**07 Museum Zydowskie**





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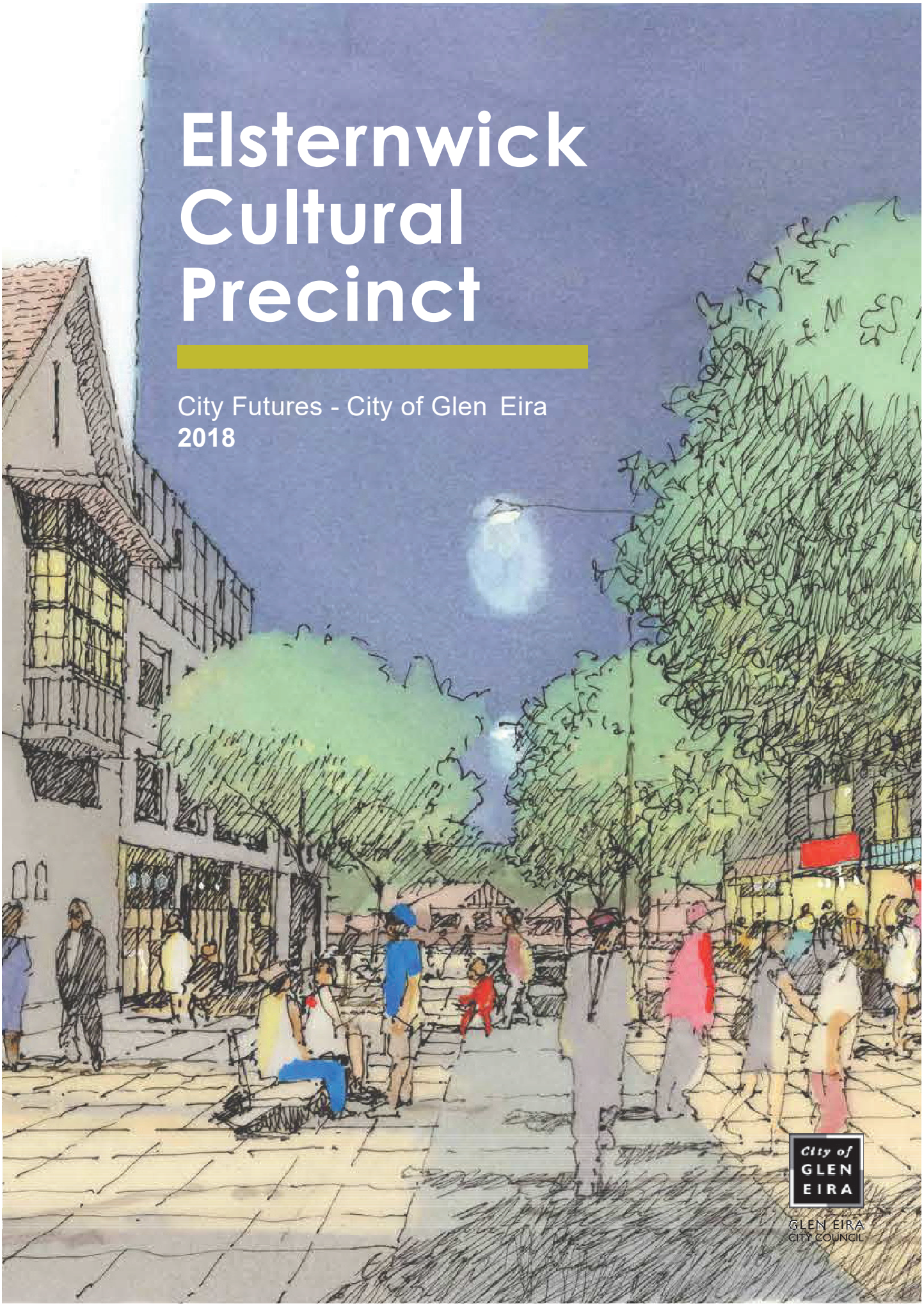
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# Elsternwick Cultural Precinct

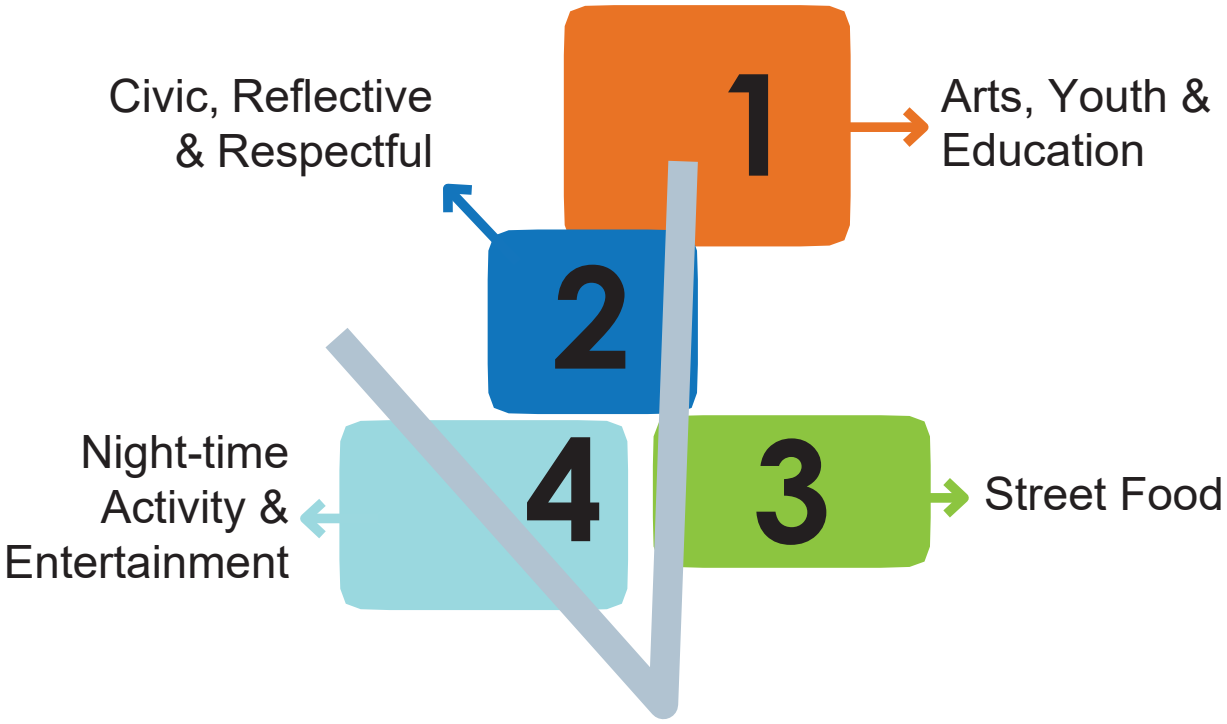
City Futures - City of Glen Eira
**2018**



City of GLEN EIRA
GLEN EIRA CITY COUNCIL

Elsternwick Cultural Precinct Vision statement:

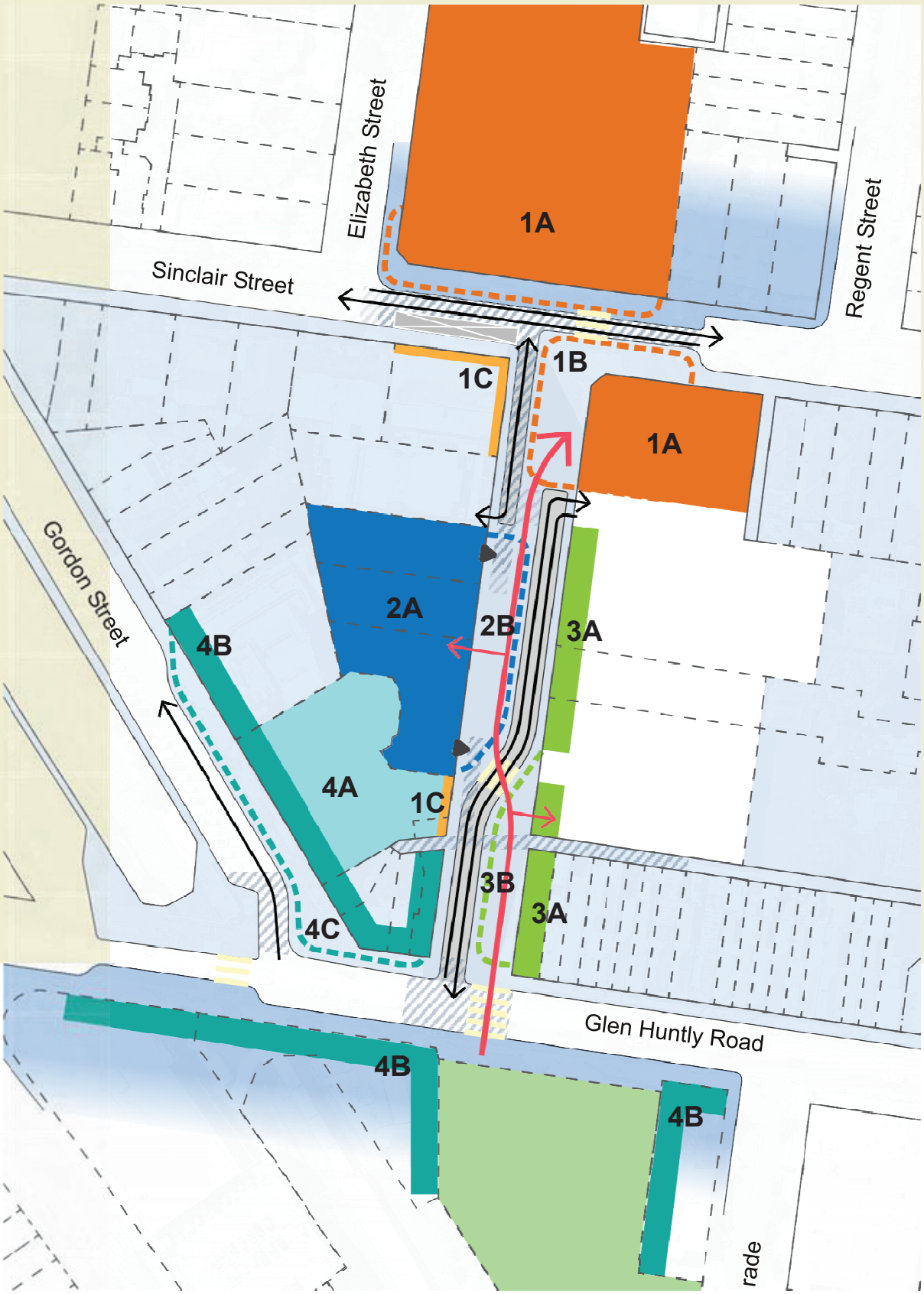
***A contemporary celebration of a Jewish quarter, with a strong focus on youth and street life.***




**Legend**

| | | | | | |
|---|---|---|---|---|---|
| 1A | School and Kadimah | 1B | Cultural public space | 1C | Street artwork |
| 2A | Jewish cultural hub | 2B | Cultural public space | → | Pedestrian movement |
| 3A | Cultural street frontages | 3B | Prioritised public space | | |
| 4A | Classic Cinema | 4B | Entertainment public space | 4C | Entertainment street frontage |

2




## Daily configuration

# Hassell 'Place Principles' assessed against Council's proposed plan and vision

| KEY MOVES | | COMMENT |
|---|---|---|
| **1** | **Establish Selwyn Street as the Precinct Heart** | |
| 1.1 | Create sense of arrival | Consolidate cultural institutions within Selwyn Street and a focus on Sinclair Street. |
| 1.2 | Reinforce street identity | Better integrate Jewish identity within the streetscape through the design process and consolidated institutions. |
| 1.3 | Concentrate centre of activity | Introduce focus areas in Selwyn Street with new adjacent spaces for activities. |
| 1.4 | Establish cultural event hub | JCAP and Council to partner for programs within the precinct. |
| **2** | **Create More Public Space** | |
| 2.1 | Reduce road width & remove on street parking | Prioritise new public spaces by reducing road width and removing all on street parking in Selwyn Street. |
| 2.2 | Remove kerbs and create shared surface | Create a pedestrian oriented space using a shared surface. Where appropriate, implement sections of removable bollards for limited vehicle access to properties in “event mode”. |
| 2.3 | Improve comfort and amenity | Prioritised spaces allow for opportunities to improve public comfort & amenity. |
| **3** | **Strengthen Connectivity** | |
| 3.1 | Improve pedestrian crossings | Implement new pedestrian crossings to improve pedestrian connectivity. |
| 3.2 | Strengthen connection between key destinations and improve wayfinding | Link key educational destinations by implementing new connections between Sholem Aleichem College and Selwyn Street. |
| 3.3 | Improve links to public transport | New key pedestrian crossings and shared street surface treatment seek to create improved pedestrian links between transport modes. |
| 3.4 | Integrate bike infrastructure | Create a street environment that encourages slower moving traffic that can safely accommodate cyclists. |
| **4** | **Form One Continuous Public Realm** | |
| 4.1 | Implement consistent material & plant palette | Will be refined as part of future design. |
| 4.2 | Remove kerbs & create seamless surface treatment | Will be refined as part of future design. |
| 4.3 | Integrate with the wider Elsternwick character | Will be refined as part of future design. |
| **5** | **Prioritise Public Space in Strategic Locations** | |
| 5.1 | Locate public space adjacent key institutions | Adjacent buildings to prioritised public space which will be shaped by occupiers. For example, improve pedestrian access to Woolworths with pedestrian access through the heritage fire station and widened adjacent footpaths. |
| 5.2 | Provide opportunities for events to spill into street | Programmable public space and cohesive street design seek to help life spill into the street. Closing the area south of the car park entrance and “reopening” the north could be accommodated by removable bollards etc. |

| | | | |
|---|---|---|---|
| **6** | **Express Cultural Identities in Public Domain** | | |
| 6.1 | Create more transparency between public and private realms | | Street life frontages will be dependant on occupiers. Four focus areas seek to create better definition of how each public/private realms interact with one another. |
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| **7** | **Create Adaptable Spaces** | | |
| 7.1 | Provide space for events of various scales | | Prioritised public spaces seek to provide a range of flexible uses driven by occupiers. Event mode allows for large scale programs. |
| 7.2 | Integrate service requirements for events | | Will be explored in future design and programming. |
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| **8** | **Provide Thoughtful Service Management** | | |
| 8.1 | Integrate access requirements for service vehicles | | Will be explored in future design - swept paths as part of concept design. |
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# Arts, Youth & Education

Partnering with the school to the north and the future Kadimah development to provide a space that promotes active engagement with the public realm through arts and education.

## Key Objectives

> Create an exciting and active area that enables a diverse range of programmed uses.

> Provide safe pedestrian connections between Sholem Aleichem College, kadimah and the wider precinct across Sinclair Street.

> Provide safe access to the Jewish Cultural Precinct for visitors.




6




*Acland Street*

Design team:
City of Port Phillip

Location:
St Kilda




*Színes Város project - street art*

Design team:
Hesztia

Location:
Budapest, Hungary




*SoHo Synagogue*

Design team:
Dror

Location:
New York, USA

7

# Civic, Reflective & Respectful

The civic spaces adjacent to the Jewish heart of the precinct (Holocaust Centre and future Jewish Museum) should be curated as respectful spaces that enable passive reflection and recognition.

## Key Objectives

> Provide opportunity for a curated space for mindful reflection of Jewish histories and futures.

> Incorporate a safe gateway entrance to significant cultural institutions and buildings.

> Consolidate significant cultural institutions to reinforce the Jewish cultural identity.



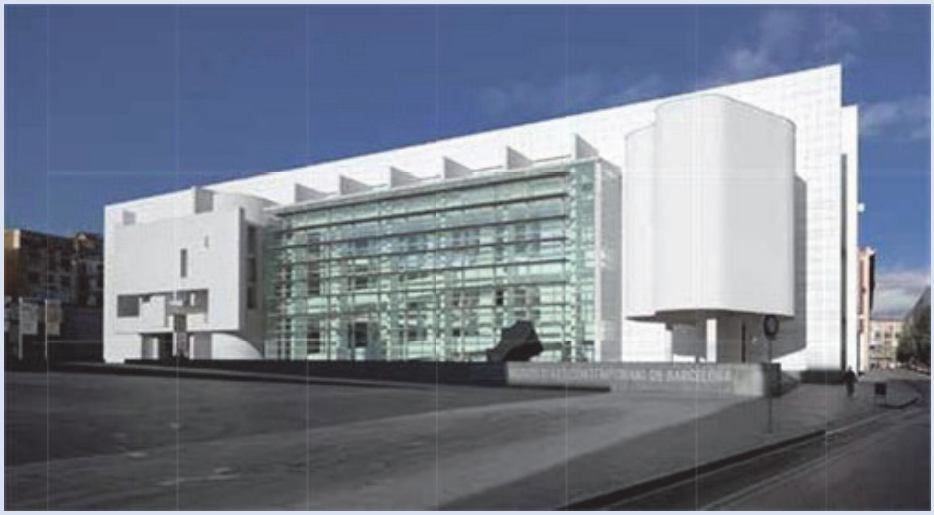

8




*Jewish Museum*

Design team:

Location:
New York, USA



*Barcelona Museum of Contemporary Art*
Design team:
Richard Meier

Location:
Barcelona, Spain

# Street Food

This precinct will be active and vibrant with retail frontages and active edges to the buildings taking advantage of the heritage listed fire station and new Woolworths development.

## Key Objectives

> Actively curate tenancies that will provide opportunities for local street food and contribute to a unique cultural experience.

> Create opportunities for a food centric destination that integrates with the prioritised public realm and adjacent buildings.



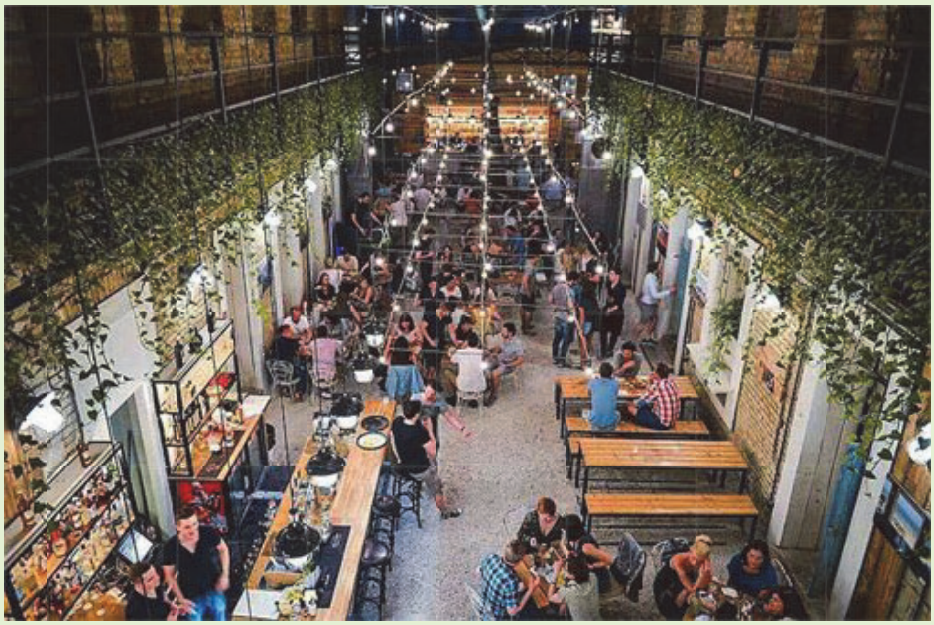

10




*Ricsi's - World's Jewish Street Food*

Design team:
Ricsi Tóth

Location:
Budapest, Hungary



*Jewish Quarter Budapest*

Design team:
Historical Jewish District

Location:
Budapest, Hungary



*Afghan Bazaar Cultural Precinct*

Design team:
HASSELL
Sinatra Murphy

Location:
Dandenong

# Night-time Activity & Entertainment

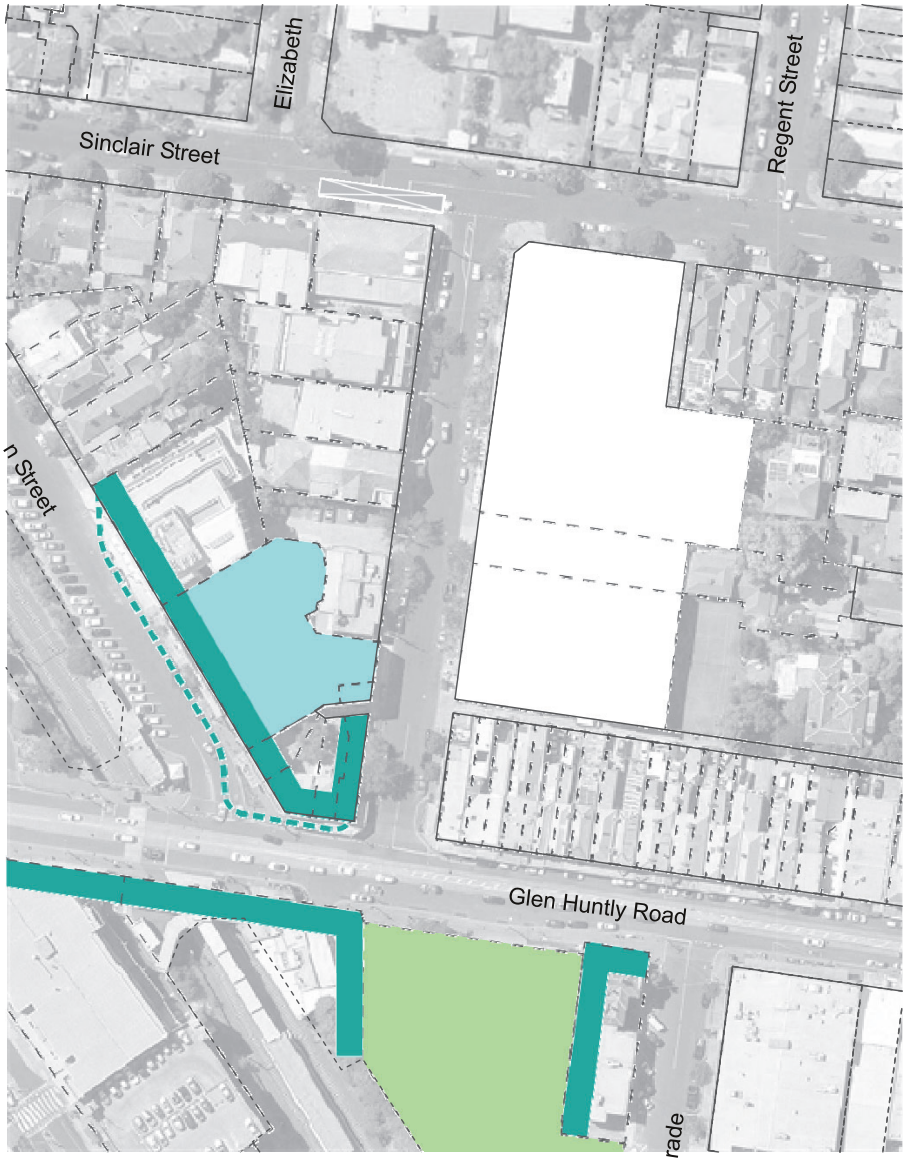
Moving into Gordon Street leveraging off the Classic Cinema and existing restaurants this edge of the precinct should focus on night time uses and entertainment.

## Key Objectives

> Strengthen existing entertainment opportunities - primarily around Gordon Street, Glen Huntly Road and south area of Selwyn Street.

> Improve pedestrian connection across Glen Huntly Road to Selwyn Street.

> Provide a diverse range of entertainment that compliments other focus areas.




12



*Coburg Carnivale*

Design team:
Moreland City Council

Location:
Coburg




*Jewish Quarter Budapest*

Design team:
Historical Jewish District

Location:
Budapest, Hungary




# Event mode

14



*South Street Spring Festival*

Design team:
Greater Philadelphia

Location:
Philadelphia, USA



*Spring Fling Festival*

Design team:
The Centre: Connecting Community in North and West Melbourne

Location:
Errol Street, North Melbourne



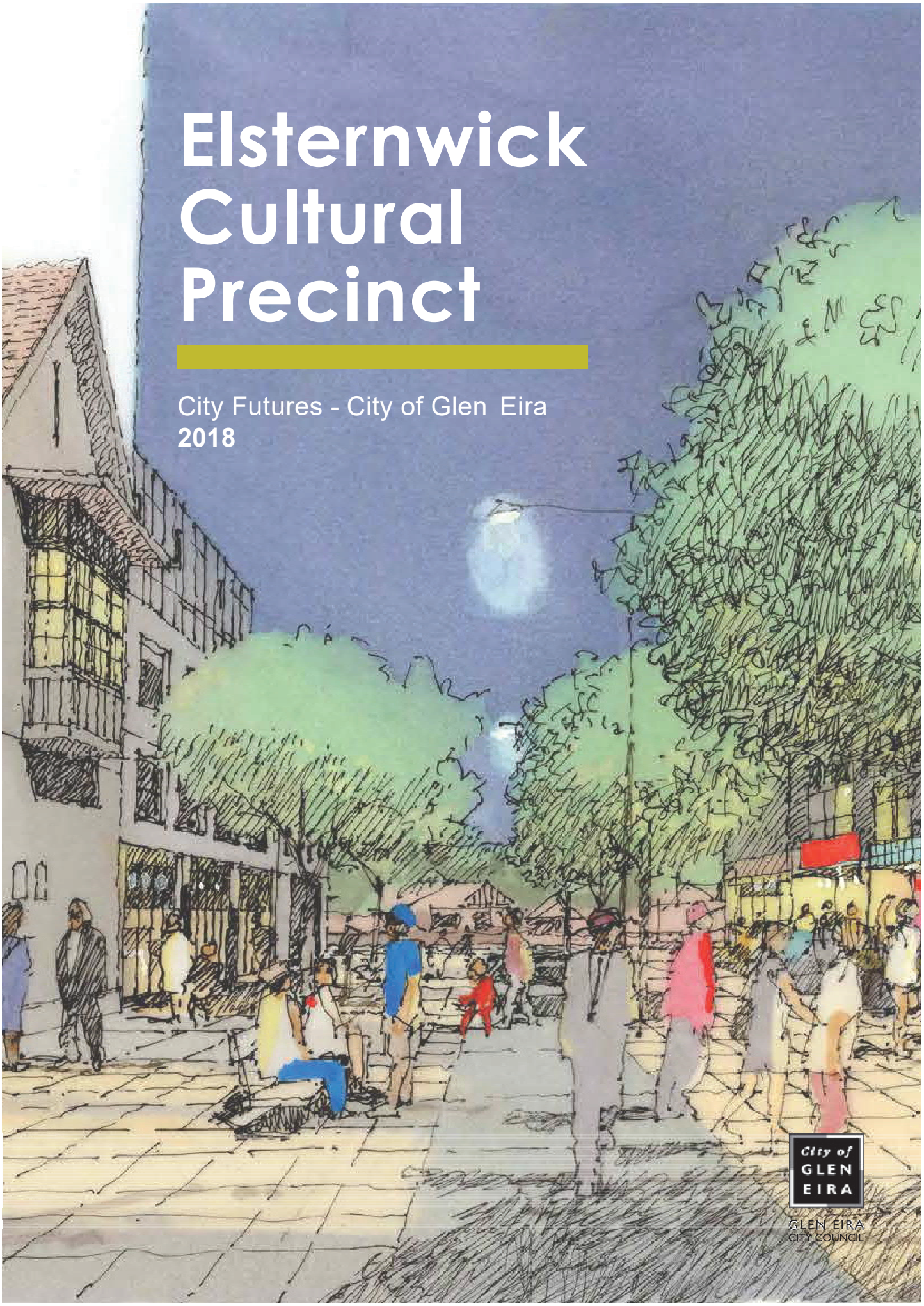
*In One Voice*

Design team:
SKIF Chavershaft Kadimah - Jewish Cultural Centre and National Library

Location:
Elsternwick

# Elsternwick Cultural Precinct

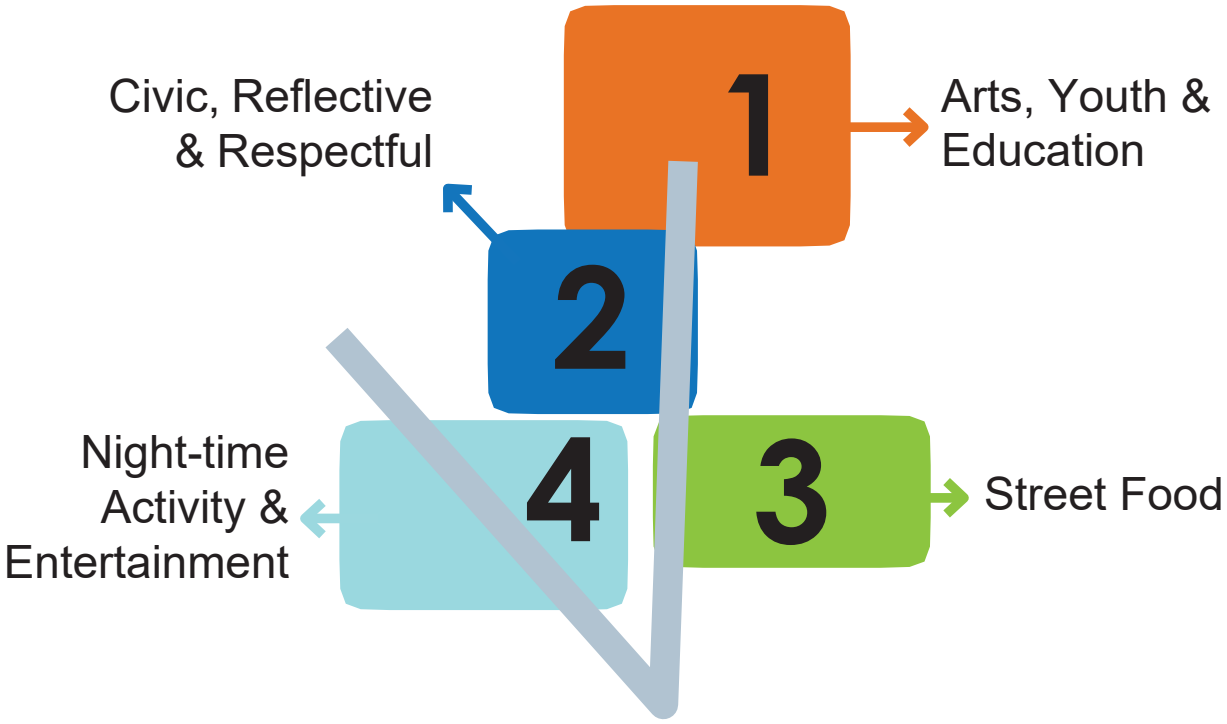
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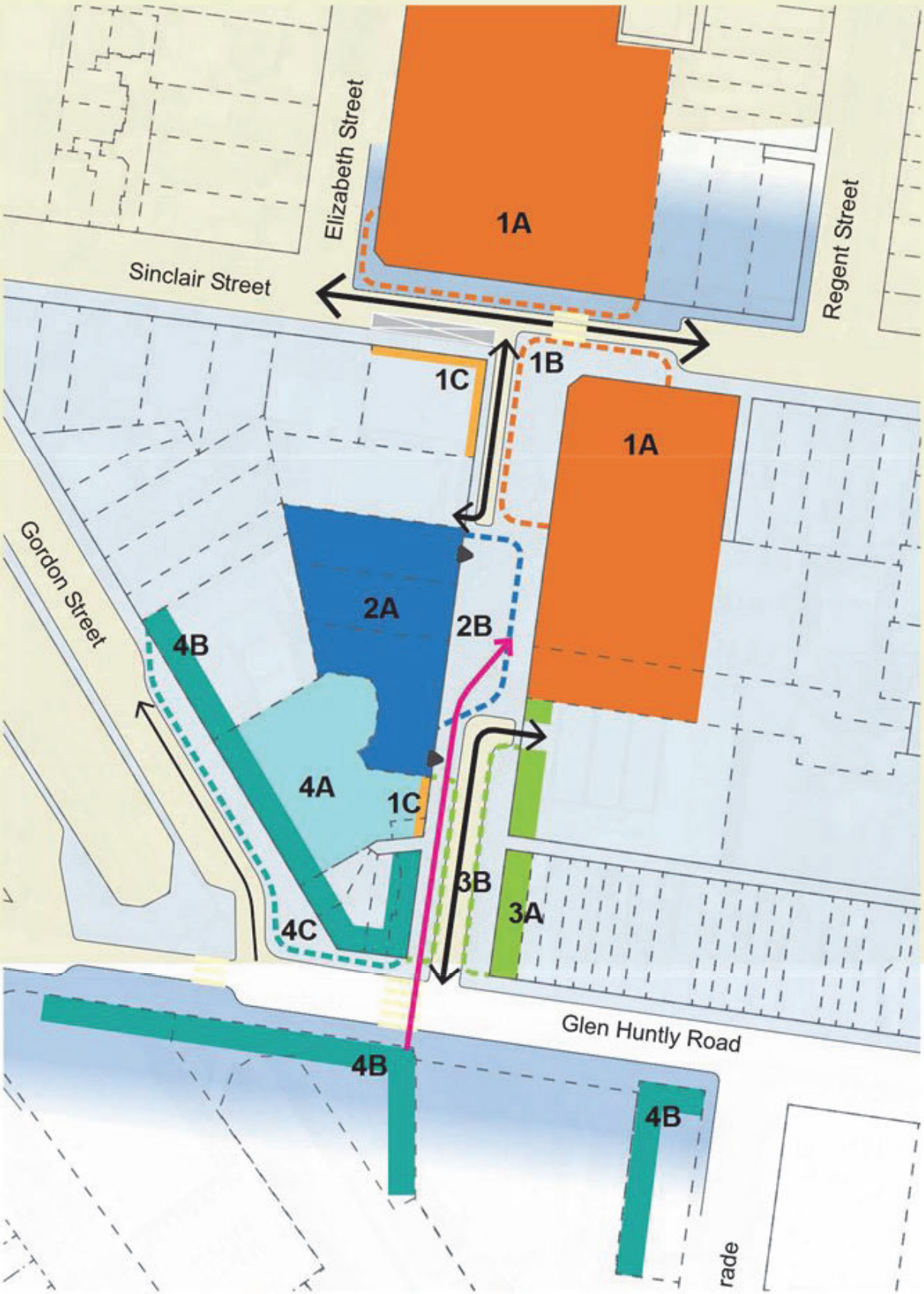
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**Daily configuration - preferred design**

3

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6




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Design team:
City of Port Phillip

Location:
St Kilda




*Színes Város project - street art*

Design team:
Hesztia

Location:
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*SoHo Synagogue*

Design team:
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Location:
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> Incorporate a safe gateway entrance to significant cultural institutions and buildings.

> Consolidate significant cultural institutions to reinforce the Jewish cultural identity.




8




*Jewish Museum*

Design team:

Location:
New York, USA



*Barcelona Museum of Contemporary Art*
Design team:
Richard Meier

Location:
Barcelona, Spain

9

# Street Food

This precinct will be active and vibrant with retail frontages and active edges to the buildings taking advantage of the heritage listed fire station and new Woolworths development.

## Key Objectives

> Actively curate tenancies that will provide opportunities for local street food and contribute to a unique cultural experience.

> Create opportunities for a food centric destination that integrates with the prioritised public realm and adjacent buildings.




10




*Ricsi's - World's Jewish Street Food*

Design team:
Ricsi Tóth

Location:
Budapest, Hungary



*Jewish Quarter Budapest*

Design team:
Historical Jewish District

Location:
Budapest, Hungary



*Afghan Bazaar Cultural Precinct*

Design team:
HASSELL
Sinatra Murphy

Location:
Dandenong

# Night-time Activity & Entertainment

Moving into Gordon Street leveraging off the Classic Cinema and existing restaurants this edge of the precinct should focus on night time uses and entertainment.

## Key Objectives

> Strengthen existing entertainment opportunities - primarily around Gordon Street, Glen Huntly Road and south area of Selwyn Street.

> Improve pedestrian connection across Glen Huntly Road to Selwyn Street.

> Provide a diverse range of entertainment that compliments other focus areas.




12



*Coburg Carnivale*

Design team:
Moreland City Council

Location:
Coburg




*Jewish Quarter Budapest*

Design team:
Historical Jewish District

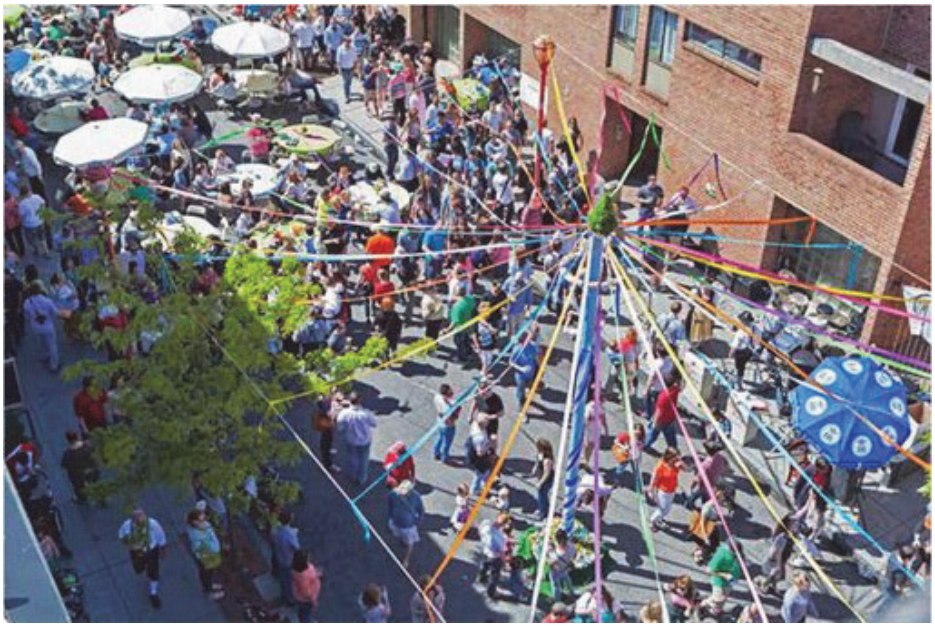
Location:
Budapest, Hungary

13




# Event mode

14



*South Street Spring Festival*

Design team:
Greater Philadelphia

Location:
Philadelphia, USA



*Spring Fling Festival*

Design team:
The Centre: Connecting Community in North and West Melbourne

Location:
Errol Street, North Melbourne



*In One Voice*

Design team:
SKIF Chavershaft Kadimah - Jewish Cultural Centre and National Library

Location:
Elsternwick

## 9.5 ACTIVATION OF CARNEGIE WAREHOUSE SITE (296-298 NEERIM ROAD)

***Author:*** *James Kearney, Special Projects Manager*

***Trim No:*** *18/1276208*

***Attachments:***
1. *Attachment 1 - Carnegie Structure Plan - Market*
2. *Attachment 2 - Draft Market Car Park Layout*
3. *Attachment 3 - Retain and Repair : Costs to bring the building up to code*
4. *Attachment 4 : Return on investment - potential commercial yields*
5. *Attachment 5 - Planted Urban Oasis*

### PURPOSE AND SUMMARY

The report considers the short term use of the recently purchased warehouse site at 296-298 Neerim Road, Carnegie, including options for retaining the building to lease commercially, and demolition for interim activation and uses.

### RECOMMENDATION

That Council:

1. endorses option 2 to demolish the warehouse at 296-298 Neerim Road, Carnegie;
2. authorises officers to commence detailed design for interim use of the site in line with the objectives outlined in this report; and
3. authorises officers to explore management and curation opportunities for events at the site.

## BACKGROUND

In August 2017, Council purchased the warehouse located at 296-298 Neerim Road, Carnegie and the property settled in early 2018.

With a frontage to Neerim Road and abutting directly onto the Council owned Shepparson Avenue car park, the site was considered a strategic purchase contributing to the long term aspirations set out for Carnegie in the Carnegie Structure Plan *2018*-2031 (Attachment 1) – in particular Council's vision for a ground floor market and lower level offices on the Shepparson Avenue site.

One of the central objectives of the market is to strengthen the sense of community in Carnegie by creating an open and inviting place that brings together the rich mix of residents, workers and visitors, and creates space for daily interactions.

The concept of a food market has evolved to include contemporary offerings related with lifestyle experiences, with a focus on gourmet or organic food as well as ancillary activities such as cafes, community classes and events.

It is envisaged that the future market will function as a destination activity where people can linger while doing their daily shopping and that the uses would complement existing traders on Koornang Road.

While feasibility for a ground floor market has commenced and preliminary designs are currently being developed, the market development will take a number of years to plan, design and construct – and consideration will need to be given to how the site can be best used to provide maximum community benefit in the short term.

## ISSUES AND DISCUSSION

Following settlement of the property, officers have explored a number of different potential uses of the site in the short term and these are outlined further in the two options below.

Concurrently, officers commenced a detailed feasibility assessment for the long term strategic vision of the site (future ground floor market).

One of the key challenges of the market development is provision for parking. The development of the market must not only cater for the parking requirements of any new uses introduced on site (such as the market/retail requirements, office space, community spaces or any other uses), but must continue to provide the same number of existing public car spaces for the Carnegie activity centre and Library.

Based on these considerations, as part of the future market development feasibility work, it has been identified that basement car parking will be required to meet these parking provisions, which will need to extend underneath the warehouse (Attachment 2).

This indicates that regardless of what the final use of the warehouse site above ground may be, the warehouse will not be able to remain in the long term and at some point will need to be demolished in order to construct the basement parking required on the site.

### Option 1 — Retain and renovate the building to meet current standards

A cost benefit analysis was undertaken to understand the potential return on investment Council may achieve in the short to medium term. More specifically, costings to repair and upgrade the property for the purpose of leasing and detail on the potential commercial returns if the property was to be leased, ideally for a premium use.

Table 1 below outlines the anticipated costs to bring the building up to current standards and building code requirements. Costs include structural works, building services and additional required works with a total estimated cost of $867,000.

**Table 1**

| Required works | Cost incl. GST |
|---|---|
| Structural works | $470,000 |
| Building services | $297,000 |
| Additional refurbishment works | $100,000+ |
| **TOTAL ESTIMATED COST** | **$867,000** |

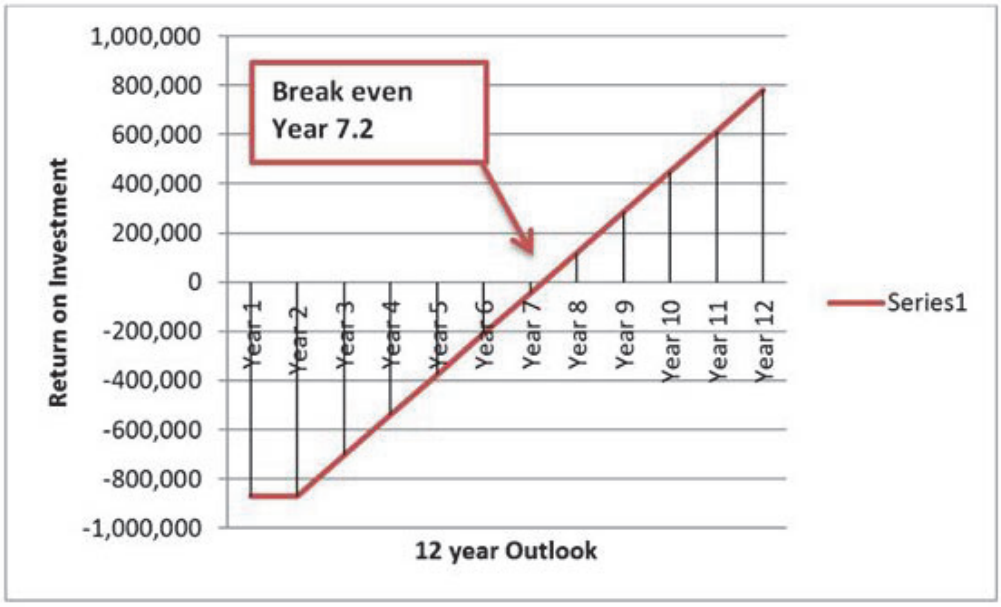
A full breakdown of the cost estimates to upgrade the building to meet current code requirements and to a condition that can be tenanted is shown in Attachment 3.

Different tenancy options and yield ranges are included in Attachment 4. For the purpose of this report, the average potential income of $165,000 per annum is adopted. Each of the potential tenancy options contain benefits (eg. higher yields) and drawbacks (eg. lower market demand for such tenancies and higher likelihood of vacancy, additional investment required and/or complexities such as having multiple tenants with differing tenancy arrangements in a partitioned or sublease arrangement).

While any initial capital outlay could be recouped through an income stream generated over a long term tenancy, any lease will constitute a retail lease and require a minimum term of five years (more likely 10 to 15 years, accounting for options).

The works required in order to convert the warehouse into a safe and attractive building for tenants would likely take 9 to 12 months to complete. Thereafter, depending on factors including the demand for commercial properties in Carnegie, it is unknown how long it would take to find a suitable tenant.

Adopting the average of potential income for the site of $165,000 per annum and allowing 24 months to undertake the works required and to find a suitable tenant, would mean that it would take approximately 7 years before the site would start to generate a positive return on investment.




As this would require securing a commercial tenant with likely options for a 10 or 15 year lease, this would defer any works on the future Carnegie Market for a 12 to 17 year period. Furthermore, if the site is required to be partitioned to attract multiple tenants in order to achieve the yield, then this could affect the timeframes or the returns if different tenants have different lease tenures.

**Option 2 - Demolish warehouse and activate the site with interim uses such as pop up park and events space**

To align with the vision of a future Carnegie Market, there is an opportunity for interim uses in this location to contribute towards this future vision. The aim would be to meet the following objectives:

- Create a strong sense of community which the future market development can harness
- Create a food market on the car park site which connects with and enhances adjacent businesses
- Create a new Carnegie 'grid' through a network of active laneways
- Create a series of public spaces which are surrounded by activity
- Create a safe and inviting environment both day and night
- Reduce the impacts of services, waste and loading, through implementing a precinct approach with well-placed communal facilities
- No net loss of existing car parking, however temporary loss of parking for events may be explored during low demand times

Council can contribute to the initial first steps by exploring the following measures:

- Create a new pop-up public space, approximately 650m$^2$ in size
- Explore a potential weekly pop-up market
- Consider options for improving the safety and presentation of the rear laneway through lighting and artwork
- Explore the potential for a communal waste area

- Work with local businesses to determine how the above measures can encourage adjacent shops to activate the laneway frontages

Officers have considered a number of potential options to temporarily activate the site, along with some high level costings for each option. Given the need for open space within Carnegie, the *Planted Urban Oasis* option (Attachment 5) is recommended, with some added flexibility to be built in to allow for the space to also host events, functions or markets periodically, such as providing power to the site, access for vehicles (deliveries/food trucks) etc.

The initial concepts have been developed to explore the feasibility and costings of providing a pop-up park. It is recommended that more detailed designs are explored which consider how the space would be designed, activated and managed on a series of times and days, including running regular markets and coordinated events.

It is noted however, that the proposed space is located at the rear of the existing shops, with little activation or destination uses (as proposed in the future market development), and the success of this interim space would require a number of considerations in the next stage of design, including:

Quality of Open Space
The *Planted Urban Oasis* is proposed to be a green retreat space which provides a buffer between the adjacent carpark and busy Neerim Road. It is important that the quality of the space is high and that there is sufficient enclosure, light, planting and greening to create a desirable space to walk through or visit for a while.

Being in an open space gap area, this option provides a green small local open space in the catchment of the Carnegie Urban Village, in line with recommendations of the Open Space Strategy. The intention is the pop-up park would remain until a permanent and larger open space area is enabled by the creation of the future Carnegie Market.

Community Connection & Flexibility of Space
The aim will be provide a space that encourages community connection, is an inviting and accessible space where people can sit, eat a meal from a local trader or meet others. To achieve this, the space will be designed to allow for flexibility.

One day it can be a quiet space, the next day it could be hosting a community event or function. Building on the flexibility concept, the intention is that many aspects of the space are able to be shifted and moved around to accommodate the needs of the space at any one time. It is proposed that as much as possible, park furniture created from recycled plastics and moveable planters, etc are used.

Activation
It is important that this space has a primary use or reason for being, and this can be created through a number of ways including:

- working with adjacent businesses that front onto the site and car park
- Council providing a trader in the space, such as a coffee cart
- explore potentially relocating the space to adjacent the Library.

The more it is being used by people, the more other people are attracted to that space, which creates a sense of safety and inclusiveness. However this also works the other way around, with the less it is being used by people, the less other people want to use it and this is when adverse social results can occur.

Periodic Activation & Events
Larger events that draw in a number of visitors can importantly provide a greater sense of the potential of the future market in this location. These larger events may be a strong catalyst for the adjacent businesses to front the rear laneway, as has occurred at Camberwell Market.

Council officers could explore other smaller periodic events such as lunchtime or evening music, building on the recent success of the community piano in the Carnegie Library forecourt.

Alternative Location & Scope
A concept for the warehouse site has been undertaken as part of the due diligence for this report, however, as part of the design development the above objectives may be determined to be better met at a different location in close proximity - such as the site identified in the Carnegie Structure Plan, south of the Library.

To enable this, car parking would be relocated on the warehouse site and appropriate works to the Library would need to be explored to enable activation and interaction with this new space.

It is recognised that this alternative location would be more costly and will require a greater scope of works, and would only be considered if identified during the further design development.

Option 2: Approximately $350,000 subject to final design of extent of works and quality of treatments. This includes demolition.

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

There is an allocation in the 2018-19 budget of $300,000 for design and activation of the site.

## POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy or legislative implications.

## COMMUNICATION AND ENGAGEMENT

Comprehensive community consultation and engagement was undertaken through the endorsement and adoption of the Carnegie Structure Plan 2018-2031.

## 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 feasibility analysis undertaken recommends that in the long term there is no benefit when retaining the warehouse, in achieving the strategic objective of developing a future ground floor market.

The cost benefit assessment of investing in the warehouse in order to achieve a commercial return over the short to medium term would likely defer the long term aspirations of developing the market for 12 -17 years, depending on the details of the commercial lease/s.

As an open space gap area, any opportunity to increase amenity in the activity centre and available open space is in line with the Council's Open Space Strategy and Carnegie Structure Plan.

It is recommended that to provide the most community benefit in the short to medium term, that the warehouse is demolished and a flexible, green open space area is created in line with the principles outlined in the report.

# 4.0 PUBLIC SPACES

## 1. NEW MARKET

**PROPOSED**



**EXISTING**



*Pictures are indicative only.

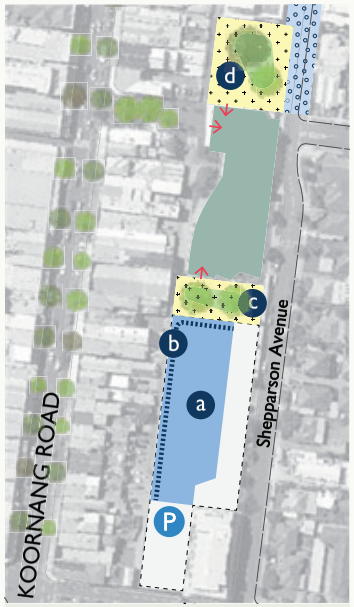



*Figure 6.0 — Public spaces: New market*

Plaza space - pedestrian only
Shared space - vehicle and pedestrian
New development
Open ground floor market
Existing library
Library entrances
Public carpark

> Redevelop the existing Shepparson Avenue car park site to provide a market at ground floor and incorporating opportunities for employment and diverse housing in upper levels.

Key elements of this project include:

a. No net loss of existing car parking.

b. Activated ground floor frontages to Shepparson Avenue and the existing laneway.

c. Creation of a new public plaza between the existing library and the proposed market building.

d. Relocation of the existing childcare facility and car park from the north of the library and creation of a new public plaza.

Considerations for this project include:

> Relocation of childcare facility.

> Provision of existing public car parking within the site.

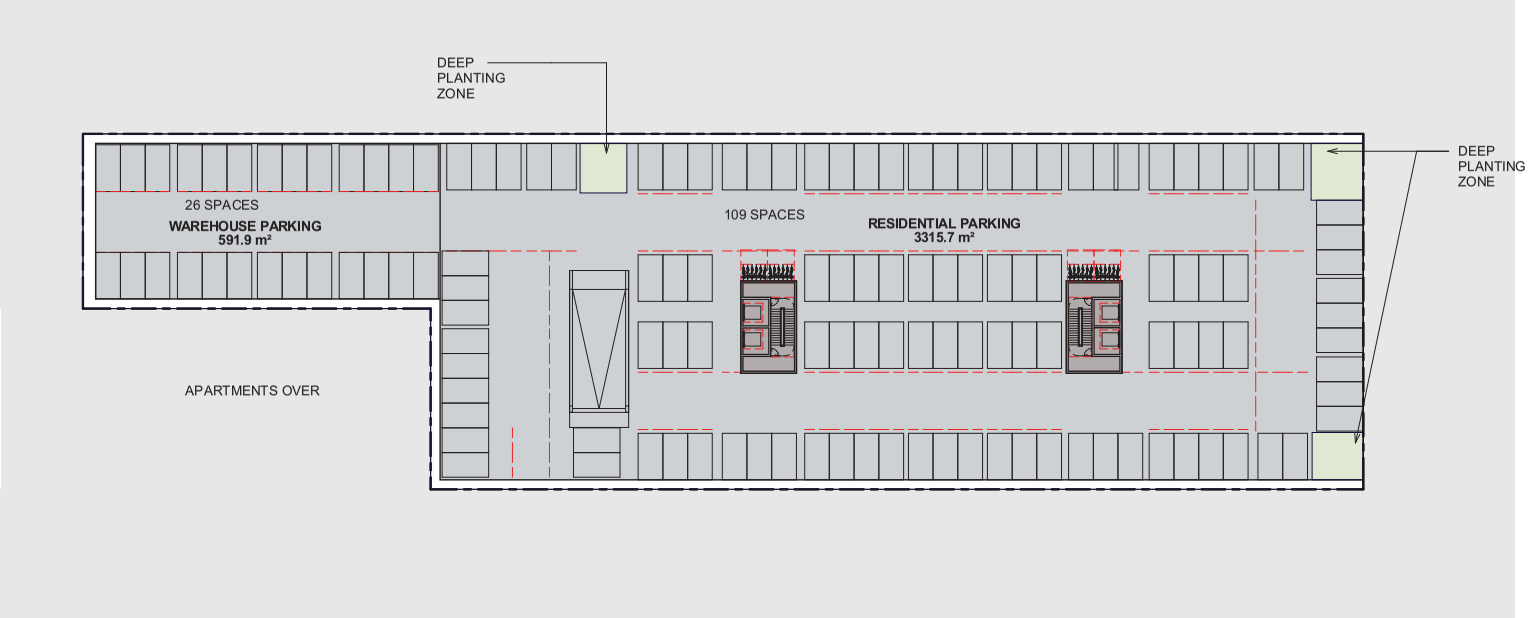
> Appropriate vehicular and pedestrian access to new building.

> Maintaining service access to the rear of Koornang Road shops.

> Improved pedestrian connections through to Koornang Road.

> Manage interim car parking requirements during the construction phase.

*Refer to Figure 6.0 — Public spaces: New market.*




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City of Glen Eira
Feasibility
21 September 2018

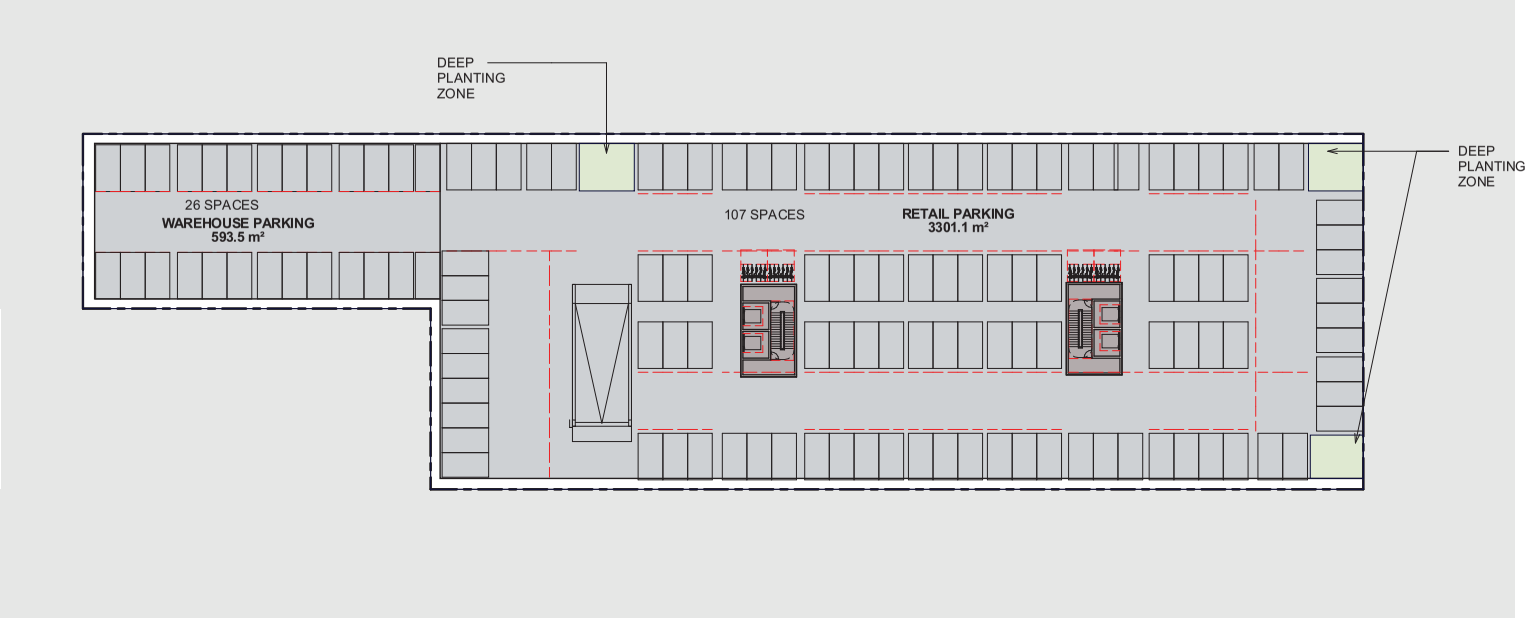
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NORTH



**DRAWINGS**
BASEMENT 2 PLAN

SHEPPARSONS MARKET
CARNEGIE




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City of Glen Eira
Feasibility
21 September 2018

SCALE
1:500
@A3

NORTH

**DRAWINGS**
BASEMENT 1 PLAN

SHEPPARSONS MARKET
CARNEGIE

**Retain and Repair - Costs to bring the building up to code**

**Structural**
The existing building is constructed from brick external walls, with light timber trusses that pitch up to a central ridge. The timber trusses rely on the timber mezzanine and columns for vertical and lateral support. The roof assists in bracing the structure, and simultaneously the timber mezzanine is bracing the existing structure.

Specialist structural consultant has advised that the existing roof trusses, purlins, and roof bracing would require significant upgrade and strengthening works to bring it in accordance with current Australian Standards.

The logical and most economic path is to replace the roof with a new compliant structure and roof. Given the above, the consultants designed a new indicative braced roof structure to replace the existing and be compliant to current Australian Standards.




These works have been priced, including:

- demolition and removal of existing roof and mezzanine
- temporary propping
- Full roof replacement with a new compliant structure

A cost estimate for undertaking these works has been priced at **$387,531 incl. GST**

Job Name : GLENEIRA — Job Description

Client's Name: City of Glen Eira

| Trade Description | Trade Cost/ m2 % | --- Labour --- Qty | Rate | Total | Material Total | Sub Total | Mark Up % | Trade Total |
|---|---|---|---|---|---|---|---|---|
| PRELIMINARIES | 11.86 | 11 | 2,529 | 28,320 | 9,670 | 37,990 | | 37,990 |
| DEMOLITION | 13.61 | 13 | 65 | 813 | 42,790 | 43,603 | | 43,603 |
| CONCRETOR | 2.33 | 64 | 74 | 4,724 | 2,726 | 7,450 | | 7,450 |
| STRUCTURAL STEEL | 53.65 | 13 | 65 | 813 | 171,015 | 171,828 | | 171,828 |
| ROOF | 18.55 | 689 | 24 | 16,536 | 42,867 | 59,403 | | 59,403 |
| | **100.00** | **789** | **2,756** | **51,206** | **269,068** | **320,274** | | **320,274** |
| | | | | | | | **Mark Up 10.00% :** | **32,027** |
| | | | | | | | **Final Total :$** | **352,301** |
| | | | | | | | **G.S.T. 10.00% :** | **35,230** |
| | | | | | | | **Final Total Incl. G.S.T. :$** | **387,531** |

It should be noted that the above costings does not include consultants fees and these will also need to factored in for:

- building surveyor
- soil report
- architect
- engineer

An allowance of at least **$80,000** would need to be made for these consultancy services, taking the total estimated costs relating to structural works to approximately **$470,000 incl. GST**

**Building Services**

To ascertain the extent of works required for the current building to meet Australian Standards and be converted into a premium retail space, officers engaged specialist building services consultant to inspect premises and investigate works and associated costs required to convert the site to a modern retail space that meets current requirements and could be tenanted.

Cost estimates have been prepared on the basis that building will be arranged for a single a single tenancy only - multiple tenants would require additional works and investment.

The following building service works would be required:

1. Mechanical Services

2 x roof mounted ducted reverse cycle systems exposed ductwork, roof platform.

or

3 – 4 x ducted split air conditioning units complete with concealed ductwork, ceiling mounted air diffusers, roof mounted condensing units.

*Cost: Mechanical Services $170,000.00 ex GST*

2. Electrical Services
Proposed electrical services as follows:

- New incoming electrical supply to accommodate air conditioning, lighting and power as required for a modern retail facility.
- New main switchboard. (Single tenancy).
- New LED lighting controlled in accordance with National Construction Code Part J.
- New emergency lighting and exit signage.
- New main distribution frame and incoming data cabling.
- Basic intruder detection and security system.
- General purpose outlets (25 no.).

*Cost: Electrical Services $65,000.00 ex GST*

**NB –** This does not include costs associated with upgrading power supply, which could incur a contribution to the Supply Authority of up to $25,000

3. Fire Services

The National Construction Code states that a Class 5 (Office) building greater than 500m2 requires a fire hydrant and fire hose reel system. There is currently an in ground fire plug (hydrant) located on the south side of Neerim Road. Based on a fire truck 20 metres from the fire plug, 60 metre hose plus 10 metre spray length, the building is currently provided with adequate fire hydrant coverage. However a new fire hose reel system, one firehose reel located at the building entry and one conveniently located partway towards the rear of the building is required.

*Cost : Fire Services $15,000.00 ex GST (Fire hose reel system only).*

**NB-** It should be noted that should the building be partitioned, coverage may not be achieved.

4.0 Hydraulic Services

Proposed hydraulic services as follows:

- New amenities complete with new fixtures, tapware and hot water system.
- New tea station.
- Alterations to roof drainage system (overflow and modification to drain north east corner).

*Cost : Hydraulic Services $20,000.00 ex GST*

***Total Building Services Cost : $297,000 incl. GST or higher***

**Associated Costs & Considerations**

In addition to cost estimates provided to address structural and building service requirements, further works will need to be undertaken in order to meet current building code requirements and readying the facility for tenancy. These include:

- As the building is proposed to be air conditioned, insulation will be required to the roof and walls in accordance with National Construction Code.
- Depending on the type of tenancy sought a ceiling (or false ceiling) may be required.
- The building currently only has one entry/exit front of house. Additional exits to north end of the building for emergency egress would be required. This would require Building Surveyor review.
- DDA access – the building is not currently DDA compliant and with the requirement of a rear emergency access, ramping and appropriate level transitions would be required.
- Due to the lack of the buildings natural light spill, without addition of windows or sky lights may limit tenant options (e.g. office space).

Without a design or an anticipated tenant in mind, it is difficult to cost these additional works however would likely be well in excess of **$100,000 incl. GST**

In Summary

| **Required Works** | **Cost incl. GST** |
|---|---|
| Structural Works | $470,000 |
| Building Services | $297,000 |
| Additional required works | $100,000 + |
| **TOTAL ESTIMATED COST** | **$867,000** |

**Return on Investment - Potential commercial yields**

Officers have explored high-level indicative rental expectations and provide commentary associated with the range of potential interim uses.

The Site is currently classified Class 6 Building of Type C construction under the Building Code of Australia 2016. This allows for a shop or other building where retail goods or services are retailed directly to the public.

Cost estimates provided earlier in the report provide high level overview with respect to improving the condition of the building as a Class 6 building, or converting the building class specifically to Class 5 (Office) or Class 7b (Warehouse).

The Site has a Gross Floor Area (GFA) of 650sqm however is in poor condition and required significant investment in order to be tenanted.

Use of the Site for hospitality was not considered at this stage due to the prohibitive fitout costs and consequential longer tenure required by operators.

**Tenanting Options Assessment:**

| Use / Asset Class | Strengths | Weaknesses | Potential Income Range (Per Annum) |
|---|---|---|---|
| **Retail – Shop** (Class 6) | • No need to change building class.<br>• Historic /current demand for retail shop space in Carnegie (evidenced by high rents and tight yields)<br>• Potential for greater rental revenue compared to other land uses / asset classes. | • Majority of retail demand is for smaller footprints than the Site offers. As such, the Site may require partitioning down the middle to create two smaller tenancies.<br>• Potential partitioning costs to best cater to market demand. | $225,000 - $255,000 |
| **Retail – Showroom** (Class 6) | • No need to change building class.<br>• Large site size is likely to appeal to some retail showroom tenants. | • Lower annual revenue from a retail showroom tenant compared to a retail shop tenant(s).<br>• Smaller market size compared to retail shop tenants in that locality. | $130,000 - $162,500 |
| **Office** (Class 5) | • Given the location and type of building, may appeal to creative industries looking for suburban office space (architects, interior designers, advertising, marketing). | • Limited market for office space in Carnegie – particularly of the size and basic nature of the Site.<br>• Potentially lower rental income due to lower office rental rates compared to retail shop.<br>• Requirement to bring part or all of building to a Class 5 use.<br>• Potential partitioning costs to best cater to market demand. | $162,500 - $180,000 |
| **Warehouse** (Class 7b) | | • There are more attractive locations for warehousing activities in other localities.<br>• Significantly lower rental income.<br>• Requirement to bring part or all of building to a Class 7b use. | $97,500 - $113,750 |

Note:

- The Site was previously tenanted as furniture store under a long term lease, yielding approximately $120,000 per annum.

- That all of the above options will require significant investment to improve the existing condition of the building, meet current standards and safety requirements.

**Commentary on potential tenant options:**

- Retail shop or showroom tenant (Class 6) is expected to yield the greatest rental stream.

- In its current form, the larger format (with good main road access and parking) is likely to appeal to showroom tenants (e.g. furniture, sporting goods, floor coverings, homewares), albeit at a lower rental rate compared to shop uses.

- The large size of the site may present difficulties in leasing to prospective tenants based on typical / historical lease sizes, particularly for retail shop use. Consideration may need to be given to potentially partitioning to allow for multiple smaller sized tenancies, noting however that this will come with additional costs, will likely complicate management, and may frustrate Council's ultimate exit strategy given that the leases may not commence at the same time, and one lessee may exercise an option and the other may not.

- All of the proposed tenanting options will constitute a 'retail lease' under the Retail Leases Act 2003 requiring a minimum term of 5 years. Depending on the required fitout works and investment required by the tenant, tenants in this market would usually expect a minimum 5+5 years option or potential 5+5+5 year option lease.

**Retail Shop**

- Whilst demand for retail shop space in Carnegie is strong, especially Koornang Road, retail shop leases have tended to range between 60sqm and 220sqm in Carnegie over the past few years. The large size of the Site may present challenges for prospective tenants. Even partitioned into two or three tenancies, the Site will still present comparatively large net lettable areas, and will therefore be at the lower end of the rental range.

- Based on this potential rental range, annual rental revenue could be in the order of **$225,000** to **$255,000** at full capacity – albeit that there is likely to be challenges leasing multiple identical tenancies in quick succession and having multiple tenancies terminating at different times will complicate matters for Council when it comes to requiring the site for its ultimate strategic purpose.

**Retail Showroom**

- The Site presents as suitable for retail showroom type uses given its substantial size, with good main road access, sufficient car parking and off the primary retail spine (Koornang Road). However, being off the primary retail showroom strip on Dandenong Road, rental returns are expected to be in the lower range for retail showrooms.

- Retail showroom space accommodating bulkier goods retailers with larger floor space requirements tend to achieve the lowest rental returns, however as there were limited leases to analyse to obtain this data, suggests that there is not a strong market in Carnegie for retail showroom tenancies (especially outside of the showroom strip on Dandenong Road).

- Based on the potential rental range, annual rental revenue could be in the order of **$130,000** to **$162,500**.

**Office**

- There is only a limited market for office space in Carnegie given the suburban nature of the Carnegie Activity Centre. Most office tenants in and around the centre operate from tenancies in the range of 50sqm to 500sqm.

- Given the large size of the Site office rent would be expected at the lower end of the rental range. Given the limited market for office in Carnegie and the comparatively large size of the Site suggest that finding an office tenant may be difficult, even with attractive incentives in place.

- There is the potential to partition the Site to create smaller office tenancies but this will come with additional costs and market risk (given the limited market for office in Carnegie).

- Based on this potential rental range, annual rental revenue could be in the order of $162,500 to $180,000.

## OPTION 1 – PLANTED URBAN OASIS



## OPTION 1 - PLANTED URBAN OASIS








Example of recycled furniture



## 9.6 TENNIS STRATEGY FOR ADOPTION

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

***Trim No:*** *18/1284669*

***Attachments:*** *1. Draft Tennis Strategy*

### PURPOSE AND SUMMARY

To provide an overview of the community consultation and present the Tennis Strategy to Council for adoption.

### RECOMMENDATION

That Council:

1. adopts the draft Tennis Strategy; and
2. notes the consultation process and feedback received.

### BACKGROUND

At the Ordinary Council Meeting on 7 February 2017, Council authorised officers to prepare a Tennis Strategy for Glen Eira.

A report outlining key issues, including a *Background Information and Proposed Future Directions* paper, was endorsed by Council for community consultation in 12 December 2017.

The paper proposed a number of collaborative actions aimed at creating welcoming, sustainable and quality tennis facilities. Key consultation actions included:

- A tennis forum with clubs and Tennis Victoria on Monday 18 December 2017
- Notifying all Glen Eira tennis clubs, including those on private land
- Meeting with Tennis Victoria representatives
- A 'Have Your Say' online portal

This engagement period gathered the views of clubs, Tennis Victoria and the wider community. The following snapshot provides an overview of this engagement:

- The online forum received 242 unique visits
- 130 people downloaded the *Tennis Directions* document
- 19 people downloaded the Tennis Vic – Guide to Facility Development document
- 14 people downloaded the Forum Presentation 18 Dec 2017 document
- 9 people downloaded the Tennis Vic – Places to Play Strategy document
- 2 community emails were received
- 6 club/industry emails were received

Following this consultation, a draft Tennis Strategy was presented to Council at the Assembly Meeting of 10 July 2018. Council endorsed the distribution of the Draft Tennis Strategy to tennis clubs for further comment.

This report presents the findings of this consultation and seeks adoption of the Strategy.

## ISSUES AND DISCUSSION

### Club Consultation

Club consultation on the draft Strategy was undertaken between 24 July and 26 August 2018 and included:

- Individual emails to all Glen Eira Tennis Clubs highlighting specific action items within the Strategy which were most relevant to their club;
- Meeting with Tennis Victoria; and
- Offer to meet with tennis clubs if requested.

### Feedback and Comment

As part of the consultation officers received 5 emails (Attachment 1) and attended 2 meetings.

### Meetings

Officers met with two Tennis Victoria representatives who stated strong support of the approach taken to develop this Strategy, and commended officers on the work undertaken to date. They also provided updated participation and membership numbers and refreshed information regarding state and national trends.

Officers also met with one club where a range of issues were discussed, however no specific feedback on the draft Strategy was provided. The club was supportive of the actions and intent of the Strategy.

### Emails

All emails received were generally supportive of the direction and recommendations proposed. Key feedback themes are summarised below along with officer comments which provides a response or explanation.

***Theme - Infrastructure***

That there is recognition of legacy issues that requires many clubs to immediately address infrastructure issues. The club that raised this issue would like Council to contribute 50% of replacement costs to existing infrastructure.

*Officer comments*

*Clubs have long been responsible for maintaining and replacing infrastructure under their leasing arrangements. Many of the maintenance issues clubs currently face are a result of inadequate asset management over a long period of time.*

*Assistance with emergency repairs may provide temporary relief, but will not address circumstances that have led to clubs not being in a position to maintain their facilities. Part of any emergency works will be an undertaking by the club to work with Council and Tennis Victoria to address operational shortcomings to ensure they can adequately contribute to the future long term maintenance and upkeep of facilities.*

*Funding for infrastructure is proposed through Action 1.1 of the Tennis Strategy. This will have a focus on projects that can build club capacity, usage and long term sustainable management of assets.*

*Officers will inform tennis clubs of any State or Federal funding grants that are announced for clubs to apply for independently for infrastructure upgrades, such as:*

- *Tennis Pavilions*
- *Court Lighting*

- *Court Resurfacing*

***Theme - Open Space Contribution Funding***
Ensure that a fair portion of the 5% Public Open Space levy paid by developers is allocated to tennis.

*Officer comments*
*Public open space contributions are not a discretionary fund. The contribution levies are set out in the schedule in Clause 52.01 in the Glen Eira Planning Scheme and are aligned to the projects outlined in Council's Open Space Strategy.*

*Action 1.1 of the Tennis Strategy outlines Council consideration for infrastructure projects and will be assessed on an individual club basis.*

***Theme - Maintenance Requests***
One club suggested they would like Council to take over general maintenance and upkeep of clubhouse structures and parking areas.

*Officer comments*
*There is no proposal to take over general maintenance of tennis facilities under the current lease and club management conditions. The key focus of the Strategy is to improve the operational sustainability of clubs to ensure facilities are at an appropriate standard to facilitate tennis opportunities.*

***Theme - Volunteers***
One club noted that it is an increasingly difficult task to recruit new volunteer committee members.

*Officer comments*
*The Strategy proposes a number of actions to reduce the workload of club volunteers; these include providing a club contact from Recreation and Open Space team to assist in non-lease related matters such as club development, promotion and funding and streamlining the reporting requirement for clubs.*

*Additionally there is the opportunity to explore a range of facility management options to provide sustainable, accessible and appropriate facilities.*

***Theme - Funding Requirements***
One club was concerned with qualifications for assistance in relation to Action 1.1.

*Officer comments*
*Action 1.1 proposes an infrastructure funding program for clubs. The intention of this program would be to support clubs to make capital improvements which can support growth, participation and community benefit. It would not be to provide capital replacement. It is reasonable that clubs that do not meet lease requirements will not be considered.*

*This approach is consistent with the aim of creating stronger, accessible and sustainable local clubs. Specific funding guidelines will be developed once the Strategy is endorsed.*

***Theme - Signage***
Some clubs suggested more prominent road signage and in park information (with contact/website details) would greatly assist.

*Officer comments*
*Action 1.3 Develop signage guidelines to assist in the identification and promotion of tennis opportunities.*

***Theme - Hit Up Wall***
Club at Glen Huntly Park would like a tennis hit up wall to replace one that was removed in 2014 due to being structurally unsafe.

*Officer comments*
*A new tennis hit up wall is provided at Booran Reserve and is located in a more visible location. Future planning at Glen Huntly Park may consider casual sports areas.*

***Theme - Membership Numbers***
It was noted there is some discrepancy in the membership figures.

*Officer comments*
*There is no consistent measure of club numbers and membership categories e.g. social, coaching membership, junior, family, etc. Clubs have been provided opportunity to comment on their membership numbers throughout the process.*

*In the future it is hoped that the Tennis Victoria affiliation will be able to provide consistent data.*

***Theme - Tennis Pavilions***
One club would like tennis pavilions listed in the Glen Eira Pavilion Strategy.

*Officer Comment*
*Tennis pavilions are exclusive use facilities, which clubs utilise to run tennis programs and generate additional funds (i.e. bookings, external programs). They do not generally have broader community use.*

*Consistent with Actions 1.5 and 1.9, tennis pavilion related capital bids could be considered by Council where there is additional community benefit or as part of broader recreation and leisure planning. Any pavilion projects would need to demonstrate additional flexibility, community users and/or shared use elements.*

*As outlined in Council's Pavilion Redevelopment Strategy, the long term priority of pavilion investment is towards improvement or upgrades that relate to increased participation, improved access and or providing opportunities for additional external users.*

**FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**
The implementation of some recommendations in the Tennis Strategy will require an additional staffing resource which is allowed for in the 2018/19 budget.

Consistent with the Tennis Strategy, officers will make applications under Sport & Recreation Victoria's (SRV) Community Sports Infrastructure funding programs where appropriate, including:

- Major facilities grant; and
- Minor facilities.

## POLICY AND LEGISLATIVE IMPLICATIONS

A selection of actions may require a change to existing policy or position. These will be reported to a future Council meeting for further discussion.

- Action 1.10 – Seek to gain planning exemptions under Planning Scheme Clause 62.02-1.
- Action 1.11 – Review the existing partial rate exemption scheme under the Cultural and Recreational Lands Act 1963. Council will need to authorise any change to the current scheme.
- Action 1.15 – Review Council's existing Community Lease Policy.

## COMMUNICATION AND ENGAGEMENT

Not applicable.

## 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 Tennis Strategy will provide Council and the community with a range of pragmatic and collaborative actions aimed at supporting, developing and planning for tennis in Glen Eira.

It aligns with Tennis Australia's four key pillars of successful tennis facilities aimed at creating vibrant, social, welcoming, inclusive, innovative and sustainable community focused community assets.

City of GLEN EIRA

GLEN EIRA
CITY COUNCIL

BENTLEIGH
BENTLEIGH EAST
BRIGHTON EAST
CARNEGIE
CAULFIELD
ELSTERNWICK
GARDENVALE
GLEN HUNTLY
MCKINNON
MURRUMBEENA
ORMOND
ST KILDA EAST

# DRAFT TENNIS STRATEGY







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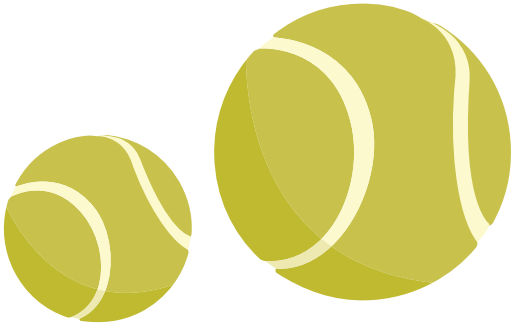
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# EXECUTIVE SUMMARY

## Context

The *Glen Eira Tennis Strategy* provides Council, tennis clubs and the community with a clear understanding of current tennis facilities, participation, trends and challenges. It provides clear and pragmatic actions geared towards improving the long-term sustainability of clubs, increasing participation and creating vibrant local clubs.

Development of the *Glen Eira Tennis Strategy* has included condition audits of all Council tennis facilities, benchmarking with best practice facilities and engagement with the local community, tennis clubs and Tennis Victoria.

The *Strategy* aligns with Tennis Victoria's *Places to Play* vision which seeks to provide a range of opportunities from membership and competition, through to flexible facilities, pay-to-play opportunities and hit-up walls in our parks.

## People/participation

Across organised sport there is a general trend towards casual, occasional and social participation. For traditional membership focused tennis clubs, this requires a shift towards flexible membership models, casual court access and social opportunities.

The promotion of tennis facilities is a key action of the *Strategy*; one that will be collaboratively driven by local clubs, Council and Tennis Victoria. The range of promotion extends from joint marketing events, leveraging Council and Tennis Victoria's media channels and improved club information and signage.

## Facilities/management

The condition of tennis facilities is varied, with a number of them in need of replacement or significant work to bring them to a standard commensurate with community expectations. These shortfalls can limit the ability to run programs, promotions or facilitate other activities. Proposed funding support for capital projects has a priority towards participation, accessibility and community benefit.

Club development will be provided to ensure robust business planning, appropriate governance structures are in place and that commercial arrangements adequately contribute to the long-term financial and infrastructure sustainability.

## Direction/actions

Key actions of this *Strategy* include:

- Explore a funding program for tennis clubs seeking to undertake projects that will improve accessibility, participation and community benefit.
- Ensure tennis facilities are considered as part of future land use planning to ensure broader community benefit and other opportunities.
- Collaborate with Tennis Victoria to promote, develop and support tennis participation in Glen Eira.
- Review the appropriateness and sustainability of clubs governance arrangements and third party commercial arrangements to ensure contributions are appropriate, meet governance requirements and are monitored appropriately.

Implementation of these actions will require ongoing involvement, input and collaboration of local tennis clubs, Tennis Victoria and other key stakeholders.



# 1. STRATEGIC CONTEXT

## 1.1 Glen Eira City Council

The *Glen Eira Council and Community Plan 2017–2021* sets a vision for the City of Glen Eira and identifies our goals and aspirations for the next four years.

The *Community Plan* is the strategic framework for all Council plans and activities. Relevant themes of the plan include:

- Liveable and well designed — a well planned city that is a great place to be; and
- Safe, healthy and inclusive — a strong and safe community that brings people together and enhances health and wellbeing.

Our residents will have access to the services, activities and infrastructure that make it easy for them to stay healthy and get involved in community life. We will support local community groups, organisations and networks that play an important role in providing opportunities and settings for people to connect.

The aim of the *Tennis Strategy* is to build stronger, accessible and sustainable local clubs.

## 1.2 Tennis Victoria

Tennis Victoria's *Places to Play Key Directions 2020* document aims to support the transition of tennis venues into vibrant, social, welcoming, inclusive, innovative, sustainable and customer focused community assets. Helping people to be physically active and socially connected make for stronger communities.

Council supports the *Places to Play* vision which ranges from member-based clubs and competition, through to flexible facilities, hit-up walls and pay-to-play opportunities.

The actions proposed in the *Tennis Strategy* align with Tennis Australia's four key pillars of successful tennis facilities outlined below.

| **Tennis Australia's Four Pillars of Successful Tennis Venues** | | | |
|---|---|---|---|
| **Accessibility** | **Community benefit** | **Sustainability** | **Accountability** |
| • Provide community access to courts.<br>• Offer flexible programs, playing options and scheduling.<br>• Provide fair and equitable pricing options. | • Deliver quality community programs.<br>• Engage at all levels and with all sectors of the community.<br>• Provide opportunity for social interaction. | • Implement business model and practices to achieve financial sustainability.<br>• Keep well managed and maintained buildings, grounds and court infrastructure.<br>• Put plans in place for the future. | • Deliver and support national programs.<br>• Work with the tennis community to deliver agreed outcomes.<br>• Report regularly and consistently. |

# 2. TENNIS FACILITIES

## 2.1 Distribution of Tennis Facilities

The industry recognised benchmark for the provision of tennis courts is one per 2,000 people. Benchmarking suggests that Glen Eira currently has an oversupply of tennis courts, and there is still expected to be an oversupply of up to four courts in 2026. The current forecast population is 153,232 and this is expected to rise to 180,626 by 2036.

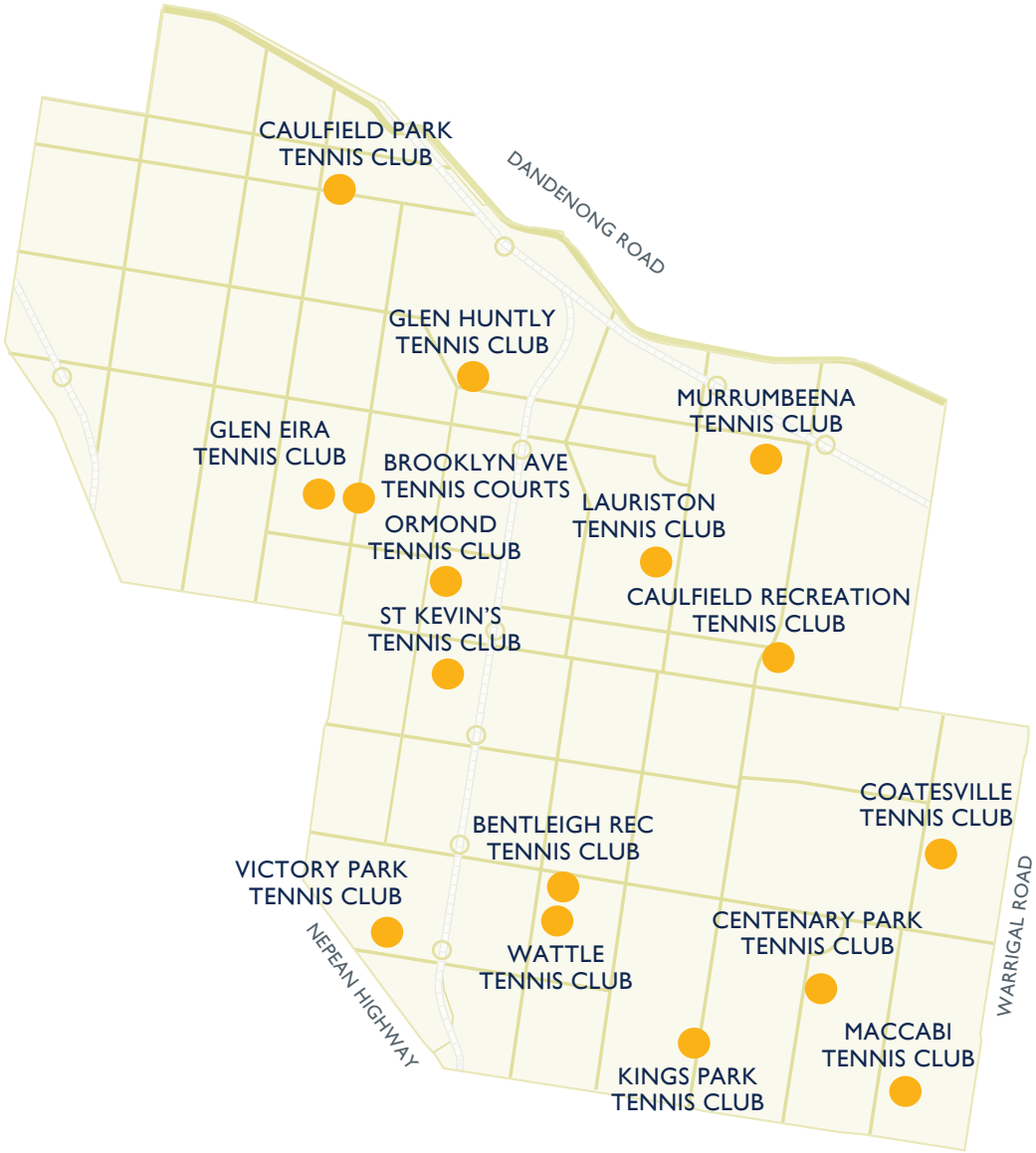
### Table one — distribution by suburb

| Suburb | Courts | Current population (forecast.id) | Population per court |
|---|---|---|---|
| Bentleigh | 12 | 18,226 | 1,519 |
| Bentleigh East | 27 | 29,423 | 1,090 |
| Carnegie | 8 | 18,938 | 2,367 |
| Caulfield | 0 | 6,076 | - |
| Caulfield East/North | 5 | 18,989 | 3,797 |
| Caulfield South | 6 | 12,691 | 2,115 |
| Elsternwick/Gardenvale | 0 | 12,327 | - |
| Glen Huntly | 4 | 5,540 | 1,385 |
| McKinnon | 0 | 6,825 | - |
| Murrumbeena | 11 | 10,682 | 987 |
| Ormond | 8 | 8,932 | 1116 |
| St Kilda East | 0 | 4,403 | - |

The table does not take into account the current availability of the additional 19 courts at churches and privately owned sites. Larger tennis centres located in proximity to municipal boundaries, include Elsternwick Park (eight courts) and Dendy Park (19 courts).



**Map one — distribution of Council tennis clubs.**






## 2.2 Facility conditions

The condition of all Glen Eira tennis facilities has been audited independently. This included an assessment of court surfaces, fencing, lighting and compliance. In accordance with the current exclusive use leasing arrangements, tenant clubs are responsible for the maintenance of all tennis court and building infrastructure.

The condition of tennis facilities is varied, however generally conditions fall below the standard commensurate with community expectations. This can limit the ability of clubs to facilitate other activities or programs.

### 2.2.1 Court surface condition

There are 67 red porous courts, four clay courts and 10 hard courts. Thirteen clubs exclusively have red porous courts (en tout cas), one club hard court and one clay. Of the 15 club court surfaces, three were rated good or very good condition, nine were moderate, and three were rated poor or very poor. Poor or moderate ratings included uneven surfaces, exposed base material, weeds and/or leaf litter. Red porous courts are both costly and time consuming to maintain and require careful management — however they are a preference of many members.

### 2.2.2 Other court infrastructure

| | Good or very good | Moderate | Poor or very poor | Issues |
|---|---|---|---|---|
| Line marking | 2 | 10 | 3 | Rusted, raised or missing sections of line. |
| Draining | 4 | 6 | 5 | Blocked pits, covered, leaf litter or missing drains. |
| Net posts | 2 | 6 | 7 | Leaning, poor base, broken or low nets. |
| Fencing | 7 | - | 8 | Curled mesh, rust, leaning poles, gaps or compromised by trees or shrubs. |

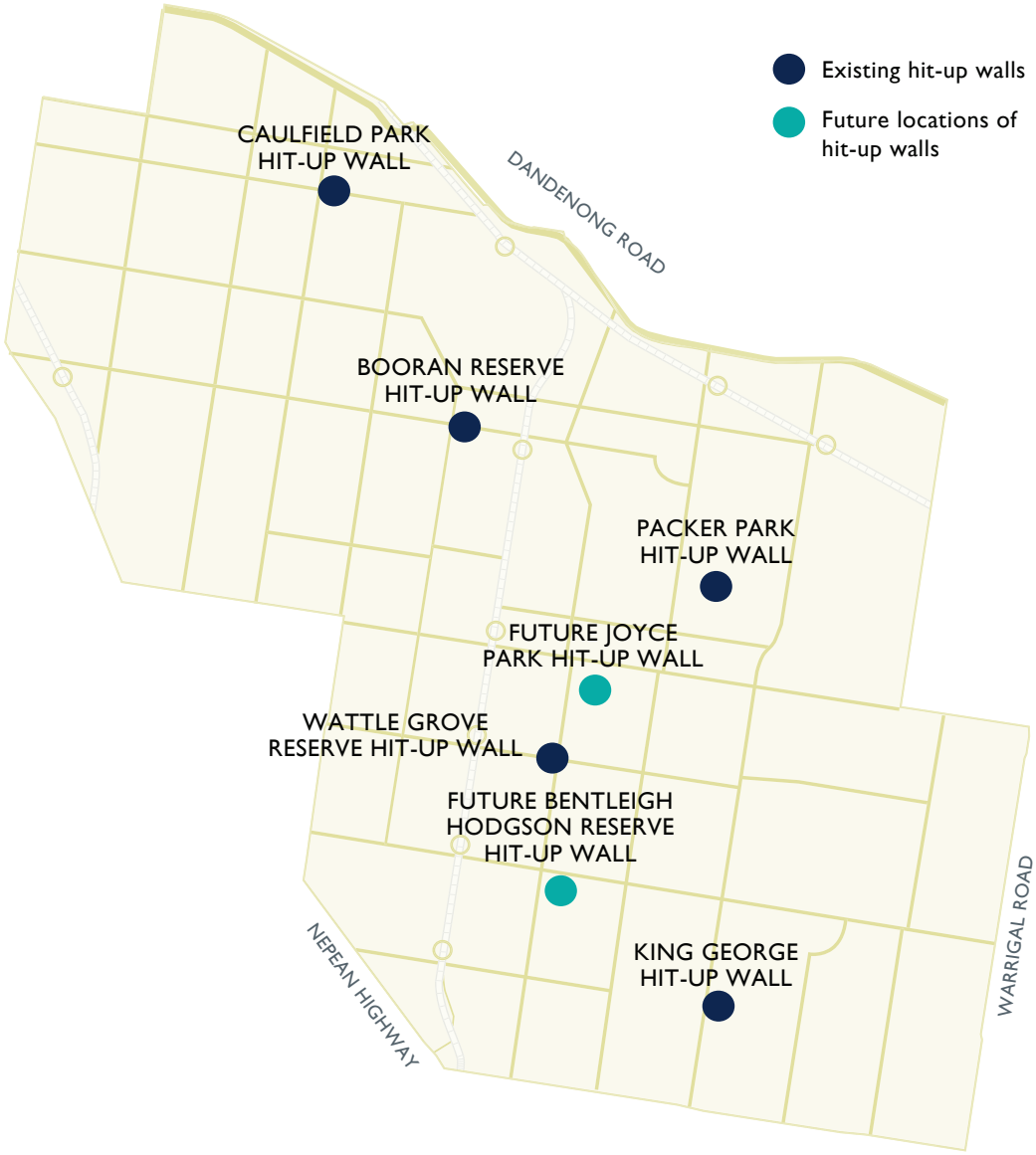
### 2.2.3 Court lighting

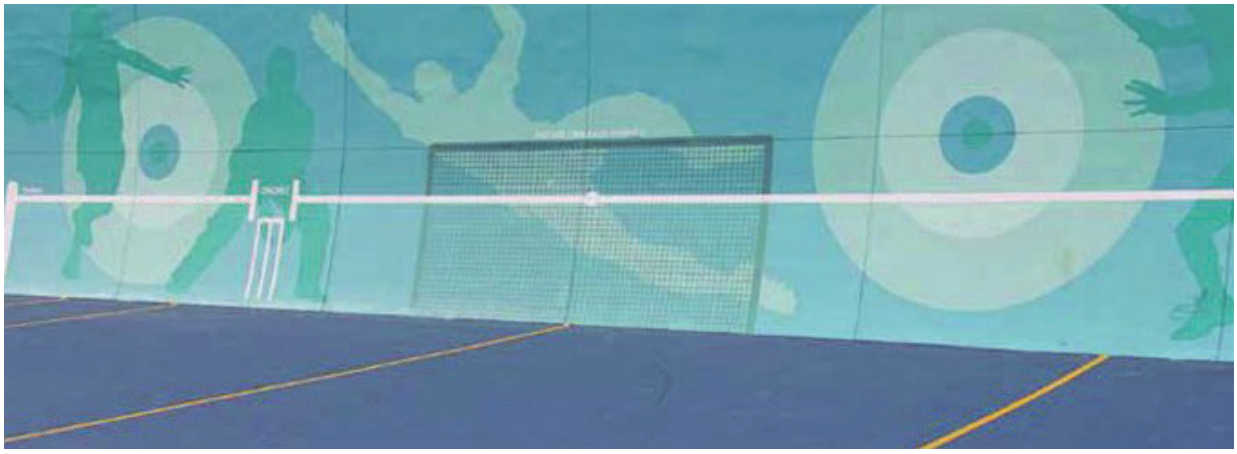
Glen Eira City Council has 46 tennis courts (out of a total of 81) with lighting. Four locations have no floodlit courts, eight locations have 50 per cent or more of their courts lit and four locations have floodlighting on all courts at that location.

| Tennis facility | Number of lit courts |
|---|---|
| Bentleigh Rec Tennis Club | 4/6 courts lit |
| Brooklyn Avenue — Princes Park (Council) | 2/2 courts lit |
| Caulfield Park Tennis Club | 0/5 courts lit |
| Caulfield Recreation Tennis Club | 4/8 courts lit |
| Centenary Park Tennis Club | 4/5 courts lit |
| Coatesville Tennis Club | 4/6 courts lit |
| Glen Eira Tennis Club | 0/4 courts lit |
| Glen Huntly Tennis Club | 4/4 courts lit |
| Kings Park Tennis Club | 8/8 courts lit |
| Lauriston Tennis Club | 4/8 courts lit |
| Maccabi Tennis Club | 4/8 courts lit |
| Murrumbeena Tennis Club | 2/3 courts lit |
| Ormond Tennis Club | 4/5 courts lit |
| St Kevin's Tennis Club | 2/3 courts lit |
| Victory Park Tennis Club | 0/4 courts lit |
| Wattle Tennis Club | 0/2 courts lit |

## 2.3 Multi-purpose/hit-up walls

Five multi-purpose/hit-up walls are in parks and reserves in the Glen Eira municipality: Caulfield Park; Booran Reserve; Packer Park; Wattle Grove Reserve; and King George VI Memorial Reserve. Two more hit-up/multi-purpose walls will be installed in the near future at Joyce Park and Bentleigh Hodgson Reserve.



# 3. TENNIS PARTICIPATION

### 3.1 National/State participation

There are no consistent measures of long-term tennis participation in Australia. However, the conclusion from the available Australian Bureau of Statistics, Australian Sports Commission, Roy Morgan market research data and reported club membership numbers indicate a steady decline since 2000.

This is consistent in Victoria where there has been continuous decline in club based memberships since 2006. While many tennis participants no longer join a club via the traditional membership model, their participation may have shifted to casual use, social tennis, in-park hit-up walls or cardio tennis. Unfortunately there are no reliable participation numbers for all these types of uses.

A new affiliation model introduced by Tennis Victoria in 2014–15 captures a broad range of tennis users; not just registered competition players. This includes junior participation programs (*Hot-Shots*), club coaching participants, school programs and social playing members. This data is expected to provide more reliable longitudinal data in the future.

The 'casualisation' of organised sport has impacted formal tennis membership; however the sport lends itself to this form of participation given the flexible, innovative opportunities for participation and increasing access to facilities through online and remote booking systems.

Tennis is very much established as a gender-neutral sport with 56 per cent of recorded participant's male and 44 per cent female in 2017–18, attracting people of both genders at all stages of their life.

The Sport Australia (Australian Sports Commission) *AusPlay Report* identified the following findings related to tennis for 2017:

**National**

- 1.2 million people across Australia played tennis at least once per year.
- Tennis is the second highest participation sport in Australia (that requires fellow participants).
- Tennis is ranked as the fifth most popular club sport (nationally).

**Victoria**

- Tennis is the second most popular club sport for adults, and fifth most popular club sport for children in Victoria (third most popular club sport for adults and children combined).
- In Victoria, 5.4 per cent of adults, and 7.5 per cent of children participated in tennis .
- AusPlay data shows 352,631 Victorians participated in tennis.
- Tennis Victoria's school and primary age participants 160,028.

### 3.2 Local participation

Based on club reported figures in 2017–18, there were 1,946 registered tennis club members in Glen Eira. This is a decrease of 574 members or 29 per cent, compared to 2006.

The conclusion of fewer players can be misleading, as club membership statistics typically are not fully representative of all tennis players. In many instances, membership does not include junior programs, coaching students and casual pay-to-play players.

**Table two — club membership profile for tennis clubs (2006–2017/18)**

| Tennis Club | 2006 | 2015/16 | 2016/17 | 2017/18 | Change from 2006 to 2017/18 |
|---|---|---|---|---|---|
| Bentleigh Rec Tennis Club | 84 | 63 | 88 | 61 | -38% |
| Caulfield Park Tennis Club | 216 | 97 | 100 | 114 | -89% |
| Caulfield Recreation Tennis Club | 245 | 105 | 80 | 112 | -119% |
| Centenary Park Tennis Club | 120 | 84 | 81 | 106 | -13% |
| Coatesville Tennis Club | 230 | 224 | 103 | 240 | 4% |
| Glen Eira Tennis Club | 263 | 250 | 233 | 166 | -58% |
| Glenhuntly Tennis Club | 170 | 89 | 74 | 83 | -105% |
| Kings Park Tennis Club | 294 | 181 | 162 | 180 | -63% |
| Lauriston Tennis Club | 160 | 107 | 111 | 126 | -27% |
| Maccabi Tennis Club | 250 | 347 | 342 | 387 | 35% |
| Murrumbeena Tennis Club | 117 | 13 | 101 | 111 | -5% |
| Ormond Tennis Club | 182 | 97 | 114 | 54 | -237% |
| St Kevin's Tennis Club | 59 | 65 | 65 | 80 | 26% |
| Victory Park Tennis Club | 103 | 44 | 61 | 74 | -39% |
| Wattle Tennis Club | 27 | 54 | 36 | 52 | 48% |
| | | | | | |
| **TOTALS** | **2520** | **1820** | **1751** | **1946** | **-29%** |

As noted, the reporting of membership numbers is not a consistent measurement across clubs.

### 3.3 Participation trends

The increasing socialisation of sport is particularly relevant to tennis. That is, a traditional member who played in pennant or competitions may now be participating as a social or casual tennis player. In this instance, the player may not be counted as a member, but may still play regularly.

This is notable as memberships often are the primary revenue source for clubs. Additionally, some membership numbers include social membership, which may be free, or linked to participation programs such as *Hot Shots* where there is minimal income generated by the club in the short-term.

This is consistent with a number of other sports where there is a move away from membership towards casual pay-to-play opportunities (social or competition).

The way clubs have adapted to these changes varies — however, catering to this demographic is important. Technological innovations, such as online booking systems and payment, have been successfully trialled by some clubs in other municipalities.

Over the next 10 years it is assumed that the number of people wanting to participate in tennis in Glen Eira will remain stable. This assumption is based on the long-term trend of declining numbers playing tennis in Victoria but balanced by the growth of the tennis introductory program *Hot Shots* and Glen Eira's projected population growth in the active age demographic of 25–35, to whom social tennis is particularly appealing.



# 4. MANAGEMENT AND LEASING

## 4.1 Current leasing arrangements

Tennis clubs operate under Council's *Community Leases Policy* where Council recognises that clubs originally established the buildings and improvements on the land and that clubs will remain responsible for maintenance, repairs and alterations to buildings and other improvements on the land.

Generally, these ground leases have a term of nine years with a peppercorn fee of $1 per year. This arrangement is similar to other groups on Council land leases, namely bowling clubs, croquet clubs and scout groups. Clubs are still required to pay Council rates which are partially waived under provisions in the *Cultural and Recreational Lands Act 1963*.

This is based on the principle that they have exclusive use of facilities at a low annual rent and are able to generate income through membership, sponsorship, court hire and paid casual use. Additionally, tennis clubs license commercial coaches, attract school use and can host external competitions.

All current leases require clubs to make courts available for casual hire. The way this is managed varies between clubs and ease of use varies, however public access is limited as the popular times for requested access are typically when the courts are in use by club members, competition or coaches.

## 4.2 Club management and governance

Glen Eira tennis clubs are generally run by volunteer committees with the number of positions, roles and governance structures varying. As noted, there is a shift toward casual and pay-to-play tennis participation and this has an impact on attracting and retaining volunteers.

- Sinking funds — are generally a contribution to long-term capital replacement. Not all clubs contribute to a sinking fund which places additional pressure on finances when either emergency works or significant investment is required.

- Tennis Victoria affiliation — Tennis Victoria drive tennis participation in the state and are able to provide support, knowledge and advice to affiliated clubs. Linked to this would be the ongoing reporting of an Operational Health Check to provide insights on the club's performance or status in key areas. In addition, affiliation ensures clubs have adequate insurance.

- Membership fees — anecdotally the cost of club memberships has not increased over time to reflect operational cost increases (utilities, maintenance, replacement, rates etc.). This is compounded by reduced membership numbers. This then impacts on the desire to raise membership prices in fear of losing members.

- Commercial agreements — club coaches often drive participation, undertake maintenance and play an active role in club functions and daily activity. It is noted that some coaches serve as part of the club committee and decide on their appointment, tenure and fees. There needs to be a clear separation between commercial businesses and community club operations. Just over half of the clubs surveyed had written agreements with their coaches.

## Table 3 — Tennis facility snapshot

There are 79 tennis courts across 14 sites on Council land in Glen Eira. These are managed by 15 clubs for the benefit of their membership, casual users and the wider community. A further two courts at Princes Park (Brooklyn Avenue) are managed by Glen Eira Leisure for casual use.

| Club | Location | Number of courts | Court surface | Courts with lights | Lease footprint (m2) | Casual court hire arrangements |
|---|---|---|---|---|---|---|
| Bentleigh Rec Tennis Club | Bentleigh Hodgson Reserve 1–3 Higgins Road, Bentleigh | 6 | Red porous | 4 | 3,161 | Local shop to collect key |
| Brooklyn Avenue | Princes Park, Brooklyn Avenue Caulfield South | 2 | Plexi cushion | 2 | N/A | Book through Glen Eira Leisure (keys collected from Caulfield Recreation Centre) |
| Caulfield Park Tennis Club | Caulfield Park 280 Balaclava Road Caulfield North | 5 | Red porous | 0 | 3,017 | Online booking system (through Coach's website) for courts one or two only |
| Caulfield Recreation Tennis Club | Mallanbool Reserve 255 Murrumbeena Road Murrumbeena | 8 | Red porous | 4 | 5,481 | Call president and they open the courts |
| Centenary Park Tennis Club | Centenary Park 120 Brady Road, Bentleigh East | 5 | Red porous | 4 | 2,933 | Installing 'Book a court' in 2018 |
| Coatesville Tennis Club | Mackie Road Reserve 29 Orange Street, Bentleigh East | 6 | Red porous | 4 | 3,618 | Have to contact club |
| Glen Eira Tennis Club | Princes Park 277 Bambra Road Caulfield South | 4 | Red porous | 0 | 2,406 | Contact club personnel — via phone or email |
| Glen Huntly Tennis Club | Glen Huntly Reserve 60 Neerim Road, Glen Huntly | 4 | Clay | 4 | 2,646 | Call a club contact |
| Kings Park Tennis Club | King George Reserve 70B East Boundary Road Bentleigh East | 8 | Red porous | 8 | 4,879 | Call club mobile phone or online form sends email to court hire co-ordinator |
| Lauriston Tennis Club | Rosanna Street Reserve 21 Rosanna Street, Carnegie | 8 | Red porous | 4 | 4,706 | Advertised as a private club. Will allow casual court hire on weekday evenings — have to pay extra for lights |
| Maccabi Tennis Club | Moorleigh Community Village 92 Bignell Road, Bentleigh East | 8 | Plexi cushion | 4 | 4,752 | Call club contact or send email |
| Murrumbeena Tennis Club | 4 Bute Street, Murrumbeena | 3 | Red porous | 2 | 1,765 | Call club contact or send email |
| Ormond Tennis Club | 9 Foch Street, Ormond | 5 | Red porous | 4 | 3,389 | Primarily Wednesday night for nonmembers. Committee members can be contacted for casual usage, with coin operated lights |
| St Kevin's Tennis Club | 38–62 Glen Orme Avenue Ormond | 3 | Red porous | 2 | 2,303 | Call or email club contact |
| Victory Park Tennis Club | Victory Park 21 Patterson Road, Bentleigh | 4 | Red porous | 0 | 2,383 | Call or email for casual court hire |
| Wattle Tennis Club | Bentleigh Hodgson Reserve 1–3 Higgins Road, Bentleigh | 2 | Red porous | 0 | 996 | Have to contact secretary |

# 5. ACTION PLAN

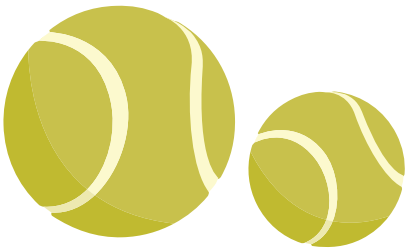
The *Action Plan* outlines the tasks and projects to be undertaken and are consistent with Tennis Australia's four key pillars of successful tennis facilities. Council will actively implement and prioritise the actions based on strategic need, opportunity and available resources. The implementation will require the ongoing involvement, input and collaboration of local clubs, Tennis Victoria and other key stakeholders.

*Action Plan* implementation status will be reported at the annual Glen Eira Tennis Club forum (Action 1.6).

| # | Action | How this will be achieved |
|---|---|---|
| | **Accessibility** | |
| 1.1 | To explore financial assistance for clubs seeking to undertake upgrades that will improve accessibility, participation and community benefit. | Explore the feasibility of establishing an annual Council funding program for facility infrastructure initiatives aimed at increasing participation, facility usage and improving community access. This could include lighting, remote court access systems, court surfaces which could facilitate other uses and similar type projects.<br><br>The funding assessment criteria will be developed in the future and will have the broad intent of:<br>• Funding priority towards projects that enhance community access to facilities, creating fit for purpose facilities, improving access for all abilities and creating open and inclusive environments.<br>• A focus on upgrades that strengthen a club's home base – improving the amenity for players, support for administrators, volunteers, officials and supporters who collectively transform sport from an activity into a community.<br>• An emphasis on facility improvements over like-for-like replacements.<br>This would be a separate program to the Community Grants Program which is focused towards promotional events, unique competitions and non-capital projects. Clarity will be provided on what types of projects are suitable to each grant program. |
| 1.2 | Provide tennis clubs with guidance on how Council can assist to promote their clubs, events and places to play. | Preparation of a communications guide, or similar, which outlines the promotional opportunities available through Council's website, directories and social media channels. |
| 1.3 | Develop signage guidelines to assist in the identification and promotion of tennis opportunities. | Review tennis signage to ensure facilities are easy to find and provide relevant contact information with a view to promote tennis clubs and opportunities to play.<br>Signage guidelines would be consistent with the minimal signage that currently exists in open space.<br>Advertising signage, or those promoting a commercial business, will not be considered. |
| 1.4 | Improving community opportunities to play tennis at all levels. | Tennis is a sport for all ages, abilities and genders. Making it easy to get a racquet in people's hand and provide physically and economically accessible places to play is a key aim.<br>To achieve this Council will work with clubs to ensure that venues across Glen Eira are open to the community (including non-members) for hire and casual play.<br>In addition Council will continue to explore casual hit-up walls, court space and informal areas in parks and open space. |
| | **Community benefit** | |
| 1.5 | Consider existing tennis facilities in future land use planning to ensure broader community benefit and other opportunities. | Continue to consider the operational aspects, functionality and future provision of tennis facilities within parks and open spaces to achieve the best community outcomes.<br>Involve tennis clubs in land use planning for Council reserves to ensure broader community benefit, opportunity and outcomes.<br>This may see Council directly invest in tennis infrastructure to achieve better open space outcomes – this could include improved park functionality, providing additional activity, creating additional spaces or where there is a benefit in combined facilities. |

| | | |
|---|---|---|
| 1.6 | Consider funding opportunities available to tennis clubs for participation based programs. | Funding for events and new initiatives which meet the aims of the community grants program and increase community connections, such as tennis open days and activities that promote inclusion may be funded through Council's *Community Grants Program*. Court infrastructure upgrades, maintenance and operational costs are not eligible. (see Action 1.1).<br><br>Guidelines outlining the types of programs/events that could be funded for tennis clubs (and other sporting clubs) could be included in *Community Grants Program* details or as a separate 'sports specific' appendix.<br><br>Clubs will be provided with opportunities to attend community grant briefings and discuss possible applications prior to the next round of funding in March 2019. |
| 1.7 | Council to host an annual *Tennis Club Forum* for Glen Eira clubs in partnership with Tennis Victoria. | Council and Tennis Victoria to facilitate an annual *Tennis Club Forum*.<br><br>Forums will focus on building and sharing knowledge and providing updates on the Tennis Strategy implementation. |
| 1.8 | Tennis Club Liaison Officer. | Establish a club contact from Council's Recreation and Open Space department for non-lease matters, such as club development, promotional assistance and general enquiries. |
| | **Sustainability** | |
| 1.9 | Incorporate tennis facilities into the planning for leisure, sport and recreational needs of the current and future community. | The need for well-planned and pragmatic open space infrastructure is essential to meet our growing and changing demographic.<br><br>This could include the potential of shared facilities to maximise use, consolidation of underutilised facilities and/or the provision of publicly accessible courts.<br><br>Tennis facilities will continue to be incorporated in open space developments such as multi-use spaces or hit-up walls where appropriate. |
| 1.10 | Explore planning permit exemption for tennis related projects which have a community benefit. | Seek formal advice regarding what types of projects could gain planning exemptions under *Planning Scheme Clause 62.02-1*.<br><br>Planning permits ensure that developments are safe, meet statutory requirements, and contribute to the overall character of the area.<br><br>As per lease conditions, clubs are required to gain landlord consent for projects that change the existing nature, use or character of a facility. This ensures that works are appropriate, suitable and considered from an open space planning context. |
| 1.11 | Review the existing partial rate waivers applied to tennis facilities under the *Cultural and Recreational Lands Act 1963*. | Seek formal advice and prepare a report for Council to consider a revised waiver schedule, outlining the financial implications, related issues and implementation process.<br><br>The *Cultural and Recreational Lands Act 1963* (*CRLA*) was enacted to provide a rating regime for properties that promote cultural, sporting, recreational or similar facilities for community benefit — such as tennis facilities.<br><br>A *CRLA* waiver allows recognition for an appropriate level rating for properties which are used primarily for cultural or recreational purposes. The partial rates waiver amount is determined by Council in accordance with the *CRLA*. Eligibility would need to be based on any requirements in the *Act* and other Council conditions such as:<br>• providing accessible courts;<br>• not for venues with Liquor Licences; and<br>• not for non-tennis related commercial activity.<br><br>Clubs or groups that have a component of their assessment outside this purpose will be rated separately and are not subject to the provisions of the partial waiver. |
| 1.12 | Ensure clubs have adequate sinking funds for large capital renewals and/or upgrades. | In partnership with Tennis Victoria, Council will aim to:<br>• educate clubs on the need for sinking funds;<br>• provide advice on appropriate levels of contribution; and<br>• assist clubs to generate operational capacity.<br><br>Reporting requirements currently form part of club leasing requirements. This will be investigated as part of Action 1.14. |

| | | |
|---|---|---|
| 1.13 | Explore alternative management models for tennis facilities on a case-by-case basis. | In collaboration with clubs and Tennis Victoria, Council will explore a range of facility management options aimed at providing sustainable, accessible and appropriate facilities.<br><br>This could include facilities with shared community spaces or complimentary Council/community services, a Council managed venue, commercial leases or a hybrid model.<br><br>Review and amend the scope of the *Glen Eira City Council Community Sport — Management of Grounds Policy* to include tennis facilities.<br>This process will be site specific and could be initiated when:<br>• a lease is due for renewal;<br>• on request of club or Council;<br>• a club is not sustainable;<br>• part of an open space planning process; or<br>• if a facility becomes vacant. |
| 1.14 | Collaborate with Tennis Victoria staff and programs to promote, develop and support tennis participation. | Partner with Tennis Victoria through its participation leader officers to provide program support, outline participation opportunities and support club development.<br><br>This will help Glen Eira clubs to grow the game and ensure management, programs and project models are viable and sustainable. |
| | **Accountability** | |
| 1.15 | Leasing arrangements. | Incorporate tennis facilities into a review of Council's *Community Lease Policy*. The review will examine the appropriateness of leasing arrangements including:<br>• the length of leases;<br>• current peppercorn lease arrangements;<br>• the requirement of clubs to be affiliated to Tennis Victoria;<br>• The requirement of head tennis coaches to hold either a Level 1 (junior development), Level 2 (club professional) or level 3 (high performance) Tennis Australia official coaching qualification along with holding an active annual membership to Tennis Australia Coach Membership. This helps ensure coaches at affiliated tennis venues are accessing national tennis programs and support, covered for relevant insurances, and have been screened annually for compliance with a working with children check, police check and first aid qualification.<br>• insurance requirements; and<br>• in accordance with Tennis Victoria's guidelines, coaches and immediate family members and partners are not eligible to hold executive positions on the club's committee or hold voting rights, as this presents a conflict of interest.<br><br>This will also review the annual reporting requirements for clubs and ensure clubs continue to be accessible for non-members. |
| 1.16 | Review club third party commercial arrangements and governance arrangements of clubs. | Review the appropriateness of third party commercial arrangements at tennis facilities.<br><br>It is acknowledged that tennis club coaches operate commercial businesses. Unique to tennis clubs they also may drive participation, manage court access and contribute to the maintenance of the facilities for the benefit of the wider club membership and community.<br><br>The intention is to ensure that these contributions are appropriate, meet governance requirements and are monitored appropriately. |



## 9.7 SUSTAINABLE WASTE REMOVAL OPTIONS FOR MULTI-TENANTED BUILDINGS

***Author:*** *Kristian Cook, VCAT Coordinator*

***Trim No:*** *18/1280394*

***Attachments:*** *Nil*

### PURPOSE AND SUMMARY

This report responds to a Council resolution.

At the 22 May 2018 OCM, Council resolved "*that officers prepare a report including what mechanisms can Glen Eira City Council undertake to require sustainable waste removal options for multi-tenanted new builds in Glen Eira*".

### RECOMMENDATION

That Council:

1. notes the report.
2. notes that further mechanisms for sustainable waste removal for multi-residential developments are being explored through Council's Environmental Sustainability Strategy 2016-2021.

### BACKGROUND

Glen Eira has approximately 60,000 households with roughly 15,000 of these being multi-unit dwellings. Council charges an annual waste levy on rates notices for all households to have:
• A landfill waste bin (red) collected weekly.
• A recycling bin (yellow) collected fortnightly.
• An organic waste bin (green) collected fortnightly.
• Hard rubbish, bundled branches and bulk cardboard - collection on demand – 3 of each per year.

Around 2000 small businesses have the same collection services as households; others pay for collection from private providers. Approximately 45 schools and community groups also use the waste collection services provided by Council. The waste services also provide collections for Council buildings, public place litter bins and street cleaning services.

Approximately 46,000 properties in the municipality have a green waste bin; this includes most of the stand-alone households, but few units. A free Green Waste bin roll-out to residents was conducted in 2014 to deliver a green waste bin to the residents that did not have one. At this time the green waste service and the benefits of recycling organic waste was strongly promoted.

In May 2018 Council introduced food waste recycling, meaning residents can dispose of food scraps into their green bin. Organics waste from household green bins goes to an organics processing facility which turns the waste into compost. The end compost product is generally used in place of fertilisers on broad acre farming. This service is not available to food businesses or larger multi-unit developments.

<u>Waste Services Review</u>

Council's *Environmental Sustainability Strategy 2016-2021* recommends that Officers investigate and, if feasible, offer Council run waste and recycling services specifically designed for higher density areas and small to medium businesses. This would include assessing the suitability of introducing a food waste recycling service, and providing 660L and 1,100L general waste and recycling bins to service the waste needs of these properties.

The review will also explore new technologies and collection processes that could meet the challenges of waste management for higher density areas. It is intended that the review process includes an assessment of services that other Councils provide and private industry best practice both in Australia and internationally. It will take into consideration Council's current services, and whether improvements could be implemented under current contracts or whether new contractual arrangements would be required to meet the waste needs of multi-dwelling developments.

A likely outcome of the review is the development of possible service models that would appropriately service the needs of multi-dwelling developments, and small to medium businesses in Glen Eira.

It is anticipated that the review will be completed early 2019.

**ISSUES AND DISCUSSION**

Glen Eira, like the rest of metropolitan Melbourne, is currently experiencing rapid housing growth, which is adding increased pressure on Council's waste management resources.

Under current planning permit practices, Council includes conditions on permits for waste management requirements on larger developments such as apartment buildings, which generally requires the collection of waste from these buildings by a private contractor. This is common practice that is generally supported by VCAT.

Council is able to place these requirements on apartment style developments, as Clause 55.07-11 (Waste and recycling) and Clause 58.06-3 (Waste and recycling – Apartment development > 5 storeys) of the Glen Eira Planning Scheme apply, which in summary seek:

- *To ensure dwellings are designed to encourage waste recycling.*
- *To ensure that waste and recycling facilities are accessible, adequate and attractive.*
- *To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.*

The above objectives are underpinned by the following standards:

- *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.*
- *Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.*
- *Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.*

Officers consider that the existing provisions set out in the Glen Eira Planning Scheme are appropriate in ensuring the appropriate management of on-site waste generation for multi-dwelling developments.

An typical planning permit condition applied to such developments is:

*"Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan*

*(WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority.*
*The WMP must provide for the following:*
*(a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable*
*screened and accessible areas to the satisfaction of the Responsible Authority.*
*Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.*
*(b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.*
*(c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.*
*(d) Details for best practice waste management once operating.*
*Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority."*

Council's final approval of any Waste Management Plan considers the planning provisions discussed in this report.

Furthermore, the findings of the Waste Services Review will be considered in terms of how they can be incorporated into the planning permit condition for a Waste Management Plan.

## 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 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 is able to influence sustainable waste removal for mutli-dwelling developments through planning permit conditions; particularly through the requirement for an approved Waste Management Plan. Whilst considered effective in achieving sustainable waste outcomes, it is anticipated that this approach will be further enhanced by the findings of the Waste Services Review for mutli-dwelling developments.

## 9.8 NATURESTRIP PLANTING GUIDELINES COMMUNITY CONSULTATION

***Author:*** *Glenn Greetham, Manager Parks and Environment*

***Trim No:*** *18/1288748*

***Attachments:*** *1. Nature strip guidelines draft V5*

### PURPOSE AND SUMMARY

Council resolved at its 4 July 2017 Ordinary Meeting, that Council:

1. *endorses option 3 to promote grass nature strips with selected alternatives and encourages residents with corner blocks (scenario b) and wider than average nature strips (scenario c) to create meaningful planting areas;*
2. *endorses the recommended nature strip guidelines (option 3, guideline 1);*
3. *requests officers to undertake further investigation on the impacts of the guidelines and develop draft guidelines and recommended plantings for public consultation.*

This report presents draft guidelines and recommended plantings for Council consideration and also addresses benefits and risks of planting in a nature strip.

### RECOMMENDATION

That Council:

1. endorses the draft nature strip planting guidelines to proceed to public consultation; and
2. receives a report on the outcomes of the consultation and the final nature strip planting guideline at a future Council meeting.

### BACKGROUND

Nature strips play an important role in the aesthetic, environmental and social health of the municipality. Nature strips complement and enhance the natural environment by providing a green zone between the road carriageway, pedestrian footpath and the adjacent property.

Whilst Council is the responsible authority, it does not presently undertake any renovation or maintenance (including mowing and watering) of a nature strip and only takes action when the condition of the nature strip is considered to pose a hazard.

### ISSUES AND DISCUSSION

The guidelines have been developed to include a recommended planting schedule.

In adopting and rolling out the guidelines, there are potential public safety risks as a nature strip forms part of the road reserve and is public land. As the responsible authority for road reserves, Council is required to provide a safe environment and respond to any public safety issues that could arise from nature strip landscaping. These risks have been mitigated in the guidelines by providing:

- Dimensions and clearances for planting;
- Recommended species for planting;
- Heights of plantings;
- Requirement for public liability insurance;

- Allowances for vehicle egress, safe pedestrian movement and waste bins;
- Requirement for the resident to undertake a 'Dial before you dig' check to determine if any services are located within the nature strip; and
- A requirement for residents to apply for a permit (free of charge) to enable Council officers to provide advice and view the proposed planting plans.

Enabling residents to plant additional suitable grasses and low growing plants can provide a range of benefits to the community and the environment such as:

- Further reduce storm water runoff;
- Enhance biodiversity and provide habitat for local insects and birds;
- Complement the natural setting of a neighbourhood such as street trees and residential gardens;
- Foster a sense of ownership and promote civic pride within a local neighbourhood;
- Visually soften the effects of the harder surfaces of road, footpaths and driveways; and
- The nature strip is more likely to be maintained to a higher standard and less likely to fall in to disrepair.

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

A new 0.5 EFT position will be required within the Parks & Environment team to manage the permit applications to ensure they meet the criteria set out within the guidelines, as well as provide appropriate resident support and advice. An estimated cost for this role would be $45,000 annually.

## POLICY AND LEGISLATIVE IMPLICATIONS

As part of a road reserve, the nature strip is subject to the provisions of the Road Management Act 2004 and Road Management (General) Regulations 2005, which prohibits a person from interfering with or damaging any road infrastructure (whether in, on, under or over) without consent from Council or VicRoads.

Any specific Council requirements could be incorporated as a Council Local Law as part of the upcoming Local Laws review.

## COMMUNICATION AND ENGAGEMENT

Officers propose a community consultation period from 3 December 2018 to end January 2019. The consultation will be promoted in the following ways:

Advertising

- 'Have Your Say' notification in the Glen Eira News – December

Online and Social Media

- Feedback forum on Council's 'Have Your Say' online forum; and
- Promoted on Council's homepage, Facebook and social channels

## 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

Planting nature strips involve complex issues which need appropriate planning and management. Issues to be considered include public safety, costs to Council in terms of budgets and reputation if not implemented or managed well, environmental impact and legislative requirements.

The nature strip planting guidelines provide a process and clear guidelines for residents who want to plant their nature strips. The risk of creating potential hazards in a road reserve has been mitigated through detailed requirements in the guidelines and a permit process.



Glen Eira City Council

# Nature strip Planting Guidelines

Bentleigh | Bentleigh East | Brighton East | Carnegie
Caulfield | Elsternwick | Gardenvale | Glen Huntly
McKinnon | Murrumbeena | Ormond | St Kilda East

## Nature strip Planting Guidelines

Glen Eira City Council encourages residents to plant out nature strips within these planting guidelines.

A permit is required from Council before planting a nature strip.

Nature strips are the public land between the footpath and the kerb on residential streets. This land is set aside for the provision of essential services, such as telephone, gas, water, sewerage, drainage and electricity.

In addition to providing clear viewing lines for pedestrians and vehicle traffic, the nature strip provides a stable area for postal and waste collection services, and clearances for entry and exit from motor vehicles parked on the road for passengers, prams and wheelchairs.

Currently, Council plants more than 1,000 street trees on nature strips a year.

## If you are making changes to your nature strip

**Before making changes** to your nature strip, always check for underground services. To do this, contact Dial Before You Dig on 1100 or apply online at www.1100.com.au

**Access for utility companies** — While Council provides permission for residents to plant areas of the nature strip, utility companies may require access to their infrastructure for upgrades or repairs. Please be aware that the utility companies are only obligated to reinstate the nature strip as grass.

**Owners insurance** — The house holders insurance will need to be extended to include the area of the nature strip they wish to plant. This is a mandatory requirement to receive the permit and evidence of the extended liability cover will need be to be demonstrated.

**Where can you plant** — The nature strip is a busy place — services pass through this area; cars park at the kerb and people alight onto the nature strip; and trees are planted that must have an exclusion zone to ensure their survival.

There are also power poles, street signs and inspection pits that have to remain clear and accessible, and room for bins to be collected.

**What CAN you plant?** The tallest specimen that can be planted must not grow to more than 500 mm. Due to run-off and potential slip hazards, the production of all vegetables and fruits are not to be planted.

You can plant: annuals, perennials, ground cover, low shrubs and low grasses. Those plants selected for the nature strip area must not be prickly, have thorns or pose a threat to the community.

**What can you NOT plant?** No landscaping hard surfaces, such as bricks or pavers, no rocks, fences, sleepers or edges, ornaments (includes Gnomes), or bollards. No construction of planter boxes and other raised structures nor is the laying of artificial turf or grass permitted. Unfortunately hand watering only will be allowed as the installation of irrigation systems and any electrical components are not permitted.

**Maintenance** — The planted area must be maintained and kept neat and tidy. Plants must be healthy and striving, no weeds or pests and diseases.

**What happens if I should no longer wish to continue with the nature strip planting?** Should you decide not to maintain the garden on the nature strip, then you are required to reinstate the area to natural lawn which is level, and level with the footpath and kerb. As the permit is owner specific, not transferable and linked to the house holders insurance, the nature strip must also be returned to grass on sale or vacating of the property.

**Heritage areas** — Heritage areas in the City of Glen Eira can only plant grass on their nature strips. This maintains the character of neighbourhood. If you are unsure if the nature strip is located in a heritage area, contact Council's Service Centre on 9524 3333.

## Things to note

**Clearance**

Street trees require space be left free of planting to protect their root zone. This is called the tree protection zone. The tree protection zone can be calculated by measuring the diameter of the trunk at chest height and multiplying this number by 12 to formulate the closest distance you can come to a tree. On young trees, the minimum distance is two metres and large trees, the maximum distance is 15 metres.

You can plant grass within the root protection zone.

Footpaths require 500 mm be left clear of planting to allow for pedestrian safety.

Driveways require one metre be left clear of planting on either side to allow for car doors to be opened and pedestrian safety.

**Parking**

Maintain a 900 mm clearance between the kerb and the planting to allow for a car door to be open and for safe pedestrian access.

Power poles, storm water pits, service pits and fire hydrants require one metre be left clear of planting around them.

**Height restriction**

Height restriction for plants is 500 mm. Ground covers and native grass species are preferred. A list of plants suitable for planting is contained at the end of these *Guidelines*.

## What to do next

**The property owner, or if you are a tenant and you have written approval to act on their behalf, is responsible for obtaining all necessary approvals before residents' plant out nature strips.**

Failure to obtain a permit could be very costly if you have invested time and money into the nature strip and Council or the utility asset owner directs you to reinstate the nature strip back to its original condition.

Applications can be made through Council's website www.gleneira.vic.gov.au however you will need the following before lodging it online:

- property owners or body corporate consent (if you are renting or leasing);

- a copy of public liability insurance — $20,000,000 with acknowledgment of the extended liability cover;
- evidence there are no services that will prohibit your proposal; and
- planting schedule/plan.

This information can be uploaded and incorporated into your application.

Council officers will endeavour to inspect and assess your application within 14 days. Remember — complete and concise applications allow quicker turnaround times.

A permit will only be issued when all matters are resolved and application fees are paid.

On receipt of your permit, it is the applicant's responsibility to ensure all other relevant approvals/permits are obtained, eg. Dial Before You Dig before works commence.

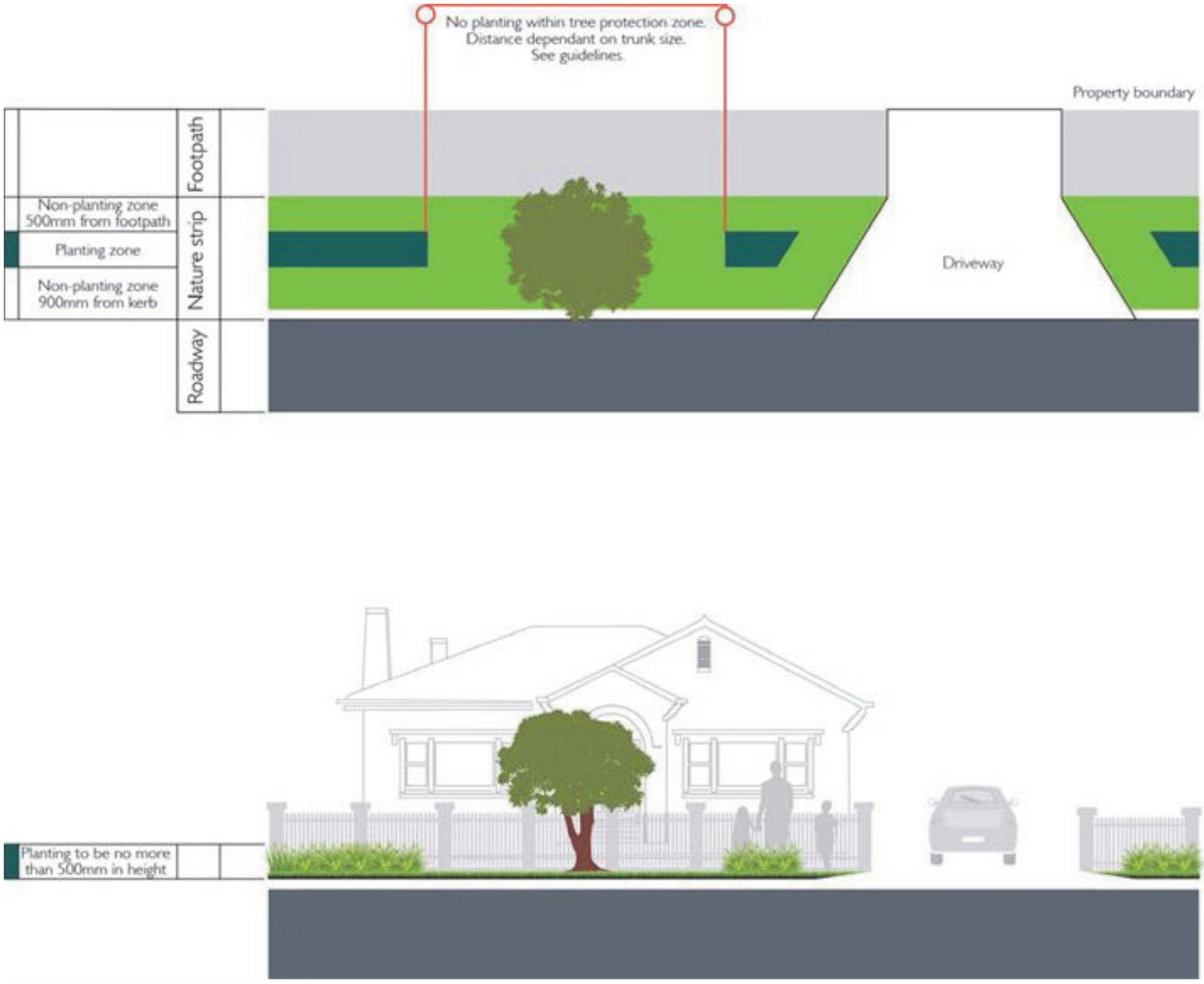
The granting of a permit is made with the understanding that access by Council or other utility authorities, under their relevant legislation, can at any time and without notification have access to any service contained on, within or overhead. Maintaining your nature strip is critical to ensure access to infrastructure within the nature strip.

If you have any difficulties lodging your application, please contact Council's Service Centre on 9524 3333.

**See nature strip Planting Guidelines diagrams overleaf:**
**> 2,100 mm nature strip with street tree**
**> 2,100 mm nature strip without a street tree**

## Nature strip Planting Guidelines:

**2,100 mm nature strip with street tree**



## Nature strip Planting Guidelines:

### 2,100 mm nature strip without a street tree

Glen Eira City Council is planting 1,000 street trees per year into nature strips that do not have street trees. Check with Council if a street tree is to be planted on the nature strip before commencing your planting.



## Preferred plants

Many local species of grasses and ground covers can be planted into the nature strip.

Planting species that are indigenous to the Sandbelt Region of Melbourne (south of the Yarra River, along the Port Phillip Bay coastline, extending to Frankston) can increase biodiversity and provide habitat for native birds and animals.



### Chocolate Lily

*Arthropodium strictum*

Indigenous to Glen Eira.

Description of plant: chocolate scented deep pink to mauve flowers in spring and summer.

Growing preferences: full sun to part shade. Prefers well-drained soil. Withstands dry periods.

Dimensions: 30cm to 60cm high, 20cm to 80cm wide.

Photo: © Colleen Miller, www.victorianflora.com



### Cut Leaf Daisy

*Brachyscombe* species eg. *multifidi*

Native to Victoria.

Description: various varieties with different colour flowers in spring, summer and autumn.

Growing preferences: full sun to part shade.

Dimensions: 20cm to 40cm high, 80cm to 1.2m wide.

Photo: © Colleen Miller, www.victorianflora.com



### Yellow Bulbine-lily

*Bulbine bulbosa*

Indigenous to Glen Eira.

Description: grass like with yellow flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Prefers well-drained moist soil. Withstands dry periods.

Dimensions: 20cm to 40cm high, 20cm to 30cm wide.

Photo: © Colleen Miller, www.victorianflora.com



### Karkalla

*Carpobrotus rossii*

Indigenous to Glen Eira.

Description: purple flowers.

Growing preferences: full sun to part shade. Prefers well-drained soils. Withstands dry periods.

Dimensions: 20cm high, 2.5m wide.

Photo: © Colleen Miller, www.victorianflora.com



## Common Everlasting

*Chrysocephalum apiculatum*

Indigenous to Glen Eira.

Description: yellow flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Prefers well-drained soil. Withstands dry periods.

Dimensions: 30cm to 50cm high x 1.3m wide.

Photo: © Colleen Miller, www.victorianflora.com



## Pale Flax Lily

*Dianella longifolia* var. *longifolia*

Indigenous to Glen Eira.

Description: strappy plant. Blue flowers followed by blue berries.

Growing preferences: Full sun to part shade. Withstands dry periods.

Dimensions: 30cm to 60cm high, 50cm wide.

Photo: © Colleen Miller, www.victorianflora.com



## Spreading Flax Lily

*Dianella revoluta*

Indigenous to Glen Eira.

Description: strappy plant. Blue flowers followed by blue berries.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 50cm to 60cm high, 80cm wide.

Photo: © Colleen Miller, www.victorianflora.com



## Running Postman

*Kennedia prostrata*

Indigenous to Glen Eira.

Description: scarlet pea-shaped flowers in spring and summer.

Growing preferences: full sun to part shade. Prefers well-drained soil. Withstands dry periods.

Dimensions: Prostrate, 10cm high, 1m to 2m wide.

Photo: © Colleen Miller, www.victorianflora.com



## Trailing Lantana

*Lantana montevidensis*

Exotic.

Description: mauve flowers in summer

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 20cm to 40cm high, 1.7m wide.



### Creeping Boobiala

*Myoporum parvifolium*

Indigenous to Glen Eira.

Description: dense foliage with white flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 10cm to 20cm high, 1.5m to 2m wide.

Photo: © Colleen Miller, www.victorianflora.com



### Tufted Bluebell

*Wahlenberia communis*

Indigenous to Glen Eira.

Description: blue flowers in spring and summer.

Growing preferences: full sun or partial shade. Prefers well-drained moist soil.

Dimensions: 15cm to 50cm high, 15cm to 40cm wide.

Photo: (CC BY 2.5 AU) Russell Best, natureshare.org.au



### Midgen Berry

Austromyrtus dulcis

Native to northern New South Wales and southern Queensland.

Description: small white flowers in spring and summer followed by an edible berry.

Growing preferences: full sun to part shade.

Dimensions: 40cm to 50cm high, 1m to 1.5m wide.



### Fern-leaf Banksia

*Banksia blechnifolia*

Native to Western Australia.

Description: red flower spikes in spring and summer.

Growing preferences: full sun. Withstands dry periods when established.

Dimensions: 20cm to 40cm high, 1.2m to 1.5m wide.

Photo: Australian National Botanic Gardens, www.anbg.gov.au



### Dusky Bells

*Correa 'Dusky Bells'*

Native to Victoria.

Description: pink flowers in autumn to spring.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 50cm high, 1m wide.

Photo: Australian National Botanic Gardens, www.anbg.gov.au



### Blue Rock Bindweed

*Convolvulus sabaticus*

Exotic.

Description: mauve flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 15cm to 20cm high, 2m wide.



### Dampiera

*Dampiera diversifolia*

Native to southwest Western Australia.

Description: purple to blue flowers in spring and summer.

Growing preferences: full sun to part shade. Prefers well-drained soil.

Dimensions: 10cm high, 1.5m wide.

Photo: (CC BY 2.5 AU) Chris Clarke, natureshare.org.au



### Bent Goodenia

Goodenia geniculata

Indigenous to Glen Eira.

Description: yellow flowers in spring and summer.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 5cm to 10cm high, 30cm wide.

Photo: (CC BY 2.5 AU) Russell Best, natureshare.org.au



### Common Tussock Grass

*Poa labillardieri*

Indigenous to Glen Eira.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 30cm to 70cm high, 40cm wide.

Photo: © Colleen Miller, www.victorianflora.com



### Coastal Tussock Grass

*Poa poiformis*

Indigenous to Glen Eira.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 30cm to 70cm high, 40cm wide.

Photo: Plants of the Elster Creek Area, www.elster-creek.org.au

## 9.9 IMPROVEMENTS TO STREET SWEEPING SERVICE

***Author:*** *James Roscoe, Coordinator Recycling and Waste*

***Trim No:*** *18/1192418*

***Attachments:***
1. *Neighbouring Council consultation*
2. *Example of 'No parking' signs*
3. *Map of streets on the autumn sweeping schedule and proposed locations of parking restrictions*
4. *Updated list of streets on the autumn sweeping schedule*
5. *Street sweeping DL flyer*
6. *Parking congestion in street on autumn sweeping schedule at usual service time*

### PURPOSE AND SUMMARY

At its 3 July 2018 Ordinary Meeting, Council resolved to receive a report as follows:

*That a report be provided to inform Councillors on methods of outreach to inform residents of street sweeping arrangements to ensure better, more consistent results for sweeping.*

This report responds to the resolution and provides recommendations for Council consideration.

### RECOMMENDATION

That Council:

1. endorses the variation to Contract 2015025 Provision of Street Cleansing Services to add a further 17 streets onto the Autumn sweeping schedule;

2. endorses the variation to Contract 2015025 Provision of Street Cleansing Services to introduce a second operator to the street sweeping vehicle for 34 weeks per year;

3. endorses officers to consult with affected residents on the introduction of parking restrictions in congested streets on the Autumn sweeping schedule; and

4. endorses officers to review sweeping services of streets adjacent to major activity centres to determine if any improvements are required.

### BACKGROUND

Every residential street in Glen Eira is swept once a month and some streets are swept weekly during the Autumn season. Debris collected by street sweepers includes sediment, rubbish, metals, petroleum products and organic waste such as leaf litter.

Regular street sweeping reduces the likelihood of any of these pollutants entering the storm water system and natural waterways. In addition, removal of this debris reduces potential flooding by reducing the risk of debris blocking underground drainage pipes and pit entries which could cause overland flow into properties.

An increase in population density within Glen Eira over the past 10 years has meant that there is now more traffic and parking congestion in residential streets.

Parking in residential streets close to train stations and public transport hubs leads to further pressures on accessibility for sweeping due to parking congestion on the street. During these peak times, is often difficult for the contractor to achieve the standard expected by Council.

## ISSUES AND DISCUSSION

The City of Glen Eira is divided into 20 geographic areas for scheduled street sweeping and each area has a regular, specific day of the month when the streets are swept. The system has been designed to provide clarity to residents on when they can expect the service to be undertaken. The schedule also ensures that each of Council's residential streets and laneways receives a monthly service. This information is published on Council's website and residents can assist by moving their cars off the street on their scheduled service day, where possible.

### Service Standards

The street cleaning contract stipulates that foreign matter must not be visible immediately after an area is swept. However, if a parked car prevents sweeping, there is an allowance of 50mm depth of matter that can be present. If the debris exceeds this level, the contractor must sweep that part of the road manually. Council's street cleansing contractor currently services the streets using one operator per vehicle and this means that the operator regularly has to park the vehicle while they manually blow out and shovel debris from under parked cars. This is labour and time intensive and can result in the sweeping vehicle not being in use for long periods of time. It also means that debris can remain under cars and within the kerb and channel, as the blower is not as effective as the vehicle sweeping the kerb, channel and road directly.

### Contract Improvements

Council's street sweeping contractor regularly ran behind their daily schedule over the first half of 2018. In the past, there has not been a clear process to identify when an area will be serviced in situations where the contractor has fallen behind. This has often caused frustration for residents as it is difficult for Council to inform them of the date that the missed service will be conducted.

Officers have introduced a robust contract management and audit program to ensure the contractor meets the service standards expected by Council. This has led to an increase in the sweeping standards, but has had adverse effects on the contractor's ability to meet the schedule consistently.

Council officers have also worked with the contractor to commence a system whereby if an area is not completed on the scheduled sweeping day, it will be completed the following day. They have also ensured that Saturdays are allocated to complete any outstanding works from that week. This ensures that each Monday starts as scheduled and it is easier to communicate to residents when they can expect their street to be swept in cases where the contractor has fallen behind.

Information on Council's website has been updated and the Customer Service team have been advised of the new process for informing residents of any change to schedule.

Officers consulted with several neighbouring Councils to assess how they manage their service, and to understand if there are any alternative methods that could be implemented within Glen Eira to improve our service. Refer Attachment 1: Neighbouring Council consultation.

### Review of Autumn Sweeping Schedule

Council currently has a list of 12 streets that contain large deciduous trees that receive a weekly service over the autumn months; this is known as the Autumn sweeping schedule.

A review of this schedule was undertaken to ensure that the current list of streets still require the weekly service over autumn and whether other streets require addition to the schedule.

The review was undertaken through consultation with the contractor and Council's Parks & Environment department, and recommended that 17 streets be added to the schedule. The 17 new streets all contain deciduous trees that drop a large volume of organic matter over autumn. A contract variation will be required to add these streets to the schedule as there will be an associated cost implication.

Refer Attachment 4: Autumn sweeping schedule for the updated list of streets.

**Second operator to work in conjunction with the street sweeping vehicle**

The addition of a second operator would allow adequate resources for the contractor to service streets to Council's required standards and meet the timelines detailed in the service schedule.

The second operator would work in tandem with the street sweeping vehicle – one operator would manually blow out and clean kerb and channel and under cars, while the other operator drives the vehicle.

The benefits for engaging a second operator include:

- Improved productivity - allowing areas to be completed efficiently and to schedule
- Increases safety as the driver is not continually exiting the vehicle to manually blow out debris from under and around vehicles.
- Increased focus on ensuring the kerb and channel and side entry pits are clear - improving drainage.

A contract variation would be required to facilitate this change to service as there will be an associated cost implication.

**Parking restrictions**

Officers propose to introduce weekly 'No Parking' signs between the months of April - June on both sides of heavily congested streets on the Autumn sweeping schedule. A review of all streets on the schedule has been conducted to assess the quantity of parking congestion and the predicted volume of leaf fall. The following streets meet the criteria for the introduction of parking restrictions:

- Payne Street, Caulfield North (Eastern end)
- Duke Street, Caulfield South
- Alison Road, Elsternwick (Eastern end)
- Seymour Road, Elsternwick (Eastern end)

Attachment 6 shows a photo of the parking congestion in Payne Street, Caulfield North at the typical time that the street sweeping vehicle services the street.

These signs are proposed to be installed during the Autumn season only, between April and June. For the regular monthly service on these streets outside of autumn, and on other streets that are only serviced monthly, it will not be possible for 'No Parking' signage to be installed for one particular day of the month (ie. 4$^{th}$ Monday of the month). The information that would need to be included on the sign to detail which day of the month, and the time that the service will be conducted, means that the sign will not be reasonably understandable. Therefore, the parking restriction would not be enforceable.

During autumn months (April – June) the streets within the leaf fall schedule will be serviced weekly, which will allow 'No Parking' signs that are reasonably understandable to be installed. Attachment 2 is an example of signs that could be utilised.

The Traffic Engineering Department would undertake a community consultation process in the streets outlined above to seek consent from affected residents, before implementing any proposed parking restrictions.

If Council commits to the introduction of parking restrictions, further work will be undertaken to review applications from the community on implementing parking restrictions in their street. Guidelines will be developed to review new applications from the community to implement parking restrictions on their streets during their street sweeping service times.

The guidelines will reference the autumn sweeping schedule and the level of parking congestion within the street (the street must be more than 50% parked out) during business hours.

**Updates to Council's website**

A 'What's near me' web portal will be available on Council's new website which allows residents to enter their address and view information about when their street sweeping and rubbish collection day will occur.

Similar systems are in place in other municipalities such as the City of Casey.

Council's new website is expected to be in place by the end of the 2018/2019 financial year.

**Text message and email notification system**

Council officers can consider developing an opt in text or email notification system. Residents will have the option to register themselves to receive a reminder text message or email the day prior to their sweeping service, to remind them to move their car off the street.

**Communication material**

A street sweeping flyer has been developed and will be circulated to residents living in heavily congested streets. The flyer outlines the day that each street will be swept and action that residents can take to assist the service.

Council officers will provide these to residents in response to complaints, requests from the contractor or if staff identify streets that are heavily congested with parked cars on their sweeping day.

Attachment 5: Street Sweeping flyer showing an example of the communication material.

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The introduction of a second operator to work in conjunction with the street sweeping vehicle would be an additional cost of $50,000 (excl GST) per annum. This cost has not been included in the 2018/2019 budget.

The addition of a further 17 streets to the autumn sweeping schedule will increase costs by $60,000 (excl GST) per annum. This cost has not been included in the 2018/2019 budget.

If Council decides to proceed with the installation of 'No Parking' signs in streets listed in the autumn sweeping schedule, there will be added resource implications associated with the requirement to install, monitor and enforce these parking restrictions.

It is forecast that there would need to be approximately six signs installed in each of the four streets outlined above. The indicative cost for the installation throughout each street would be $450, the total for all four streets being $1,800. This cost could be funded within the current budget.

## POLICY AND LEGISLATIVE IMPLICATIONS

Nil.

## COMMUNICATION AND ENGAGEMENT

The Traffic Engineering Department will undertake a community consultation process in the proposed four streets outlined above to seek feedback from affected residents, before implementing any proposed parking restrictions.

## 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 review of Council's Autumn sweeping schedule found that there were an additional 17 streets that required further servicing during the heavy leaf fall period. The added service will ensure that these streets are less impacted by leaf fall, less organic matter will enter the storm water system and it will assist Council's contactor in maintaining their service schedule for other areas. The addition of these streets to the Autumn sweeping schedule will require a contract variation to implement as there will be an associated cost implication.

The addition of a second operator will allow adequate resources to ensure that the contractor is able to service streets to the required Council standards and meet the timelines detailed in the service schedule. This will require a contract variation to implement as there will be an associated cost implication.

Pending the outcome of community consultation, if Council commits to the introduction of parking restrictions in heavily congested streets on the autumn sweeping schedule, 'No Parking' signs will be installed in four streets which have been evaluated and meet the criteria for the introduction of parking restrictions.

Guidelines will be developed to review new applications from the community to implement parking restrictions on their streets during their street sweeping service times.

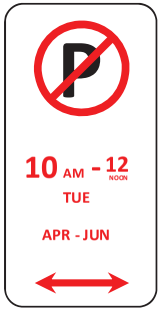
Council officers will consider developing an opt in text or email notification system. Residents will have the option to register themselves to receive a reminder text message or email the day prior to their sweep, to remind them to move their car off the street.

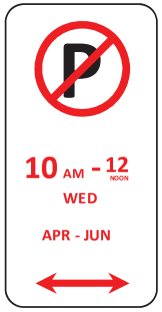
| Council | Parking restrictions | Further information |
|---|---|---|
| Port Phillip City Council | Port Phillip has trialled parking restrictions but found that it was not viable and they have since been removed. | PPCC found that the introduction of signage led to a lot of confusion as to where residents where permitted to park and also generated a lot of community angst and criticism of Council.<br>PFCC have three operators working in unison to service streets – one in the vehicle and two blowing out and manually raking debris from the kerb and channel. |
| Stonnington City Council | Stonnington does have some parking restrictions in heavily congested streets. | Stonnington service some residential streets weekly which enables the installation of parking restriction signage. Parking restrictions for each side of the street are on alternate days meaning that residents are still able to park on one side of the street.<br>Staff state that the streets can be serviced far more effectively without the presence of cars.<br>There is no guideline around which streets receive parking restrictions; it is implemented in response to resident petitions. However, the assessment takes into consideration the number of cars regularly parked within the street and the width of the street. |
| Bayside City Council | Do not have parking restrictions in place. | |
| Monash City Council | Do not have parking restrictions in place. | |

Example of existing 2P parking restriction



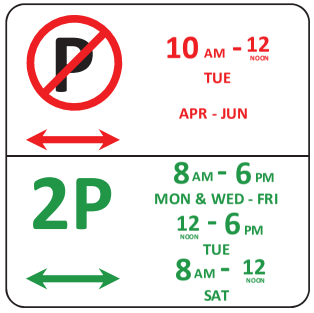

Example of proposed No Parking restriction




Example of proposed No Parking restriction

Example of proposed No Parking restriction (TUESDAY) with an existing 2P restriction



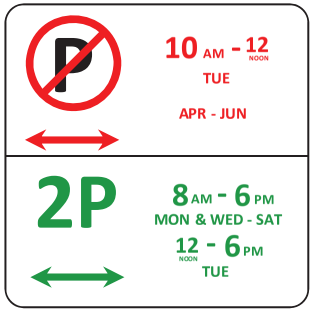


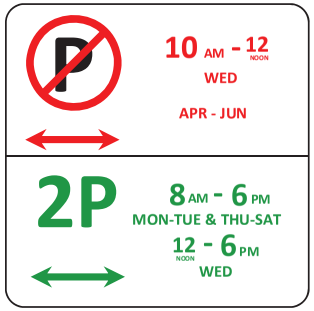


Example of proposed No Parking restriction (WEDNESDAY) with an existing 2P restriction

OR

Example of proposed No Parking restriction (TUESDAY) with an existing 2P restriction which has been modified to also include the Saturday from 8-5 for less confusion

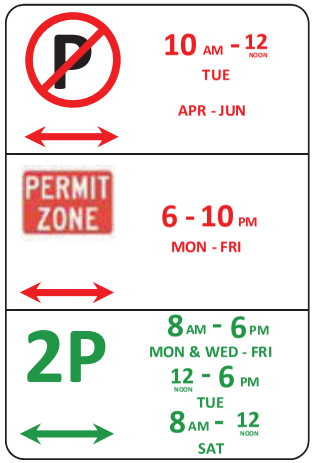


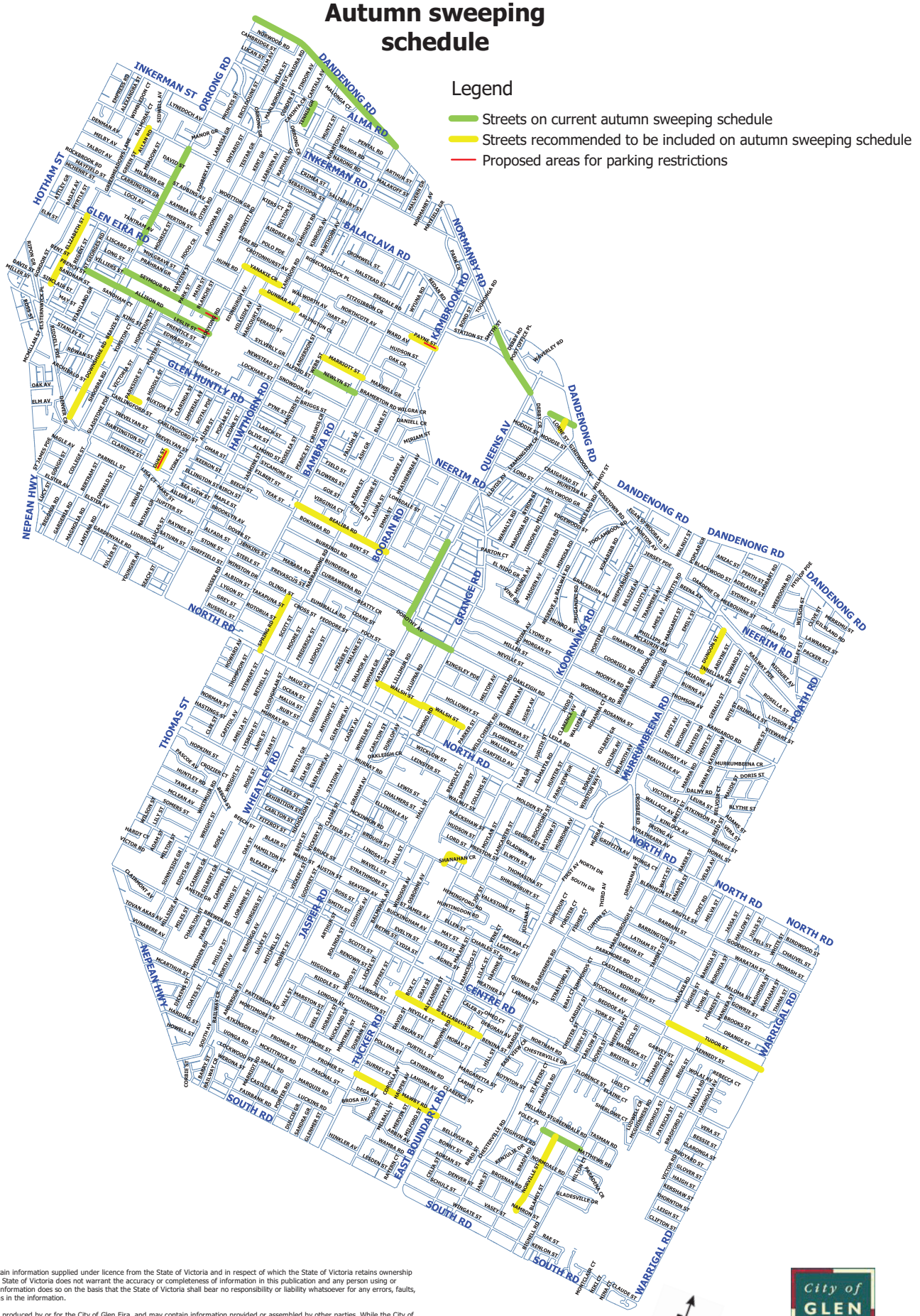

Example of proposed No Parking restriction (TUESDAY) with an existing 2P restriction which has been modified to also include the Saturday from 8-5 for less confusion

OR

Example of proposed No Parking restriction (TUESDAY), with an existing Permit Zone and 2P restriction



# Autumn sweeping schedule




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Printed 2018-10-26

| Street | Suburb | Volume of leaf fall | Street segment |
|---|---|---|---|
| Dunbar Avenue | CAULFIELD NORTH | 8 | |
| Gibson Street | CAULFIELD EAST | 9 | |
| Duke Street | CAULFIELD SOUTH | 9 | |
| Downshire Road | ELSTERNWICK | 7 | |
| Bruce Court | ELSTERNWICK | 7 | |
| Lempriere Avenue | ST KILDA EAST | 9 | |
| Elizabeth Street | ELSTERNWICK | 8 | |
| Yanakie Crescent | CAULFIELD NORTH | 8 | |
| Walsh Street | ORMOND | 7 | |
| Payne Street | CAULFIELD NORTH | 9 | |
| Spring Road | CAULFIELD SOUTH | 7 | |
| Bealiba Road | CAULFIELD SOUTH | 7 | |
| Dunoon Street | MURRUMBEENA | 7 | |
| Tudor Street | BENTLEIGH EAST | 7 | |
| Norville Street | BENTLEIGH EAST | 7 | |
| Mawby Road | BENTLEIGH EAST | 7 | |
| Shanahan Crescent | MCKINNON | 9 | |
| Clarence Avenue | CARNEGIE | 8 | |
| Alison Road | ELSTERNWICK | 10 | |
| Seymour Road | ELSTERNWICK | 10 | |
| Orrong Road | ELSTERNWICK | 9 | Between Balaclava Road and Glen Eira Road |
| Dudley Street | CAULFIELD EAST | 10 | |
| Dorothy Avenue | GLEN HUNTLY | 8 | |
| Marriott Street | CAULFIELD | 8 | |
| Newlyn Street | CAULFIELD | 8 | |
| Oakleigh Road | CARNEGIE | 9 | Between Grange Road and Railway |
| Tennis Grove | CAULFIELD NORTH | 10 | |
| Normanby Road | CAULFIELD NORTH | 9 | |
| Dandenong Road | CAULFIELD NORTH | 8 | Between Hawthorn Road and Orrong Road |

Already on Autumn schedule

Recommend addition to autumn schedule

**7, 8, 9 & 10** Leaf fall rating/volume

# STREET SWEEPING

Residential streets are swept monthly. Some streets are swept more frequently during autumn.

Turn over to find your sweeping day or contact us on 9524 3333.

## HOW TO HELP US KEEP YOUR STREET CLEAN

- Avoid parking on the street on your sweeping day.
- Do not sweep leaves or grass clippings onto the road.
- Remind your neighbours when the sweeping day is so they can also move their cars.
- Branches can be collected using Council's bundled branch collection service.
- Smaller sticks and branches should go in your green bin.



City of GLEN EIRA

GLEN EIRA CITY COUNCIL

BENTLEIGH. BENTLEIGH EAST. BRIGHTON EAST. CARNEGIE. CAULFIELD. ELSTERNWICK. GARDENVALE. GLEN HUNTLY. MCKINNON. MURRUMBEENA. ORMOND. ST KILDA EAST.

# STREET SWEEPING SCHEDULE

| Area | Day | Area | Day |
|---|---|---|---|
| 1 | 1st Monday | 11 | 3rd Monday |
| 2 | 1st Tuesday | 12 | 3rd Tuesday |
| 3 | 1st Wednesday | 13 | 3rd Wednesday |
| 4 | 1st Thursday | 14 | 3rd Thursday |
| 5 | 1st Friday | 15 | 3rd Friday |
| 6 | 2nd Monday | 16 | 4th Monday |
| 7 | 2nd Tuesday | 17 | 4th Tuesday |
| 8 | 2nd Wednesday | 18 | 4th Wednesday |
| 9 | 2nd Thursday | 19 | 4th Thursday |
| 10 | 2nd Friday | 20 | 4th Friday |





## 9.10 GESAC WELLNESS CENTRE SOCIAL OUTCOMES

***Author:*** *Paige Buse, Manager Glen Eira Leisure*

***Trim No:*** *18/1286337*

***Attachments:*** *Nil*

### PURPOSE AND SUMMARY

To update Councillors on the social outcomes achieved at the Wellness Centre at GESAC.

### RECOMMENDATION

That Council:

1. notes this report; and
2. receives a further report in six months.

### BACKGROUND

GESAC opened its new Wellness Centre in December of 2017.

At its 19 September 2016 Ordinary Meeting, Council resolved:

That Council:

1. Notes the proposed operation model for the GESAC Wellness Centre, including opportunities to promote social outcomes.

2. Receives a report 12 months after opening, to inform Council of the social partnering outcomes.

The purpose of this report is to further detail the social outcomes achieved.

### ISSUES AND DISCUSSION

Initiatives to Increase Social Outcomes

1. Traineeships and work experience for students studying through an accredited education institution

GESAC has formed a partnership with Holmesglen TAFE. The following Holmesglen courses will provide work experience in the Wellness Centre at GESAC.

a) Certificate IV in Beauty Therapy and Certificate II in Salon Assistant – will commence in January 2019 with two therapists at a time observing and training over four week modules. It is estimated that five four week blocks will be undertaken. This course offers the Skills First Government subsidies. The Skills First initiative is designed to address disadvantage, promote equity and provide extra support and assistance. This usually applies in particular to young people who may need a helping hand to ensure positive outcomes.

b) Visual merchandising students – It is estimated this course will share with GESAC five students across the year doing ten hour placements. These placements will allow

students to report on the better ways to display retail in Transcend and in the general reception area of GESAC.

2. Additional opportunities to provide work experience for people with special needs

GESAC has an innovative partnership with an existing disability support organisation, Marriott Support Services, to ensure accessibility at the Centre means more than only providing facilities.

GESAC's existing arrangement with Marriott Support Services currently provides work experience opportunities. Marriot have also been engaged to deliver brochures for Transcend.

More recently GESAC have hired a staff member in the Health Club with a significant physical disability by modifying his position description to ensure he can achieve the set tasks of the role. GESAC has also recently approved the employment of a specific 'Community Engagement Officer' who will focus on delivering more partnerships with community based organisations.

3. Community Education Seminars

Over the past 12 months GESAC has focused on delivering free community focused seminars or experiences. These have included the following:

- 18 seminars and events for special days such as World Mental Health Day covering topics including Managing Stress, Emotional Intelligence, Exploring Anxiety, Exploring Depression, Grief and Loss and Coping with Christmas;
- Transcend opening night free facials, massage and skin analysis;
- Ongoing free skin analysis to members of the community;
- 'Pop Up' Transcend on 37 occasions at GESAC and at special events such as Party in the Park, Carnegie Swim Centre Summer Days and at the International Day for People with a Disability.

4. Mental Health Provider Partnership

Mind Australia is one of the country's leading community-managed specialist mental health service providers. They provide practical and motivational support that helps people to develop the skills they need to move forward, thrive and improve the quality of their lives.

Mind Australia has been operating at GESAC since January 2018, running assessments and community courses. These sessions are free for anyone (members, residents and non-residents).

Mind Australia has been providing services on a weekly basis from GESAC. These services include:

- A range of Mental Health services to local residents who use GESAC;
- Training to Glen Eira Leisure (GEL) staff each year;
- Seminars at GESAC;
- Drop in times twice per week for two hours for GESAC members to receive information and to consult with Mind Australia staff.

In total, since January 2018 there have been 480 attendances to the MIND/GESAC program.

GESAC Staff have reported positive feedback in regards to having 'in house' support available to them outside of the EAP offered by Council.

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

Consulting suite income is less than originally budgeted. The programs mentioned in this report are however not a contributing factor in this income shortfall.

## POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy or legislative implications.

## COMMUNICATION AND ENGAGEMENT

There is no communication or engagement plan required.

## LINK TO COUNCIL AND COMMUNITY PLAN

Theme Three: Safe, Healthy and Inclusive
A strong and safe community that connects people and enhances health and wellbeing.

## 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 Wellness Centre has allowed GESAC to form new partnerships with education institutions and Mind as a mental health provider. These partnerships have now led the way for GESAC to explore these opportunities more formally with the addition of a new dedicated staff member to focus on these partnerships.

## 9.11 COMMUNITY SAFETY COMMITTEE

***Author:*** *Sharon Sykes, Coordinator Community Planning and Engagement*

***Trim No:*** *18/1290998*

***Attachments:*** *1. Community Safety Committee Terms of Reference 2018*

### PURPOSE AND SUMMARY

To report on the first year of operation of the Glen Eira Community Safety Committee and seek Council endorsement for the revised Terms of Reference.

### RECOMMENDATION

That Council:

1. appoints three Councillors to the Community Safety Committee; and
2. approves the revised Terms of Reference (attached).

### BACKGROUND

The Council and Community Plan 2017-2021 outlines a commitment to establish a Glen Eira Community Safety Committee with representation from Victoria Police, key stakeholder organisations and community members. The Committee was appointed by Council on 8 November 2017 and has met on five occasions across the twelve months. The Terms of Reference state that a report of the activities of the Committee will be presented to Council annually.

Membership of the Community Safety Committee includes three Glen Eira Councillors (in 2017-18 these were Councillors Magee, Sztrajt and Esakoff), two representatives from Victoria Police, four Government stakeholder representatives (from Departments of Justice and Regulation and Health and Human Services, Metro and Monash University) and four community organisation representatives (from Community Security Group, Neighbourhood Watch, Women's Health in the South East and TaskForce).

Officers report that attendance and participation of members in meetings of the Community Safety Committee has been consistent and achievements have included:

- Guiding the development and endorsement of the *Glen Eira Community Safety Plan 2018-2022, Community Safety Action Plan 2018-2020 and Community Safety Snapshot 2018*;
- Supporting Community Safety Month activities in October 2018;
- Gaining a greater understanding of community safety and crime data and how to interpret statistics that might be published through the media;
- Steering the implementation of key priority actions in the Community Safety Action Plan 2018-2020 such as the Neighbourhood and Street Activity program to build community connections and quarterly community safety engagement activities as a partnership of Victoria Police, Council and Neighbourhood Watch; and
- Supporting three grant applications to the Department of Justice and Regulation which Council was successful in obtaining.

## ISSUES AND DISCUSSION

Continuing the successful work of the Glen Eira Community Safety Committee will enable key stakeholder partners to continue to work closely with Council to implement, review and report on the Community Safety Plan priorities and actions. The Committee provides advice to Council on new and emerging community safety issues and trends, ways to develop coordinated responses to community safety matters and policy and advocacy efforts related to the community's feelings of safety.

The Terms of Reference have been reviewed by the Community Safety Committee at its October meeting. The changes in the revised Terms of Reference are a proposed two-year duration and minor administrative changes to reflect the ongoing nature of the Committee. The recommended Terms of Reference are attached.

The members of the Committee are keen to remain on the Committee and the membership proposed in the Terms of Reference has remained unchanged from 2017. It is proposed that from 2019 Councillors are appointed as part of the annual Special Council meeting to appoint Councillors to external committees and advisory committees.

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The Glen Eira Community Safety Committee is administered within existing operational budgets.

## POLICY AND LEGISLATIVE IMPLICATIONS

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

## COMMUNICATION AND ENGAGEMENT

The Community Safety Committee discussed the Terms of Reference at its meeting on 3 October 2018.

## LINK TO COUNCIL AND COMMUNITY PLAN

Theme Three: Safe, Healthy and Inclusive
A strong and safe community that connects people and enhances health and wellbeing.

## 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 Glen Eira Community Safety Committee has provided Council with an important platform to engage with key partner organisations and to promote and enhance community safety in Glen Eira. Continuing the work of this Committee will build on these benefits and support the ongoing implementation of the *Community Safety Plan 2018-2022*.

It is proposed that the Terms of Reference be reviewed next in 2020.

**GLEN EIRA COMMUNITY SAFETY COMMITTEE**
**TERMS OF REFERENCE**

## PURPOSE

The Glen Eira Community Safety Committee promotes, guides and supports strategic responses to community safety priorities in Glen Eira.

A safe community is attractive to live, work, study, play and visit; it is a place where people feel safe, connected and able to actively participate in community life with confidence.

The Community Safety Committee is a commitment in the Council and Community Plan where Council has a goal to work in partnership to make Glen Eira a safe and inclusive place for all by:

- Partnering with key stakeholders such as Victoria Police to promote and enhance community safety.
- Developing strategies to increase safety of common walking routes.
- Developing an evidence-based approach to implementing localised crime prevention strategies.
- Working collaboratively with community stakeholders to reduce the incidence of family violence in our community.
- Support and running events, programs and activities that helps people to connect with each other and create a sense of community.

By bringing together key community safety partners, the Committee will foster a partnership approach to addressing community safety. It will provide an important forum to implement the Community Safety Plan and improve perceptions of safety across the entire Glen Eira community.

## OBJECTIVES

The objectives of the Committee are to provide advice to Council on:

- The development, implementation and reporting of a Community Safety Plan for Glen Eira
- New and emerging community safety trends and priorities
- Issues and concerns that might arise through community engagement
- Policy, planning and advocacy efforts related to community safety
- Ways to develop coordinated responses to community safety matters
- Appropriate Council responses to national and State initiatives, legislation changes and policies related to community safety.

The Committee will seek expert input as required to ensure advice provided to Council is inclusive, accessible and best practice.

**MEMBERSHIP COMPOSITION**
The Glen Eira Community Safety Committee will have a maximum membership of 15 members: comprising:

- A maximum of three Glen Eira City Councillors
- Two senior Glen Eira City Council officers
- A maximum of two representatives from Victoria Police
- A maximum of four government stakeholder representatives
- A maximum of four community organisation representatives

In addition the Community Planning and Engagement Team will convene and provide administrative support to the committee and subject matter experts will be provided by Council and government agencies – these additional attendees will be non-voting. Guest speakers may also be invited to present to the committee as required.

**CRITERIA FOR MEMBERSHIP**
Criteria for membership will include (in no order):

- A strong understanding of the Glen Eira community
- Strong community networks and local linkages
- A strong interest in working to foster community wellbeing in the City of Glen Eira
- A strong understanding of issues relevant to local community wellbeing and safety
- An understanding of working within a preventative framework/approach
- An ability to constructively engage with others and an ability to contribute in a fair and unbiased manner in a collaborative way
- A sensitivity to, and ability to represent, the diversity of community interests across the entire community of Glen Eira
- Commitment to Council's values of integrity, collaboration, respect, innovation and service excellence

**TERM OF APPOINTMENT**
The Community Safety Committee will be appointed for a two-year term.

**PROFESSIONAL/INDUSTRY AND COMMUNITY MEMBER SELECTION PROCESS**
Victoria Police, government stakeholders and community organisations will be invited to nominate a representative for Committee membership.

**CASUAL VACANCIES**
Casual vacancies which occur due to members being unable to complete the full term of their appointments may be filled by co-opting suitable candidates as identified by the Committee.

**CHAIRPERSON**
The Committee will be chaired on a rotational basis from the membership of the Committee and determined through consensus at the start of each year of the committee. The Chairperson is responsible for the fair conduct of meetings and for ensuring open opportunities are available where views and opinions can be raised by all members equitably.

**SCOPE OF DECISION MAKING AND VOTING RIGHTS**
The Glen Eira Community Safety Committee has no delegated authority to make decisions on behalf of Glen Eira Council.

The Committee makes decisions, determinations or recommendations by consensus. Where a matter is unable to be determined by consensus, a vote may be held. All members, excluding Council officers, have voting rights. The Chair may exercise a casting vote if necessary.

The Committee is quorate when one third plus one member, including at least two Councillor members are present.

Victoria Police, government stakeholder and community organisation representatives unable to attend a meeting are able to nominate a proxy from the organisation they represent.

**REPRESENTATION OF VIEWS AND CONDUCT OF MEETINGS**

Committee meetings will encourage fair and reasonable discussion and respect for each other's views, with members:

- Embodying Council's values of integrity, collaboration, respect, innovation and service excellence
- Impartially carrying out responsibilities in the interests of the local community
- Having due regard for the opinions, beliefs and rights of other members
- Committing to regular attendance at meetings
- Not improperly seeking to confer an advantage or disadvantage on any person
- Not making improper use of information acquired because of their position or release information that the member knows or should reasonable know, is confidential

**WORKING GROUPS**

Working groups of the Community Safety Committee may be established at the discretion and by consensus of the committee. Working groups may be developed to implement particular actions or agreed priorities of the committee. The establishment of working groups will be conducted under specific objectives and/or expected outcomes and timelines to be determined by the Committee.

The committee will determine the role, responsibility and resourcing of working groups. It will retain the ability to conclude a working group at its discretion and/or at the achievement of its objectives.

**SCHEDULE OF MEETING TIMES**

Meetings of the Glen Eira Community Safety Committee will be held quarterly or more often if agreed by Committee members and Chair. A schedule of meeting times will be determined at the last meeting of the year for the following year.

Meetings will be held at Glen Eira Town Hall.

Committee members are expected to attend at least three meetings per annum.

**REPORTING**

A report of each meeting will be presented to Glen Eira councillors at the next available Councillor Assembly. A report of the activities of the Committee will be presented to Council annually.

Date Council approval of Terms of Reference: 27 November 2018
Date of next review of Terms of Reference: November 2020

## 9.12 ELSTER CREEK CATCHMENT 2018 ACTION PLAN QUARTER THREE UPDATE

***Author:*** *Julia Wilson, Senior Strategic Planner*

***Trim No:*** *18/1278434*

***Attachments:***
1. *Action Plan Elster Creek Catchment - 2018*
2. *Elster Creek Catchment Working Group August Meeting Minutes Summary*
3. *Elster Creek Catchment Community Reference Group Meeting #1 Minutes*
4. *Elster Creek Catchment Community Reference Group Meeting #2 Minutes*
5. *Elster Creek Catchment Asset Map*
6. *Elster Creek Catchment Distributed Storages Review Summary*
7. *Elster Creek Catchment 2011 GHD Flood Mitigation Study Review Summary*
8. *Elster Creek Catchment Project Communications Schedule September 2018*
9. *Elster Creek Catchment Planning Schemes Review and Analysis*
10. *Elster Creek Catchment Planning Policy and Provisions Discussion Paper*

### PURPOSE AND SUMMARY

To provide a progress update on the Elster Creek Catchment Action Plan. This update covers the work underway and scheduled actions that have been undertaken in the areas of advocacy from July to September 2018 (Quarter 3 update on the Elster Creek Catchment 2018 Action Plan).

### RECOMMENDATION

That Council:

1. Notes the information contained within the report and Quarter 3 status update of deliverables in the *Elster Creek Catchment Action Plan 2018*;
2. Endorses the revised Elster Creek Catchment Action Plan 2018, endorsed at the CEO Forum on July 2018 (Attachment 1);
3. Notes the Elster Creek Catchment Planning Policy and Provisions Discussion Paper;
4. Acknowledges the positive engagement and commitment demonstrated by our partners: Melbourne Water, Bayside City Council, City of Port Phillip and Kingston City Council in working together on flood risk communication and mitigation initiatives in the Elster Creek Catchment to reduce flooding impacts.

### BACKGROUND

The Elster Creek Catchment Action Plan (October 2017) was developed through a collaboration between Glen Eira City Council, City of Port Phillip, Bayside City Council, Kingston City Council and Melbourne Water — the floodplain management authority.

## ISSUES AND DISCUSSION

The project partners have continued to work together to deliver the Action Plan during the July to September 2018 period.

On 12 July 2018, the Elster Creek Catchment CEO Forum endorsed changes to the Action Plan. A copy of the revised Action Plan can be found in Attachment 1. Key changes to the Action Plan include:

- The Governance Structure was amended to also include governance of the Elsternwick Park North Redevelopment Project.

- Timelines for completion of some of the deliverables were amended in order to allow sufficient time for investigations and to better reflect the inter-dependency of some of the deliverables. Two new deliverables to reduce flooding were added.

Detail on the progress on each deliverable in the Action Plan can be found on the project dashboard available on the City of Port Phillip website at the following URL: http://www.portphillip.vic.gov.au/elster-creek-catchment-action-plan.htm

**Summary of key activities and achievements during the July to September 2018**

A summary of key activities and achievements during the July to September 2018 period includes the following:

1. CEO Forum Meeting #6 was held on the 12 July 2018. The Forum endorsed an updated Action Plan 2018, Attachment 1.

2. A Working Group Meeting was held in August, the minutes are included in Attachment 2.

3. The Elster Creek Community Reference Group consisting of community representation from Bayside, Glen Eira, and Port Phillip, was established and meetings were held in July and September 2018. Minutes from these meetings can be found in Attachment 3 and Attachment 4.

4. An asset map, Attachment 5, was prepared showing recently constructed projects, current projects and projects planned for the immediate future across the catchment. This map will help to identify further opportunities for collaboration and integrated water management.

5. Melbourne Water has completed a distributed storages study (Attachment 6) for a residential and an industrial area of the Elster Creek Catchment. Distributed storage involves installing multiple small-scale water detentions (eg. rainwater tanks) across the catchment on private property.

6. The report identified that distributed storages are likely to be effective in catchments that are highly urbanised and have existing flooding problems, but that specific modelling is required to quantify the estimated benefits.

7. Melbourne Water has commenced catchment modelling for the Caulfield South Main Drain (residential) and the Moorabbin Main Drain (industrial) sub-catchments.

   This contributes to Deliverable 3 of the Action Plan *'Review all options to reduce flood risk*'.

8. Melbourne Water has completed the review of the Elster Creek Flood Mitigation Study. The study assessed the viability of various flood mitigation options for the 1% Average Exceedance Probability (AEP) flood events only. Melbourne Water has undertaken a review of this study (Attachment 7) and changed its strategy to consider mitigation for all flood frequencies. This means that smaller-scale mitigation opportunities which had not previously been considered can be investigated. Due to the volume and magnitude of these events, the study struggled to identify solutions that were feasible and or constructible. The review looks to revisit these mitigation options with smaller scale (i.e. 2%, 5%, 10% and 20% AEP events). The Working Group will be investigating these opportunities. This contributes to Deliverable 3 of the Action Plan 'Review all options to reduce flood risk.'

9. The Elster Creek Catchment Project Partnership identified that open space is a critical asset in the integration of flood management and mitigations across the catchment. However, public open space is a limited resource in this urban environment. A set of principles were developed to inform decision-making around flood mitigation within public open space to ensure decisions are holistic and provide the best outcome for the community. These principles will be applied to Elsternwick Park North redevelopment and Ormond Flood Mitigation Study.

10. The Communication and Engagement plan (Attachment 8) for the Elster Creek Catchment Project was endorsed.

The following is a summary of additional activities undertaken by project partners not specific to the Action Plan but relevant to Integrated Water Management in the Elster Creek Catchment:

11. Victorian State Emergency Service facilitated a flood risk tour of the Elwood Canal on Wednesday 15 August 2018, which was attended by City of Port Philip officers. This tour will inform updates to the Municipal Flood Emergency Plan, which is due for review later this year. The purpose of this MFEP is to detail arrangements agreed for the planning, preparedness, prevention, response, and recovery from flood incidents within the City of Port Phillip.

12. Following the resolution of Bayside City Council to discontinue golf at Elsternwick Park North, an opportunity to provide catchment-wide input into the redevelopment of the site was identified. A multi-partner working group, led by Bayside Council, has been established to consider the potential to incorporate Integrated Water Management outcomes in any redevelopment of the park to reduce the flooding risk of downstream areas.

13. Melbourne Water is undertaking modelling of flood retardation options in the former golf course lease area. Bayside City Council is in the process of engaging a suitably qualified consultant to undertake a constraints analysis and work with Melbourne Water to further refine design options that can be implemented.

14. A Community Reference Panel has been established to inform the Elsternwick Park North redevelopment project. Membership of the group consists of representation from the following groups:

    - Elsternwick Park Association
    - Friends of Elster Creek
    - Earthcare Experience
    - Elwood Flood Action Group

- Port Phillip EcoCentre
- Friends of Bayside
- Friends of Native Wildlife

The first meeting of the Community Reference Panel occurred in September 2018.

**Glen Eira actions**

The following is a summary of recent work undertaken by Glen Eira.

Glen Eira is the lead agency for two deliverables 8 and 9 in the Elster Creek Catchment Action Plan 2018. These deliverables have now been completed.

Deliverable 8
Complete a collective review (scan) of the Catchment's planning schemes to inform future 'catchment level' planning policy, focussing on the reduction in flood risk and adaptability provisions (Attachment 9)

Deliverable 9
Define future planning policy opportunities from a catchment wide perspective (IWM, Rainwater Tanks, Impervious %, Incentives and Offset Program) leveraging available research programs and partnership opportunities (Attachment 10).

Officers engaged Hansen Partnership to develop this document. Officers from Glen Eira, Port Phillip, Kingston, Bayside and Melbourne Water held a workshop that fed into an initial draft of this document. After the draft was completed, each organisation provided feedback on this draft.

Deliverable 9 sets out a number of recommendations and next steps in planning for the catchment. This is an important document as it will help guide the Catchment partners to have consistent planning outcomes.

Not detailed in the documents are planning permit measures used by Glen Eira that contribute to minimising the flooding impact. For example, the majority of the municipality is covered by the Neighbourhood Residential Zone. Glen Eira's 'permeability' standard in the Neighbourhood Residential Zone for mutli-dwelling development is set at 25%, compared to the default 20%. Also in this zone, Glen Eira requires 60m$^2$ of open space compared to the default 40m$^2$.

**Other recent work**

Council adopted the *East Village Structure Plan 2018-2031* on 23 October 2018. This acknowledges that Marlborough Reserve will be the designated water storage solution for flood water in the event of a 1 in 100-year flood event. The landowners will provide the required developer contributions to the drainage works and open space upgrades.

## FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

Endorsing the Action Plan does not commit Council to investing funds on Melbourne Water land or in other municipalities. The theme led by Glen Eira City Council can be managed under the operating budget of the City Futures Department.

## POLICY AND LEGISLATIVE IMPLICATIONS

The *Action Plan* has no immediate legal and risk implications. A possible outcome of the Glen Eira led theme could be a Planning Scheme Amendment across the four Councils.

## COMMUNICATION AND ENGAGEMENT

A project dashboard has been established on the City of Port Phillip website, and linked to the Glen Eira City Council website to keep the community informed about the Elster Creek Catchment Project Working Group. The dashboard provides project critical information about the progress and status of the deliverables included in the Action Plan.

The first Community Reference Group meeting was held in the first week of July 2018. The second Community Reference Group meeting was held 12 September 2018. The third meeting was held on 14 November 2018. The purpose of the Elster Creek Community Reference Group (ECCRG) is to:

- provide a regular, scheduled opportunity for dialogue between the community and the Parties and where possible relevant State agencies – a time for mutual sharing of information;
- draw on the expertise of the community;
- engage with the community to maximise feedback to ensure informed decision making;
- inform the community on key projects and initiatives being undertaken in Elster Creek either by Council's or State agencies; and
- utilise those involved to assist with development of a communication strategy, including:
    - informing the content and pitch of information collateral; and
    - informing how best to deliver this information to the community.

## 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

Flooding is not defined by municipal boundaries. It is defined by a water catchment, usually covering a number of municipalities and involving a range of public agencies and stakeholders. The Elster Creek catchment partnership represents a progressive and more effective way of tackling the flooding issue.

Progress has been made in implementing the *Elster Creek Catchment Action Plan 2018.*

Glen Eira City Council will continue to work closely with the partner councils and Melbourne Water to continue implementing the *Elster Creek Catchment Action Plan* for 2018.

# Elster Creek Catchment Action Plan

2018

Melbourne Water
Enhancing Life and Liveability

# Core Principles – Memorandum of Understanding

Outlined in the Memorandum of Understanding is a commitment by Councils within the Elster Creek catchment and Melbourne Water on the governing principles of the group. This extract has been included within this document to provide alignment between the MOU and how the Working Group will work to deliver the Action Plan.

***Core Principles***
*Councils and Melbourne Water are committed to cooperating across municipalities and with water utilities and State departments for the purpose of exploring a whole-of-catchment approach. Engagement with community members is paramount in developing a common understanding of effective ways to address the problem.*

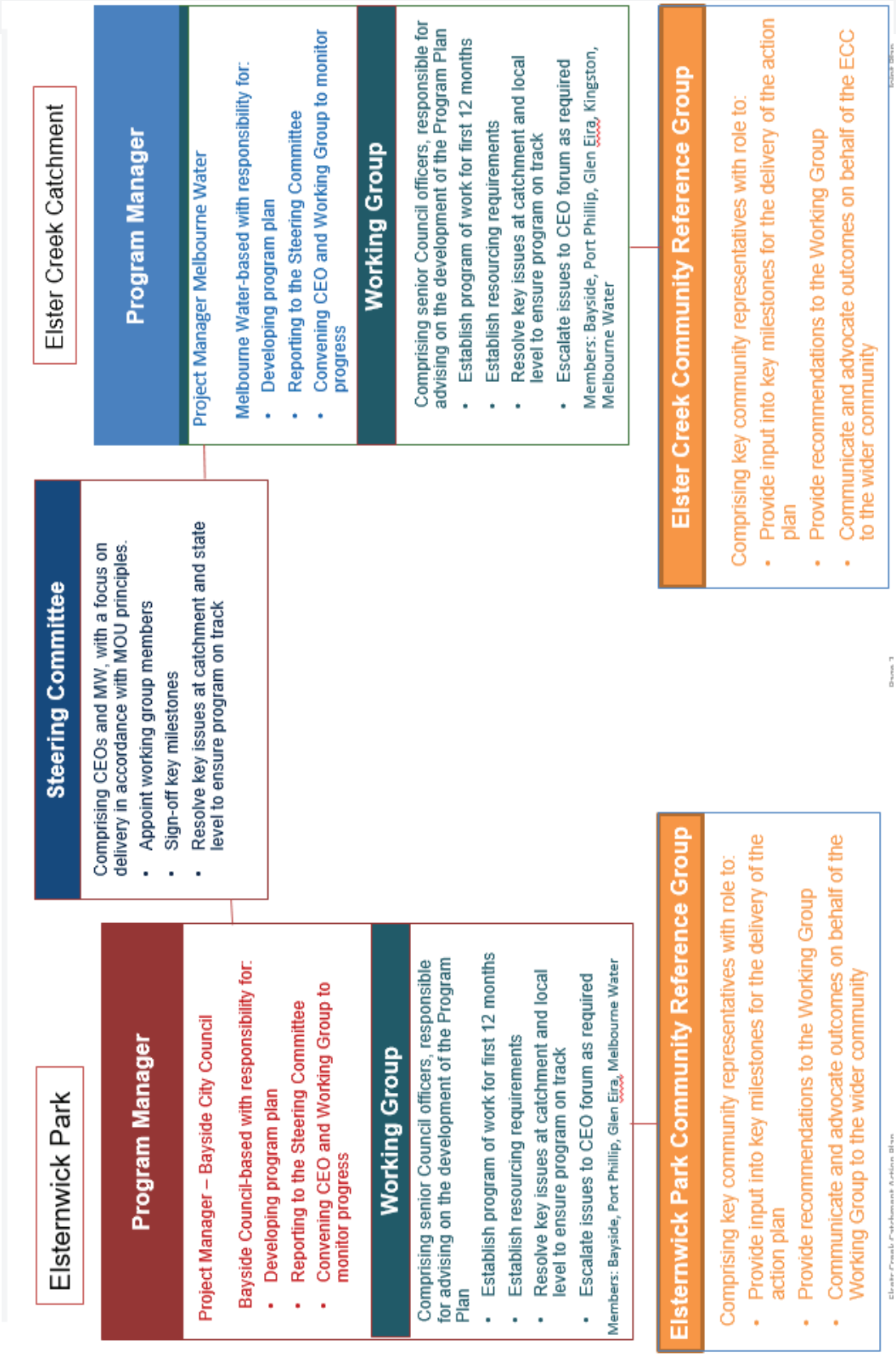
*Specifically, the parties will:*

1. *Be transparent in all interactions and share information with the intent of establishing a shared understanding of the factors influencing the problem.*
2. *Embed a common community engagement language and process that is constructive and meaningful for community members.*
3. *Be considerate of each organisation's respective circumstances, including but not limited to, community interests, commercial imperatives and strategic contexts.*
4. *Collaborate to identify evidence-based and innovative solutions with a best-for-regional catchment community benefit.*
5. *Ensure opportunities to build community resilience are explored and actively pursued.*

This Action Plan is a high level document, with overall deliverables for each action. Each action will be scoped in detail by the Working Group.

Group to monitor progress

# Governance Structure



# Action Plan – 2018

## Theme: *One catchment, one plan*

*Understanding and responding to flood risk at a catchment scale, further developing community resilience to flooding*

| | Deliverable | | End date | Lead Agency | Outcome |
|---|---|---|---|---|---|
| **Catchment view of flood risk** | 1. A Elster Creek catchment wide flood map and flood risk map that includes:<br>• 1% ARI flood extent and a range of other more frequent flood extents<br>• Floor level data for all flood affected properties<br>• Heat map of flood risk | January 2018 | July 2018 | Melbourne Water | *Understanding of catchment wide flood risks* |
| **Catchment view of infrastructure projects** | 2. A single asset investment view across the catchment:<br>- Sharing existing and future planning of IWM and drainage investment projects<br>- Identification of opportunities to influence projects based on the inclusion of flood risk reduction<br>- Collate previous investment across the catchment | | May 2018 | Bayside City Council | *Opportunities to share resources or prioritise projects based on need within the catchment* |
| **Review all options to reduce flood risk** | 3. A review of the 2011 GHD Flood Mitigation Study to:<br>a) Identify whether any of the mitigation options previously identified might be beneficial for mitigating higher AEP floods (ie: 10%, 20%)<br>b) Consider whether there are other opportunities, not previously identified that might be appropriate for mitigating higher AEP floods<br>c) Develop a range of principles for use in open space to focus the scope of studies. The principles will be applied to Elsternwick Park Golf Course redevelopment and Ormond Flood Mitigation Study | | March 2018<br><br>Sept 2018<br><br>July 2018 | Melbourne Water | *Options reviewed which may result in localised mitigation works for more frequent flood events* |

# Action Plan – 2018

## Theme: *One catchment, one plan*

*Understanding and responding to flood risk at a catchment scale, further developing community resilience to flooding*

| | | | |
|---|---|---|---|
| d) Initiate a distributed storages study specifically for the Lester Creek catchment in two sub catchments – Caulfield Sth Main drain and Moorabbin Main Drain | Sept 2018 | Melbourne Water | |
| 4. Investigate modelling and mitigation options recommended by the CRC. | Sept 2018 | Melbourne Water | *Work in collaboration with relevant research groups* |

# Action Plan – 2018

## Theme: *One catchment, one plan*

*Understanding and responding to flood risk at a catchment scale, further developing community resilience to flooding*

| | Deliverable | End Date | Lead Agency | Outcome |
|---|---|---|---|---|
| **Preparedness for flood events** | 5. Elster Creek Catchment flood management plan developed which builds community understanding of flood risk, preparedness and response across the catchment by working with our partners (SES and Council) | Feb 2019 | Melbourne Water | *Uplift of community resilience in the catchment to be better prepared for flood events* |
| | 6. Pilot program developed which provides for a tailored approach to flood awareness, education and response (with potential higher levels of service) based on sub catchment flood risk profiles | Feb 2019 | Melbourne Water | *Responding to our communities needs for higher levels of service – building resilience and enabling preparedness and recovery uplift* |
| **Post-flood actions** | 7. Work with EMV and VicSES for improved coordination and response, including scenario planning and communications after flood events | June 2018 | Melbourne Water | *Meeting community expectations for flood response* |

## Theme: *Strategic planning*

*Develop a consistent approach to land use planning across the Elster Creek Catchment which minimises the impacts of urban runoff. Opportunities are sought to further minimise flood risk across the catchment through innovation, research and collaborative partnerships.*

| Action | Deliverable | End date | Lead Agency | Outcome |
|---|---|---|---|---|
| *Planning for the catchment* | 8. Complete a collective review (scan) of the Catchment's planning schemes to inform future 'catchment level' planning policy, focusing on the reduction in flood risk and adaptability provisions. | February 2018 | City of Glen Eira | *Consistent Planning provisions across municipalities that minimise urban runoff and flood risk are implemented for the Elster Creek Catchment* |
| | 9. Define future planning policy opportunities from a catchment wide perspective (IWM, Rainwater Tanks, Impervious %, Incentives and Offset Program) leveraging available research programs and partnership opportunities | May 2018 | City of Glen Eira | |
| | 10. Review outcomes of the Distributed Storages and Melbourne Urbanisation Mapping Projects to ascertain opportunities for further scenario development in the Elster Creek Catchment | March 2018 | Melbourne Water | |
| *Collaborating with our partners* | 11. Develop a plan to engage with stakeholders, the community and councils when commencing modelling and mapping projects (which lead to planning scheme amendments) | July 2019-July 2020 | Melbourne Water | |
| *Innovation* | 12. Develop a plan to share existing or planned technology advancements across the catchment and progress these tools for early community benefits:<br>- Flood warning app<br>- Smart gauges | June 2019 | Melbourne Water | |

## Theme: Informed communities

*Build community and agency awareness and a shared understanding of flooding in the Elster Creek Catchment*

| Action | Deliverable | End date | Lead Agency | Outcome |
|---|---|---|---|---|
| **We communicate with our communities about flooding across the Elster Creek Catchment** | 13a. Communications approach and plan developed<br><br>13b. Development of 'a community' lexicon in relation to flooding. Conversations and communications about flood risk are clearly articulated and shared across the Elster Creek Catchment. Simplifying flood terminology and concepts. | January 2018 | Lead Agency Port Phillip City Council | *Consistent and clearly understood communications about Elster Creek Catchment flooding* |
| **Building our understanding, validating what we know** | 14. Develop a mechanism for impacted communities to update flood impacts during and post flood events using the latest NextGen technologies (ie: livestreaming, photos, drone information) | June 2019 | Melbourne Water | *Enabling understanding of catchment wide flood impacts affecting the community* |
| **Our engagement is focused** | 15. Map key stakeholders groups across the Elster Creek Catchment to understand influencers and advocacy opportunities | January 2018 | Port Phillip City Council | *Information will form a baseline for future activities* |
| | 16. Create a Community Reference Group to provide community feedback to the Working Group | February 2018 | Port Phillip City Council | *Community is actively engaged* |

# Action Plan – 2018

# Minutes

| | |
|---|---|
| **Title:** | Elster Creek Catchment Working Group Meeting |
| **Meeting date:** | Tuesday, 21 August 2018 |
| **Meeting time:** | 2:00pm – 4:00pm |
| **Location:** | Glen Eira Council Offices, Cnr Hawthorn and Glen Eira Rd, Caulfield |

## 1. Elster Creek Community Reference Group (CRG)

- Reference Group requested public sharing of outputs from the Action Plan implementation. CoPP has also received a similar request through Council.
- Action owners to review outputs and provide/develop documentation that will be available on the website
- Reference Group should be asked to review Documents before they go public to ensure they are meeting community information needs and are in a language that is useful
- Only final reports or documentation will be available online

## 2. Elster Creek Planning Policy and Provisions Discussion Paper

- Comments on the paper have been collated and were reviewed in the meeting
- Feedback received seeking and understanding of next steps as this wasn't outlined in the report.
  - Next steps in progressing recommendations will be considered as part of the Flood Management Plan development

## 3. Elsternwick Park

- Bayside have met with Elsternwick Park Association
- MW is undertaking modelling
- The regional park needs to also consider needs and benefits to other communities beyond Elwood

## 4. ECC Implementation Review

- MW is undertaking an implementation review of the ECC Committee to understand its effectiveness and replicability to other catchments.
- High level strategic question that should drive the review is "Does a catchment based approach achieve solutions that we wouldn't have in isolation"

## 5. Other Business

- Updated Action Plan agreed and ready to be uploaded to website.

**Minutes**
**Elster Creek Community Reference Group**
**Meeting 1: 13 July 2018**

Present: April Seymore, Geoffrey Love, Malcolm Dow, Michael Nugent, Nicola Mendleson (independent chairperson), Paul Caine, Sarah Eggleton (Melbourne Water), Tim Graffen (City of Port Phillip (CoPP))

Apologies: Phillip Popham

| Item | Discussion | Actions |
|---|---|---|
| **1. Purpose of the group and expectations of members** | The purpose of the Community Reference Group (CRG) is to engage with the community around the implementation on the Elster Creek Action Plan, to get community feedback and ideas. It is hoped that the members will discuss what is happening with their networks and bring any feedback back to the group.<br><br>Group members introduced themselves and their expectations of being involved with the CRG. The following comments were made about the work of the group and how the group will work together:<br><br>Expectations about what the group will do:<br>• Gain an overview of what's happening from a catchment-wide perspective.<br>• Share information.<br>• Be the middle point between the Working Group and the community.<br>• Take a comprehensive approach to catchment flooding, including retention, permeable surfaces, new developments, warning systems, protecting houses, flood response (pre-, post-, during floods), coastal inundation, etc.<br><br>Expectations about how the group will work together:<br>• When something is described as cost-prohibitive, that this is clearly explained.<br>• Respect confidentiality of any material presented. Any confidential information | All to note |

| | | |
|---|---|---|
| | not to be shared outside the group should be clearly stipulated.<br>• Be open, transparent and provide honest feedback.<br><br>Topics to discuss at meetings:<br>• Updates to the plan and actions<br>• Overview of the GHD and other reports<br>• What mitigations will be put in place to reduce flooding<br>• Capital expenditure<br>• Green and blue infrastructure<br>• Community language<br>• Enforcement of permeability restrictions | |
| **2. Review of the Terms of Reference** | The Terms of Reference for the group were reviewed and the following was noted:<br>• Item 3 (3): It was agreed that the CRG can make recommendations even though it is an advisory group with no decision making authority.<br>• Item 9: Conduct principles - insert a point about maintaining confidentiality where stipulated.<br>• To encourage a wider community awareness of the Elster Creek Action plan, it was suggested that the four councils include material on their website and in council minutes. Currently, only the City of Port Phillip includes this material. | SE/TG to discuss with the other participating councils including information about the Action Plan on their websites and in council minutes.<br><br>TG: Item 3(3): remove reference to CRF not making formal recommendations. |
| **3. Elster Creek Action Plan status update** | TG provided a summary of the history of the Elster Creek Action Plan and an update on the status of most of the projects.<br><br>There is a dashboard on the CoPP website that contains all the actions and their status. | TG to update the dashboard with current actions and dates.<br><br>SE to provide information on how people can sign up to get flood warning SMS |
| 4. **Lexicon** | The CRF reviewed the draft lexicon that has been developed by TG. The purpose of the lexicon is to assist community members to read technical reports by providing a glossary of technical terms. | TS: Make changes as follows:<br>• Include definition of distributed storage. |

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| | Key points made in the discussion:<br>• Much of the lexicon is still in technical language and it would be good to use plain English terms in community information materials and define the terms to be used when working with the community.<br>• The terms used in the industry around the likelihood of when flooding may occur are very confusing. EAP – could this be Annual Flood Probability. | • Include a blurb to state the purpose of the lexicon.<br><br>• Ensure that the difference between the definitions of minimize and mitigate is clear. |
| **4. Communication as a group** | There was discussion about the best way to communicate as a group, if required, between meetings. The group was willing to try an online tool such as Microsoft team and preferred not to use email. | TG to investigate an appropriate online tool. |
| 6. **Meetings** | Meetings should be limited to two hours and will be held on Wednesday mornings from 10– 12. The next meeting will be in two months and then meetings will be quarterly.<br><br>Dates for the next meetings will be either 12 or 19 September and 14 November.<br><br>It was requested that feedback be provided on relevant comments/actions from the CEO Forum and Working Group meetings. | TG to find out if minutes CEO Forum and Working Group meetings are available for distribution to the CRG.<br><br>TG to confirm date of September meeting and send out invites to the next two meetings. |
| 7. **Other business** | **Enforcement of existing planning schemes**<br><br>There was discussion about the difficulty of enforcing restrictions that will help mitigate flooding, such as planning controls and permeability. | TG/SE to investigate how planning controls are currently enforced and report back at the next meeting. |

Meeting closed: 8pm

Next meeting: Wednesday September 12, 10am-12pm, City of Port Phillip offices.

# Minutes
# Elster Creek Community Reference Group (CRG)
# Meeting #2: 12 September 2018

Present: April Seymore, Geoffrey Love, Malcolm Dow, Michael Nugent, Nicola Mendleson (independent chairperson), Paul Caine, Phillip Popham, Sarah Eggleton and Wendy Smith (Melbourne Water), Tim Graffen (City of Port Phillip (CoPP))

| Item | Discussion | Actions |
|---|---|---|
| **1. Minutes of the last meeting** | The minutes of the previous meeting were confirmed with no changes. Moved: PC, seconded MN. | All to note |
| **2. Matters arising from the previous meeting** | **Minutes from the CEO Forum**<br><br>TG explained that an abridged version of the Working Group minutes was distributed to the CRG but he was not yet aware if the CEO Forum minutes were available for public distribution.<br><br>**Enforcement of existing planning schemes**<br><br>SE and TG explained that planning controls are governed under SBO permits and local government undertakes enforcement and compliance.<br><br>**Terms of reference**<br><br>The terms of reference have been updated in line with CRG members comments and will be distributed.<br><br>**Information about the Elster Creek Action Plan**<br><br>TG noted that the City of Port Phillip includes information about the Action Plan on its website and the other participating councils have a link to the dashboard on their website. It was asked whether information could also be included in council minutes. | TC to find out if an abridged version of the CEO Forum minutes can be distributed to CRG members.<br><br>TG to distribute revised ToR.<br><br>TG to discuss with the other participating councils including information about the Action Plan in council minutes. |

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| | **Lexicon**<br><br>TG noted that he has updated the lexicon in line with comments from CRG members and others.<br><br>**Early Warning System**<br><br>MN asked about the early warning system for flooding and if people could sign up. SE explained that this system is available but will be superceded by an app in around a year's time. In the meantime, if any of the CRG members or their group members would like to be signed up to the early warning system, CRG members can provide NM with names, address and mobile numbers by the end of October. | TG to distribute updated lexicon.<br><br>Community members to send through details of any of their group members who would like to be signed up to the early warning system. |
| **3. Effective group processes** | There was a discussion about how to maximise the use of meeting time available. Key points included:<br>• The possibility of a site tour was raised for the November meeting, however, community members felt that it was best to use this time for a formal meeting. They would welcome a site tour outside of official meeting times.<br>• The Working Group will provide clear instructions for CRG members regarding any documents distributed prior to meetings. Usually, documents will be sent to the community members to consult further with their groups and provide feedback or documents will be sent to members to get their personal feedback as to whether these are clear documents in a suitable form to be released to the public.<br>• All future communication and meeting administration to be coordinated via NM as the independent chair. | |

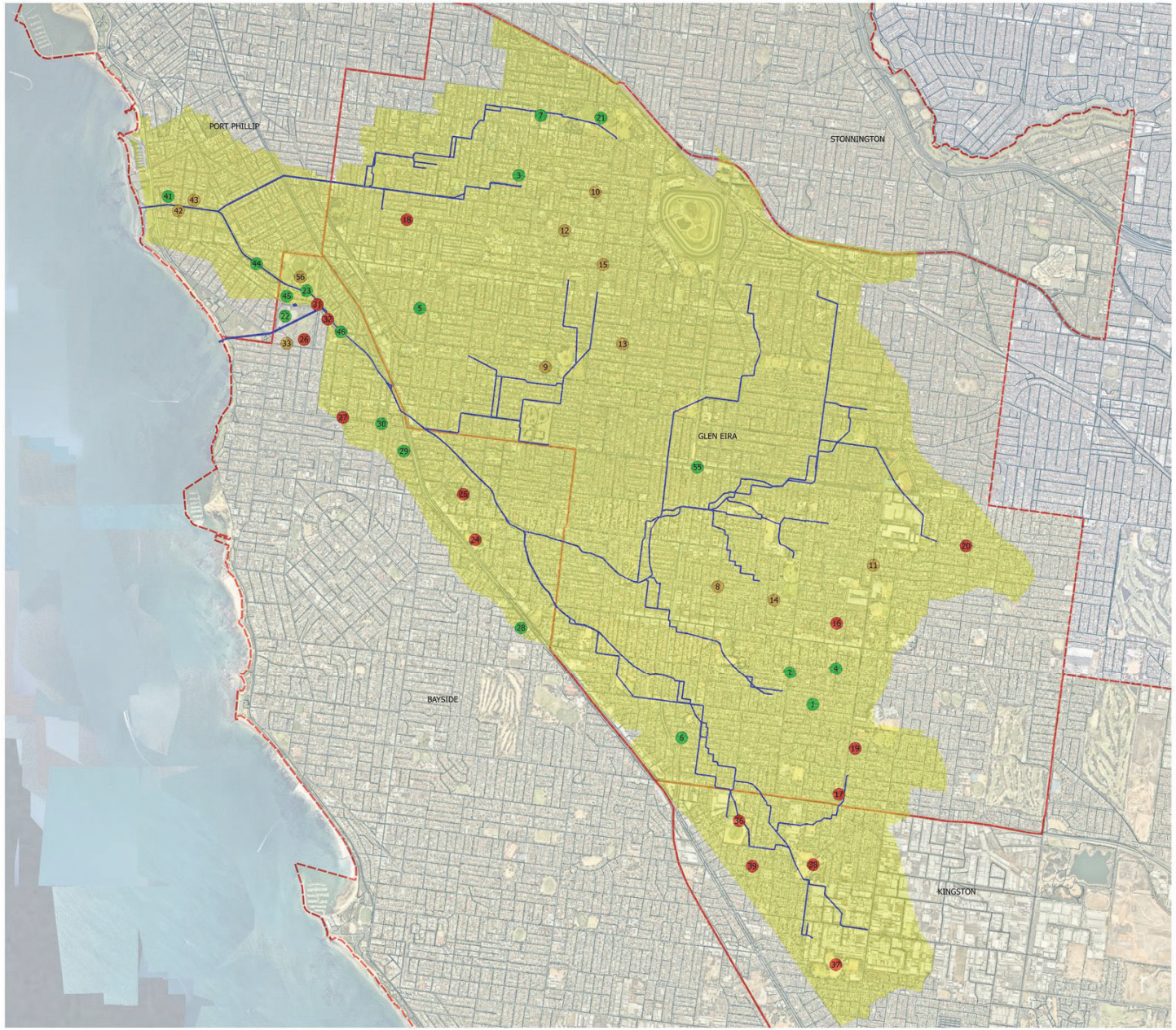
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| **4. Action Plan Output Review** | **Review of outputs**<br><br>CRG members were asked to review the following documents that are outputs of Action Plan items in terms of if they are clear communications to the community about the outputs. Each is a document that is almost ready for public release:<br>• Catchment Asset Project Map<br>• Principles for Physical Mitigation Studies<br>• Distributed storages study review<br>• Communications schedule.<br><br>CRG members provided feedback about the first two items but there was insufficient time to review the other two items. It was requested that the members email any comments on the other two items to NM by Thursday, 27 September.<br><br>Comments on the Catchment Asset Project Map included:<br>• Need explanatory section to explain context and link back to action 2.<br>• Explain the scale, benefit, timeframe and impact of the different types of works and the relationship to other works, e.g. pipe renewal to reduce cross contamination. Also whether they will have a local or catch-wide impact.<br>• Name key landmarks e.g Head Street drain.<br><br>Comments on the Principles for Physical Mitigation Studies:<br>• Add context explaining that these are underlying principles around site selection between land managers and Melbourne Water, how principles will be used and how they will guide decision making.<br>• Concern was expressed that the principles only cover physical mitigation options and that there is no principle about net gain to wildlife values and pollution reduction. SE explained that these additional principles best sit in a Planning Scheme, as they are for individual site selection for flood mitigation only and net gain to wildlife and pollution reduction requires a broader land management approach. | CRG to members email any comments on the distributed storages study review Or communications schedule to NM by Thursday, 27 September. |

| | | |
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| **5. Mitigation Option Review** | WS from Melbourne Water's Asset Management Team gave a review of the historical and current approach to flood mitigation in the Elster Creek catchment (ECC).<br><br>There has been a lot of focus and investment on flood mitigation in the Elster Creek catchment over time including many pipe duplications and a large retarding basin in Elsternwick Park.<br><br>A major report contracted in 2011 looked at identifying mitigation options for major flood events in the catchment. Options put forward were unfeasible due to movement of flooding to another area, site constructability contraints and costs of works. The Water Act 1989 precludes Melbourne Water from making flooding worse elsewhere by mitigating floods in one area.<br><br>In 2015, the strategic approach to flood mitigation moved to looking for options to address more frequent, smaller floods.<br><br>The ECC forum was established and has facilitated the investigation of new projects. These new projects include a study of local mitigation options in Ormond, the opportunity for flood mitigation through the redevelopment of Elsternwick Park and a distributed storages study. The first phase of actions of the plan are close to completion, these will now be reviewed and the next stage decided.<br><br>The distributed storage study aims to retain and reuse water in the catchment. Key points included:<br>• The study looks at a residential approach in Caulfield and using larger roofs of industrial spaces in Moorabbin. WS will share this study when it is complete.<br>• There are a number of policy questions to be addressed. Issues to consider include:<br>▪ If Melbourne Water maintains tanks and releases water when a storm is forecast and the forecast is incorrect, residents | WS to share study on distributed storages pilot when completed.<br><br>TS to advise if the dashboard can provide a direct link to the documents such as summary and full mitigation review report asap. |

| | | |
|---|---|---|
| | won't have access to the water. If the tanks are not emptied, they can't mitigate the flood.<br>▪ Issues around who owns and maintains the tanks.<br>▪ Cost for 5-10 year events compared to other options is expensive.<br>▪ Shifting from a self-managed system to one that requires more oversight and management.<br><br>Key points from the discussion include:<br>• The community doesn't understand the role that RBs play in flood reduction.<br>• It was noted that the Byron Street drain has a major impact on flooding downstream of the Elsternwick Park Retarding Basin and this will limit the effectiveness of any works in the park.<br>• It was asked if the dashboard can provide a direct link to the documents such as summary and full mitigation review report.<br><br>AS noted that the Eco House runs community bike rides to different areas of the catchment and could run a bike ride discussing the issues raised in this presentation to share the information with the community.<br><br>MN noted that their group is holding a function and it would be relevant to share this information. | |
| 6. **Other business** | The issues raised by Paul Caine and Michael Nugent were tabled and this discussion was carried over to the November meeting. | All to note |

Meeting closed: 12pm

Next meeting: Wednesday November 14, 10am-12pm, City of Port Phillip offices.




## Elster Catchment Projects

- Local Project (completed)
- Local Project (ongoing)
- Local Project (yet to commence)
- Extent of Elster Catchment
- Melbourne Water Drainage Assets
- Municipal Boundaries
- Road Network

| # | Project Name | Local/Catchment |
|---|---|---|
| 1 | Purtell Street Drainage improvement work (Two stages) | Local Project |
| 2 | Neville St, Brian St & Tucker Road drainage work (Stage 1 to 8) | Local Project |
| 3 | Crotonhurst Drainage Improvement Work | Local Project |
| 4 | Elizabeth Street Drainage Improvement Work | Local Project |
| 5 | Shoobra Road Drainage work (Two satges) | Local Project |
| 6 | Uonga Rd Drainage Improvement work | Local Project |
| 7 | Stanley Pde drainage improvement work | Local Project |
| 8 | Bruce St, Bentleigh Drainage improvement work Stage 1 to 4 | Local Project |
| 9 | Jasmine St, Drainage improvement work stage 1 to 4 | Local Project |
| 10 | Bambra Rd to Glen Eira Rd Drainage Improvement work | Local Project |
| 11 | Lancaster St Drainage improvement work (Nine stages), | Local Project |
| 12 | Webb St Drainage Improvement Work - Two Stages | Local Project |
| 13 | Bealiba Rd Drainage improvement work (Stage 1 and 2, 2A and 2B) | Local Project |
| 14 | Buckinghan Ave,Drainage improvement work, (Stage 1, 1A, 2 and 3) | Local Project |
| 15 | Briggs St Drainage improvement work (Stage 1A & 1B) | Local Project |
| 16 | Lilac Drainage Improvement work from Centre Rd, Laurel St to Huntingdon Rd | Local Project |
| 17 | East Boundary Rd & Rayen Crt to South Rd - Drainage improvement work | Local Project |
| 18 | Orrong Road - Allison Road Flood mitigation work | Local Project |
| 19 | Kalimna St drainage improvement work from St George VI Reserve | Local Project |
| 20 | Barrani St Drainage Improvement Work (Four stages) | Local Project |
| 21 | Caulfiled Park Redevelopment _ Integrated Water Management Plan | Local Project |
| 22 | Elsternwick Park retarding basin (lake south of Bent Avenue) | Local Project |
| 23 | Elsternwick Park Stormwater Harvesting and Reuse (north of Bent Avenue) | Local Project |
| 24 | Hurlingham Park | Local Project |
| 25 | Landcox Park | Local Project |
| 26 | Esternwick Park - Golf Course redevelopment | Local Project |
| 27 | North Road streetscape WSUD | Local Project |
| 28 | Robinson Street Detention System | Local Project |
| 29 | Maroona Road Drain | Local Project |
| 30 | North Road Drain | Local Project |
| 31 | New Street Flood Protection | Local Project |
| 32 | Murphy Street Flood Protection | Local Project |
| 33 | Head Street/Horton Close | Local Project |
| 34 | On-Site Detention program | Catchment Wide |
| 35 | Developer Contribution Plan | Catchment Wide |
| 36 | Moorabbin Reserve stormwater harvesting & reuse | Local Project |
| 38 | Bricker Reserve stormwater harvesting & reuse | Local Project |
| 37 | Highett Reserve stormwater harvesting & reuse | Local Project |
| 39 | Biscorp Road drainage upgrade | Local Project |
| 40 | CCTV data collection | Catchment Wide |
| 41 | Checkmate in-line valves trial and overflow pipes | Local Project |
| 42 | Checkmate in-line valves trial and overflow pipes | Local Project |
| 43 | Checkmate in-line valves trial and overflow pipes | Local Project |
| 44 | Channel Capacity Improvement | Local Project |
| 45 | Elsternwick Park Retarding Basin | Local Project |
| 46 | Flood wall construction | Local Project |
| 47 | GHD Flood Mitigation Review | Catchment Wide |
| 48 | SBO implemenation - Glen Eira City Council - Amendment C16 | Catchment Wide |
| 49 | SBO implementation - Kingston City Council - Amendment C32 | Catchment Wide |
| 50 | SBO implementation - Joint MW and Mapping - Amendment C111 | Catchment Wide |
| 51 | SBO Implementation - Bayside City Council - Amendment C153 | Catchment Wide |
| 52 | Review of Distributed Storages model review | Catchment Wide |
| 53 | Review of GHD study and development of distributed storages modelling | Catchment Wide |
| 54 | Development of principles for flood mitigation across Elster Creek catchment | Catchment Wide |
| 55 | Localised mitigation options study | Local Project |
| 56 | Elsternwick Park flood migation options | Local Project |
| 57 | Feasibility analysis and implementation of identified options | Catchment Wide |

1 0 1 2 3 4 km

# A review of the effectiveness of distributed storages to decrease flooding.

- Distributed storages can offer substantial potential benefits to reducing flooding. For the catchments investigated, the potential benefit is typically in the range of 10-40% reduction in Annual Average Damages, and as high as 80% reduction in the best case.
- Given the potential benefits, distributed storages should be considered as a flood mitigation option when undertaking urban flood studies.
- Distributed storages are more likely to be of benefit in catchments which are highly urbanised, and with existing flooding problems.
- Flood modelling of each individual catchment is required to estimate benefits of distributed storages. In other words, the results from this study are not suitable for inferring likely benefits in other catchments.

When considering the outcomes of this review it should be noted that:

- Outcomes are based on *potential* benefits, not *probable* benefits
- Practical issues involved in implementation have not been considered e.g. how to achieve storage volumes, how to ensure ongoing maintenance and performance
- Governance and roles and responsibilities of agencies in the implementation of such a program is still yet to be defined

It is recommended that Elster Creek is a suitable catchment for distributed treatment modelling given it is highly urbanised, has existing flooding problems and the community is flood aware and keen for action. MW is progressing this and will provide a report to the Elster Creek Catchment Working Group when complete

# Elster Creek Flood Mitigation Study

Physcial flood management options in the Elster Creek catchments were investigated through a detailed process from 2011 – 2014. During this period, Melbourne Water's published strategy was to seek opportunities to mitigate the larger flood events (1%AEP) as, while infrequent, these events constitute a significant safety and economic risk to the community. Using this approach, Melbourne Water undertook a broad ranging investigation of potential options for flood management across Elster Creek

Options asessed included:

- A range of physical mitigation works, including construction of retarding basins in existing open space, augmentation and optimisation of existing drainage infrastructure, and construction of new drainage infrastructure creating additional outlets direct to the bay.
- A theoretical assessment of works required to remove all flooding. The preliminary cost estimate put this option in the order of $330 – 440 million, requiring over 50 kms of new pipe, and upgrades along approx 2.6 km of open channels.
- A preliminary assessment of the cost of property acquisition to re-instate natural floodplains. This found the purchase of approximately 1500 properties would be required, costing in the order of $1 billion.

**Physical mitigation investigations**

Mitigation opportunities were explored through three stages.

The first stage sought to identify and make a preliminary assessment of flood mitigation opportunities in a wide range of locations across the wider Elster Creek catchment. This stage considered:

- Ten existing areas of open space and clusters of sports ovals
- Augmentation of seven sections of the main trunk drainage system
- Diversion pipelines to re-direct flows direct to the bay.

Each option considered in the first stage was assessed for broad scale constructibility and impact on open space resources. Where the option was considered potentially feasible, it was passed through to a more detailed assessment in the second phase.

Second stage investigations included analysis of the potential changes in flood extent and properties affected, and an assessment of works and costs for several packages of mitigation works. A range of mitigation options (packages of drainage augmentation, diversion pipes and new retarding basins) were identified as having potential to provide a beneficial reduciton in flooding however the cost to construct was, proportionate to other flood mitigation opportunities in Regional Melbourne, extremely high.

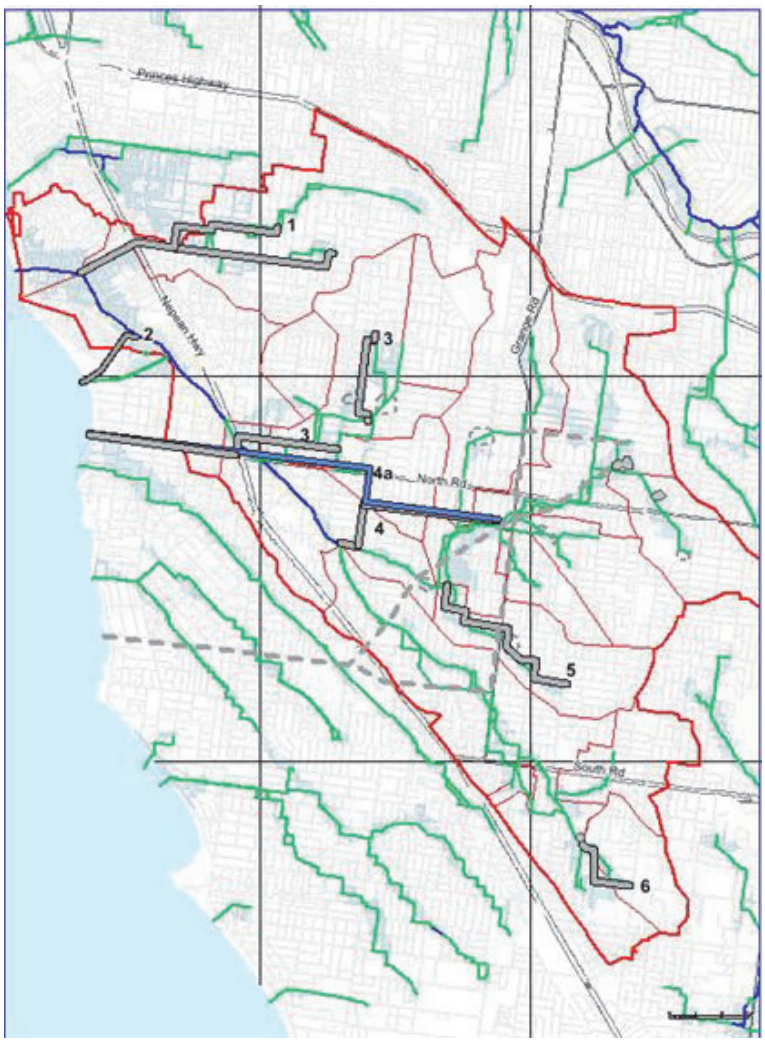
A summary of this study is show in the table and figure. *Please note: This summary provides a high level outline of investigations and reports spanning several years. It does not include a full outline of all issues and options canvassed. All costs are estimates only and would need to be recalculated should any of the projects proceed*

| Map ref | Mitigation work package | Estimated costs |
|---|---|---|
| 1 | Byron Street Main Drain & Yanakie Crescent Main Drain pipe augmentation | $67 M |
| 2 | Elsternwick Main Drain - Foam Street Diversion | $28 M |
| 3 | Caulfield South Main Drain - Jasmine Street diversion, Gardenvale augmentation & diversion, and North Road diversion. | $102 M |

| Map ref | Mitigation work package | Estimated costs |
|---|---|---|
| 4 | Koornang Road Main Drain - Diversion along Murray Road and construction of retarding basins at Packer Oval, Velodrome & Duncan McKinnon Reserve | $58 M |
| 4a | Koornang Road Main Drain - Diversion along Murray Road and construction of retarding basins at Packer Oval, Velodrome & Duncan McKinnon Reserve, Diversion to bay along North Road | ~$120 M |
| 5 | Bentleigh Main Drain - Bentleigh MD pipe augmentation | $29 M |
| 6 | Moorabbin East Drain - Moorabbin East augmentation and a retarding basin at G.R. Bricker Reserve | $21 M |

In 2015, the Flood Strategy – Port Phillip and Westernport was published. This strategy has shifted focus to mitigating frequent flooding regardless of event size where that flooding can be demonstrated to be a safety hazard or be causing significant economic loss or community disruption. Importantly, mitigation works must be feasible from a constructibility perspective and in the context of fair and equitable investment of community resources across the Region.

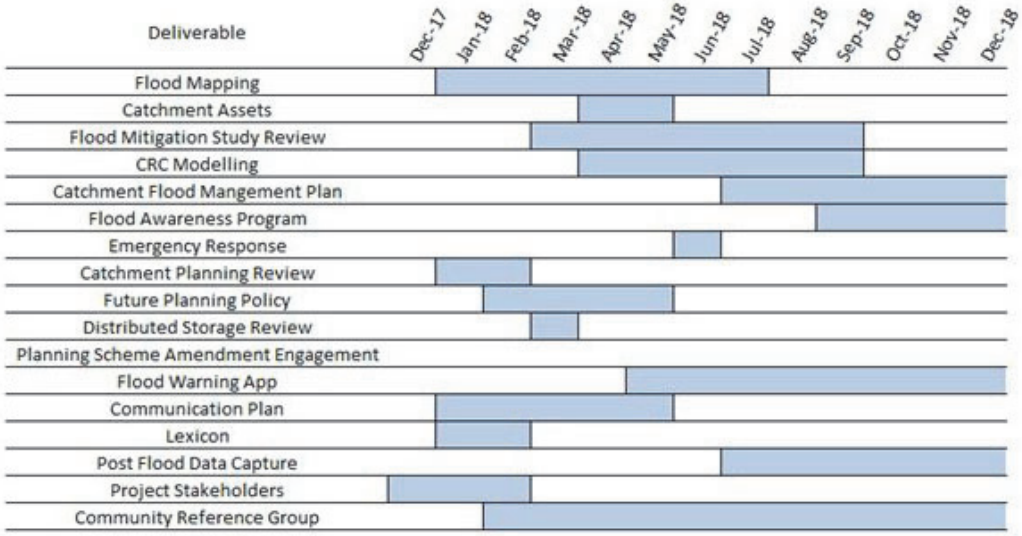
Melbourne Water is currently (2016-2018) working with the four councils of Elster Creek on several mitigation mitigation projects. These include smaller scale mitigation works, opportunities arising from the redevelopment of Elsternwick Park and understanding the potential of alternative flood management tools such as distributed water harvesting. These studies are yet to be concluded however results will be made available when finalised.


Princes Highway
Nepean Hwy
Grange Rd
North Rd
South Rd
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4a
4
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6

# Elster Creek Catchment Project

## Communications & Engagement Approach




| | Feb 2018 | Mar 2018 | Apr 2018 | May 2018 | Jun 2018 | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **PROGRAM** | Working Group Meeting | Working Group Meeting | Working Group Meeting<br>CEO Forum<br>Council Update | Working Group Meeting | Working Group Meeting<br>Elsternwick Park North Project Team Established | Working Group Meeting<br>CEO Forum<br>Council Update | Working Group Meeting | Working Group Meeting | Working Group Meeting<br>CEO Forum<br>Council Update | Working Group Meeting | Working Group Meeting |
| **ENGAGEMENT** | Communications Plan and Terms of Reference developed<br><br>Project dashboard established | Community Reference Group nominations advertised | Community Reference Group nomination evaluation | Communications Plan Endorsed<br><br>Community Reference Group nomination endorsement | | Community Reference Group Meeting #1 | | Community Reference Group Meeting #2<br><br>Stakeholder e-newsletter | | Community Reference Group Meeting #3 | |
| **OUTPUTS** | Lexicon complete<br><br>Stakeholder Database established | | Catchment Planning Scheme Review Delivered | | Catchment Asset Register Compiled<br><br>Future Planning Policy Report Delivered | Catchment Asset Register Map Developed<br><br>Flood Maps, Floor Level Data and Flood Heat Map Delivered<br><br>Distributed Storages Review Complete | | GHD Flood Mitigation Study Review Complete | | | New Actions Development |



# ELSTER CREEK CATCHMENT: PLANNING FOR THE CATCHMENT

## PLANNING SCHEMES REVIEW & ANALYSIS

Prepared by Hansen Partnership for Glen Eira Council
March, 2018



urban planning | urban design | landscape architecture | www.hansenpartnership.com.au

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# Appendices

Appendix 1 – Elster Creek Catchment Area and Relevant Planning Scheme Overlays Relating to Flooding etc.
Appendix 2 – Example Stormwater Management Policies from Port Phillip and Bayside Planning Schemes
Appendix 3 – Exhibited Kingston Stormwater Management Policy (Amendment C152)
Appendix 4 – Bayside's Schedule 1 to the Development Contributions Plan Overlay

# 1 Introduction

Hansen has been engaged by Glen Eira City Council to undertake a review of the four municipal planning schemes within the Elster Creek Catchment, namely, Kingston, Bayside, Port Phillip, and Glen Eira. This review forms part of the larger Elster Creek Catchment – Planning for the Catchment project which is a core deliverable of the 'Elster Creek Catchment Action Plan' (October 2017).

Following the signing of a Memorandum of Understanding between the four affected municipalities and Melbourne Water, the Action Plan has been developed to provide a consistent approach in responding to flooding risks at a catchment scale and ensuring community resilience.

Part of the project relates to canvasing innovative ideas to implement into the four planning schemes. The first part of this task relates to completing a collective review of the planning schemes, focusing on already existing planning policy related to the reduction of flood risk and adaptation provisions.

The following accordingly provides an outline of the current State and local policies related to flood water and stormwater in the planning schemes, existing controls and an analysis of the findings, providing comparisons between the schemes and potential recommendations in terms of ideas that could be implemented from one scheme into another.

# 2 State Planning Policy

The State Planning Policy Framework contains broad objectives and strategies in relation to flooding, drainage and stormwater quality and mitigation that are relevant to each municipal planning scheme and inform locally based policies. These policies are outlined below.

**Clause 11.04-1: Open Space Planning**

Clause 11.04-1 has the broad objective of creating a diverse and integrated network of public space. A key strategy for achieving such networks of open space is to, where possible, create connections along waterways and natural drainage corridors.

**Clause 12.02-5: Bays**

Seeks to ensure the health of bays and their catchments by ensuring development pressures within catchment areas are appropriately managed so that the stormwater entering waterways is improved particularly from construction sites and road development.

**Clause 12.05-1: River Corridors**

While not specifically relevant to Elster Creek, the clause contains specific strategies related to ensuring that development does not jeopardise the natural capacity of rivers to manage flood flow.

**Clause 13.01: Climate Change Impacts**

Is the main State level policy related to climate change. The only climate risk outlined for planning consideration is the potential coastal impacts of sea level rise. Planning is to prepare for a possible sea level rise of 0.8 metres by 2100. There is no mention of the affects of altered rain patterns and the possible impact that this may have on the increased severity of stormwater flooding events and planning for community adaptation to this.

**Clause 13.02-1: Floodplain Management**

Is the key State level policy related to floodplains and their management. The clause seeks to protect life, property and community infrastructure from flood hazard and the natural flood carrying, storage and environmental significance of floodplains. Strategies relate to ensuring that land affected by flooding is identified, intensive uses and development in such locations avoided, emergency and community facilities located outside floodplains where possible, and that uses with potentially hazardous chemicals or waste are either located away from floodplains or designed in a way to mitigate contact between them.

**Clause 14.02: Water**

Clause 14 contains the key State policy related to the protection and restoration of catchments as well as other waterways and water bodies. In addition to water ensuring water quality strategies relate to protecting the drainage function and landscape and habitat of natural drainage corridors with vegetated buffer zones, implementing measures (undefined) to minimise the quantity, and mitigate the flow of, stormwater runoff from developments, and coordinating planning with catchment management authority activities. Water Conservation strategies also seek to ensure water resources are managed sustainably by encouraging amongst other things the use of alternative water sources such as rainwater and stormwater by government, developers and households.

**Clause 19.03: Development Infrastructure**

Clause 19.03 contains objectives related to implementing the use of development contributions plans to facilitate the provision of infrastructure. Planning for the provision of water supply, sewerage, and drainage services that meet the community's needs as well as protecting the environment is highlighted.

In relation to drainage services, this is to be achieved by ensuring that when planning for urban stormwater drainage systems, this is coordinated at a catchment wide perspective involving adjacent municipalities. Such drainage networks are to include measures to reduce peak flows and assist screening, filtering, re-use and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters..

Clause 19.03-2 (Stormwater) also highlights the need to reduce the impact of stormwater on bays and catchments. Particular strategies relate to supporting an integrated response to stormwater quality through a mix of on-site measures and developer contributions, mitigating pollution from construction sites, ensuring stormwater does not have a detrimental effect on wetlands and estuaries, and most relevantly, that water-sensitive urban design techniques are incorporated into developments. This is so that water systems are protected and enhanced, stormwater is integrated with the landscape, water quality is protected, run-off and peak flows are reduced, and drainage and infrastructure costs are minimised.

# 3 Local Planning Policy

Each council has their own locally specific policies related to floodwaters and stormwater management outlined within the Municipal Strategic Statement and Local Policy sections of their planning schemes that either build on the State standard policies or outline further issues / considerations. These are outlined below.

## 3.1 Glen Eira Planning Scheme

Within the Municipal Strategic Statement, the Glen Eira Planning Scheme outlines a number of broad directives in relation to flood prone areas in the municipality and highlights the issue of ageing infrastructure such as drainage networks.

Of particular note are the following policies.

**Clause 21.04: Housing and Residential Development**

While Clause 21.04 deals more broadly with the design, built form and character outcomes of new residential development, it is specifically noted within Objective 3 of Clause 21.04-2 (Objectives Strategies and Implementation) to promote environmental and social sustainability with particular strategies related to reducing water usage and encouraging rainwater retention and usage in larger developments.

**Clause 21.11: Infrastructure**

Clause 21.11 is Glen Eira's main policy related to Council infrastructure and highlights planning's role in its delivery and maintenance. Specifically in regards to drainage, the policy notes that there is great community concern related to flooding as a result of inadequate and ageing infrastructure. The policy makes note of the Drainage Survey completed by Melbourne Water in 1998 which mapped the extent of overflow paths of stormwater in the event of a 1 in 100 year flood.

Particular *objectives* relate to ensuring:

- The maintenance and improvement of drains within the municipality;
- That new development contributes appropriately where it is likely to impact on existing infrastructure; and
- That development on land liable to flooding is managed appropriately to minimise costs associated with storm events.

*Strategies* highlight the need to:

- Implement approaches and appropriate funding mechanisms to identify and make improvements to existing infrastructure.
- Develop and provide information on areas prone to flooding and overland drainage flow paths to regulate flow paths in these areas.

*Implementation* options canvas ideas related to:

- Levying development contributions to fund improvements to existing, and the provision of, new infrastructure in areas where development will have an impact on existing capacity levels;
- Seeking Melbourne Water advice on proposals within overland flow paths and flood prone areas,
- Minimising impervious surfacing.
- Using the Special Building Overlay for areas identified by Melbourne Water that are flood prone identify in the planning scheme land liable to inundation and to ensure appropriate development.

The policy notes *further strategic work* such as investigating additional development contributions mechanisms and preparing a Municipal Stormwater Plan incorporating a Drainage Framework Plan.

## 3.2 Kingston Planning Scheme

The Municipal Profile (Clause 21.02) of the Kingston Planning Scheme recognises the diverse environmental landscape of Kingston including its waterways and floodplains highlighting that the municipality is on the receiving end of regional catchment systems and shares integrated catchment management responsibilities with adjoining municipalities and agencies. Clause 21.03 (Land use Challenges for the New Millennium) notes the need to protect and enhance the ecological value of Kingston's natural environments with a key priority to improve the management of urban stormwater, land use and resource management and integrated catchment planning. Future management is to focus on initiatives that re-establish wetland morphologies and improve water quality and flood storage. Clause 21.08 (Foreshore) contains a strategy related to establishing performance standards and monitoring regimes for catchment management to minimise the risk of pollution on coastal environments.

Of particular note are the following clauses.

**Clause 21.09: Environment, Wetlands and Waterways**

Clause 21.09 highlights that there is opportunity within Kingston to enhance the natural environments of Kingston through improvements to urban stormwater and integrated catchment planning. The limits of existing drainage networks to manage flooding highlights the need to ensure that land use planning consider flood risks by avoiding intensifying flooding impacts through inappropriately located uses and development and improving the flood storage and water quality treatment functions of existing floodplains and waterways through the creation of a chain of wetlands along Mordialloc Creek as a primary drainage and flood management function. Such objectives tie the creation of open space and environmental management with strategies for floodplain management. Key issues highlight the degradation of waterways and water quality due to past drainage works and modifications to drainage and land use, altering natural flood regimes and subsequent need to provide adequate flood storage and improve stormwater management practices.

Such *objectives* and *strategies* are to be implemented by discouraging, in the decision-making process, use and development that would have significant impacts on local waterway performance and ensuring that the SBO and LSIO are implemented in areas liable to overland flows from drainage systems and land along waterways respectively.

*Further strategic work* highlights the need for continuing to undertake drainage survey works, developing Catchment Management Plans, and development Stormwater Management Plans.

**Clause 22.11: Residential Development Policy**

While Clause 22.11 predominantly relates to the management of housing change in terms of design and neighbourhood character, it specifically notes the need to limit the amount and impact of stormwater runoff from new development into drainage systems. Specific 'Performance Measures' are outlined for new development to achieve stormwater run-off mitigation and quality management including:

- *Wherever possible, using unpaved landscape areas or porous paving.*
- *Where appropriate, constructing on-site stormwater detention with delayed release into the stormwater drainage system.*
- *Designing to limit the impervious area.*
- *Incorporating on-site water re-cycling systems for stormwater run-off.*
- *Directing stormwater run-off into garden areas to reduce watering and the demand on drainage infrastructure.*

It notes specifically:

> *The design of an on-site stormwater detention system should consider the effect of the delayed release of stormwater in conjunction with the time of concentration of flows from the whole catchment at the point of discharge from the property.*

*Drainage systems should be designed to minimise potential for transportation of silt and debris, and provide for their collection and removal at accessible locations.*

*Building locations should take into account overland flow paths and ensure that buildings do not divert flows, causing increased flooding on adjacent properties.*

**Amendment C152**

It is worth mentioning that Kingston currently have an active Planning Scheme Amendment (Amendment C152) to introduce a local policy to provide objectives and application requirements for residential and non-residential development that require a planning permit to incorporate stormwater treatment measures, similar to what Bayside and Port Phillip have as outlined below.

## 3.3 Bayside Planning Scheme

A key directive outlined within the MSS of the Bayside Planning Scheme recognises the environmental risks associated with flooding and stormwater management and the need to manage the impacts of urban consolidation and the intensification of development on the flow of water and flooding.

Of particular note are the following policies in addition to the Development Contributions Plan Overlay – Schedule 1 outlined below.

**Clause 21.05-1: Flooding & Stormwater**

Clause 21.05-1 acknowledges that Port Phillip is at the receiving end of the Port Phillip catchment system and therefore stormwater runoff management has implications on water quality in Port Phillip Bay. The clause recognises the pressure that urban consolidation and intensification can place on drainage systems due to increases in the magnitude of peak stormwater flows and pollutants and subsequent excess flood water. It highlights that there is a need to encourage sustainable development based on the principles of integrated water management.

The clause contains *objectives* related to:

- Ensuring stormwater and groundwater in the Port Phillip catchment and impacts of peak stormwater flows are mitigated by ensuring environmental best practice is used in the management of stormwater.
- Recognising the need to increase on-site retention and re-use of stormwater and the regulation of the flow of flood water by incorporating water sensitive urban design, site cover and hard surface limitations, and including stormwater recycling and quality management techniques on-site.

Key *strategies* to achieve this is through the use of local policy Clause 22.08 (outlined below) and applying the SBO and LSIO to land affected.

*Further strategic work* highlights the need for a stormwater management plan, identifying areas with environmental and infrastructure constraints, a strategy for the management of drainage assets, and identifying areas with limitations on drainage capacity to accommodate higher density development.

**Clause 21.05-2: Climate Change**

Clause 21.05-2 recognises the impact that climate change will have on natural processes such as more frequent storm events, sea level rise, temperature and rainfall patterns. It is acknowledged that this will have an impact on amongst other things, infrastructure damage and inundation. Like the State level policy related to climate change, the clause relates to the impacts on the coastal environment as a result of extreme storm tide and sea level rise. No direction is provided on the impacts of altered rain patterns on stormwater issues and the community's ability to adapt to this.

**Clause 21.06-2: Sustainability**

Clause 21.06-2 highlights the need to incorporate sustainable development principles in new development particularly integrated water management principles which at a minimum include water sensitive urban design techniques and innovative solutions for larger developments.

**Clause 21.10: Infrastructure**

Clause 21.10 recognises the pressure that urban consolidation has on existing physical infrastructure. It highlights the need for future strategic work to explore options for Development Contributions Plans to upgrade infrastructure.

**Clause 22.08: Water Sensitive Urban Design (Stormwater Management)**

Of particular importance is Clause 22.08 which is a local policy dedicated to providing guidance on incorporating stormwater treatment measures into the design of new development to mitigate the effects of increased development on waterways. The policy outlines objectives, policy direction, application requirements and decision guidelines for new buildings, extensions and subdivision.

Objectives relate to:

- Promoting the use of water sensitive urban design (WSUD) such as stormwater reuse.
- Protecting surface water and groundwater from pollutants.
- Reduce impacts of peak stormwater flows.
- Integrating stormwater treatment into the landscape.

Application requirements include:

- The development of a site layout plan showing the location of proposed stormwater treatment measures.
- The use of an industry accepted performance measurement tool such as STORM or MUSIC.
- Design details of stormwater measures.
- A site management plan for construction.

## 3.4 Port Phillip Planning Scheme

As set out at **Clause 21.01-2 (Strategic approach)**, at the heart of the Port Phillip Planning Scheme is a fundamental intent of responding to climate change by placing an emphasis on sustainable development. A key approach in this regard is the reduction in the use of potable water (50% by 2020 on 2001 levels). **Clause 21.03: Ecological Sustainable Development** furthers this and recognises the role that the built environment has on the natural environment. A key objective is to promote sustainable design and development particularly through development that encourages water re-use and recycling and water sensitive urban design techniques to increase stormwater retention and treatment.

The planning scheme also has broad references to water use and retention within activity centres and neighbourhoods. **Clause 22.09: St Kilda Foreshore Area Policy** for instance applies to the St Kilda foreshore and contains built form policy related to ensuring that the water quality of Port Phillip Bay is protected from new development through the application of the City of Port Phillip Stormwater Management Plan and requiring the preparation of site management plans to manage stormwater and improve water quality.

Key policies are the following.

**Clause 21.05-4: Physical Infrastructure**

Clause 21.05-4 relates to the planning of new physical infrastructure. It is highlighted that drainage should be designed to ensure minimal impact on waterways with the primary goal of stormwater management being the maintenance of ecologically sustainable waterways. This is to be achieved by requiring development to contribute to or provide new infrastructure, reducing stormwater run-off by managing its quality and quantity from individual sites, and promoting water sensitive urban design principles.

**Clause 22.12: Stormwater Management (Water Sensitive Urban Design)**

Similar to the Bayside Planning Scheme, Clause 22.12 is Port Phillip's key Local Policy related to stormwater management that seeks to incorporate stormwater treatment measures into the design of development based on Water Sensitive Urban Design principles. The policy outlines objectives, policy direction, application requirements and decision guidelines for new buildings, extensions and subdivision and notes the Port Phillip Water Sensitive Urban Design Guidelines as a reference document.

In terms of objectives, the policy highlights the need to achieve best practice water quality performance as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO* 1999, encouraging WSUD to mitigate downstream impacts and minimise peak stormwater flows and pollutants, and integrating urban water into the landscape.

An application must be accompanied by a WSUD Response that includes:

- Site Layout Plan – indicating stormwater treatment measures such as harvesting and reuse measures, treatment measures, infiltration measures and passive irrigation measures.
- A Report utilising such industry tools as the STORM calculator or MUSIC model outlining how policy objectives are met.
- Design details of any measure so the technical effectiveness of the measures can be assessed.
- A site management plan for construction.
- A maintenance program outlining future management measures.

Policy direction outlines a number of stormwater treatment measures to improve the quality and reduce the flow of water including:

- Collection and reuse of rainwater and stormwater on site.
- Vegetated swales, buffer strips and rain gardens.
- Installation of water recycling systems.

- Multiple uses of water within a single manufacturing site.
- Direction of flow from impervious ground surfaces to landscaped areas.

**Clause 22.13: Environmentally Sustainable Development**

Clause 22.13 is the municipalities main ESD policy providing direction for new development to achieve environmental design standards. Policy objectives relate energy performance, indoor environment quality, transport, waste management, and urban ecology as well as the relevant categories of water resources and stormwater management. Such relevant objectives relate to the encouragement of stormwater collection and reuse and the incorporation of WSUD techniques to reduce the impact and improve the quality of stormwater run-off.

The policy requires the generation of an assessment depending on the type of development as outlined in Table 1 of the policy. For instance, developments of 2-9 dwelling require a Sustainable Design Assessment (SDA) by either utilising the STORM or MUSIC tool.

# 4 Zones and Overlays

The planning schemes contain a number of state standard VPPs related to flooding matters they include:

- Urban Floodway Zone (UFZ)
- Floodway Overlay (FO)
- Land Subject to Inundation Overlay (LSIO)
- Special Building Overlay (SBO)

**Special Building Overlay**

Of most relevance is the Special Building Overlay (SBO) which identifies land in urban areas that is liable to inundation by overland flows specifically from the drainage systems. SBOs are based upon the extent of overland flooding that would result from a 1 in 100 year flood. The purpose of the SBO is to ensure that new development is designed to maintain the free passage and temporary storage of floodwaters to minimise flood damage and not cause any significant rise in flood level or flow velocity that may adversely affect existing properties. For properties in the SBO, a planning permit is required to construct or carry out works and to subdivide land. This enables drainage and flooding issues to be addressed early in the development process. Applications are referred to Melbourne Water who will require the applicant build a certain level (usually 600mm) above the 1 in 100 year flood level.

The use of a schedule under the SBO is to exempt certain buildings and works from requiring a permit such as minor extensions, fencing, carports, etc.

**Land Subject to Inundation Overlay**

The Land Subject to Inundation Overlay (LSIO) is less relevant as it identifies land subject to mainstream flooding, that is, flooding from the overflowing of a watercourse (usually streams and rivers). Mainstream flooding generally excludes water carriers constructed with pipes or artificial channels, which are considered as stormwater channels.

**Overlay Use**

As identified on the map in Appendix 1, the SBO currently applies to land surrounding the drainage network of the Elster Creek Catchment. A small section of the LSIO applies in Bayside, however as outlined below it is proposed to be removed as part of Amendment C153 and replaced with the SBO.

The application of the SBO is based on differing modelling, with some municipalities being based on more recent modelling than others due to when they were implemented and amended as outlined below.

Details of each municipality's use of the SBO is outlined as follows:

- Glen Eira – first introduced into the planning scheme via Amendment C016 in 2002. Has remained the same apart from a minor amendment (Amendment C35) in 2004.
- Kingston – first introduced via Amendment C032 in 2005 and has remained the same since.
- Bayside – first introduced into the planning scheme via Amendment C001 in 2002. As a result of new modelling conducted by Melbourne Water, Bayside currently have an active planning scheme amendment (Amendment C153) to update the coverage of the SBO. The amendment also deletes the LSIO within the municipality and replaces it with the SBO to make the control more consistent with stormwater related flooding.
- Port Phillip – has been in the planning scheme since the introduction of the VPPs in 1997. Amendment C111 in 2016 revised the coverage due to new flood modelling conducted by Melbourne Water.

**Development Contributions Overlay**

Another control of note is the Development Contributions Plan Overlay (DCPO) which is utilised in designated areas to levy contributions for the provision of services, infrastructure and facilities. Of particular relevance is Bayside's use of the Development Contributions Plan Overlay – Schedule 1 (DCPO1) which implements the Bayside Drainage

Development Contributions Plan. DCPO1 was implemented into the planning scheme via Amendment C139 in 2017 and requires proponents of new development to contribute to the upgrade of Bayside's municipal drainage network via the payment of a levy. The DCP01 imposes a cost on development that intensifies land use, for instance, the rates require that $2,000 be paid for each new ground floor dwelling, $1,000 for each upper storey dwelling and $520 per 100 square metres of gross floor area for new commercial uses.

# 5 Discussion

Based on the above review, a number of observations can be made about each planning schemes' approach to flooding and stormwater management.

## 5.1 Council Breakdown

### Glen Eira

Overall, apart from broad objectives and strategies within the Municipal Strategic Statement, Glen Eira's Planning Scheme is lacking in relation to specific policy related to managing the effects of flooding, particularly the contribution that new development can make towards mitigating the effects and impacts of stormwater.

The key policy (Clause 21.11) related to such issues is focused on protecting and managing drainage networks with minimal guidance on strategies related to WSUD for instance. There is opportunity to further realise the contribution that planning can make through development requirements (eg. WSUD techniques) when dealing with flooding and stormwater reduction rather than focusing heavily on infrastructure upgrades.

The scheme however positively highlights the importance of capturing development contributions for the purposes of infrastructure upgrades and additions such as new drainage. The Development Contributions Plan Overlay however has not been utilised in any areas of the municipality.

In terms of the use of controls, the planning scheme makes appropriate use of the SBO in areas surrounding the drainage network of the Elster Creek Catchment. The SBO coverage however is based on old modelling, having not been amended and remaining largely unchanged since its introduction in 2002.

### Kingston

While not containing a specific policy related to stormwater management, the Kingston Planning Scheme recognises the limits that drainage networks have for mitigating the effects of flooding associated with stormwater runoff and the need to utilise integrated water management techniques. The two key policies highlight ways in which inappropriate development can exacerbate flooding issues.

Clause 22.11 positively integrates stormwater runoff mitigation and quality management measures with residential development policy so as it is considered as one of many design outcomes for new development. A number of site specific design techniques are outlined such as stormwater detention with delayed release systems to ensure development can assist with minimising urban floodwater.

As mentioned above, Amendment C152 to the Kingston Planning Scheme is seeking to introduce a stormwater management policy at Clause 22.19 similar to Bayside and Port Phillip. Such a tool will require planning permit applications to demonstrate stormwater treatment measures in new development.

Similar to Glen Eira, while the SBO applies to drainage areas identified in the Elster Creek Catchment, its coverage is based on old modelling and has not been amended since being introduced in 2005.

### Bayside

Bayside's Municipal Strategic Statement and subsequent Local Policies and Overlays are linked to the idea that increased urban consolidation and intensification places pressure on the capacity of drainage networks to deal with stormwater run-off.

Of most importance is Bayside's use of Clause 22.08: Water Sensitive Urban Design (Stormwater Management) which specifically outlines application requirements, such as the generation of a STORM report, and decision guidelines for new development to deal with stormwater management and WSUD. The location of this policy within

the Local Policy section of the planning scheme also ensures that it carries more statutory weight then policy within the MSS.

The other important and positive aspect of the Bayside Planning Scheme's approach to drainage is the use of the Development Contributions Plan Overlay to leverage funds to upgrade and manage existing drainage networks within the municipality as a result of the intensification of use and development. In this way, new development contributes to any new public drainage works so increased pressure on the drainage system can be appropriately offset and public resource use minimised.

The coverage of the SBO within the municipality is also currently being revised via Amendment C153 utilising up-to-date modelling provided by Melbourne Water.

### Port Phillip

Port Phillip's approach to stormwater mitigation in the planning scheme is tied to their overall vision in responding to climate change and increasing environmentally sustainable development within the municipality. In this way, the management of stormwater and flooding is integrated with such environmental considerations in a holistic manner.

Similar to Bayside, the Port Phillip Planning Scheme has a Local Policy (Clause 22.12) dedicated to Stormwater Management and WSUD. The detailed planning application requirements and decision guidelines are important for ensuring a consistent approach to stormwater issues in new development. Similar techniques are also included within the ESD policy located at Clause 22.13.

The application of the SBO within Port Phillip has also been recently updated in 2016 via Amendment C111.

## 5.2 Conclusions and Recommendations

The planning scheme review has revealed that each municipality has differing responses, levels of detail and implementation strategies when it comes to planning for flood impacts from stormwater and ensuring drainage networks are suitably managed.

The key findings from this review relate to the need for consistent Stormwater Policy, the need for Special Building Overlay updates and the use of Development Contributions Plans, and adaptation provisions.

### Stormwater Policy

While public infrastructure such as drainage networks are important for mitigating flooding risks associated with urban stormwater, the design of new development plays an important role in mitigating the effects of increased stormwater at its source. The limits of existing drainage networks to manage flooding highlights the need to ensure that land use planning mitigate flood risks through appropriately designed development.

Specific stormwater management and WSUD policy as utilised by Port Phillip and Bayside appears to be an appropriate way to ensure that such matters are responded to in the planning process through application requirements and decision guidelines. Incorporating variations of such policies within the Glen Eira and Kingston planning schemes would be considered a positive way to further embed WSUB considerations in planning schemes.

The effectiveness of such policies for ensuring that WSUD measures are included in new development is however beyond the scope of this stage of the study. It is noted however that the effectiveness of these policies to implement the best practice stormwater flooding reduction techniques will be further understood in the next phase of the project which will research and highlight current best practice and innovative techniques.

On first assessment the policies are heavily geared towards increasing stormwater quality and reducing pollutants rather than reducing the stormwater runoff that leads to urban flooding which is the main focus of this project. For instance, the application requirement to produce a STORM report assesses a developments response to stormwater quality performance objectives, such as nitrogen, phosphorus and suspended soils retention, as guided by the *Urban*

*Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999*, rather than specifically urban flooding mitigation.

## Special Building Overlay Updates

The Special Building Overlay is the most appropriate tool within planning schemes to provide a level of control over building responses to flood risk in allowing for the free passage and temporary storage of floodwaters caused by drainage systems. The use of the SBO triggers the need for referral to Melbourne Water which requires the calculation of appropriate floor level heights above flood levels.

The SBO has been appropriately implemented across all planning schemes within the Elster Creek Catchment area, generally applying along the drainage network as identified in Appendix 1. The implementation of the SBO however is based on varying ages of modelling across the four municipalities. Glen Eira's SBO coverage for instance is based on Melbourne Water modelling from 1999.

In accordance with the need for 'further strategic work' as highlighted by each of the planning schemes, it would be beneficial for each planning scheme to be based on the most recent modelling so as a consistent application of the SBO within the catchment is provided. It is noted that Bayside is currently undertaking this through Amendment C153.

## Development Contributions

The maintenance and upgrading of existing stormwater drainage networks to ensure their future capacity is the key engineering response for mitigating the impacts of urban flooding. The planning scheme can play an important role in ensuring this, not just through policy direction, but also through more practical measures such as securing funding from new development.

The intensification of land can place a greater strain on existing drainage networks so ensuring that the upgrading of infrastructure happens in tandem with increased development is important for mitigating future capacity constraints and subsequent flooding issues. The Development Contributions Plan Overlay (DCPO) is the most appropriate and effective tool within planning schemes to leverage development contributions from new land uses and development that may place greater strain on the drainage network.

While this is highlighted in all planning schemes as a policy direction, as observed, it is only within the Bayside Planning Scheme that the DCPO has actually been utilised for this purpose. Implementing a consistent approach across the four planning schemes to leverage funding for the upgrade of the Elster Creek Catchment drainage network should be explored.

### Adaptation

Climate change will increase the likelihood and severity of extreme climate events such as heat waves, droughts, storm surges, altered rain patterns, floods and bushfires. There are two main categories of responses to climate change: mitigation and adaptation. Whereas mitigation responses are intended to reduce the magnitude of human contribution to climate change, such as reducing greenhouse gas emissions, adaptation responses seek to reduce the impact and consequences of climate change as well as harnessing any beneficial opportunities.

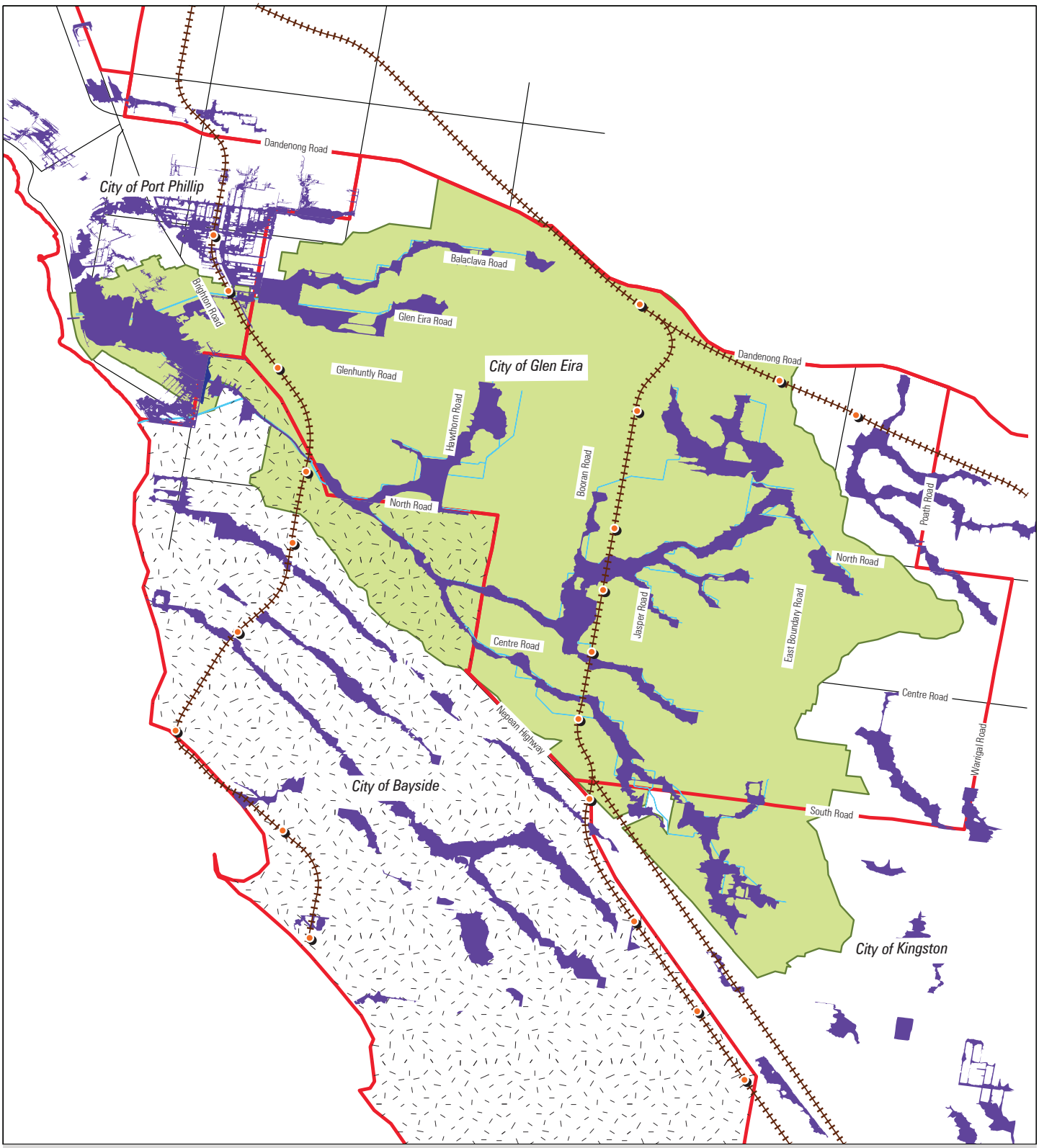
The Department of Environment and Energy defines climate change adaptation as the ability for individuals, communities, organisations and natural systems to deal with the consequences of climate change that cannot be avoided. Adaptation recognises the shared responsibility that all levels of government and private individuals and business have in reducing climate risks.

The most relevant climate change risk posed for the Elster Creek Catchment will be altered rainfall patterns and to a lesser extent, storm surges. While climate change will likely result in a drier climate in Australia more generally, the intensity and frequency of storm events as a result of altered rainfall patterns is likely to increase. This will have impacts on the level, frequency severity and associated risk of catchment wide flooding as it will alter the amount of stormwater run off in the coming years.

As has been outlined above, the planning schemes are generally silent on the impacts of climate change, particularly altered rainfall patterns, on the catchment and the resulting impacts on stormwater and flood risk. While Port Phillip's MSS ties in stormwater responses with climate change and sustainability objectives more generally, and Bayside contains specific climate change policy geared towards sea level rise and inundation, the planning schemes fall short of canvassing adaptation options for the community. As such, adaptation responses are not included in Council planning policies and their associated objectives and strategies.

# Appendix 1

## Elster Creek Catchment Area and Relevant Planning Scheme Overlays Relating to Flooding etc.




## Legend

- Council Boundaries
- Elster Creek Catchment Boundary
- Development Contribution Plan Overlay
- Special Building Overlay
- Land Subject to Inundation Overlay
- Trainline
- Train Station
- Elster Creek Drains
- Main Roads

| | |
|---|---|
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**ELSTER CREEK CATCHMENT**

# Appendix 2

## Example Stormwater Management Policies from Port Phillip and Bayside Planning Schemes

## 22.12 STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN)

13/03/2014
C78

This policy applies to applications for:

- New buildings
- Extensions to existing buildings which are 50 square metres in floor area or greater.
- A subdivision in a commercial zone

This policy does not apply to an application for:

- A subdivision of an existing building.

### 22.12-1 Policy Basis

13/03/2014
C78

Increased development can result in greater hard surface area and changes to the volume, velocity and quality of stormwater drainage into natural waterways.

Achieving improved stormwater quality is a key objective in reducing the environmental impact of urban development on waterways and receiving water bodies in the Port Phillip catchment, this policy implements the best practice performance objective outlined in the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999* (or as amended) to achieve the objectives of the State Environment Protection Policy (Water of Victoria).

Waterways are an important environmental asset and measures that protect, or improve, water quality will be of significant benefit environmentally, socially and economically.

Incorporating stormwater treatment measure into the design of development, including wetlands, bio-retention systems and porous pavements to filter pollutants, will help to protect and improve the condition of the natural waterways and passively irrigate urban vegetation.

Water sensitive urban design (WSUD) is the design of buildings, subdivisions and works to minimise the hydrological impact of urban development on the surrounding environment. WSUD provides the means for treating stormwater run-off in a variety of ways so that the flow is reduced, and the quality of run-off is improved. Stormwater management can take various forms in the urban environment including infrastructure upgrades, streetscape layout changes, piping reconfigurations, storage tanks, and the use of different paving.

### 22.12-2 Objectives

13/03/2014
C78

- To achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended). Currently, these water quality performance objectives are:*
  - Suspended Solids - 80% retention of typical urban annual load
  - Total Nitrogen - 45% retention of typical urban annual load
  - Total Phosphorus - 45% retention of typical urban annual load
  - Litter - 70% reduction of typical urban annual load.
- To promote the use of water sensitive urban design, including stormwater re-use.
- To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.
- To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.

- To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well being.

## 22.12-3 Policy

13/03/2014
C78

It is policy to:

- Require that development applications provide for the achievement of the best practice performance objectives for suspended solids, total phosphorus and total nitrogen, as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999* (or as amended).
- Require the use of stormwater treatment measures that improve the quality and reduce the flow of water discharged to waterways. This can include but is not limited to:
  - collection and reuse of rainwater and stormwater on site
  - vegetated swales and buffer strips
  - rain gardens
  - installation of water recycling systems
  - multiple uses of water within a single manufacturing site
  - direction of flow from impervious ground surfaces to landscaped areas.
- Encourage the use of measures to prevent litter being carried off-site in stormwater flows, including:
  - appropriately designed waste enclosures and storage bins, and
  - the use of litter traps for developments with the potential to generate significant amounts of litter.
- Encourage the use of green roofs, walls and facades on buildings where practicable (to be irrigated with rainwater/stormwater) to enhance the role of vegetation on buildings in managing the quality and quantity of stormwater.

## 22.12-4 Application requirements

13/03/2014
C78

An application must be accompanied by a Water Sensitive Urban Design Response including, as appropriate:

| Requirement | Detail Required |
|---|---|
| A **site layout plan** showing the location of proposed stormwater treatment measures. | Show location, area draining to a treatment measure, and the connection points, of any:<br>1. Harvesting and Reuse Measures: such as raingarden tanks (must identify what the tank is connected to; toilets, gardens etc).<br>2. Water Quality Treatment Measures: such as raingardens, wetlands, buffers and swales.<br>3. Infiltration Measures: such as porous paving and infiltration trenches/sumps.<br>4. Passive Irrigation Measures: such as directing runoff into gardens. |
| A **report** outlining how the application achieves the objectives of this policy. | A report including an assessment from an industry accepted performance measurement tool such as STORM or MUSIC (or equivalent). |
| **Design details**, such as cross | Design details as appropriate to the stormwater |

| Requirement | Detail Required |
|---|---|
| sections, to assess the technical effectiveness of the proposed stormwater treatment measures. | treatment measure proposed. |
| A **site management plan** which details how the site will be managed through construction. | A statement is required outlining construction measures to prevent litter, sediments and pollution entering stormwater systems. |
| A **maintenance program** which sets out future operational and maintenance arrangements. | A statement is required outlining operational and maintenance measures to check the effective operation of all systems. |

If the water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999* (or as amended) are not met, an application must include justification for how the development meets the objectives of this policy.

## 22.12-5 Decision guidelines

13/03/2014
C78

Before deciding on an application, the responsible authority will consider, as appropriate:

- The extent to which the development meets the objectives and requirements of this policy.
- The Water Sensitive Urban Design Response.
- Whether the application meets the best practice performance objective and treatment measures.
- Whether the proposal is designed and incorporates works to maintain, or improve, the quality of stormwater within or exiting the site.
- Whether the proposal will significantly add to the stormwater discharge or adversely affect water quality entering the drainage system.
- Opportunities for water conservation and reuse that influence the use of water sensitive urban design.
- The level of ongoing management required to achieve and maintain the desired stormwater quality measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.

## 22.12-6 Reference documents

13/03/2014
C78

City of Port Phillip Water Sensitive Urban Design Guidelines, 2009.

State Environment Protection Policy (Waters of Victoria), Environment Protection Authority, 2003 (as amended from time to time).

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999 (as amended from time to time).

Water Sensitive Urban Design – Engineering Procedures: Stormwater, Melbourne Water, CSIRO Publishing, 2005 (as amended from time to time).

STORM calculator (as amended from time to time)

MUSIC – model for urban stormwater improvement conceptualisation tool (as amended from time to time).

## 22.12-7 Expiry

13/03/2014
C78

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

## 22.08 WATER SENSITIVE URBAN DESIGN (STORMWATER MANAGEMENT)

25/09/2014
C121

This policy applies to an application for:

- Accommodation.
- Construction of a building to be used for commercial, industrial or mixed use purposes.
- A subdivision in a business zone.

This policy does not apply to an application for:

- An extension or alteration of an existing building of less than 50 square metres in floor area.
- Subdivision of an existing building.

### 22.08-1 Policy basis

26/05/2011
C99

Increased development can result in greater hard surface area and changes to the volume, velocity and quality of stormwater drainage into natural waterways.

Achieving improved stormwater quality is a key objective in reducing the environmental impact of urban development on waterways and receiving water bodies in the Port Phillip catchment. This policy implements the best practice performance objective outlined in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 to achieve the objectives of the State Environment Protection Policy (Waters of Victoria).

Waterways are an important environmental asset and measures that protect, or improve, water quality will be of significant benefit environmentally, socially and economically.

Incorporating stormwater treatment measures into the design of development, including wetlands, bio-retention systems and porous pavements to filter pollutants, will help to protect and improve the condition of the natural waterways.

### 22.08-2 Objectives

26/05/2011
C99

- To promote the use of water sensitive urban design, including stormwater re-use.
- To protect the surface water and ground waters in the Port Phillip Bay catchment from stormwater pollutants.
- To reduce the impacts of peak stormwater flows.
- To integrate stormwater treatment measures into the landscape.
- To reduce the entry of pollutants into stormwater run-off.

### 22.08-3 Application requirements

26/05/2011
C99

An application must be accompanied by the following information, as appropriate:

- A site layout plan showing the location of proposed stormwater treatment measures.
- Demonstrated compliance, such as a report from an industry accepted performance measurement tool, with the best practice performance objective set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999.
- Design details, such as cross sections, to enable the Council to assess the technical effectiveness of the proposed stormwater treatment measures.
- A site management plan which details how the site will be managed through construction and which sets out future operational and maintenance arrangements.

## 22.08-4 Policy

26/05/2011
C99

It is policy that:

- Post construction stormwater run-off should be treated to remove 80% suspended solids, 45% total phosphorous and 45% total nitrogen of typical urban annual load and maintain discharges for the 1.5 year ARI at pre-development levels. This is the best practice performance objective set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999.
- Best practice measures such as those contained in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 be incorporated into the design of a development.
- Stormwater quality treatment measures be designed to prevent litter being carried to receiving waters. This includes, appropriate design of waste enclosures and use of gross pollutant traps for development with potential to generate significant amounts of litter.

## 22.08-5 Decision Guidelines

26/05/2011
C99

In assessing an application the responsible authority will:

- Assess compliance of the development using an industry accepted performance measurement tool.
- Assess the technical effectiveness of the treatment measures such as the efficiency in filtrating pollutants, the capacity of the system and ongoing maintenance and performance, using published industry guidelines and standards.

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority will consider, as appropriate:

- The objectives of the policy and the effects of development on the health of the receiving waters.
- Whether the applicant has reasonably demonstrated that every effort has been made to meet the best practice performance objective and treatment measures.
- Whether the proposal is designed and incorporates works to maintain, or improve, the quality of stormwater within or exiting the site.
- Whether the proposal will significantly add to the stormwater discharge or adversely affect water quality entering the drainage system.
- Opportunities for water conservation and reuse that influence the use of water sensitive urban design.
- The level of ongoing management required to achieve and maintain the desired stormwater quality.
- Measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.

## 22.08-6 Expiry

25/09/2014
C121

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

## 22.08-7 Reference documents

26/05/2011
C99

*Water Sensitive Urban Design Compliance Guidelines for New Development, Bayside City Council, 2009.*

*Bayside Stormwater Quality Management Plan, Fisher Stewart, September 2000.*

*State Environment Protection Policy (Waters of Victoria), Environment Protection Authority, 2003.*

*Urban Stormwater Best Practice Environmental Management Guidelines*, *CSIRO Publishing, 1999.*

*Water Sensitive Urban Design - Engineering Procedures: Stormwater*, *Melbourne Water, 2005.*

# Appendix 3

## Exhibited Kingston Stormwater Management Policy (Amendment C152)

## 22.19 STORMWATER MANAGEMENT

--/--/20--
PROPOSED C152

This policy applies throughout the City of Kingston to residential and non-residential developments that require a planning permit in accordance with the thresholds in Table 1 of this Policy.

### 22.19-1 Policy Basis

--/--/20--
PROPOSED C152

The City of Kingston recognises that stormwater runoff from our streets, roofs, and other impervious areas have a negative impact on downstream receiving waters including Mordialloc Creek, Patterson River and Port Phillip Bay.

Increased development can increase the amount of hard and impervious surfaces such as buildings, roads and car parks and change the volume, velocity and quality of stormwater drainage into natural waterways. The majority of the rain that falls in urban areas is converted into stormwater. Traditional stormwater management practices direct stormwater into urban waterways affecting the health and amenity of our waterways. Large volumes of stormwater can cause flooding that damages both natural and built environments.

Integrating Water Sensitive Urban Design (WSUD) to capture, treat and reuse stormwater onsite can significantly improve the quality and quantity of water entering our waterways. Stormwater treatments can take various forms including wetlands, bio-retention systems, storage tanks, and the use of different paving.

This policy provides a framework for early consideration of stormwater management and WSUD at the initial building design stage in order to achieve improved stormwater quality. It implements the best practice performance objective outlined in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 to achieve the objectives of the State Environment Protection Policy (Water of Victoria).

### 22.19-2 Objectives

--/--/20--
PROPOSED C152

- To improve the water quality of stormwater run-off.
- To reduce the impact of stormwater run-off.
- To incorporate the use of WSUD in development including stormwater reuse.
- To ensure that developments comply with the best practice performance objectives for suspended solids, total phosphorus and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999.

### 22.19-3 Policy

--/--/20--
PROPOSED C152

It is policy that applications for the types of developments listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

### 22.19-4 Application requirements

--/--/20--
PROPOSED C152

An application must be accompanied by the information as specified in Table 1.

**Table 1: Stormwater Management Information Required**

| TYPE OF DEVELOPMENT | APPLICATION REQUIREMENTS |
|---|---|
| **Small Scale**<br>▪ Residential and/or mixed use developments of 1 to 2 dwellings.<br>▪ Residential developments and/or mixed use developments with a new building gross floor area greater than 500 $m^2$.<br>▪ Non-residential developments with a new gross floor area less than 500 $m^2$. | ▪ A satisfactorily completed Drainage Declaration in a form approved by the Responsible Authority explaining how the requirements and objectives of this policy will be met. |

| | |
|---|---|
| **Medium Scale**<br>▪ Residential and/or mixed use developments of 3 to 9 dwellings.<br>▪ Non-residential developments with a new building gross floor area between 500m$^2$ and 1000m$^2$.<br>▪ Subdivision of vacant land between 1,000m$^2$ and 4,999m$^2$. | ▪ A satisfactorily completed Drainage Declaration in a form approved by the Responsible Authority explaining how the requirements and objectives of this policy will be met.<br>▪ A STORM program output demonstrating how the proposal achieves 100% rating. |
| **Large Scale**<br>▪ Residential and/or mixed use developments of 10 or more dwellings.<br>▪ Non-residential developments with a new building gross floor area greater than 1,000 m$^2$ .<br>▪ Subdivision of vacant land greater than 4,999m$^2$.<br>▪ Subdivision of land involving public road networks or public open space as determined by Council. | ▪ A satisfactorily completed Drainage Declaration in a form approved by the Responsible Authority explaining how the requirements and objectives of this policy will be met.<br>▪ An Integrated Water Management Plan (IWMP) including a Water Sensitive Urban Design Response.<br>▪ A MUSIC program output demonstrating how WSUD requirements have been achieved. |

## 22.19-5 Decision guidelines

--/--/20--
PROPOSED C152

In determining an application, the Responsible Authority will consider, as appropriate:

- The extent to which the development meets the objectives and requirements of this policy.
- The requirements of the Kingston Civil Design Requirements for Developers Part A: Integrated Stormwater Management, May 2016.
- Whether the development meets the quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999.
- The extent to which the design incorporates WSUD.
- Whether the proposal is designed and incorporates works to maintain, or improve, the quality of stormwater within or exiting the site.
- Whether appropriate tools and assessment methods have been used and the development meets their targets.
- Whether the proposal will significantly add to the stormwater discharge or adversely affect the water quality entering the drainage system.
- Whether the design provides opportunities for water conservation and reuse.
- Whether stormwater protection measures, such as slit traps, will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities.

## 22.19-6 Reference documents

--/--/20--
PROPOSED C152

Kingston Integrated Water Cycle Strategy Plan, February 2012.

Kingston Civil Design Requirements for Developers Part A: Integrated Stormwater Management, May 2016.

Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee, CSIRO Publishing, 1999.

STORM, Melbourne Water, www.storm.melbournewater.com.au

Music, www.ewater.com.au/music

*Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.*

## 22.19-7 Expiry

--/--/20--
PROPOSED C152

This policy will expire two years from its gazettal into the Kingston Planning Scheme unless superseded (as determined by the Minister for Planning) by revised WSUD provisions in the Victorian Planning Provision or the Building Code of Australia Regulations, whichever happens first.

# Appendix 4

## Bayside's Schedule 1 to the Development Contributions Plan Overlay (DCPO1)

17/08/2017 C139

# SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1.**

## BAYSIDE DRAINAGE DEVELOPMENT CONTRIBUTIONS PLAN

### 1.0 Area covered by this development contributions plan

17/08/2017 C139

Land within the DCPO1 area.

### 2.0 Summary of costs

17/08/2017 C139

| Facility | Total cost $ | Time of provision | Actual cost contribution attributable to development $ | Proportion of cost attributable to development % |
|---|---|---|---|---|
| Drainage | 16,085,291 | 20 years | 7,881,800 | 49 |
| **TOTAL** | **16,085,291** | **20 years** | **7,881,800** | **49** |

### 3.0 Summary of contributions

17/08/2017 C139

| Facility | Levies payable by the development ($) | | | | | |
|---|---|---|---|---|---|---|
| | Development infrastructure | | Community infrastructure | | All infrastructure | |
| | residential | non-residential | residential | non-residential | residential | non-residential |
| Drainage | 2000 | 520 | 0 | 0 | 2000 | 520 |
| **TOTAL** | **2000** | **520** | **0** | **0** | **2000** | **520** |

*Note: The levy payable by development on residential land is specified in dollars per dwelling (note: a ground floor dwelling equates to 2 upper floor dwellings) and for other development in dollars according to site area.*

*The levy payable by commercial development is in dollars per 100 sq.m of site area or additional gross building floor area, whichever is the lesser.*

*The amounts in this schedule are in December 2014 dollars. The responsible authority will adjust the levy annually commencing in 2017 by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook.*

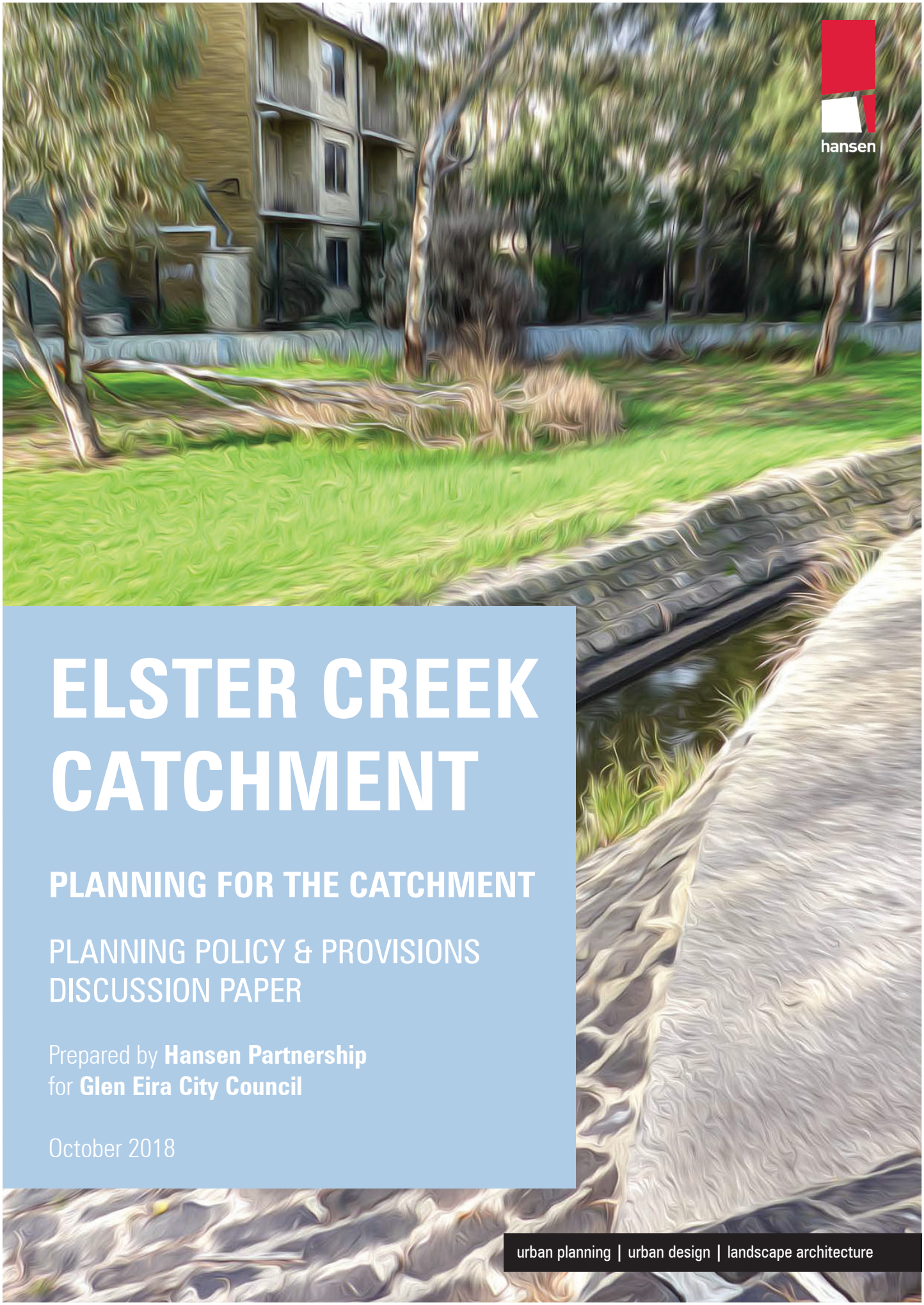
### 4.0 Land or development excluded from development contributions plan

17/08/2017 C139

The following development is exempt from the development contributions plan:

- Residential development that does not create any additional dwellings;
- Commercial development that does not create any additional floor space; or
- Development on public land.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.*



# ELSTER CREEK CATCHMENT

## PLANNING FOR THE CATCHMENT

PLANNING POLICY & PROVISIONS DISCUSSION PAPER

Prepared by **Hansen Partnership**
for **Glen Eira City Council**

October 2018

urban planning | urban design | landscape architecture



| Version | A | B |
| --- | --- | --- |
| Issue Date | 8 Jun 2018 | 11 Oct 2018 |

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# Executive Summary

The following discussion paper outlines a number of planning policy and provision options for flood mitigation and risk reduction within the Elster Creek catchment.

The planning response options outlined herein should not be considered in isolation from other structural (anything from drainage infrastructure and public realm works, to soft infrastructure such as wetlands and regreening channel networks) and non-structural (other council policies, institutional arrangements, community participation etc.) options outside the planning system. The responses in the catchment should be thought of in a holistic way.

The planning options are geared towards stormwater quantity management. It is noted that no option should proceed without sufficient evidence to justify its implementation (eg. based on hydrological modelling or other evidence bases).

The key section of the paper is the third section which outlines principles upon which any planning decision should be made and a range of planning response options. It is not the intention that all options should be implemented and no one option should be implemented alone. Each Council may also seek to implement different options depending on local circumstances.

The options are based around five themes:

- **Theme 1: Catchment Wide Runoff Reduction** - with the key options being either a catchment wide policy or control (Environmental Significance Overlay) to introduce lot scale runoff reduction targets tied to onsite storage and impervious surfacing.
- **Theme 2: Development in Vulnerable Areas** - which outlines key options related to ensuring controls in floodprone areas are up to date and appropriately applied particularly in downstream areas where the combined affects of coastal inundation will become more of an issue due to climate change into the future.
- **Theme 3: Economic Instruments** - which includes the key options of introducing a catchment wide Development Contributions Plan and an incentive scheme that works in tandem with the targets outlined in Theme 1.
- **Theme 4: Governance** - recognises the need for sufficient catchment wide governance arrangements to clarify roles and responsibilities in relation to implementing planning options. The key option includes the development of a catchment wide Integrated Water Management Plan.
- **Theme 5: Strategic Planning** - which highlights the need for strategic planning to consider stormwater management and flood mitigation through such things as structure planning and MSS updates and ensuring the implications of sea level rise and altered rain fall patterns are considered in any strategic planning decision within the catchment.

## Abbreviations

AEP - Annual Exceedance Probability

BPEMG - Best Practice Environmental Management Guidelines

DCPO - Development Contributions Plan Overlay

DDO - Design and Development Overlay

ESO - Environmental Significance Overlay

GI - Green Infrastructure

IWM - Integrated Water Management

LSIO - Land Subject to Inundation Overlay

OSD - On-site Detention

OSR - On-site Retention

PSD - Permissible Site Discharge

SBO - Special Building Overlay

SRS - Stormwater Retention Score

SSR - Site Storage Requirement

VPP - Victorian Planning Provisions

WSUD - Water Sensitive Urban Design



# Introduction

Hansen Partnership Pty Ltd has been engaged by Glen Eira City Council to develop a discussion paper canvassing planning policy opportunities for mitigating and minimising flooding risks associated with the Elster Creek Catchment.

The discussion paper forms a key deliverable of the 'Elster Creek Catchment Action Plan' (October 2017), which has been developed after the signing of a Memorandum of Understanding between the four municipalities within the catchment, Kingston, Bayside, Port Phillip and Glen Eira, and Melbourne Water, the floodplain management authority.

The Action Plan seeks to develop a whole-of-catchment approach to the management of the catchment and responding to flooding risks.



## Purpose of the Discussion Paper

The purpose of the paper is to outline future planning policy and provision opportunities for flood mitigation that are informed from a catchment wide perspective. The paper forms a key deliverable of the strategic planning element of the Action Plan which is seeking a consistent approach to land use planning across the catchment to minimise urban runoff by drawing from best practice innovative approaches.

This paper follows the completion of a collective review of the four planning schemes, also undertaken by Hansen, which sort to anaylse existing policy and provisions related to the reduction in and adaptation to flooding risks to help inform future policy. The findings of the review have been incorporated into this discussion paper.

This discussion paper has involved consultation with Council representatives through a workshop with the four Councils and Melbourne Water, and discussions with expert engineers and the work of tertiary institutions.

The structure of the paper is divided into three sections:

Section 1, which provides:

- An overview of current State and local policies and strategies.

Section 2, which provides:

- An analysis of the key issues from a planning policy perspective.
- An outline of relevant state, interstate and international approaches and recent research.

Section 3, which provides:

- A set of principles upon which any planning response should be based.
- A list of planning policy and provision options and recommendations that can be implemented across the catchment.

A brief outline of the catchment and an understanding of stormwater management, urban flooding and the role planning can play is provided first.

## Catchment Description

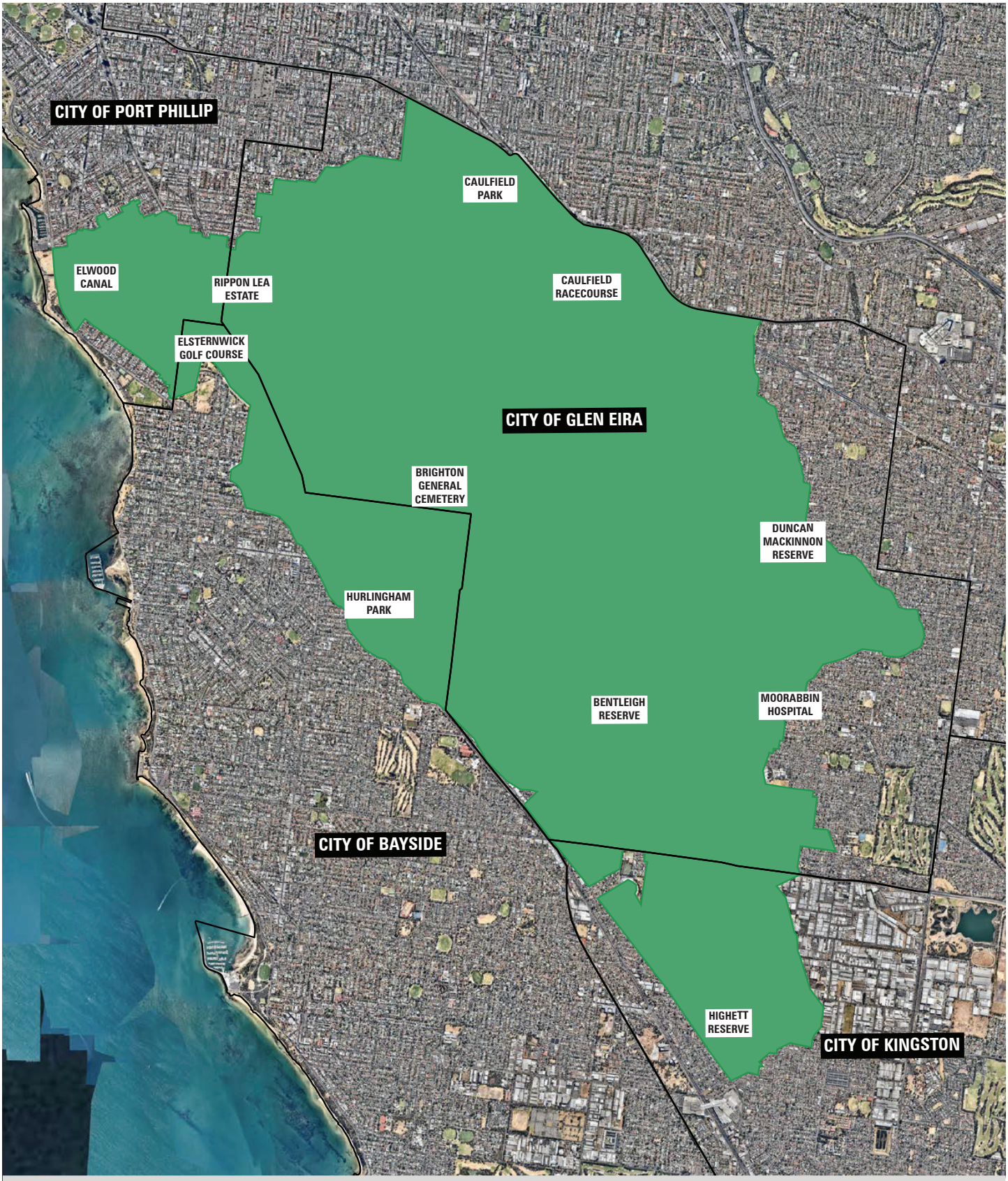
The Elster Creek catchment is approximately 40 square kilometres in area covering the four municipalities of Kingston, Bayside, Port Phillip and Glen Eira. The highly modified urban catchment is predominantly located within Glen Eira with the majority of the municipality located within the catchment's extent. The land within the catchment is wholly urban.

The water from the catchment drains into either one of the many below ground drains to McKinnon and East Brighton, above ground drains from Gardenvale, or into the small section of natural drain within the Elsternwick Golf Course. The Elwood Canal, which is the most well known section of the drainage network, directs the water into Port Phillip Bay.

Urban flooding within the catchment area occurs due to the amount of runoff exceeding the capacity of the drainage network. This occurs regularly, as recently as December 2016. Being downstream of the catchment, Elwood experiences the worst effects of the flooding, disproportionate to its size within the catchment as a result of being at the bottom of the catchment. Flooding of residential land within Glen Eira and Bayside is also common during heavy rainfall events.

This issue is expected to become more prevalent in the future. Outlined further in Section 2, increased housing density and impacts associated with climate change, such as altered rainfall patterns and sea level rise, are likely to exacerbate the issue if action is not taken now to mitigate and adapt to the flooding risks.






## Legend

- Council Boundaries
- Elster Creek Catchment Boundary

| | |
|---|---|
| Project Ref: | 2018.008 |
| Dwg No.: | UDD-001 |
| Scale: | 1:50000@A4 |
| Date: | 21.05.2018 |
| Revision: | A |

hansen

ELSTER CREEK CATCHMENT

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## Stormwater Management & Urban Flooding

Stormwater management in urban areas seeks to resolve both quantitative and qualitative issues.

**Quantity** issues relate to the management of the volume of stormwater. Urbanised areas increase the amount of impervious surfaces such as paving, roofs, streets and driveways which in turn increases the amount of stormwater runoff. When there is insufficient capacity to manage the amount of water, urban flooding can occur.

Stormwater runoff can be high in pollutants. As it typically ends up in waterways, the management of the **quality** of stormwater seeks to remove these pollutants such as suspended solids, phosphorus, nitrogen and litter. This has implications for environmental management and sustainability.

While the management of stormwater should consider both quantitative and qualitative matters in a holistic response, including water efficiency initiatives and harvesting and reuse techniques, this discussion paper focuses specifically on the quantity side of the equation as the Action Plan directly relates to opportunities to mitigate urban flooding through the reduction and management of stormwater runoff. This is not to suggest that the techniques and mechanisms discussed may not have residual qualitative benefits. Quantity reduction methods should be thought of in conjunction with quality measures as part of an **Integrated Water Management** approach (refer to insert).

Managing stormwater quantity can take one of two forms:

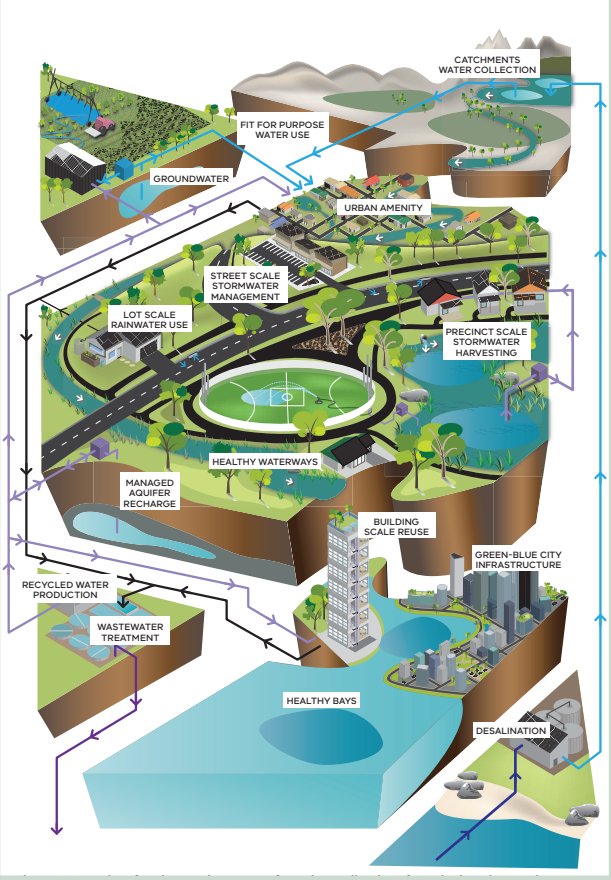
- **Conveyance**: which are management techniques designed to regulate the movement of stormwater via such things as drainage networks, channels, artificial waterways, and swales.
- **Storage**: involves management techniques to hold stormwater runoff temporarily or permanently through retention and detention basins, tanks, ponds, wetlands. These techniques are designed to decrease the amount of runoff at different locations within a catchment area.

Approaches to stormwater management can be either through structural or non-structural means:

- **Structural**: include physical works to reduce flooding such as levee banks, waterway works, retarding basins, rainwater tanks, floodways and larger drains which convey or store the stormwater.
- **Non-structural**: include soft works such as flood mapping, planning and building controls, public education and operational tasks.

## What is Integrated Water Management?

Integrated Water Management (IWM) is a holistic approach to water management that seeks to coordinate the management of water, land and other related resources to maximise sustainable environmental, social and economic outcomes. IWM seeks to bring together all aspects of the water cycle as much as possible when planning, delivering and managing services. This is primarily achieved through a collaborative approach by bringing together organisations that influence all elements of the water cycle such as waterways, wastewater, potable water, and stormwater management and treatment.



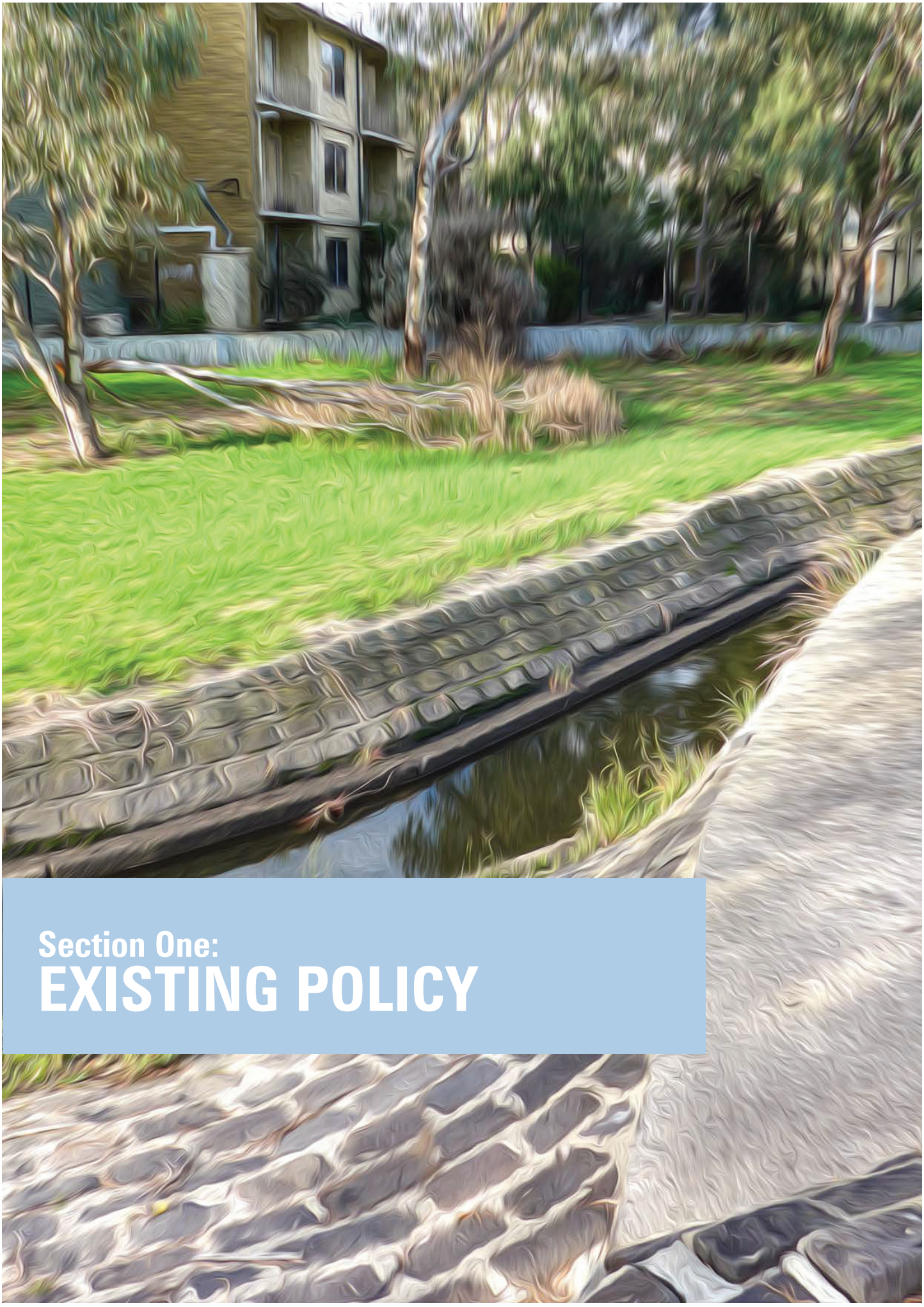

*Extract from Water for Victoria (DELWP, 2017) demonstrating IWM*

## What is the role of planning?

As the main regulation mechanism over the use and development of land, planning has an important non-structural role to play in the management of stormwater flooding. It can assist with the reduction in the amount of runoff at the source and the minimisation of flood damage and risk further downstream in a catchment through land use and development mechanisms. A planning response should not be considered the only solution but one of many tools within a holistic approach to flood mitigation and runoff reduction that includes, amongst other things, a suite of other public realm, infrastructure, and emergency management responses.

The location, type and form of development affects stormwater outcomes in different ways. A development with considerable impervious surfaces will increase stormwater runoff, while a development within a floodplain may alter flood paths and levels and exacerbate issues elsewhere. Planning frameworks directly affect these outcomes in important ways. For instance, encompassing predominantly inner and middle suburbs, the Elster Creek Catchment is home to many suburbs that are intended to accommodate further housing density into the future as set out in Plan Melbourne. If the right settings are not in place, a policy of increased housing density can conflict with stormwater management objectives in negative ways.

Planning can only influence new uses or development, so in retrofitting built up urban areas, planning can only have control where a planning permit is triggered. If one is not triggered then it cannot influence the outcome of new uses and development.



## Section One:
# EXISTING POLICY



# Current Policy

There are a range of State, regional and local policies relevant to the management of stormwater, flooding, water, and drainage networks that have implications for planning policy. A brief summary has been provided, which builds on the findings of the previously completed review of the four planning schemes.

## Strategic Documents

There are a number of State and regional strategic documents related to flooding and water management.

### Water for Victoria (DELWP, 2016)

Water for Victoria is the State governments long-term strategic plan for the management of water in a future with scarcer resources due to climate change and a growing population. The document contains specific actions to realise a range of broad objectives such as waterway and catchment health, water for agriculture and recreational values. Most relevantly the objective related to 'resilient and liveable cities and towns' contains specific actions focused on the management of stormwater to achieve healthier and more resilient urban environments. The actions include:

- *Preparing and consulting widely on proposals to amend the Victoria Planning Provisions and related building regulations aimed at improving stormwater management and associated outcomes*
- *Leading the development of local place-based targets for stormwater management*
- *Finding the best mix of legislative, regulatory, financial and market-based incentives to complement the use of the Victoria Planning Provisions and building regulations.*

At the heart of the objective is the need for an integrated management approach from a regional perspective, focused specifically on the establishment of 'water forums' to develop place-based integrated water management plans.

### Stormwater Management Advisory Committee

The Minister for Planning has established the 'Improving Stormwater Management Advisory Committee' to provide independent advice on planning and development controls for improving stormwater management and enhancing links between water management and urban planning. The committee has been tasked with advising which types of development should be required to manage their stormwater impacts and how this could be achieved.

While the final recommendations have not been released to the public, an Issues Paper identified:

- The need to expand stormwater management controls beyond subdivisions (Clause 56.07) to industrial and commercial development, residential development without subdivision, extensions over 50% of the existing volume, and one for one rebuilds.
- The need to provide information at the design response phase to show how a development will meet stormwater requirements.
- The potential for place-based responses that vary State standard responses where stormwater management issues are more prevalent.
- The use of higher perviousness standards, or other mechanisms which encourage distributed storage and reuse of stormwater in areas prone to flood risk or coastal inundation to increase resilience in vulnerable areas.
- Where justified, consideration could be given to providing councils with a simpler process for varying perviousness standards to respond to the local hydrology and other characteristics of their municipalities.

### Victorian Floodplain Management Strategy (DELWP, 2016)

The Victorian Floodplain Management Strategy sets out the direction on floodplain management in Victoria

It defines the specific roles and responsibilities of LGAs and Melbourne Water in relation to stormwater management and the need for a holistic integrated management approach with reference to the broader catchment. The strategy notes the cumulative effect of stormwater management particularly in relation to stormwater harvesting, the reduction in the connection of hard surfaces and increased soil moisture retention to reduce flows into drainage systems and minimise urban flood risks.

It is noted that new infill and greenfield development should not be developed in a way that increases flooding and management costs. It recognises that the VPPs do not contain guidance for managing the potential flood impacts of increased residential densities in established areas or non-residential development and only accounts for new subdivisions at Clause 56.07. A specific action is outlined to lead a review into how the objectives of Clause 56.07 could be expanded to better manage urban stormwater flood impacts of infill development.

It specifically highlights the benefits of flood retarding basins in new developments to minimise stormwater runoff and achieve broader community benefits.

## Integrated Water Management Framework for Victoria (DELWP, 2017)

Outlines the first integrated water management (IWM) approach at a state-wide scale to provide a consistent and strategic collaborative approach to the management of the water cycle in Victoria.

A key aspect of the framework is the establishment of IWM Forums to bring together water sector organisations to explore, prioritise and oversee opportunities to develop local projects and servicing strategies for water cycle management. The forums will have a focus on the urban water cycle which is made up of natural and constructed assets, including waterways, groundwater, water supply, sewerage and drainage which are influenced by landscapes and land development.

The key to the forums is to develop a shared vision, facilitate collaboration across organisations, disciplines and geographical scale, identify priority projects and allocate funding. The main outcome of the forums is the development of place-based IWM Plans at different scales, specifically noting the need for plans in growth areas and urban renewal areas. These plans are to feed into agreements and commitments of participating organisations in implementing priorities.

## Flood Management Strategy: Port Phillip and Westernport (Melbourne Water)

Sets out a regional flood management plan for the Port Phillip and Westernport region. One of the three main objectives relates to the reduction of flood risks and impacts. Specific of the objective actions relate to ensuring new development is well planned and avoids flood risks, and that urban growth opportunities are guided by the best available knowledge. The objective has the performance indicator of a 20% reduction in flood effects with Melbourne Water to achieve 15% through programs and projects.

Specific actions include: ensuring new development is not at risk through the provision of up-to-date whole of catchment flood maps in planning schemes; updating guidelines for development in flood prone land; and ensuring development advice is up to date. A better understanding through research and modelling of the effects of future growth, particularly infill development, and the benefits of including IWM techniques in new development (rain water tanks and distributed water storages), is also highlighted.

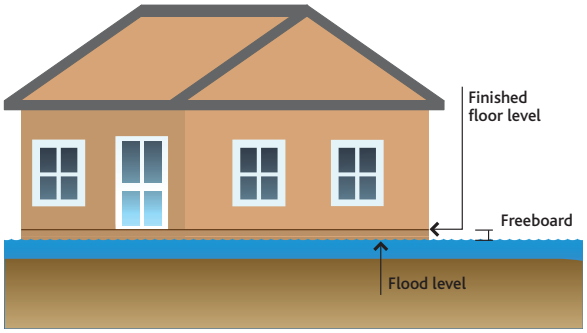
The plan focuses on integrated water management and the benefits of bringing all aspects of the water cycle together. Harvesting not only slows down stormwater but also has reuse benefits and decreases pressure on the water supply, for instance. Community participation is also highlighted as being vital for implementing IWM techniques.




*Integrated Water Management Process (extract from Integrated Water Management Framework for Vicotria (DELWP, 2017))*

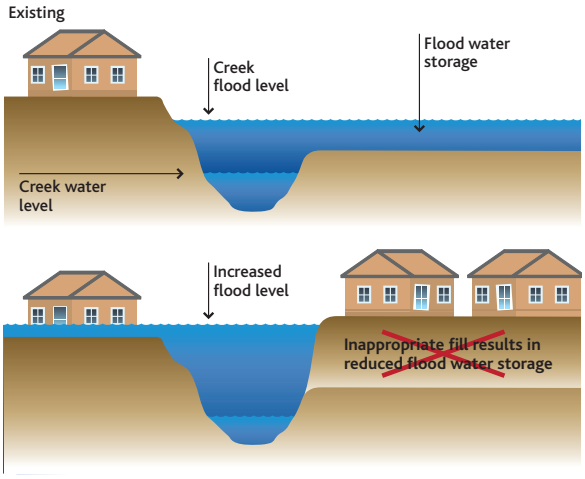
## Freeboard

Freeboard is the height difference between the 100 year flood level and the floor level of the building. Allowing adequate 'freeboard' helps to protect people and property from flood damage.




## Flood storage

Flood storage is the area available to temporarily store water during a flood. If the area for existing flood storage is filled and inappropriately developed with buildings or structures it can result in higher flood levels.




*Extract from Melbourne Water's Building in Flood Prone Ares Brochure*

### Guidelines for Development in Flood-prone Areas (Melbourne Water)

Melbourne Water has developed guidelines for ensuring development is compatible with flood prone areas. The guidelines are consistent with best practice principles and policies. The guidelines are based on five core requirements that seek to ensure development does not exacerbate flooding by altering flood flows or reducing flood storage capacity through cut and fill construction methods.

The Melbourne Water approach is predominantly based on minimum freeboard requirements, that is, the difference between the 1% Annual Exceedance Probability (AEP) flood level and floor level of a building. The minimum freeboard requirement for buildings in overland flow paths is 300mm above the flood level while for buildings in floodplains it is 600mm. This increases where additional margins of safety are required.

### Urban Stormwater – Best Practice Environmental Management Guidelines (CSIRO, 1999)

The BPEMG provides a toolbox for those planning, designing and managing development or stormwater systems. It provides stormwater quality objectives to assist with determining the level of stormwater management required to meet State Environment Protection Policy objectives.

The BPEMG is referenced at Clause 56 of the Victorian Planning Provisions and in a number of stormwater related local policies as discussed further below.

# Victorian Planning Provisions

There are a number of state standard planning policies and provisions which apply within all planning schemes across Victoria related to stormwater and flooding issues.

## State Planning Policy Framework (SPPF)

The State Planning Policy Framework contains broad objectives and strategies in relation to flooding, drainage and stormwater quality.

**Clause 13.02-1: Floodplain Management**

Is the key State level policy related to the management of floodplains. The clause seeks to protect life, property and community infrastructure from flood hazard and the natural flood carrying, storage and environmental significance of floodplains. Strategies relate to ensuring that land affected by flooding is identified, intensive uses and development in such locations avoided, emergency and community facilities located outside floodplains where possible, and that uses with potentially hazardous chemicals or waste are either located away from floodplains or designed in a way to mitigate contact between them.

**Clause 14.02: Water**

Clause 14 contains the key State policy related to the protection and restoration of catchments as well as other waterways and water bodies. In addition to ensuring water quality, strategies relate to: protecting the drainage function and landscape and habitat of natural drainage corridors with vegetated buffer zones; implementing measures (undefined) to minimise the quantity and mitigate the flow of stormwater runoff from developments; and, coordinating planning with catchment management authority activities. Water Conservation strategies also seek to ensure water resources are managed sustainably by encouraging amongst other things the use of alternative water sources such as rainwater and stormwater by government, developers and households.

**Clause 19.03-2: Stormwater**

Highlights the need to reduce the impact of stormwater on bays and catchments. Particular strategies relate to supporting an integrated response to stormwater quality through a mix of on-site measures and developer contributions, mitigating pollution from construction sites, ensuring stormwater does not have a detrimental effect on wetlands and estuaries, and most relevantly, that water-sensitive urban design techniques are incorporated into developments. This is so that water systems are protected and enhanced, stormwater is integrated with the landscape, water quality is protected, run-off and peak flows are reduced, and drainage and infrastructure costs are minimised.

Clause 19.03 (Development Infrastructure) more broadly contains objectives related to implementing the use of development contributions plans to facilitate the provision of infrastructure such as stormwater drainage services. This is to be achieved by ensuring that when planning for urban stormwater drainage systems, there is a coordinated catchment wide perspective involving adjacent municipalities. Such drainage networks are to include measures to reduce peak flows and assist screening, filtering, re-use and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters.

**Other Policy**

There are also a number of broadly relevant policies such as Clause 11.04-1 (Open Space Planning) which has broad objectives related to creating a diverse and integrated network of public space along waterways and natural drainage corridors. Clause 12.02-5 (Bays) seeks to ensure the health of bays and their catchments by ensuring development pressures within catchment areas are appropriately managed so that the stormwater entering waterways is improved. Clause 12.05-1 (River Corridors) contains specific strategies related to ensuring that development does not jeopardise the natural capacity of rivers to manage flood flow. Clause 13.01 (Climate Change Impacts) only contains direction on risks associated with the coastal impacts of sea level rise. Planning is to prepare for a possible sea level rise of 0.8 metres by 2100. There is no mention of the effects of altered rain patterns and the possible impact that this may have on the increased severity of stormwater flooding events and planning for community adaptation to this.

## Planning Controls

The VPPs contain a number of state standard controls related to flooding matters including:

- Urban Floodway Zone (UFZ)
- Floodway Overlay (FO)
- Land Subject to Inundation Overlay (LSIO)
- Special Building Overlay (SBO)

### Special Building Overlay

Of most relevance is the Special Building Overlay (SBO) which identifies land in urban areas that is liable to inundation by overland flows specifically from drainage systems. SBOs are based upon the extent of overland flooding that would result from a 1 in 100 year rainfall event. The purpose of the SBO is to ensure that new development is designed to maintain the free passage and temporary storage of floodwaters to minimise flood damage and not cause any significant rise in flood level or flow velocity that may adversely affect properties. SBOs protect new development but does not protect existing dwellings from flooding due to heavy rainfall. For development in the SBO, a planning permit is required to construct or carry out works and to subdivide land. This enables drainage and flooding issues to be addressed early in the development process. Applications are referred to Melbourne Water who will require the applicant build a certain floor level (usually 300mm) above the 1 in 100 year flood level. Melbourne Water will also ensure the development has safe access and egress and does not obstruct or divert flows by increasing flood levels or velocities on adjoining properties, i.e. increase flood risk.

The use of a schedule under the SBO is to exempt certain buildings and works from requiring a permit such as minor extensions, fencing, carports, etc.

### Land Subject to Inundation Overlay

The Land Subject to Inundation Overlay (LSIO) is less relevant as it identifies land subject to mainstream flooding, that is, flooding from the overflowing of a watercourse (usually streams and rivers). Mainstream flooding generally excludes water carriers constructed with pipes or artificial channels, which are considered as stormwater channels. The LSIO is also being used to identify land at risk of future coastal inundation from sea level rise.

### Development Contributions Overlay

Another control of note is the Development Contributions Plan Overlay (DCPO) which is utilised in designated areas to levy contributions for the provision of services, infrastructure and facilities.

### Clause 56.07 (Integrated Water Management)

Part of the ResCode assessment for new subdivisions, includes urban run-off considerations at Standard C25. The Clause requires that urban stormwater management systems in new subdivisions reduces flows downstream to pre-development levels unless approved by the floodplain manager. Consideration should be given to WSUD techniques.

### Residential Zone Schedules

Councils are able to vary ResCode requirements through Schedules to the residential zones. Of most relevance is the ability to vary or increase the minimum permeability requirement of Standard A6 and A9 from 20% permeability.



## Local Policies and Provisions

Each council has their own locally specific policies related to flood mitigation and stormwater management within the Municipal Strategic Statement and Local Policy sections of their planning schemes that either build on the State standard policies or provide further guidance. For further information in addition to what has been provided below, please refer to the planning scheme review.

### Glen Eira

Within the Municipal Strategic Statement, the Glen Eira Planning Scheme outlines a number of broad directives in relation to flood prone areas in the municipality and highlights the issue of ageing infrastructure such as drainage networks.

#### Clause 21.04: Housing and Residential Development

Provides objectives to promote environmental and social sustainability with particular strategies related to reducing water usage and encouraging rainwater retention and usage in larger developments.

#### Clause 21.11: Infrastructure

Is Glen Eira's main policy related to Council infrastructure and highlights planning's role in its delivery and maintenance. Specifically in regards to drainage, the policy notes that there is great community concern related to flooding as a result of inadequate and ageing infrastructure. The policy notes further strategic work such as investigating additional development contributions mechanisms and preparing a Municipal Stormwater Plan incorporating a Drainage Framework Plan.

### Kingston

The Kingston Planning Scheme recognises the limits that drainage networks have for mitigating the effects of urban flooding from stormwater and the need to utilise integrated water management techniques. The two key policies seek to address ways in which inappropriate development can mitigate flooding issues.

#### Clause 21.09: Environment, Wetlands and Waterways

Clause 21.09 highlights that there is opportunity within Kingston to enhance the natural environments of Kingston through improvements to urban stormwater and integrated catchment planning. The limits of existing drainage networks to manage flooding highlights the need to ensure that land use planning consider flood risks by avoiding intensifying flooding impacts through inappropriately located uses and development, and improving the flood storage and water quality treatment functions of existing floodplains and waterways.

#### Clause 22.11: Residential Development Policy

Clause 22.11 integrates stormwater mitigation and quality management measures with residential development policy. A number of site specific design techniques are outlined such as stormwater detention with delayed release systems to ensure development can assist with minimising urban floodwater. Specific 'Performance Measures' are outlined for new development to achieve stormwater run-off mitigation and quality management.

#### Clause 22.20: Stormwater Management

Kingston have recently introduced (31 May 2018) a stormwater management policy via Amendment C152 to the Kingston Planning Scheme that is similar to Bayside and Port Phillip. The policy provides objectives and application requirements for residential and non-residential development, that require a planning permit, to incorporate stormwater treatment measures.

#### Other Documents and Policies

- Kingston Stormwater Quality In-Lieu Developer Contributions - Kingston are undertaking a two year trial scheme offering developers the option of an in-lieu payment to meet stormwater quality management obligations instead of incorporating on-site measures.
- Integrated Water Cycle Strategy (2012): considers the issues and opportunities of mains water, stormwater, wastewater and groundwater as linked in the one water cycle in seeking to turn Kingston into a water sensitive city. In relation to stormwater management it sets out a target for achieving best practice stormwater treatment (quality) for the entire municipality by 2040.
- Civil Design Requirements for Developers Part A: Integrated Stormwater Management.

## Bayside

A key directive outlined within the MSS of the Bayside Planning Scheme recognises the environmental risks associated with flooding and stormwater management and the need to manage the impacts of urban consolidation and the intensification of development on the flow of water and flooding.

**Clause 21.05-1: Flooding & Stormwater**

Clause 21.05-1 acknowledges that stormwater runoff management has implications on water quality in Port Phillip Bay and the need to encourage sustainable development based on the principles of integrated water management. The policy recognises the need to increase onsite retention and re-use of stormwater and the regulation of the flow of flood water by incorporating water sensitive urban design, site cover and hard surface limitations, and including stormwater recycling and quality management techniques on-site.

**Clause 21.10: Infrastructure**

Clause 21.10 recognises the pressure that urban consolidation has on existing physical infrastructure. It highlights the need for future strategic work to explore options for Development Contributions Plans to upgrade infrastructure.

**Clause 22.08: Water Sensitive Urban Design (Stormwater Management)**

Of most importance is Bayside's use of Clause 22.08: Water Sensitive Urban Design (Stormwater Management) which specifically outlines application requirements, such as the generation of a STORM report, and decision guidelines for new development to deal with stormwater management and WSUD. The location of this policy within the Local Policy section of the planning scheme also ensures that it carries more statutory weight than policy within the MSS.

**Other Documents**

- Drainage Development Contributions Plan (Amended 2017) - provides the strategic basis and contribution rates for the Development Contributions Plan Overlay (DCPO1).
- Bayside Climate Change Strategy (2012) - outlines key climate change hazards as sea level rise and increased frequency of extreme rainfall. Key adaptation measures include developing a stormwater management plan, reviewing WSUD policies, and implementing the SBO.
- Integrated Water Management Plan (draft)

## Port Phillip

Port Phillip's approach to stormwater mitigation in the planning scheme is tied to their overall vision in responding to climate change and increasing environmentally sustainable development within the municipality. In this way, the management of stormwater and flooding is integrated with such environmental considerations in a holistic manner. A key approach in this regard is the reduction in the use of potable water (50% by 2020 on 2001 levels).

**Clause 21.05-4: Physical Infrastructure**

Clause 21.05-4 highlights that drainage should be designed with the primary goal of maintaining ecologically sustainable waterways. This is to be achieved by requiring development to contribute to or provide new infrastructure, reducing stormwater issues by managing its quality and quantity from individual sites, and promoting water sensitive urban design principles.

**Clause 22.12: Stormwater Management (Water Sensitive Urban Design)**

Similar to the Bayside Planning Scheme, Clause 22.12 is Port Phillip's key Local Policy related to stormwater management that seeks to incorporate stormwater treatment measures into new development based on Water Sensitive Urban Design principles. The policy outlines objectives, policy direction, application requirements and decision guidelines for new buildings, and notes the Port Phillip Water Sensitive Urban Design Guidelines as a reference document. In terms of objectives, the policy highlights the need to achieve best practice water quality performance as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999, encouraging WSUD to mitigate downstream impacts and minimise peak stormwater flows and pollutants, and integrating urban water into the landscape.

**Other Documents**

- Water Plan: Towards a Water Sensitive City (2010) - outlines integrated water management targets to transition to a water sensitive city. The strategy outlines stormwater quality reduction targets.
- Integrated Water Management Strategy (2009)
- Water Sensitive Urban Design Guidelines - outlines a number of WSUD measures including the harvesting of stormwater through onsite detention in all forms of development (residential, industrial, commercial).
- Climate Adaptation Plan - contains actions related to reducing demand on stormwater drainage through WSUD and stormwater storage.

## Local Controls

### Schedules to the Special Building Overlay

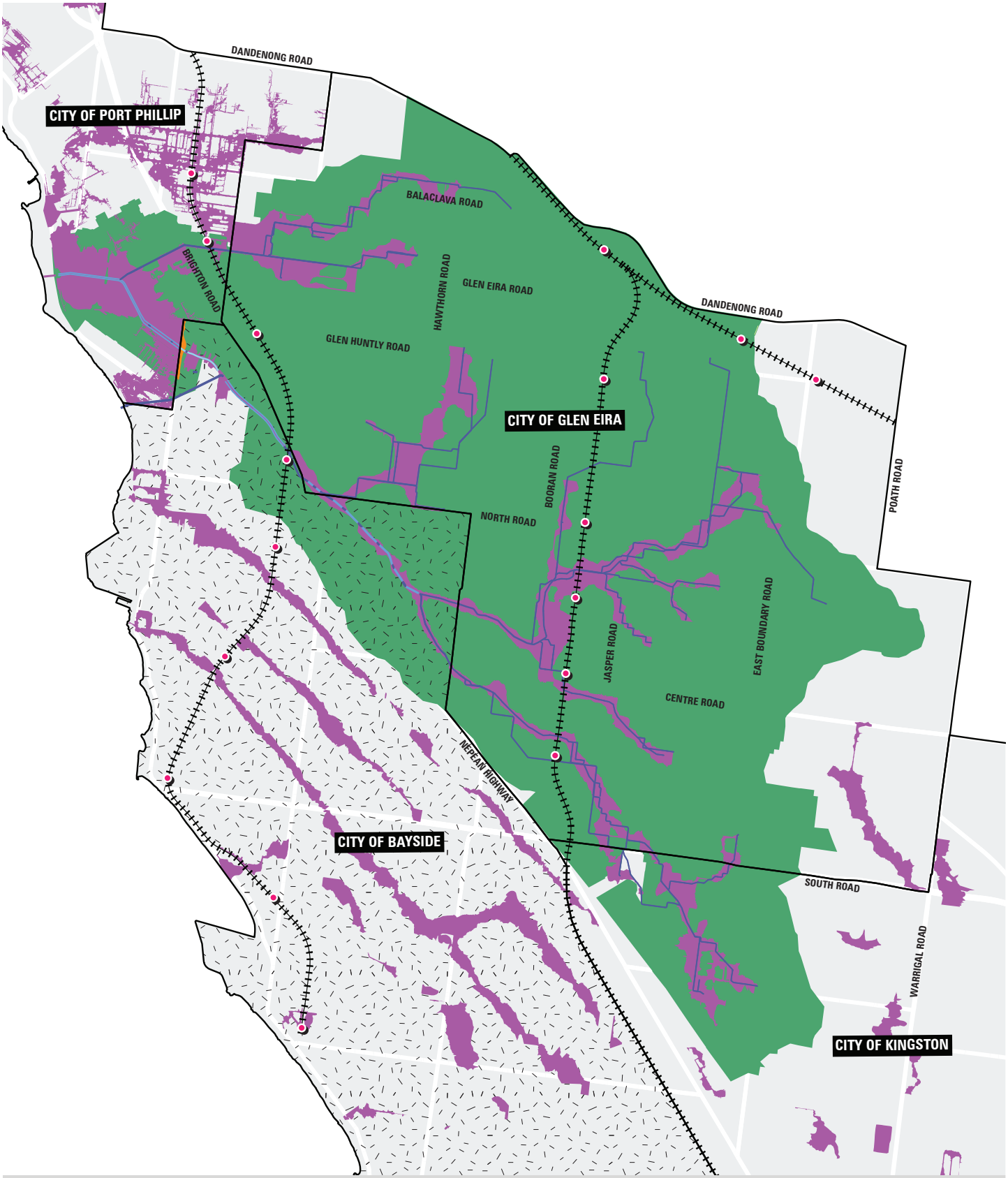
The SBO has been appropriately implemented across all planning schemes within the Elster Creek Catchment area, generally applying along the Melbourne Water assets within the drainage network as identified in Appendix 1. Only Port Phillip has introduced a Schedule 2 to the SBO that applies to Council drainage assets. The implementation of the SBO however is based on varying ages of modelling across the four municipalities. Glen Eira's SBO coverage for instance is based on Melbourne Water modelling from 1999. A small section of the LSIO applies in Bayside, however this is proposed to be removed as part of Amendment C153 and replaced with the SBO to better align the purpose of the control.

### Development Contribution Plan

Only Bayside's planning scheme has made use of the Development Contributions Plan Overlay (DCPO1) to leverage funds to upgrade and manage existing drainage networks within the municipality tied to the intensification of land use and development. DCPO1 was incorporated into the planning scheme via Amendment C139 in 2017 to implement the Bayside Drainage Development Contributions Plan. It requires proponents of new development to contribute to the upgrade of Bayside's municipal drainage network via the payment of a levy.

The DCP01 imposes a cost on development that intensifies land use. The rates require that $2,000 be paid for each new ground floor dwelling, $1,000 for each upper storey dwelling and $520 per 100 square metres of gross floor area for new commercial uses. In this way, new development contributes to any new public drainage works so increased pressure on the drainage system can be appropriately offset and public resource use minimised. There has not been significant time however to monitor the effectiveness of the control since its introduction in August 2017.






**Legend**

- Council Boundaries
- Elster Creek Catchment Boundary
- Development Contribution Plan Overlay
- Special Building Overlay
- Land Subject to Inundation Overlay
- Elster Creek Underground Drain
- Elster Creek Natural Drain
- Elster Creek Channel Drain
- Train Line / Station

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ELSTER CREEK CATCHMENT





## Section Two:
# KEY ISSUES & RESEARCH



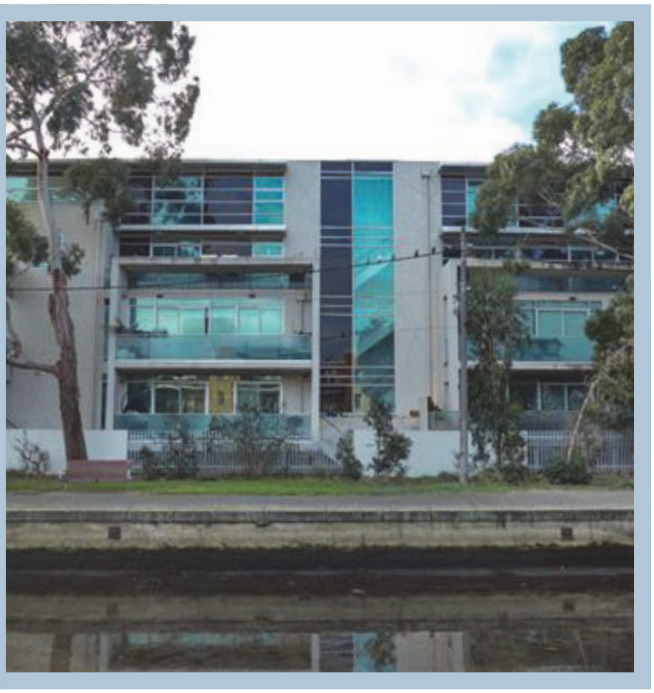
# Key Issues

The key planning issues related to stormwater management and urban flooding within the Elster Creek Catchment are outlined within this section. As a whole, more work needs to be done to ensure consistency across the municipalities within the catchment and defining specific effective measures to deal with the reduction of stormwater runoff.

## Infill Development

Currently there is no planning policy or provision within the suite of VPPs that deals specifically with the issue of infill development and stormwater management. Clause 56.07 only assesses new greenfield developments predominantly within growth areas. Stormwater management is not exclusively a greenfield issue. Infill development increases hard surfacing within established areas which exacerbates stormwater issues, particularly areas that already experience management issues such as the Elster Creek Catchment, where drainage infrastructure is already beyond capacity in some areas. Infill areas raise different and sometimes more pressing issues than in greenfield areas. The planning provisions need to reflect this.

It is understood that the State government realises this, as set out in the many strategies, and that there is the potential for the extension of the requirements of Clause 56.07 to include both infill development and non-commercial development. A state standard provision would establish consistency across the state and provide any planning response with more regulatory weight.





## Climate Change

The most relevant climate change risks within the Elster Creek Catchment are altered rainfall patterns and sea level rise (and associated storm surges). While climate change will likely result in a drier climate in Australia more generally, the intensity and frequency of storm events as a result of altered rainfall patterns is likely to increase. This will have impacts on the level, frequency severity and associated risk of catchment wide flooding as it will alter the amount of stormwater run off in the coming years. Planning policy and provisions needs to reflect this. There is currently no consistent approach at the State level or across the four municipalities for responding to the effects of climate change within the catchment.

## Stormwater and WSUD Policy

Specific stormwater management and WSUD policy as utilised by Port Phillip, Kingston and Bayside understand that while drainage networks are important for mitigating flooding risks associated with urban stormwater, the design of new development plays an important role in mitigating the effects of increased stormwater at its source.

There are challenges with the policies particularly related to enforcement issues that limit the ability to ensure WSUD measures are included in new development and achieve real effectiveness. Ensuring that the WSUD measures are built as designed and that they are maintained throughout the life of the development has proved challenging. Underground tanks for instance are hard to monitor and confirming they are in working order is difficult. Through a number of reviews, Port Phillip have noted issues of compliance in relation on-site WSUD including the lack of a feedback mechanism to ensure WSUD measures are implemented as well as variations in quality. Recommendations of the reviews included an additional permit condition requiring the production of photo evidence, staff training, checking construction plans against planning application plans, extending the policy to other uses, and embedding the principle of on-site detention.

It also appears that the policies are heavily geared towards increasing stormwater quality and reducing pollutants rather than reducing the quantity of stormwater runoff which causes urban flooding. For instance, the application requirement to produce a STORM report assesses a development's response to stormwater quality performance objectives, such as nitrogen, phosphorus and suspended soils retention, as guided by the BPEMG, CSIRO 1999. Reducing runoff flows is only a small aspect of the assessment.





## Special Building Overlay

In terms of reducing a development's exposure to urban flood risk, the Special Building Overlay is the most appropriate tool of the VPPs to achieve this. It is understood that it is successful for mitigating downstream flood impacts with 80% of the damage from flooding avoided through freeboard requirements. It does not however solve the issue. The SBO is more geared towards identifying land at risk and allowing for the safe passage of water in already affected areas. It is a limited tool in this respect as it can only be applied in areas predicted to be at risk of urban flooding and does not mitigate the cause of the problem. It seeks to control rather than address the problem.

## Funding

The maintenance and upgrading of existing stormwater drainage networks is the key structural response for mitigating the impacts of urban flooding. The planning scheme can play an important role in ensuring this, not just through policy direction, but also through more practical measures such as securing funding from new development that places greater strain on the drainage network. A consistent approach for leveraging funds across the four municipalities is however lacking. There is an opportunity to take full advantage of the funding mechanisms offered by the planning system such as the DCPO.

It is also important that other funding avenues are explored such as Kingston's in-lieu contributions approach which works in tandem with the planning system, and has been successful in leveraging funds in its trial period. The exploration of other mechanisms is important as the DCPO is used exclusively for funding infrastructure and cannot be utilised, for instance, as a market mechanism for encouraging or discouraging behaviour. This is explored further in later sections.





# Research & Examples

A number of other approaches to and research on planning responses to stormwater management and urban flooding have been explored in developing the options outlined within this paper. A non-exhaustive list of the more important examples have been provided in this section.

## Manningham Onsite Detention Policy

Manningham Council has adopted the use of On-Site Stormwater Detention (OSD) systems policy to better manage stormwater runoff from higher density development to minimise local flooding and decrease the peak flow rate to drains and waterways. The policy sits outside the planning scheme and requires new development that may increase stormwater runoff to construct an OSD system.

The preparation of an OSD plan is required after a permit is issued and is usually placed as a condition on the permit. The applicant is to seek approval from the Engineering and Technical Services Unit for the OSD system plan. The Council has prepared a guide for the design of OSD systems.

In addition to this, the policy includes recurring inspection fees for the OSD systems which need to be located in areas that can be readily accessible for inspection.

## What is Green Infrastructure?

In its broadest sense Green Infrastructure (GI) is the provision of increased green space (from a rain garden to a wetland) to manage a technical problem such as stormwater management, while at the same time, increasing added benefits related to ecosystem services, biodiversity, ecological processes and recreational space. Principally it works by disconnecting impervious surfacing and redirecting runoff to decentralised preventive and source-control measures on public and private land to reduce runoff volumes and rates. It can act as an alternative or work in conjunction with a more traditional centralised system of drainage networks by offering additional and more sustainable detention capacity.

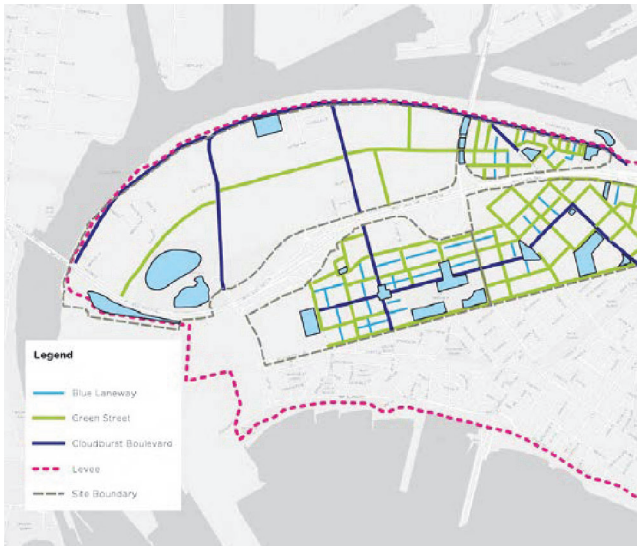
In assessing the effectiveness of GI on sub-catchments (street level) Jarden et al. (2016), observed that GI, such as front yard rain gardens, street side bioretention gardens, and rain barrels, were capable of reducing peak stormwater runoff by 33% and total runoff by 40%. Schubert et al. (2017) also observed that a partial implementation of GI on private land such as raingardens, as well as trenches and rainwater tanks, in a small urban catchment can decrease the downstream flood area by 29% and 91% for a full implementation.

## Fishermans Bend Urban Renewal Precinct

A Water Management Plan has been developed by Rambol and Ethos Urban for the Fishermans Bend Urban Renewal Precinct which seeks to manage flood prone land within the precinct. The plan recommends managing flooding within the large urban renewal precinct through integrated Blue Green Infrastructure. Such infrastructure seeks to reintroduce the natural water cycle into Fishermans Bend to provide a defence against fluvial (riverine flooding) and pluvial (flooding independent of a waterway) flooding while at the same time creating multi-functional spaces with environmental, economic and societal benefits.

The measures predominantly consist of public realm initiatives such as cloudburst boulevards and detention, green streets, blue laneways, and a levee for protecting against coastal inundation from sea level rise, but also includes the incorporation of rainwater tanks in new development on private land in responding to stormwater issues.

Amendment GC81, which is implementing the Fishermans Bend Framework Plan and controls, includes a local policy at Clause 22.15 of the Port Phillip Planning Scheme to guide development within Fishermans Bend. The policy contains specific directions on achieving a climate adept and water sensitive city. In relation to sea level rise and flooding, one of the relevant policies relates to encouraging rainwater capture. The proposed policy requires that rainwater is captured from 100% of suitable roof harvesting areas and retained in tanks with a capacity of 0.5 cubic metres for every 10sqm of catchment area. Rainwater detention methods are to work in conjunction with other adaptation measures in a network whereby excess water from detention systems flows into blue laneways or green streets.




*Extract from Fishermans Bend Water Management Plan*

## Little Stringybark Creek, Environmental Significance Overlay

The Little Stringybark Creek project is a world class collaborative project between Melbourne Water, Melbourne University and Yarra Ranges Shire Council to manage stormwater runoff within the Little Stringybark Creek in Mount Evelyn. The overall goal of the project is to improve the ecological health and function of the creek in returning it to a level consistent with a natural stream by reducing the frequency and magnitude of runoff from hard surfaces.

The key stormwater management objectives are quantitative measures such as maintaining the natural frequency, volumes, and infiltration rates of runoff and qualitative measures such as maintaining natural concentrations of pollutants. The project has implemented a state first use of the Environmental Significance Overlay (ESO) for such purposes. The ESO requires new development within the 420 hectare catchment that increases the amount of hard surfacing (>10 square metres) to implement appropriate onsite stormwater retention and treatment measures such as rainwater tanks, rain gardens, and swales.

The ESO, which was initially implemented for a trial period (now a permanent control), is based on a Stormwater Retention Score (SRS) methodology. The ESO requires the chosen WSUD treatment system to achieve a SRS of 6, that is, 60% stormwater runoff mitigation, before a development can proceed. Development that goes beyond the minimum SRS are eligible for partial or full financial reimbursement from Melbourne Water. Treatment options are directly tied to impervious surfacing increases whereby more impervious surfacing requires a more intensive treatment option.

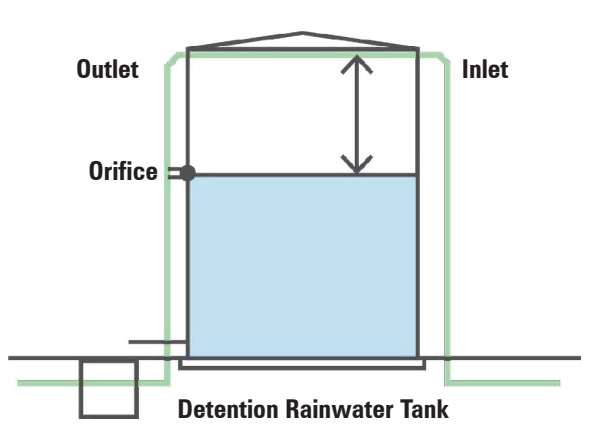
The project is a best practice example of a regulatory approach that includes market-based mechanisms of incentives to increase stormwater runoff improvement outcomes in conjunction with the planning scheme. The project has thus far resulted in the installation of rainwater tanks and rain gardens in 230 residential properties, creating 2,800,000L of new water storage, has achieved 100% compliance with the ESO and water flow and quality characteristic improvements within the creek.

The lessons from the project point to the success of rainwater tanks in controlling stormwater runoff into streams by increasing the amount of captured water and that the benefits of rainwater tanks are best realised through appropriate planning provisions as well as cross organisational partnerships and funding arrangements.

## What is Distributed Storage?

Distributed storage involves a decentralised approach to stormwater management whereby smaller treatment options such as rainwater tanks, On-site Detention (OSD) or On-site Retention (OSR) systems, are distributed throughout a catchment. Distributed storage can be used to slow down the rate and volume of water entering a catchment at its source rather than transferring problems downstream in the catchment. The design of the storage is important. If for instance the tank is not empty prior to a storm it won't have any detention capacity. A tank that contains both detention and retention sections as pictured below can have the benefits of slowing stormwater flows as well as allowing for the reuse of water.

The effectiveness of distributed storage for flood mitigation within catchments has been heavily studied. Burns et al. (2015) modelled the affects of rainwater tanks and infiltration trenches on flood mitigation within the Little Stringybark Creek Catchment and found that they were effective against 5 to 20 year annual recurrence interval storm events with short durations and could offset the need for infrastructure upgrades. Other studies indicate that while having a level of influence over runoff reduction, the particular characteristics and circumstances of the individual catchment, street, site and AEP effectiveness need to be considered in the implementation. Raingardens can have insufficient capacity by themselves to have any real affect during more intensive storms. For this reason, the use of any policy geared toward increasing distributed storage within a catchment needs to be based on evidence.



## OSD and OSR Policies in NSW

In NSW the management and disposal of stormwater is recognised as a shared responsibility between the council, individual property owners and the water authority. The majority of local governments in the Sydney Metropolitan Area have OSD and OSR policy in their planning systems. There is no state level policy.

Similar to Sydney Water, most Council policies work by utilising a Permissible Site Discharge (PSD) and Site Storage Requirement (SSR) which is based on modelling to determine different PSDs and SSRs for different areas of the Council. This modelling is based on the 1 in 100 year flood event. Where a PSD and SSR has not been determined, Council policies use the pre-development run-off figure as the requirement.

In the past there have been issues with the inspection and installation of systems. There have been construction issues which have resulted in deficient storage volumes, and ongoing maintenance problems. A lack of education and resource requirements at Councils has also been an issue, highlighting the need to ensure that there are sufficient funds for continual monitoring, maintenance and education. Van der Sterren et al. (2009) notes that the application of OSD and OSR in Greater Western Sydney differ widely from Council to Council and that such policies have been achieved in isolation from other water cycle elements to the detriment of the policy. There is a need therefore to integrate OSD and OSR with suitable WSUD elements for instance to create a total water cycle management approach.

## Sydney Water

Sydney Water have an OSD system requirement for new development connecting to a Sydney Water stormwater asset or natural waterway. This includes all medium density and dual occupancy development, industrial, commercial, special use development, and sealed sporting facilities. Exemptions are applied to single dwellings, site areas under 250sqm, and sites at the lower end of the catchment.

The OSD system must store the run off from a 1% AEP storm event for the site and control the rate of discharge to relieve pressure on downstream assets. To achieve this, the policy requires that the system be designed to meet two criteria:

- Permissible Site Discharge (PSD): is the maximum rate of discharge from the site that the downstream system can accommodate.
- Site Storage Requirement (SSR): is the minimum temporary storage requirement to offset any new runoff from the development.

All OSD systems need to be approved by Sydney Water.

## Dobsons Creek, 'Tanks for Helping Your Creek'

While not a planning related project or initiative, the Dobsons Creek project is an award winning partnership between Melbourne Water, University of Melbourne, Knox City Council and South East Water to reduce the amount of stormwater runoff reaching the creek at a catchment wide scale. The goal was to retrofit the catchment by utilising disconnection methods on public and private land.

The project involved the planning, design and construction of precinct and streetscape WSUD on public land, complimented by lot scale rainwater tanks on private land. While the water tanks were initially offered to home owners free of charge in the upper regions of the catchment, the third stage of the project involved a market based instrument (MBI) approach to increase the uptake of stormwater management devices (rainwater tanks) on private property.

Households in two priority areas were invited to submit 'bids' towards the costs of installing rainwater tanks on their properties. Homeowners were informed that funds were limited and that there was an undisclosed reserve price, meaning that the higher their offer of payment, the higher the chance they would be successful in having a tank installed on their property. The bids were assessed based on their net cost to Melbourne Water per Environmental Benefit achieved. Homeowners were willing to contribute up to $1,000 towards the installation of a tank on their property.

'Leaky tanks' were installed at successful properties which are designed to slowly release a portion of the stored water to ensure that there is some capacity available for future rain events. Property owners were asked to agree to maintain the tanks at their own costs and allow an annual check of the tanks for the first three years.

## Economic Instruments

Economic instruments include fiscal instruments such as taxes and levies or market-based mechanisms such as trading to achieve stormwater management outcomes. Economic instruments are an effective way to incentivise the private take up of, or raise funds for public expenditure on, GI or other stormwater mitigation methods. The instruments are a good way to encourage or discourage behaviour that can work in tandem with the planning scheme without mandating outcomes.

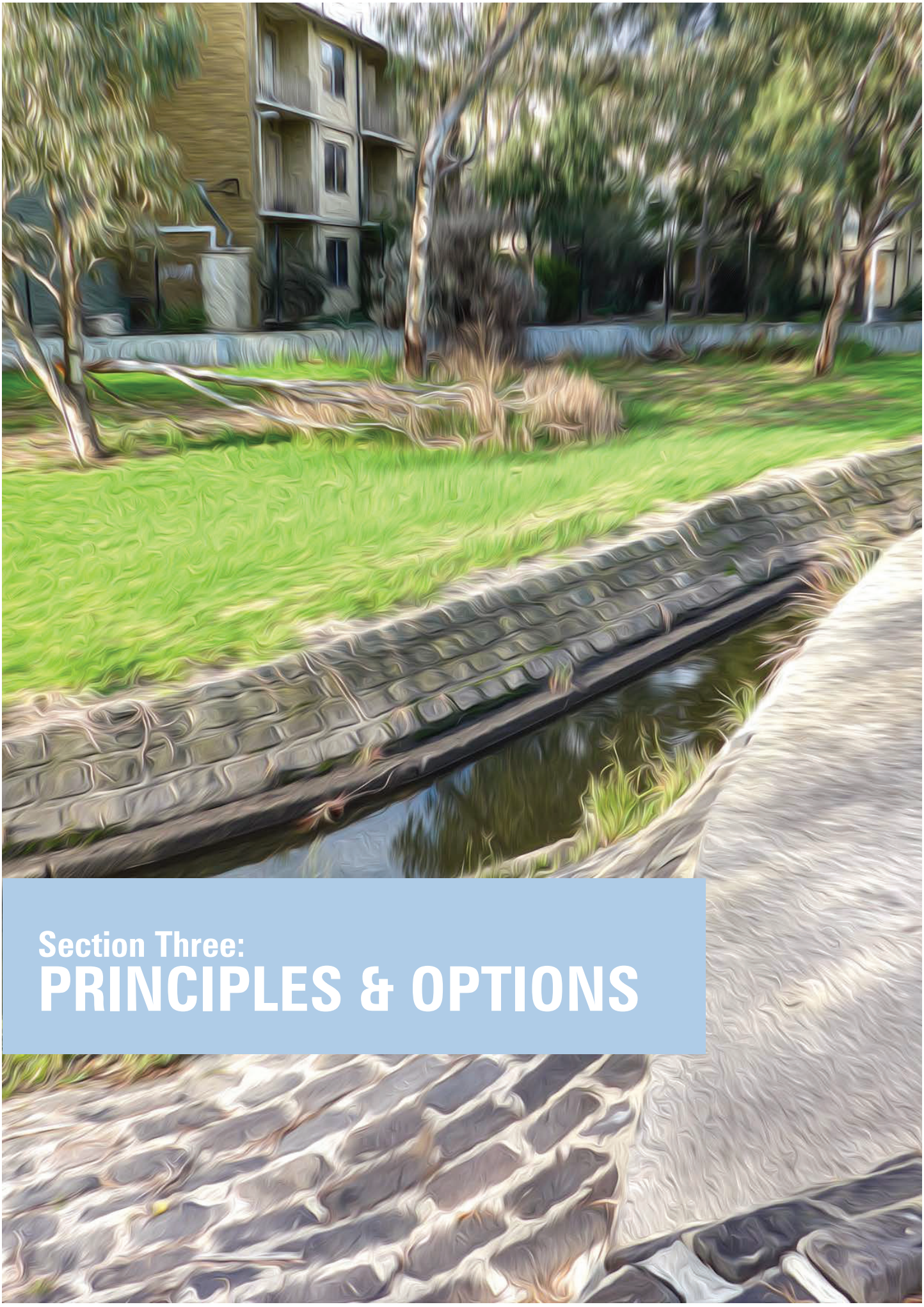
Market-based mechanisms place an economic value on reducing excess stormwater and thereby provide incentives to prospective developers to implement stormwater management techniques. There are many ways that this can be achieved, as detailed in Bassi et al. (2017), including:

- In-lieu fees or offsets - if a development cannot meet a runoff requirement then they can pay a fee for the expected runoff that the development would generate.
- Credits, rebates and discounts - whereby incentives are provided for reducing runoff over a certain level.
- Subsidies - money is provided up to a certain amount to implement on-site techniques.
- Credit trading - where a runoff allowance into a stormwater drain is monetised and traded with other developers.

As an example, as part of Melbourne Water's Development Services Schemes in growth areas, offsets are offered for development that is not able to meet the required stormwater quality outcome. The rate is calculated based on the cost for future stormwater works calculated per kilogram of the annual total nitrogen load. Kingston's in-lieu contributions for stormwater quality works similarly.

Offsets specifically for stormwater quantity rather than quality management are highlighted by Parikh et al. (2005) as being somewhat fraught as changes to impervious surfaces are not discouraged as the right to the unlimited release of stormwater on a site is retained. A developer could for instance pay the offset contribution to maximise impervious surfacing. This can be mitigated by placing a cap on how much can be offset so that the construction of impervious surfaces is still discouraged.

While economic instruments may not guarantee outcomes, they are a good way to stimulate investment, achieve set targets and monitor compliance.



## Section Three:
# PRINCIPLES & OPTIONS


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# Principles

A set of agreed upon principles is required for determining the most appropriate catchment wide approach to mitigating and adapting to urban flooding within the Elster Creek Catchment. The principles can assist with ensuring that consistency is established through various policy decisions, objectives and goals across the catchment, even if tailored controls or approaches in each Council's planning scheme are utilised based on the differing priorities and preferences of the four Councils.

The principles will not only assist with ensuring consistency across the municipalities in relation to the range of planning responses utilised, but also for providing a basis for the understanding and general philosophy behind the approaches used. This will assist with achieving a meaningful 'catchment wide' approach and will also help to provide a basis and justification for any decisions made.

The following outlines nine key principles for the Councils to consider.



## Principle 1: Holistic Approach



The chosen planning response should not be thought of in isolation from other responses. The planning response should be considered in relation to a range of other structural and non-structural works and programs on both public and private land such as public realm improvements, the construction of wetlands, and other Council policy decisions.

The principle of integrated water management should also guide the response in the first instance. While the focus should be on flood mitigation and adaptation, an IWM lens needs to be applied that considers a total water cycle management approach of reducing stormwater runoff, decreasing water demand, and reducing pollutants to ensure a sustainable response.

## Principle 2: Shared Responsibility



Following on from the IWM principle, the approach should be a shared responsibility across all Councils and Melbourne Water, noting that changes or inaction in one Council will affect Councils in other areas of the catchment.

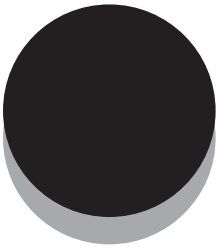
## Principle 3: Stabilise or Reduce



A benchmark should be set for determining the amount of stormwater runoff reduction that a planning response is expected to achieve. A choice will need to be made as to whether the goal is to stabilise the amount of runoff to its current levels (zero net increase) or to actively improve the levels by reducing the current amount of runoff through planning tools in the long term.

It is considered likely that for the response to be effective, a catchment wide goal of improvement on pre-development hydrology levels should drive the response, considering the flows from impervious surfaces in the catchment already result in urban flooding impacts. This should be determined based on the evidence.

## Principle 4: Evidence Based



Any planning response should be stringently evidence based, underwritten by the best available research. This will be vital for determining the most appropriate planning response. If a policy of runoff reduction is not proven to be effective or even possible based on the evidence (modelling etc.) then it should not be pursued. If the effectiveness of a response is not based on positive evidence then it will be difficult to gain support from the community and the panel process if a Planning Scheme Amendment is required. The proven effectiveness of any response should justify the means.

## Principle 5: Cost Effective



Underwriting a planning response should be a cost benefit analysis to ensure the most efficient use of public and private funds, with the benefits justifying the cost.

## Principle 6: Proportionate



The planning response should be reasonable from a Council and Melbourne Water perspective as well as from an individual land owner perspective. Planning responses should not disproportionately rely on the contribution of one party nor place unreasonable expectations on landowners. Any costs should also not be disproportionately placed on one party.

When planning from a catchment wide perspective, it should also be noted that rate payers may not accept funds from one Council going to another. Raising funds from one municipality may not benefit those same residents.

## Principle 7: Use or Buildings and Works Approach



When considering options for runoff reduction, the approach should at first be based on a buildings and works response (design, built form) and not a land use response (restricting or limiting uses). The reasons for this are twofold.

Firstly, impervious surfacing is directly tied to the amount of built area (a calculation of the total roof area and any adjacent paved areas such as driveways), rather than the intensity of use, even though this may be related. A small development with high impervious surfacing is more of an issue than an intensive multiunit development with a best practice stormwater detention system and a large amount of pervious surfacing. Mitigation should therefore be tied to the amount of impervious surface (buildings and works) rather than reducing the number of dwellings (use response).

Secondly, the approach should be consistent with urban consolidation policies across the four municipalities and not jeopardise the ability of land to be developed. The objectives should be achieved while also achieving urban consolidation policies and without being too onerous on development.

If it is considered that a more restrictive approach is warranted based on the evidence then a use response such as limiting intensification, particularly as risks become more severe and prevalent (Principle 8), could be pursued.

## Principle 8: Assumption of Changing Climate



The planning responses should be based on the assumption that the risk of flooding will become more prevalent and severe as a result of climate change particularly due to altered rain fall patterns and sea level rise. Planning responses should be designed accordingly.

A framework of *defend, adapt or retreat* against future flood vulnerability should be applied when considering land use and development within the catchment into the future. Such a framework may consider:

- Using structural techniques to protect areas from flooding which will alter the ability of land to be used or developed (*defend*).
- Buildings and works techniques to adapt development to reduce flood vulnerability (*adapt*).
- Rezoning of land in the most vulnerable areas or limiting uses and intensification when the risk is too great (*retreat*).

## Principle 9: Community Consultation



The development and implementation of any planning response should be subject to community consultation.

# Options / Recommendations

The options outlined in this section have been informed by the key planning issues within the catchment, the policy review and research, and principles outlined in the previous sections. The principles have been utilised to inform the options and also provide the framework for deciding on the most suitable options. The principles ensure that a consistent approach is taken across the four Councils, even if it is decided that certain options are better suited in some municipalities and not others depending on the local context and community preference.

Each option has been categorised according to themes outlining the key components that should be addressed through the options. The options themselves provide methods of implementation to address the theme.

Each option has been attributed with an indicator outlining:

- The level of complexity involved in implementing the option.
- The effectiveness of the option from a policy perspective (not technical perspective).

The intention of the indicators is to assist Councils with deciding on the most appropriate option/s.

The indicator for each category will be one of three colours:



*More Complex*

*Less Effective*

### Complexity

- Most complex option to implement when considering amount of strategic work required to justify.
- Moderately complex option from an implementation perspective.
- Least complex option to implement when considering level of strategic work required.

### Effectiveness

- Least effective from a policy or control perspective for achieving desired outcome.
- Moderately effective for achieving policy or control outcome.
- Most effective policy or control for achieving particular outcome.

While it is not considered that all options will or should be implemented, and certain Councils may prefer certain options compared to other Councils, the indicators of complexity and effectiveness are a way to weigh up the range of potential options. No one option is considered to be the panacea for all flooding issues, it is likely that a combination of options is needed.

## Theme 1: Catchment Wide Runoff Reduction

The design of a policy or control is required that covers the entire catchment, or most problematic areas within each Council, to ensure the quantity of stormwater run off from new development is managed through distributed storage mechanisms.

The research indicates that lot scale retention is the most effective way to achieve this in built up areas as there is a lack of space for larger detention basins on public land, and that the planning system is the most effective way of implementing such lot scale retention.

There are a number of components that such a distributed storage policy or control should consider:

- A policy or control of runoff reduction works best when it is tied to the amount of impervious surfacing that a development creates.
- Lot scale targets should be set that limit the amount of stormwater discharged from a site or require a certain amount of stormwater to be retained or detained.
- The targets should take into account the location of the site in the catchment, surrounding landscape and available infrastructure. This should be based on modelling indicating different requirements for different areas of the catchment, outlining higher requirements for more problematic areas.
- The targets should be modelled on something such as a Permissible Site Discharge (PSD) or Site Storage Requirement (SSR) as in the case of Councils in Sydney, or a Stormwater Retention Score (SRS) as used for Little Stringybark Creek. This would set a limit on the amount of permissible runoff or impose a storage requirement.
- The target should be tied to economic instruments as outlined in Theme 3 to incentivise uptake and compliance.
- The response should not mandate methods of stormwater reduction but allow for a range of innovative responses. The focus should be on the volume of runoff reduction and amount of impervious surfaces rather than the chosen method.
- The provision of stormwater reduction plans demonstrating how the reduction target will be met should be required for new development as an application requirement.
- The policy or control should apply to a range of uses, not just residential development, but other uses including commercial, industrial, and car parks etc.
- Exemptions could be applied to development that does not introduce impervious surfacing over a certain level (eg. 10sqm). This would need to be based on evidence.

## Implementation Options

### Option 1: Permit Condition Policy

Each Council should adopt a local OSD System policy similar to Manningham and other municipalities requiring the design of an OSD system as a condition on issued planning permits. An accompanying OSD system guide could be developed that would ensure a consistent approach is applied across the four Councils.

As a permit condition policy effectively acts outside a planning scheme they are considered to have limited statutory weight when compared with other policies and controls which can be embedded in the planning scheme. This leaves the policies open to appeal at VCAT and could result in limited uptake of OSD systems across the catchment.

*Complexity*  *Effectiveness* 

### Option 2: Local Planning Policy

A consistent planning policy located at Clause 22 should be applied across all municipalities. While a number of Councils already contain a stormwater quality or WSUD local policy, these should be expanded, or a completely new catchment wide policy introduced, to specifically focus on stormwater quantity management within the catchment as outlined in this theme.

The limitations of a local policy are that it does not carry the same statutory weight as a control (such as an overlay) and it can only become part of the planning permit assessment when a permit is triggered under another provision. A local policy would therefore not capture development such as a single dwelling if it does not require a permit under the zone or overlay. This may become an issue as a large single dwelling could contain more impervious area than a medium density development.

Upon integration of local planning policies with the wider Planning Policy Framework as initiated by Amendment VC148, planning policies will no longer be able to outline application requirements in addition to those outlined in zones, overlays and particular provisions. It is the intention of the reform to the VPPs to remove this ability and replace it with expanded zone, overlay and particular provision schedules that include the ability for varied application requirements. This will somewhat limit the effectiveness of a local policy in pursuing stormwater reduction targets.

*Complexity*  *Effectiveness* 

### Option 3: Environmental Significance Overlay

The introduction of a catchment wide overlay would be the most effective and transformative approach for achieving stormwater runoff reduction targets. While acknowledging that a state standard provision specifically suited for stormwater management issues experienced by built up metropolitan catchments such as Elster Creek does not yet exist, it is considered that the most appropriate tool for implementing the desired goals of this theme would potentially be the Environmental Significance Overlay (ESO).

The purpose of the ESO generally relates to protecting environmentally significant areas. Where it has been used within catchments and along waterways it has generally been for environmental improvements and increasing the health of waterways rather than for reducing flooding risk, which has been a secondary residual benefit compared with the primary environmental benefits.

As outlined in the purpose of the overlay, the ESO can however also be used for protecting against environmental constraints. The ESO for instance is used to provide buffer distances from uses that may have adverse impacts on more sensitive uses (eg. ESO2 within the Central Goldfields Planning Scheme). Similarly, new development that increases impervious surfaces places an environmental constraint on other development and properties within the catchment by increasing the amount of runoff within a catchment. The ESO utilised for this purpose would assist with decreasing the flood risks posed by this constraint.

The Design and Development Overlay (DDO) is another potential option as it can be used to achieve particular design outcomes. However, as the purpose of the overlay would be to achieve an environmental outcome, that is, reducing the threat of excessive stormwater volumes from new development within the catchment (which is consequently constraining development downstream), the purpose aligns more appropriately with the ESO.

There is also a precedent of using the ESO for a similar purpose across the Little Stringybark Creek catchment. While the use of the ESO in the Little Stringybark Creek project is for environmental protection reasons (i.e. restoring the health of the creek), the mechanisms of stormwater runoff reduction implemented through the overlay could be applied in the Elster Creek Catchment, albeit at a much larger scale.

The use of a catchment wide ESO is considered to be the most effective option for implementing the planning requirements of this theme through the four planning schemes. It has benefits over local policy as it has greater statutory weight and can be designed to capture development not triggered under the zone or other overlay. The overlay could potentially be utilised to trigger a planning permit for a single dwelling or extension. As a result of VC148 the ESO is now also able to define 'application requirements' which is now not possible within local policies. Application requirements would be beneficial so that proposed new development can demonstrate how stormwater reduction targets/requirements can be met which can then be assessed as part of the application process.

*Complexity*  *Effectiveness* 

### Option 4: Permeability Increases

Councils should consider restricting the amount of impervious surface of new development through variations to residential zone schedules or the application of an overlay such as a DDO within the catchment. As Standard A6 and B8 (permeability) can be varied through residential zone schedules, this raises the ability to utilise this for limiting the amount of impervious surfacing. A DDO could also be used so that development not triggered under a residential zone is captured.

It is considered that the use of some form of limitation on impervious surfaces within the Elster Creek catchment is however somewhat limited. As the problem of excessive stormwater runoff and flooding already exists at an unacceptable level due to current impervious surface coverage within the catchment, it is likely that the amount of impervious surfacing would need to be reduced substantially within the catchment on current levels to have any significant impact. This would require a relatively high permeable surface percentage and would limit the ability of any new infill development to take place. It is for this reason that a policy or control underpinned by the on-site detention and retention of runoff, tied to the amount of impervious surfacing proposed, is considered to be more effective than placing a cap on the amount of impervious surface alone.

*Complexity*  *Effectiveness* 

### Option 5: Lobby State Government

The State Government is aware of the lack of policy or provision guidance around IWM and stormwater management for infill development within the VPPs. The development of a state standard approach based on Clause 56.07 is likely, potentially through the expansion of Clause 55. Councils should lobby the government about the importance of such a control and to include appropriate stormwater quantity management requirements in any future state standard control.

As outlined in Section 1, the State Government has set up a Ministerial Advisory Committee to provide advice on planning and development controls for improving stormwater. While the final report submitted to the Government in August 2018 has not yet been made public, based on the issues paper, it is likely that certain recommendations will be overlap with this current project. The issues paper for instance points to streamlined and simpler processes for increasing perviousness standards and highlighted the need for mechanisms geared towards encouraging distributed storage and stormwater reuse in problem areas. This has significant overlap with the options outlined here.

Ensuring consistency of the chosen options with the recommendations of the Advisory Committee and leveraging off the current will at State level to achieve change in the area of stormwater management and urban planning is considered to be highly important for ensuring the success of this project.

*Complexity*  *Effectiveness* 

## Next Steps

Each option apart from Option 5 requires hydrological modelling of stormwater runoff within the catchment to ensure any decision made is underwritten by an evidence base (Prinicple 4). Key next steps for deciding on the most appropriate option/s include:

- The proper operation of the chosen control or policy will require the calculation of permisable site discharge or stormwater retention targets/scores. Determining the stormwater reduction targets for particular areas of the catchment based on modelling will therefore be necessary.
- Determine the boundary of any policy or provision and determine the effectiveness of a distributed storage approach based on stormwater modelling at a catchment wide perspective.
- Determine areas in the catchment with the greatest level of impact on stormwater runoff volume and consider if a location specific or targeted approach is required in the more problematic areas rather than a whole of catchment response.
- Determine at what level of increase in impervious surface a control or policy will be applicable (i.e. extensions and additions).
- Ensure compatibility of any approach with the outcomes of the Advisory Committee's findings into stormwater management and identify any overlaps.
- Determine what level of restriction on the amount of impervious surfacing would be required to have an impact on the level of stormwater runoff.



## Theme 2: Development in Vulnerable Areas

The controls guiding development within the floodplains of the catchment should be updated based on the most up to date flood modelling.

As noted, the application of the SBO across the catchment is based on differing modelling along Melbourne Water assets and only covers Council assets via the SBO2 within Port Phillip. While the SBO does not solve all flooding issues and cannot reduce the existing flood risk caused upstream, it is an appropriate mechanism to ensure the exposure to flood risk downstream is reduced and that floodpaths throughout the catchment are unhindered by development. The continued upgrade of the SBO coverage based on the latest flood modelling is considered vital.

Additionally, the implications of the combined threat of coastal inundation and urban flooding from stormwater needs to be understood and reflected across the planning schemes. This will become an increasingly important issue as a result of sea level rise into the future. Coastal inundation increases the risk of flooding when combined with stormwater flooding by increasing the volume of water during storm tide events and also causing issues such as limiting the ability of stormwater outlets in the bay from conveying water if they are not constructed high enough.

The risk of flooding particularly in the downstream areas of the catchment around Elwood will feel the greatest effects of this. DELWP and Melbourne Water are currently undertaking a Coastal Vulnerability Assessment of Port Phillip Bay to understand the impacts of sea level rise such as inundation and coastal erosion into the future. The results of this study are likely to make their way into planning schemes.

## Implementation Options

### Option 1: Special Building Overlay Updates

The SBO should be updated in all Council areas to be based on the most up to date Melbourne Water modelling where it has not been done already based on a 5-10 year cycle. The SBO2 should also be utilised in all Council areas to cover Council drainage assets where it has not been applied already.

*Complexity*  *Effectiveness* 

### Option 2: Land Subject to Inundation Overlay

Councils should further investigate the use of the LSIO in areas that will increasingly experience the combined effects of coastal inundation from sea level rise and stormwater and riverine flooding. Currently the LSIO is not used in downstream areas close to the coast.

While the LSIO is not a perfect tool for dealing with these issues, it is currently being utilised for such purposes elsewhere and it is likely that the State government will include coastal inundation and sea level within the purpose of the overlay as part of their Smart Planning initiative in the future. The Bass Coast and Mornington Planning Schemes, for example, have already utilised the LSIO for coastal inundation associated with sea level rise. A project between the Municipal Association of Victoria, Association of Bayside Municipalities, and Melbourne Water focused on planning responses to sea level rise around Port Phillip Bay is also looking at utilising the LSIO for affected areas.

*Complexity*  *Effectiveness* 

## Next Steps

Key next steps for Theme 2 include:

- Identify areas where the application of the SBO and SBO2 is based on modelling more than 5-10 years old and determine whether there are any significant gaps or differences.
- Initiate Planning Scheme Amendments in applicable planning schemes within the catchment to update the SBO coverage.
- Identify areas along the coast line at risk of coastal inundation as a result of sea level rise as part of other related projects and consider the application of the LSIO within these areas.

## Theme 3: Economic Instruments

Economic instruments can be used for incentivising uptake of mitigation techniques, assisting with compliance, and for leveraging funds for upgrading and improving public assets.

Utilising the Development Contributions Plan Overlay (DCPO) in planning schemes is the best way to leverage funds from new development for upgrading public assets. It is possible that the DCPO could cover the entire area of the catchment to fund specific infrastructure across the catchment and municipal boundaries. While there does not appear to be an existing precedent of the DCPO being used across municipal boundaries, there is nothing limiting its use in such a way. The Contributions Plan underwriting the DCPO could for instance be based on a catchment wide view of infrastructure. How the allocation of funds would operate across boundaries would need to be stringently justified.

The DCPO cannot be used as a market mechanism to encourage or discourage behaviour to do with stormwater management. This is highlighted in the research as an important mechanism. Potential options exist for utilising economic instruments in tandem with planning scheme provisions. Complimentary market mechanisms and regulatory methods are highlighted in *Water for Victoria* (DELWP 2017) as a key action for addressing urban stormwater issues. It has also been used affectively in the Little Stringybark Creek trial where incentives were used for those who went beyond the minimum Stormwater Reduction Score of the ESO.

Incentive-based mechanisms such as discounts, subsidies and refunds as opposed to offsets and in-lieu payments, are considered to be the most appropriate option for managing stormwater runoff. Offsets and in-lieu contributions for stormwater quantity management, as was noted in the previous section, can result in unwanted outcomes as it has the potential to encourage the use of impervious surfaces. The Little Stringybark Creek trial has been successfully based on incentives whereby development that goes beyond the minimum SRS is eligible for partial or full reimbursement from Melbourne Water.

The funding for an incentive-based mechanism would potentially be very costly, however further research should be made into whether the money spent in an incentive-based scheme would be more effective than and the benefits outweighing the same money spent on upgrading public infrastructure.

## Implementation Options

### Option 1: Catchment Wide Development Contributions Plan

Further investigation into the use of a catchment wide DCPO should be explored. While there does not appear to be an existing precedent of the DCPO being used across municipal boundaries, there does not appear to be anything limiting its use in such a way. The Contributions Plan underwriting the DCPO could for instance be based on a catchment wide view of infrastructure.

This option is considered to be very complex and would require the agreement of all Councils to further investigate. The fairness of securing funds from one area of a catchment for works in another location may be difficult to justify. The establishment of individual DCPOs across each municipality where they do not already exist in the catchment could be a more appropriate option to pursue.

*Complexity*  *Effectiveness* 

### Option 2: Section 173 Agreements

It is possible to secure development contributions through the use of a Section 173 agreement between responsible authorities and landowners/developers. While utilising an agreement requires less strategic work than establishing a DCPO, the ability to enforce and justify a Section 173 agreement for such purposes is more difficult. For instance, a Section 173 agreement requires all parties to enter into the agreement voluntarily. While it can be placed as a condition on a permit, there is history of this being successfully challenged at VCAT due to the sometimes arbitrary nature of the agreements. There is also less justification for securing contributions through individual Section 173 agreements than through a DCP which requires the calculation of stringent contribution rates based on strategic justification which can be readily enforceable.

*Complexity*  *Effectiveness* 

### Option 3: Incentive Scheme

An incentive scheme that encourages run off reduction should be further explored. It should work in tandem with the runoff reduction target implemented via a policy or control as set out in Theme 1. The scheme could work similarly to the Little Stringybark Creek incentive scheme or perhaps work in tandem with the DCPO to reduce the levy amount if development goes beyond the required runoff reduction target for the site. Incentives are considered to be more appropriate than in-lieu payments or offsets as a developer's obligation to implement on-site runoff reduction requirements cannot be avoided by paying a fee. Incentives would be most effective to increase the amount of runoff reduction on top of the established requirement.

Rather than remaining a permanent scheme that could end up being costly, the scheme could be used for a temporary amount of time / funds to increase the take up and capacity of distributed storage mechanisms. Once a certain amount of time has passed or funds have been exhausted then the incentive scheme could be removed.

*Complexity*  *Effectiveness* 

## Next Steps

Key next steps for Theme 3 include:

- Obtain economic advice in relation to the feasibility of a catchment wide contributions scheme.
- Identify areas where an economic incentive scheme may be of most use throughout the catchment in areas where potentially greater stormwater runoff reduction is required.
- Determine a stormwater reduction threshold level where the operation of an incentive scheme may be of use.
- Determine whether an incentive scheme would be more efficient and cost effective than the same funds being spent on public infrastructure.
- Determine a funding arrangement for an incentive scheme.



## Theme 4: Governance

The establishment of the right catchment wide governance arrangement will be necessary to ensure an effective implementation of any option.

A catchment wide Integrated Water Management (IWM) Plan would be the best way to achieve this. Responsibilities and catchment wide targets and objectives could be established that would feed into locally implemented policies and controls. Building on the capacity enabling strengths of the recently established IWM Forums could be a way to secure support, resources and funding for establishing an IWM Plan. In assisting Councils with realising IWM projects and objectives, one of the key actions of the forums is to establish place-based plans at different scales to inform place-based targets, agreements and commitments of participating organisations.

A key component of the successful implementation of the new policy or control will be ensuring an appropriate in-house skill set. Suitable training has been highlighted as a necessary component for successfully implementing similar policies as observed in Port Phillip and NSW Councils. It may be that responsibility for assessing and approving should lie with Melbourne Water who already has the skill set and whole of catchment responsibility.

## Implementation Options

### Option 1: Catchment Wide Integrated Water Management Plan

A catchment wide IWM Plan should be developed, part of which should establish catchment wide responsibilities and targets in relation to planning. This could be developed by building on the funding and support provided by the Dandenong IWM Forum.

*Complexity*  *Effectiveness* 

### Option 2: Confirm Skill Set and Training Capacity

Successful implementation of policies and controls will require appropriately trained officers to ensure appropriate assessment and approval. Assessment and approval may best lie with Melbourne Water.

*Complexity*  *Effectiveness* 

## Next Steps

Key next steps for Theme 4 include:

- Determine catchment wide goals and objectives to be achieved.
- Determine roles and responsibilities across the catchment for implementing certain policies and provisions.
- Confirm institutional capacity to implement certain policies and provisions to ensure objectives and outcomes are attainable.
- Outline a monitor and review process to ensure all roles and responsibilities are being conformed to and objectives and goals are being met.
- Further understand the synergies between catchment goals and the support and resources offered by the IWM Forums.

## Theme 5: Strategic Planning

In addition to the statutory planning mechanisms outlined in Theme 1 and 2, strategic planning processes within each Council should include considerations of stormwater runoff, flood mitigation and the long term impacts of climate change.

This is particularly important for the development of any new structure plans and updates to relevant planning policies, and when considering Planning Scheme Amendments.

Areas for consideration include:

- Policy direction within Council Municipal Strategic Statements to include WSUD and stormwater management techniques in council projects and encouraging multifunctional spaces (eg. cricket grounds can also act as detention basins).
- Consider the ability of parks and open space to be integrated with a network of drainage infrastructure for flood mitigation, thereby facilitating structural initiatives.
- The benefits of large scale stormwater management when considering structure plans and planning large strategic development sites should be realised. Such sites raise important opportunities for taking advantage of large areas within the catchment to upscale management methods.
- The framework of *defend, adapt or retreat* should be built into any strategic planning decision making that sets the framework for the future use and development of land. As climate change impacts increase, the combination of stormwater flooding and coastal inundation from storm surges may increase, making once habitable locations too vulnerable for certain uses or development. In worst case scenarios, the facilitation of retreat options through the rezoning of land may be necessary. Assessing and reassigning areas and land uses within the catchment utilising the framework of *defend, adapt, or retreat* should therefore guide all future decision making.
- As flooding intensifies and the risk posed to the community increases into the future, it will be beneficial ensuring that future land use policies are informed by the risks associated with increased urban run off and flooding. A whole of catchment approach to land use planning may be appropriate that considers the different risks of areas within the catchment and the ability for these areas to be further intensified or to accommodate more sensitive uses as risks increase into the future. This should be based on a proper understanding of the affects of climate change on flooding, rainfall and coastal inundation.

## Implementation Options

### Option 1: Local Policy Updates

Update relevant policies within all MSSs across the catchment to embed IWM and stormwater runoff management for planning and decision making. This is particularly relevant for open space policies, development on public land, and sustainability policies. Consider also the use of land use policies to limit development and growth and sensitive uses in vulnerable areas into the future as risks associated with flooding increase.

*Complexity*  *Effectiveness* 

### Option 2: Strategic Development Sites

Require best practice WSUD and stormwater runoff management in the development of DPOs for all large-scale strategic development sites.

*Complexity*  *Effectiveness* 

### Option 3: Structure Plans

Ensure stormwater management and WSUD considerations are included in the development of any Structure Plan.

*Complexity*  *Effectiveness* 

### Option 4: Planning for Climate Change

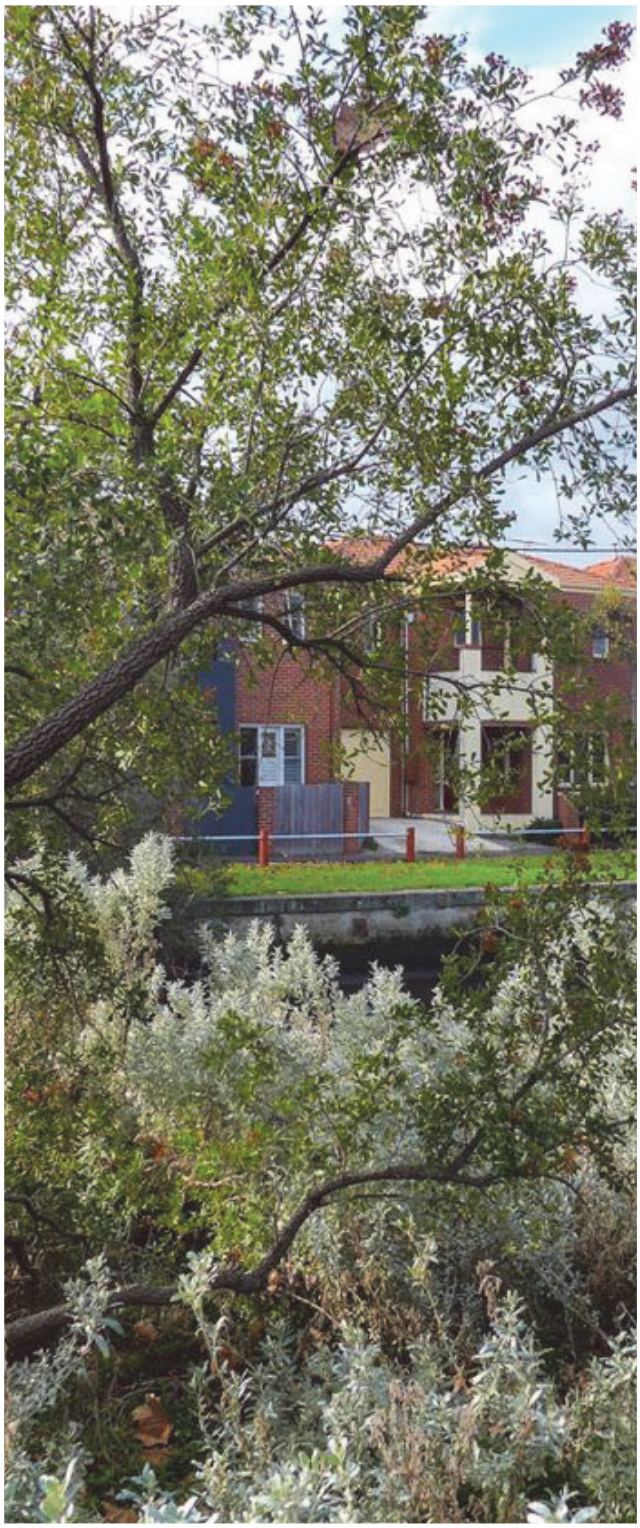
Consider the long term impacts of climate change such as sea level rise and increased frequency of storms when considering the rezoning of land within the catchment. A framework of *defend, adapt or retreat* should guide these decisions at a high level. Overlaps between this project and the MAV and ABM sea level rise project should be fostered.

*Complexity*  *Effectiveness* 

## Next Steps

Key next steps for Theme 5 include:

- As part of any future review into the four planning schemes, gaps in the schemes related to stormwater management and WSUD should be identified and addressed.
- As part of this project or related projects, identify areas within the catchment with potential sea level rise impacts and consider the implications for long term use and development.



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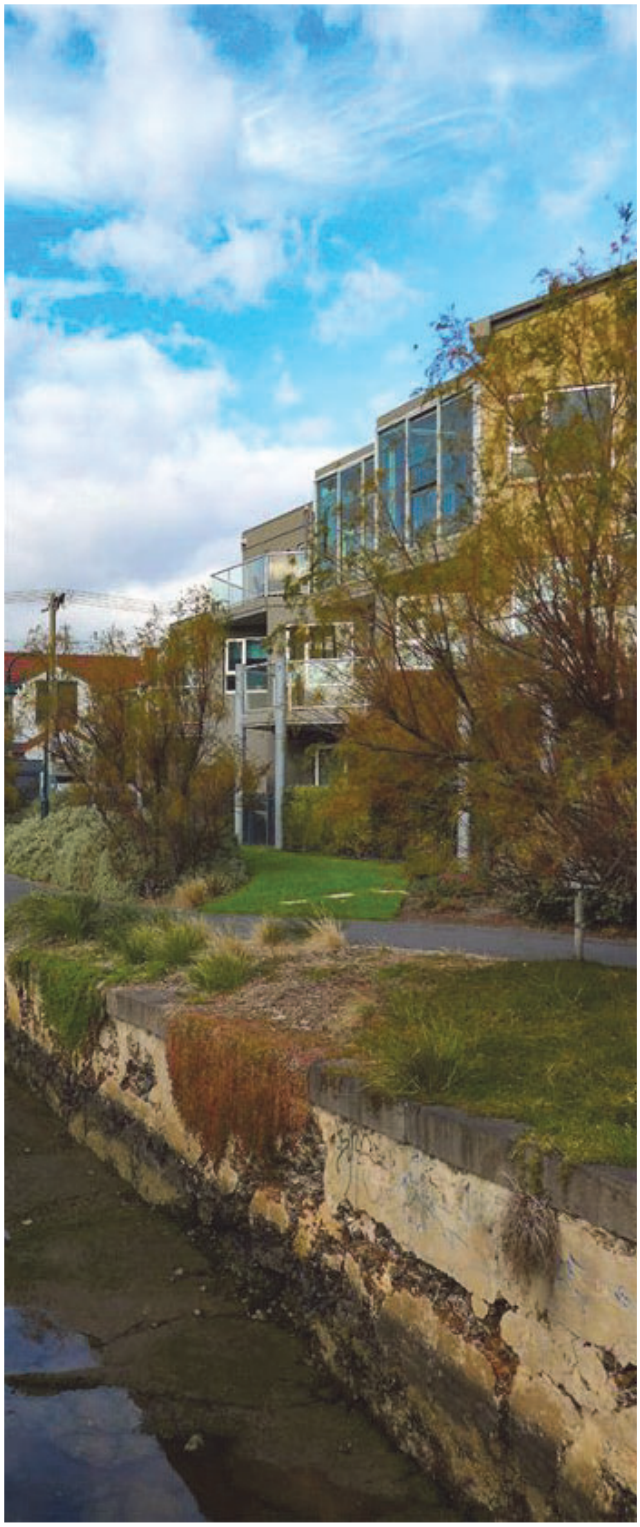
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## 9.13 INSTRUMENTS FOR APPOINTMENT AND AUTHORISATION

***Author:*** *Tienyi Long, Legal and Governance Officer*

***Trim No:*** *18/1283047*

***Attachments:*** *1. Authorised officers under the Planning and Environment Act*

### PURPOSE AND SUMMARY

To appoint Council officers by resolution as authorised officers for the purposes of enforcing the *Planning and Environment Act 1987* (**Act**).

### RECOMMENDATION

That Council in the exercise of the powers conferred by section 147(4) of the *Planning and Environment Act 1987* (Vic) and section 232 of the *Local Government Act 1989* (Vic) resolves that:

1. the staff members referred to in the attached Instruments be appointed and authorised as set out in the Instruments;
2. the Instruments come into force immediately when the common seal of Council is affixed to the Instruments and remain in force until Council determines to vary or revoke it;
3. any existing Instruments of Appointment and Authorisation under the *Planning and Environment Act 1987* to the staff members referred to in the attached Instruments be revoked effective immediately upon the Instruments referred to in the paragraph numbered 1 above coming into effect; and
4. the Instruments be signed and sealed.

### BACKGROUND

Authorisations are required for members of staff whose duties require them to enforce the Act. The Act provides in s147(4) for Council to appoint officers by resolution, and the authorisation may, where relevant, include the general appointment provision in section 232 of the Local Government Act 1989 (Vic) to commence proceedings in Council's name.

### ISSUES AND DISCUSSION

Not applicable.

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

Not applicable.

### POLICY AND LEGISLATIVE IMPLICATIONS

The attached Instruments are made under the *Planning and Environment Act 1987* (Vic) and, in the case of officers authorised to commence proceedings in Council's name, the *Local Government Act 1989* (Vic).

### COMMUNICATION AND ENGAGEMENT

Not applicable.

## LINK TO COUNCIL AND COMMUNITY PLAN

Theme Five: Informed and Engaged
A well governed Council that is committed to transparency and engages residents in decision–making.

## OFFICER DECLARATION OF CONFLICT OF INTEREST

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

## CONCLUSION

Councillors are asked to approve the appointment of the staff members referred to in the attached Instruments as authorised officers in accordance with the Instruments.

# S11A Instrument of Appointment and Authorisation
## *(Planning and Environment Act 1987)*

In this Instrument **"officer"** means -

**Kristian Cook, Coordinator Urban Planning**

**By this Instrument of Appointment and Authorisation Glen Eira City Council** -

1. under section 147(4) of the *Planning and Environment Act* 1987 - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act* 1987 and the regulations made under that Act.

2. under section 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings and represent Council in proceedings for offences against the Acts and regulations described in this instrument.

**It is declared that** this Instrument -

(a) comes into force immediately upon its execution; and

(b) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

This Instrument is authorised by a resolution of Glen Eira City Council on 27 November 2018.

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

……. Councillor

……. Chief Executive Officer

Date:

# S11A Instrument of Appointment and Authorisation
## *(Planning and Environment Act 1987)*

In this Instrument **"officer"** means -

**Zac van Grondelle, Senior Urban Planner**

**By this Instrument of Appointment and Authorisation Glen Eira City Council** -

under section 147(4) of the *Planning and Environment Act* 1987 - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act* 1987 and the regulations made under that Act.

**It is declared that** this Instrument -

(a) comes into force immediately upon its execution; and

(b) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

This Instrument is authorised by a resolution of Glen Eira City Council on 27 November 2018.

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

…….. Councillor

…….. Chief Executive Officer

Date:

# S11A Instrument of Appointment and Authorisation
## *(Planning and Environment Act 1987)*

In this Instrument **"officer"** means -

**Sue Monagle, Coordinator Urban Planning**

**By this Instrument of Appointment and Authorisation Glen Eira City Council** -

1. under section 147(4) of the *Planning and Environment Act* 1987 - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act* 1987 and the regulations made under that Act.

2. under section 232 of the *Local Government Act* 1989 authorises the officer generally to institute proceedings for offences prescribed in the Act and regulations described in this instrument.

**It is declared that** this Instrument -

(a) comes into force immediately upon its execution; and

(b) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

This Instrument is authorised by a resolution of Glen Eira City Council on 27 November 2018.

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

…….. Councillor

…….. Chief Executive Officer

Date:

# S11A Instrument of Appointment and Authorisation
## *(Planning and Environment Act 1987)*

In this Instrument **"officer"** means -

**Phoebe Hanna, Urban Planner**

**By this Instrument of Appointment and Authorisation Glen Eira City Council** -

under section 147(4) of the *Planning and Environment Act* 1987 - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act* 1987 and the regulations made under that Act.

**It is declared that** this Instrument -

(a) comes into force immediately upon its execution; and

(b) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

This Instrument is authorised by a resolution of Glen Eira City Council on 27 November 2018.

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

…….. Councillor

…….. Chief Executive Officer

Date:

# S11A Instrument of Appointment and Authorisation
## *(Planning and Environment Act 1987)*

In this Instrument **"officer"** means -

**Tania Mason, Subdivision Officer**

**By this Instrument of Appointment and Authorisation Glen Eira City Council** -

under section 147(4) of the *Planning and Environment Act* 1987 - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act* 1987 and the regulations made under that Act.

**It is declared that** this Instrument -

(a) comes into force immediately upon its execution; and

(b) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

This Instrument is authorised by a resolution of Glen Eira City Council on 27 November 2018.

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

…….. Councillor

…….. Chief Executive Officer

Date:

## 9.14 QUARTERLY SERVICE PERFORMANCE REPORT SEPTEMBER 2018

***Author:*** *Jenny Priest, Corporate Performance and Reporting Coordinator*

***Trim No:*** *18/1296936*

***Attachments:*** *1. Quarterly Services Performance Report Sep 2018 - OCM*

### PURPOSE

Glen Eira City Council Quarterly Service Performance Report has been developed to provide a reporting structure that is meaningful, progressive and based on business intelligence principles.

The Quarterly Service Performance Report provides trend analysis and insights on the effectiveness and efficiency of Council services from July to September 2018.

### BACKGROUND

The State Government's introduction of the 'Know Your Council' website has raised residents' expectation of the information provided by councils. Residents have an increasing expectation of being provided fast, accurate and meaningful reporting of Council's progress. This was reinforced through recent community consultation as part of the development of the *2017–2021 Council and Community Plan*.

### ISSUES AND DISCUSSION

Some items of note for this quarter include:

- Council's Food and Organics Waste and Recycling initiative wins an award for the introduction of free kitchen caddies for the recycling of food waste;
- Compared to the same time last year, planning applications received are lower, reflecting the uncertainties in the housing and lending markets;
- Council's *Family Violence Action Plan* for 2018-19 was endorsed by Council in July 2018; and
- In September 2018, Council resolved to pilot a new safe cycling corridor in Inkerman Road and a pedestrian safe neighborhood around Coatesville Primary School.

### FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The level of activity undertaken by Council is not always apparent from financial information. Statistical information complements monthly financial reporting and provides more detailed information on the diverse range of activities undertaken by Council. Regular reporting can provide an indication of where productivity or efficiency gains have been made along with identifying trends that will assist in decision making and resource allocation.

### POLICY AND LEGISLATIVE IMPLICATIONS

The Quarterly Service Performance Report ensures compliance with statutory requirements legislated under:

- *Local Government Act*;
- Victoria Auditor General's office (VAGO); and
- Service specific quality and assessment standards.

## COMMUNICATION AND ENGAGEMENT

The new Quarterly Service Performance Report has been developed in consultation with the Community Consultation Committee and Councillors to provide consistent and transparent information on Council's commitments to its community.

## LINK TO COUNCIL AND COMMUNITY PLAN

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

## NEXT STEPS

Glen Eira Council's Quarterly Service Performance Report aims to respond to community's expectation of providing a clear and transparent snapshot of Council's progress for the year to date.

City of GLEN EIRA

GLEN EIRA
CITY COUNCIL

BENTLEIGH
BENTLEIGH EAST
BRIGHTON EAST
CARNEGIE
CAULFIELD
ELSTERNWICK
GARDENVALE
GLEN HUNTLY
MCKINNON
MURRUMBEENA
ORMOND
ST KILDA EAST



# QUARTERLY SERVICE PERFORMANCE REPORT

JULY TO SEPTEMBER 2018 • WWW.GLENEIRA.VIC.GOV.AU

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This report uses the best available information. While care has been taken to ensure the content in the report is accurate, it cannot be guaranteed at time of publication. There may be errors and omissions or it may not be wholly appropriate for your particular purposes. In addition, the publication is a snapshot in time based on historic information which is liable to change.

# CHIEF EXECUTIVE OFFICER OVERVIEW

I'm pleased to share with you our latest Quarterly Performance Report - for the first quarter of 2018-19. This report provides an overview of how we are tracking against key performance measures and provides transparency on the progress made in delivering our commitments to community in the *2017–2021 Council and Community Plan*.

Council is a complex business providing over 120 different services, to our population of over 151,000 residents. Every year we receive approximately 240,000 phone calls and raise more than 171,500 service requests. Through this report we want you to feel informed about the things that are important to you and have the confidence that we are delivering on our promises.

As you will read in the coming pages, our financial position is very healthy, with a forecast operating surplus for the year of $20.68 million; reflecting a positive variance against budget of $2 million.

Progress worthy of noting this quarter includes:

- The Minister for Planning announced mandatory interim height controls for Bentleigh and Carnegie; and discretionary height controls in Elsternwick.
- It has been pleasing to note that the number of **VCAT appeals** continues the downward trend from 2017-18 levels. The number of appeals in quarter 1 has reduced again when compared to the previous year. This demonstrates that our decision making is increasingly finding a balance between various stakeholder expectations. There has also been a significant drop in the number of decisions that have been set aside by VCAT compared to this time last year.
- Council's Food and Organics Waste and Recycling initiative wins an award for the introduction of free kitchen caddies for the recycling of food waste;
- Compared to the same time last year, planning applications received are lower, reflecting the uncertainties in the housing and lending markets;
- Council's *Family Violence Action Plan* for 2018-19 was endorsed by Council in July 2018;
- In September 2018, Council resolved to pilot a new safe cycling corridor in Inkerman Road and a pedestrian safe neighborhood around Coatesville Primary School; and
- We have also been busy improving our Recreation and Open Spaces. Works this quarter have included:
    - Duncan Mackinnon Reserve netball courts were completed and are being used by the community. Bailey Reserve skate park works are nearing completion.
    - EE Gunn Reserve, Ormond – cricket nets are under construction and the Foch Street car park is being prepared for tender.
    - Victory Park, Bentleigh – works began on the construction of an additional training bay.
    - Bailey Reserve, Bentleigh East – consultant engaged to begin design and documentation for the sports ground lighting upgrade project.
    - King George Pavilion, Bentleigh East – early works have commenced on the site.
    - Moorleigh Community Village, Bentleigh East – Multipurpose Training Facility – Demolition of the existing 4 bay cricket training net facility has occurred and commencement of the construction of the new 5 bay cricket/multipurpose training facility.

These are just some of the services, events, projects and programs delivered by Council this quarter that improve the community's daily lives and contribute to the City of Glen Eira being a great municipality in which to live, work and raise a family.

I hope you find the information in this report helpful in understanding the work of Council and tracking our progress in delivering our priorities. If you have feedback, please don't hesitate to email me at mail@gleneira.vic.gov.au

Regards,

Rebecca McKenzie

Chief Executive Officer,

# FINANCIAL OVERVIEW

Council has delivered a positive financial result for 1st quarter of 2018–19. The operating result year-to-date is higher than was anticipated when the annual budget was set, and the balance sheet position and the cash position are sound.

At the end of September 2018, the performance against budget from ordinary activities showed a positive variance of $1.94 million, due to higher than anticipated income of $984,000 and favourable variance in operating expenditure of $953,000.

The forecast result expected for the financial year is a surplus of $20.68 million compared with the original adopted 2018–19 Annual Budget of $18.66 million. Annual budget to forecast movements to date show an increase in operating revenue of $866,000 and a decrease in operating expenditure of $446,000.

The September 2018 year to date financial performance was $1.94 million better than the year to date budget mainly due to: better than anticipated income received for open space contributions $338,000, statutory fees and fines $308,000, government grants $215,000 and interest received $86,000. Favourable variances in expenditure items including: utilities $288,000, contractors $278,000, materials and consumables $273,000 and employee costs $241,000.

The Council's current asset ratio, a measurement of our financial strength, increased to 1.32. This means for every $1 of current liability, the Council had $1.32 in current assets to meet those commitments. The Council remains financially well positioned and the 2018–19 surplus provides further financial flexibility to meet the city's future service and infrastructure funding needs.

The table below details Council's forecast performance based on the Victorian Auditor-General Financial Sustainability Risk Indicators.

| FINANCIAL SUSTAINABILITY RISK INDICATORS | Objective | 2016-2017 Actuals based on VAGO Parliamentary Report | 2017-18 Annual Budget as at 30 June 2019 | 2017-18 Annual Forecast As at 30 June 2019 | 2017-18 Risk Based on Annual Forecast as at 30 June 2019 | COMMENT |
|---|---|---|---|---|---|---|
| Net Result | Generating surpluses consistently of greater than 0%. | 16.76% | 10.23% | 11.44% | Low | Council is generating positive surpluses. |
| Underlying Result (%) | Generating surpluses consistently of greater than 0%. | 16.00% | 9.52% | 11.41% | Low | Council is generating positive surpluses. |
| Liquidity | To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0. | 1.42 | 1.23 | 1.32 | Low | Council's forecast to 30 June 2019 indicates a Liquidity Ratio of greater than 1.0. |
| Indebtedness | Lower than 40% relates to the ability to repay debt from own-source revenue. | 13.51% | 10.06% | 10.23% | Low | Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue. |
| Internal Financing | Generating enough cash from operations to fund new assets. | 157.42% | 112.45% | 94.13% | Low | Council is generating enough cash from operations to fund new assets. |
| Capital Replacement | To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5. | 1.58 | 1.87 | 2.10 | Low | Council operates at a low level of risk with respect to capital replacement. |
| Renewal Gap | To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0. | 1.24 | 1.48 | 1.48 | Low | Council spends sufficient funds on its asset base. |

# WHAT'S BEEN HAPPENING AT A LOCAL LEVEL




## CAMDEN WARD

- Caulfield Park masterplan refresh issued for community consultation.
- New Park Proposal for Aileen Ave, Caulfield South.
- Caulfield Racecourse Wedge works commenced to create a new off leash dog park.
- Elsternwick Library was transformed after hours with magic, music and mayhem for 'The Library After Dark Sideshow.' 350 adults and children were welcomed by the ringmaster and entertained by a live band, acrobats, magicians, puppeteers, comedians, and sideshow alley.
- Discretionary height controls in Elsternwick.

## ROSSTOWN WARD

- Duncan Mackinnon Reserve netball courts completed.
- Murrumbeena Community Hub concept development - Initial Floor Plan concept preparation reported to Councillors for preliminary feedback.
- Minister for Planning announces mandatory interim height controls for Carnegie.

## TUCKER WARD

- Moorleigh Multi-purpose facility works were commenced.
- Bailey Reserve skate park works continued.
- Fitness Australia announced globally GESAC's Health Club as Australia's Industry leader following GESAC being the first club to receive Fitness Australia's Quality Accreditation.
- To celebrate 'Talk Like a Pirate Day', Bentleigh Library was turned into a pirate's cove, complete with pirate ship, treasure chests and lots of activities for the young buccaneers who dressed up and joined in the fun.
- Minister for Planning announces mandatory interim height controls for Bentleigh.

## ALL WARDS

- 4,841 people attended the 2018 Storytelling Festival held in July.
- More than 400 books, magazines and audiobooks withdrawn from our libraries were donated to the Peter Mac Cancer Centre for patients to use.
- Council's Food and Organics Waste and Recycling initiative wins Award.
- 14 consultations were carried out, which reached 1169 residents.

# MAJOR PROJECT UPDATES

**1. Duncan Mackinnon Reserve**

**Netball Court Extension**

- **Project Status:** Completed – in Defects Liability Period.
- **Key achievements:** In the first Quarter of 2018-19, construction of the new courts was completed and opened for use.
- **Planned activities for the next quarter:** Monitor the Defects Liability Period.

**Athletics Track Upgrade**

- **Project Status:** Completed – in Defects Liability Period.
- **Key achievements:** In the first Quarter of 2018-19, construction of all works was completed and opened for use.
- **Planned activities for the next quarter:** Monitor the Defects Liability Period.

**Master Plan Implementation - Stage 2 Landscape**

- **Project Status:** Main works currently in the detailed design and documentation phase. Minor works in construction including synthetic grass area and track access stairs.
- **Key achievements:** In the first quarter of 2018-19, track access stairs and synthetic grass area competed.
- **Planned activities for the next quarter:** Finalise detailed design and documentation for construction packages.



Completed Athletics track



Netball courts major works completed

# MAJOR PROJECT UPDATES

**2. Lord Reserve and Koornang Park**

**Carnegie Swim Centre Redevelopment**

- **Project Status:** Currently in Feasibility Phase.
- **Key achievements:** The scope of future services to be provided at CSC is being reviewed in conjunction with current and future service offerings at GESAC to determine the best mix of leisure services for the community into the future across both sites.
- **Planned activities for the next quarter:** Further refinement pending review of Business Plan for CSC including GESAC impacts for report to Council, prior to the next phase of community consultation.

**Carnegie Precinct Master Plan (Lord Reserve and Koornang Park)**

- **Project Status:** Currently in Feasibility Phase.
- **Key achievements:** The scope of future services to be provided at CSC is being reviewed in conjunction with current and future service offerings at GESAC to determine the best mix of leisure services for the community into the future across both sites.
- **Planned activities for the next quarter:** Further refinement pending review of Business Plan for CSC including GESAC impacts for report to Council, prior to the next phase of community consultation.





Existing Photos of Carnegie Swim Centre, Lord Reserve and Koornang Park

**3. Bailey Reserve**

**Skate Park Redevelopment**

- **Project Status:** Construction Phase.
- **Key achievements:** In the first quarter of 2018–19, Construction works nearing completion, all concrete works completed, fencing and landscaping commenced.
- **Planned activities for the next quarter:** Complete construction works and conduct Official opening.



Bailey Reserve Skate Park under construction

# MAJOR PROJECT UPDATES

**Bailey Reserve Oval No.1 Upgrade**

- **Project Status:** Completed – in maintenance and Defects Liability Period.
- **Key achievements:** In the first quarter of 2018–19, construction was completed and maintenance of turf commenced.
- **Planned activities for the next quarter:** Completion of maintenance and handover for use.



Bailey Reserve Oval maintenance period in progress

**5. Preparation and implementation of *Structure Plans* for Carnegie, Elsternwick and Bentleigh and Quality Design Guidelines for Glen Eira.**

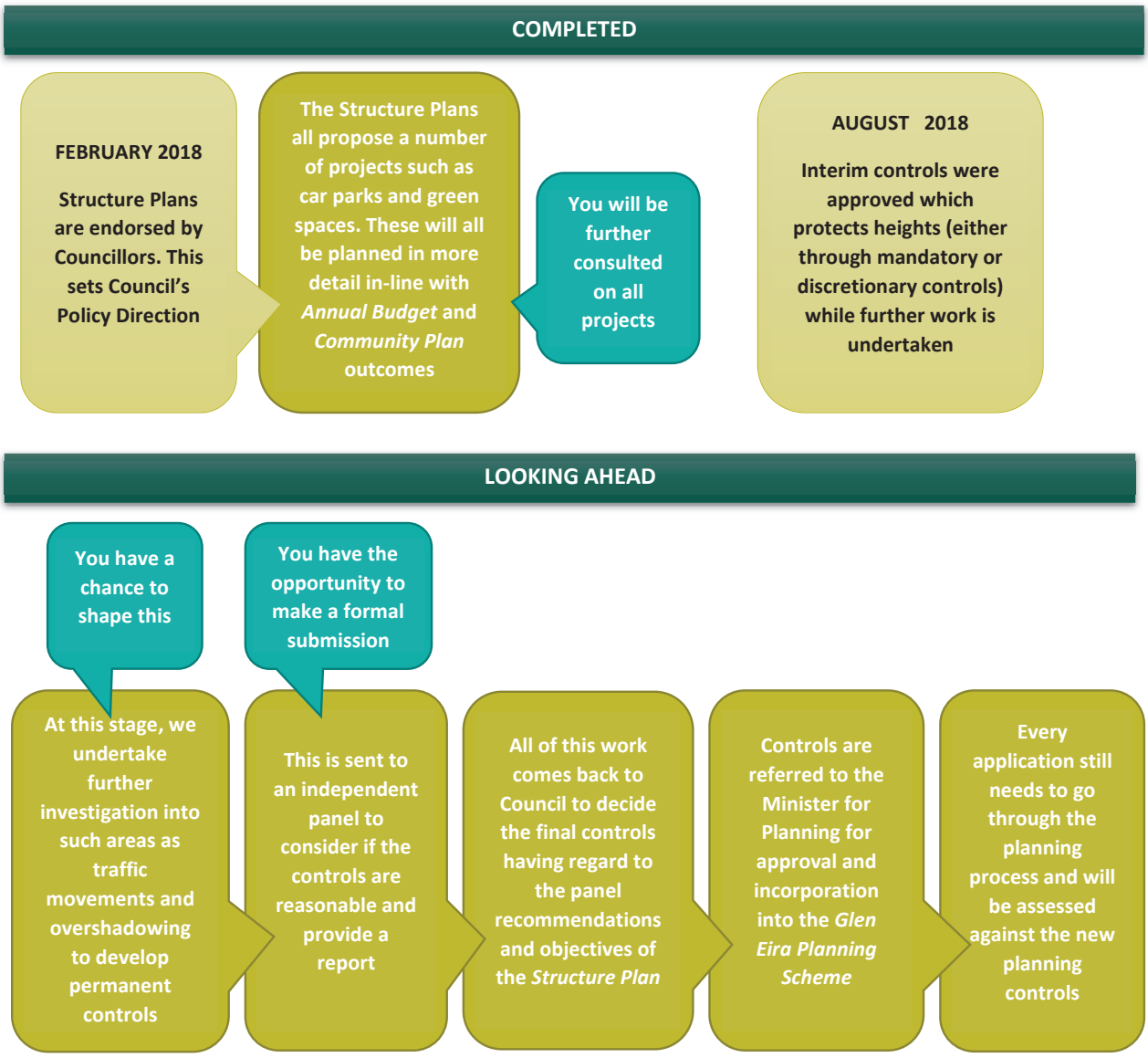
- **Project Status:** Work is well underway in the preparation and implementation of Structure Plans and Quality Design Guidelines for Carnegie and Bentleigh. Elsternwick is undergoing a separate process. When adopting the *Elsternwick Structure Plan* Council committed to further Shadowing and Traffic Analysis for the Urban Renewal Area, and the formation of a community reference group. A project scope is currently being developed for this further work.
- **Key achievements:** Since adoption of the *Structure Plans* in February 2018, the Minister for Planning has approved 'interim planning controls' for Bentleigh, Carnegie and Elsternwick. The 'interim planning controls' place a height limit on areas where the current planning controls allow for greater development heights than those proposed in the *Structure Plans*.
- **Planned activities for the next quarter:** Council has contracted David Lock Associates to develop a Masterplan for the Elsternwick Urban Renewal South area. An Elsternwick Urban Renewal South Community Reference Group has also been established with planned meeting dates and activities. It is expected that the proposed controls for Carnegie and Bentleigh will be presented to a Council meeting before the end of the year. (Refer to flowchart on next page).

**6. Murrumbeena Community Hub**

- **Project Status:** Feasibility / Concept development.
- **Key achievements:** In the first quarter of 2018–19, Initial Floor Plan concept preparation reported to Councillors for preliminary feedback. Preliminary transport advice procured.
- **Planned activities for the next quarter:** Further development of concept layout, Geotechnical investigation, revised transport advice and Initial Cost Plan verification based on floor space. Report to Council prior to community consultation.

# MAJOR PROJECT UPDATES

## STRUCTURE PLANNING PROCESS

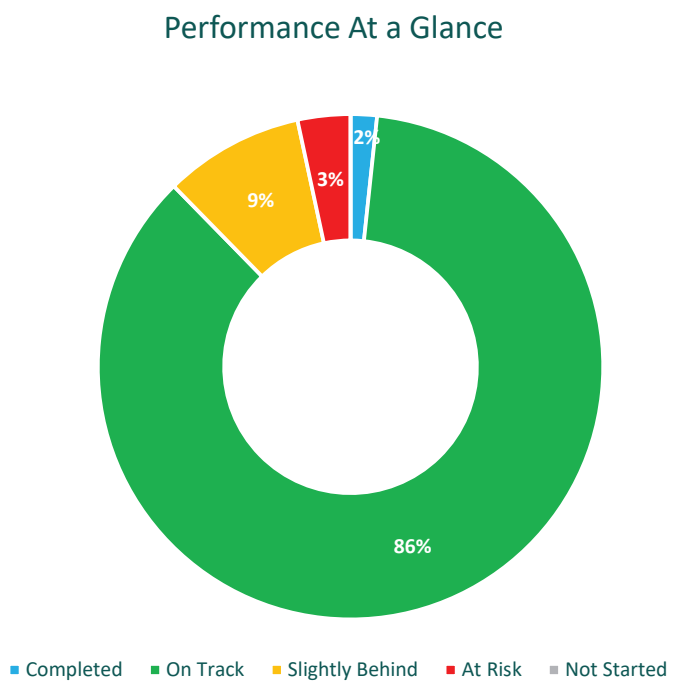


# PERFORMANCE AT A GLANCE

The *Council Plan* 2017–2022 sets out five themes where Council will focus its efforts to enhance community experience over the next five years. These themes were developed in consultation with the community.

## PROGRESS AGAINST GLEN EIRA COUNCIL AND COMMUNITY PLAN COMMITMENTS

| Total Number of Community Plan commitments for 2017-18 | 59 | % |
|---|---|---|
| Completed | 1 | 2% |
| On Track | 51 | 86% |
| Slightly Behind | 5 | 9% |
| At Risk | 2 | 3% |
| Not Started | 0 | 0% |




Pages 10 to 38 provide an update on the *Council and Community Plan 2017–2021* commitments and related service performance indicators for each of the five themes.

# LIVEABLE AND WELL DESIGNED

## A WELL PLANNED CITY THAT IS A GREAT PLACE TO BE

| COMMITMENT | PERFORMANCE MEASURE | PROGRESS UPDATE AS AT 30 September 2018 | |
|---|---|---|---|
| We will work with the Victorian Planning Authority to manage growth in our municipality in a way that involves the community and stakeholders, and addresses development, open space, business and transport. | Deliver a structure plan for East Village, Bentleigh East and substantially progress the structure plan for the Caulfield Station Precinct in partnership with the Victorian Planning Authority. | The East Village Structure Plan and associated planning controls have been substantially developed through the continued input from the Community Reference Group and expert consultants. *The East Village Structure Plan* will be considered by Council in October 2018. Council is working with the Victorian Planning Authority to undertake the *Caulfield Station Precinct Structure Plan*. The Community Engagement Summary Report was released by VPA in August. The Caulfield Racecourse Reserve Trust became effective in August 2018 and will now be a key stakeholder in the development of the *Plan*. | |
| We will progress the development of a new vibrant community hub in Elsternwick. | Community consultation undertaken on feasibility and proposed components of the new community hub by June 2019. | A project brief is being prepared and will go out to market for consultants to assist in the planning, feasibility and business case for new Community hub in Elsternwick. | |
| We will commence the statutory implementation of our structure plans for Bentleigh, Carnegie and Elsternwick. | Panel process concluded, and amendments submitted to the Minister for Planning for approval. | In August 2018, the Minister approved new interim planning controls for Bentleigh, Carnegie and Elsternwick that aligns the planning scheme with Council's adopted Structure Plans. The Carnegie and Bentleigh building controls outline mandatory maximum heights across the centre, which strongly aligns with community feedback and provides one of the strongest controls in the state. In August 2018, Council also undertook community consultation on the scope of works for the Elsternwick Urban Renewal South Masterplan during July and August 2018. A Community Reference Group was also established to provide detailed feedback across the development of the Masterplan. | |
| We will update and refresh a minimum of two key Council community infrastructure strategies relating to recreation, open space and facilities. | *Naturestrip Planting Guidelines* endorsed by Council. | Draft Report to be tabled at November Council Meeting. | |
| | Recreation Needs Analysis updated and endorsed by Council. | Draft Recreation Needs Study report due from consultants at the end of November 2018 and scheduled for Council consideration in early 2019. | |
| We will develop, consult and implement policies and controls that protect heritage, and the character of our residential areas. | Major Heritage Review amendment is endorsed by Council and submitted to the Minister for Planning for authorisation. | In August 2018, Council resolved to seek heritage controls at state and local levels for the former ABC studios site at 8 Gordon Street in Elsternwick. For the Major Heritage Review, Council's appointed expert heritage consultants continue to review Carnegie and Bentleigh for future heritage controls as part of the structure plan planning scheme amendments. | |
| We will invest a minimum of $30M through Council's *Capital Works Program*. | $35M spent on *Capital Works Program* for 2018–19. | Works in progress. $4.51 million spent to the end of September 2018. | |
| We will further progress the development of a community focussed multi-use recreation precinct for Lord Reserve, Carnegie Swim Centre, and Koornang Park, Carnegie. | Community consultation on concept plans for Carnegie Swim Centre and endorsement by Council. | The scope of future services to be provided at CSC is being reviewed in conjunction with current and future service offerings at GESAC to determine the best mix of leisure services for the community into the future across both sites. | |
| | Community consultation on concept master plan for Lord Reserve / Koornang Park and endorsement by Council. | The scope of future services to be provided at CSC is being reviewed in conjunction with current and future service offerings at GESAC to determine the best mix of leisure services for the community into the future across both sites. | |
| We will commence the implementation of a new "Eat Street" in Bentleigh. | Community consultation completed. | Consultants have been appointed to progress conceptual plans for Eat St. Initial round of community consultation completed and has fed into the design process. Completed concept plans due for community feedback in late 2018. | |
| We will start planning for the development of a new food market in Carnegie. | A feasibility report on a future market as part of a development in the Carnegie Library car park presented to Council by June 2019. | Initial feasibility modelling has been completed. Further refinement and detail of market functionality, facilities, access and amenity currently progressing to further inform feasibility report. | |

| COMMITMENT | PERFORMANCE MEASURE | PROGRESS UPDATE AS AT 30 September 2018 | |
|---|---|---|---|
| We will refresh Glen Eira City Council's Municipal Strategic Statement to reflect recent strategic planning work, including the *Activity Centre, Housing and Local Economy Strategy (July 2017)*. | Council adoption of planning scheme amendment and submission to Minister for Planning for approval. | The Planning Minister in 31 July 2018, introduced a new structure for all Victorian Planning Schemes (VC148). Advice from DELWP is that a Planning Policy Framework Translation Information pack is expected to be issued in October 2018 and support given to Council in the translation of its scheme in the second half of 2019. Given this, Council can no longer update the Municipal Strategic Statement this financial year. | |
| We will guide better buildings in Glen Eira through the implementation of our *Quality Design Guidelines*. | Public exhibition of permanent planning controls which seek to implement the *Quality Design Guidelines*. | The Quality Design Guidelines have been implemented in Bentleigh, Carnegie and Elsternwick through the new Design Development Overlay approved by the Minister in August 2018 through interim controls. Detailed work continues to inform the development of a suite of permanent planning controls that will implement the Quality Design Guidelines. Carnegie and Bentleigh will be the first centres as part of their structure plan planning scheme amendments. | |
| We will take steps to increase the future availability of social and affordable housing in the municipality. | *Social and Affordable Housing Strategy* endorsed by Council for community consultation by December 2018.<br>Ensure that the Section 173 Agreement for East Village contains provisions for delivery of affordable housing outcomes. | It is intended that the East Village Section 173 Agreement will contain provisions for the delivery of affordable housing outcomes. Council has been successful in securing funding to develop an Affordable Housing Strategy and this work is currently being tendered. | |

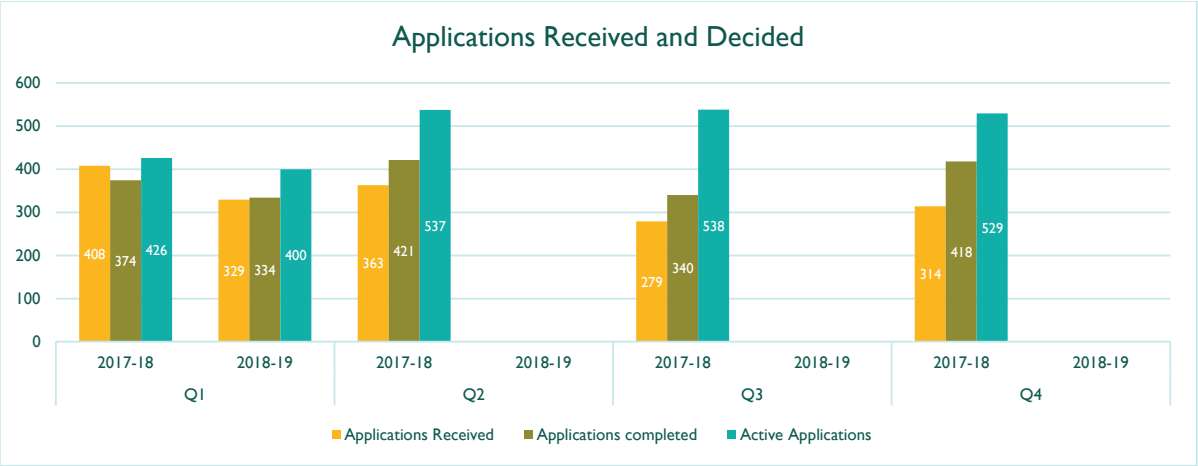
Completed On Track Slightly behind At risk Not started

# SERVICE PERFORMANCE INDICATORS — PLANNING

**The following service performance indicators are being monitored under**

**Theme 1 – Liveable and Well Designed**

## PLANNING APPLICATIONS RECEIVED AND DECIDED



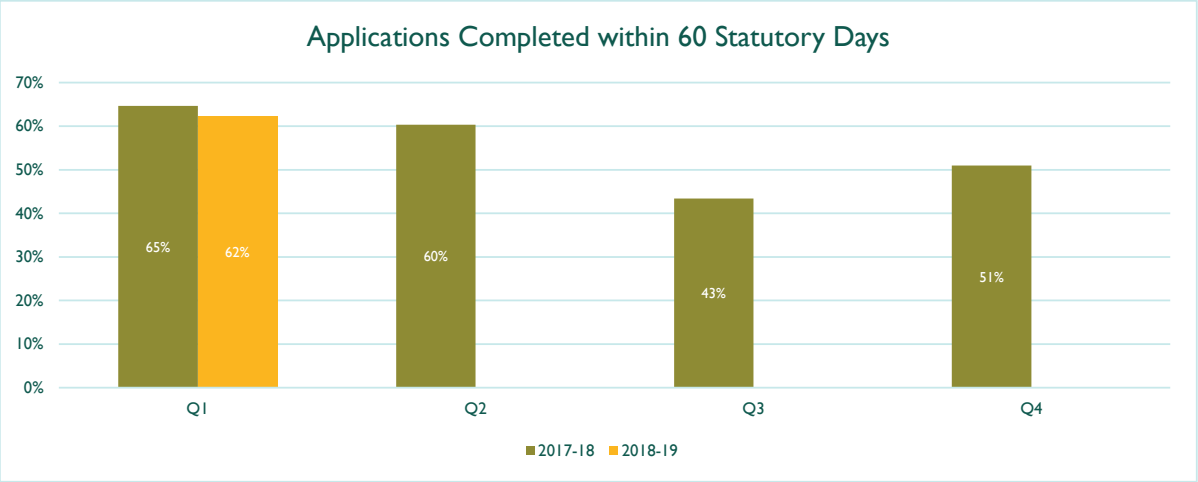

**Comment:**

This quarter we have seen a reduction in applications received and this may be a result of the uncertainties of the housing and lending market at the moment.

Active Applications continue to be lower than the previous financial year. This trend is likely to continue as the benefits of planning office process improvements are realised.

*Decisions made in each quarter involve some applications lodged in the previous quarter.*

## PLANNING APPLICATIONS COMPLETED WITHIN 60 STATUTORY DAYS




**Comment:**

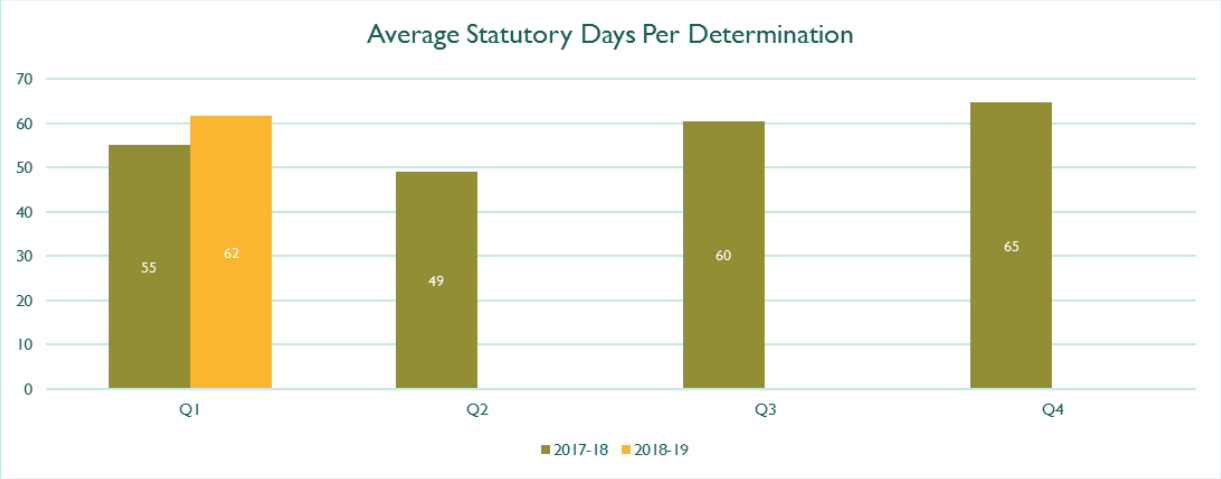
The percentage of applications determined within 60 days is consistent with 2017-18 figures for the first quarter.

# SERVICE PERFORMANCE INDICATORS — PLANNING

**The following service performance indicators are being monitored under**

**Theme 1 – Liveable and Well Designed**

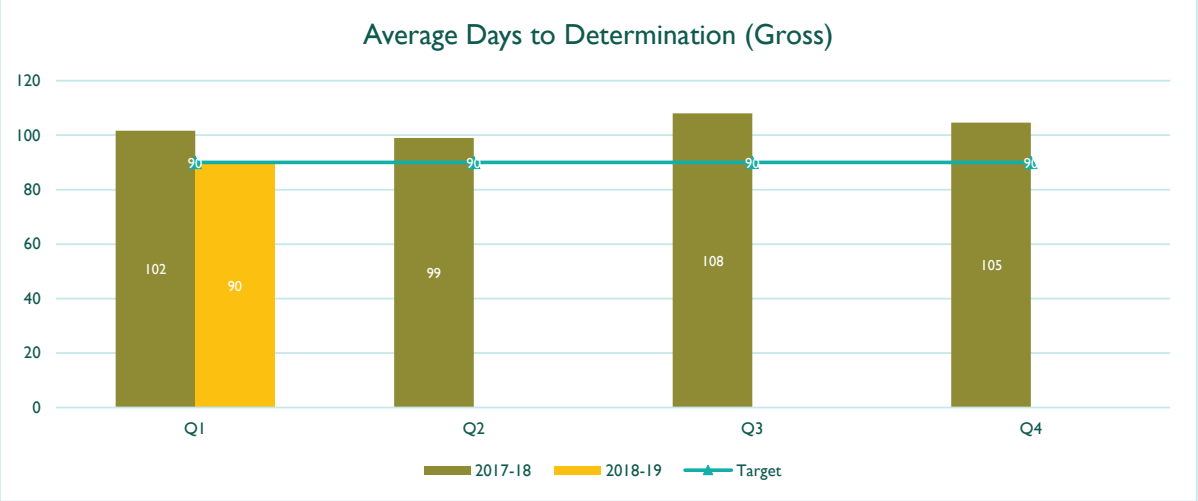
## AVERAGE STATUTORY DAYS




**Comment:**

Last year's data was collected manually, and we are now able to capture electronic data through enhancements to the system. While it shows an increase in the average number of statutory days on the first quarter last year, it is tracking well against the previous year average.

## AVERAGE GROSS DAYS



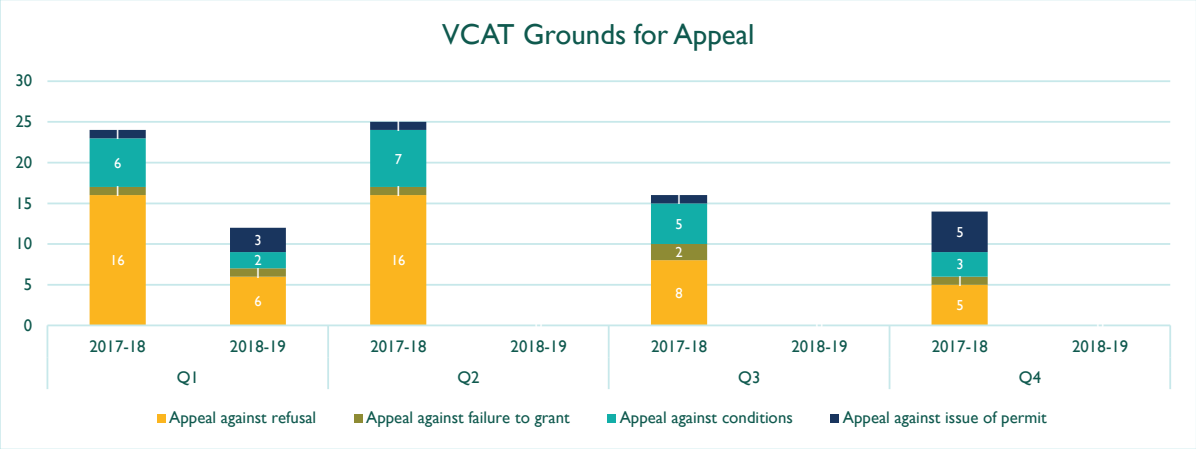

**Comment:**

We have seen a reduction in the average gross days to determination which is a positive trend. It reflects improved monitoring of gross days as a performance measure within the team.

*Note: This measurement is in calendar days, not statutory days. It is extracted from the State Government Planning Permit Activity Reporting Systems (PPARS).*

# SERVICE PERFORMANCE INDICATORS — PLANNING

## VCAT APPEALS AND REASONS FOR APPEALS

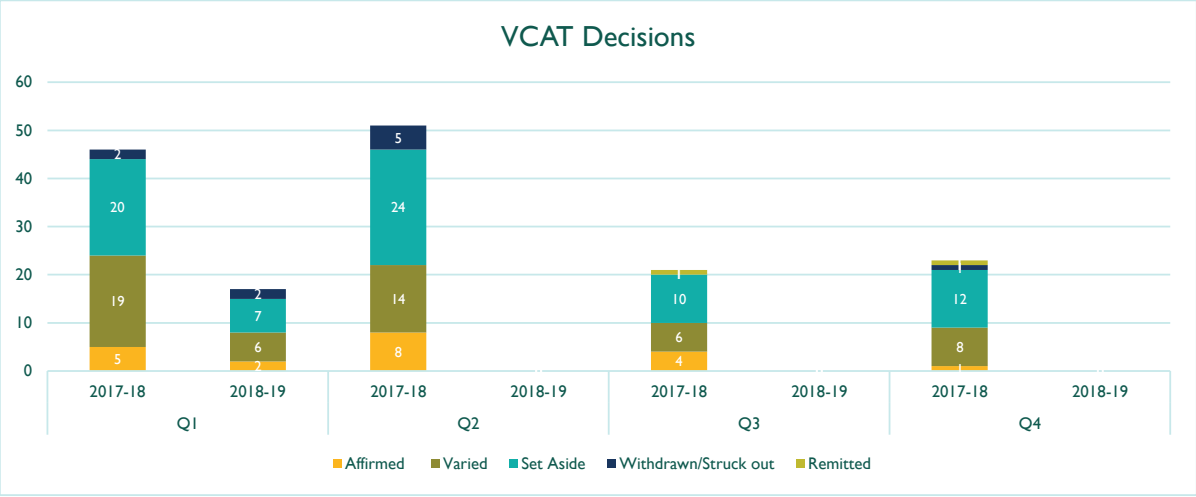



**Comment:**

The number of appeals in quarter 1 has reduced compared to the previous year. This demonstrates that our decision making is finding a balance between various stakeholder expectations.

*Data source: Planning Permit Activity Reporting Systems (PPARS) – DELWP*

## VCAT DECISIONS




**Comment:**

There has been a significant drop in the number of decisions that have been set aside (overturned) by the Tribunal compared to this time last year. Overall 59% of the decisions have been upheld by VCAT.

# SERVICE PERFORMANCE INDICATORS — PLANNING

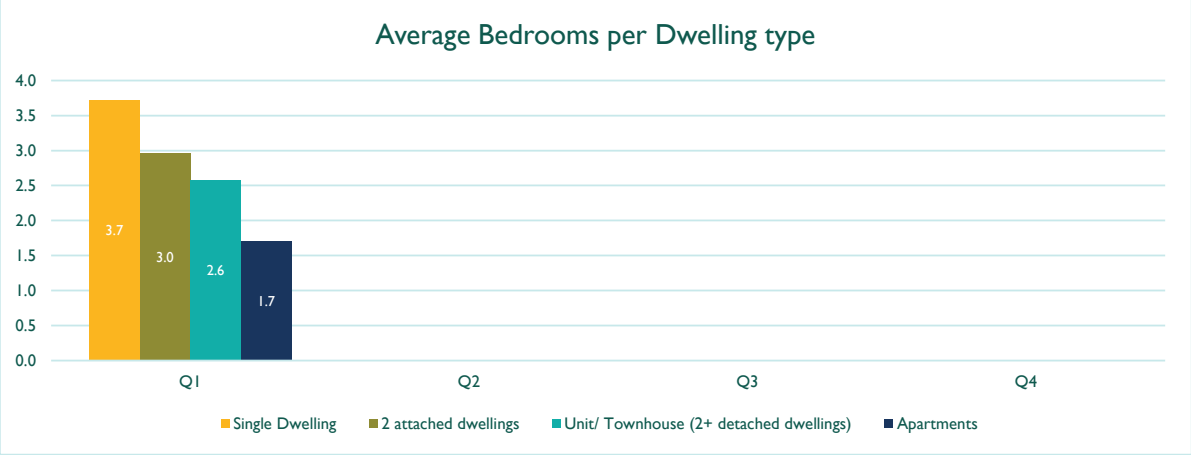
## DIVERSITY IN AVAILABLE HOUSING STOCK




**Comment:**

The majority of housing continues to be apartments of 1 or 2 bedrooms. Council's Structure plans seek to counter this imbalance and provide a greater diversity of housing across the municipality.

*Note: Due to the conversion of systems from Pathway to VM online, no supplementary valuations were completed in August.*

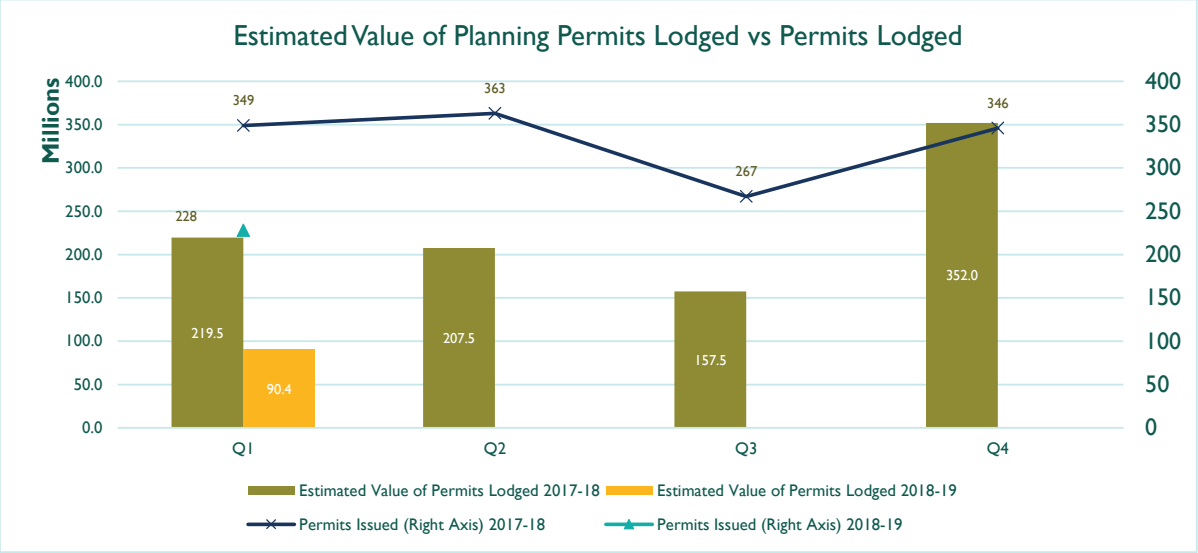



**Comment:**

We continue to see the average bedrooms numbers per dwelling remain at 3-4 for houses and 1-2 bedrooms per apartments.

# SERVICE PERFORMANCE INDICATORS — PLANNING

## ESTIMATED VALUE OF PLANNING PERMITS LODGED



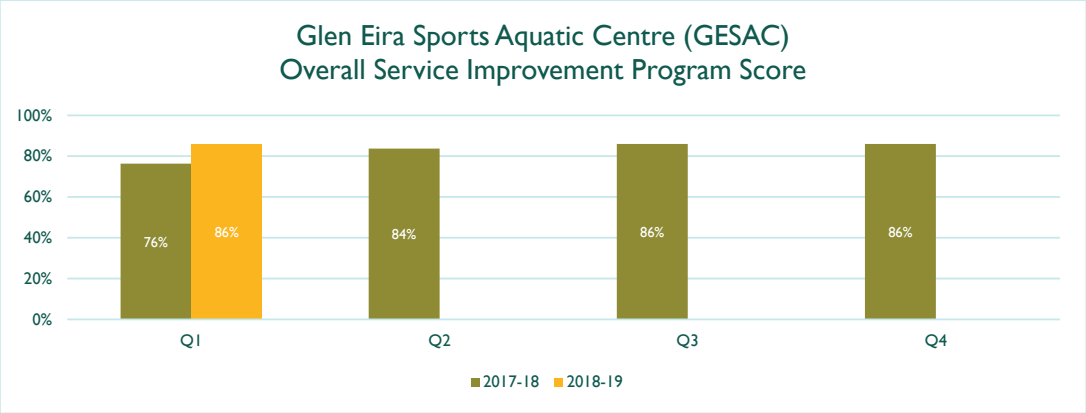

**Comment:**

There has been a reduction in the estimated cost of works of issued permits compared to the same time last year. This may be a result of the housing and lending market which is having an impact of larger type developments.

*Data source: Planning Permit Activity Reporting Systems (PPARS) – Department of Environment, Land, Water and Planning (DELWP)*

# SERVICE PERFORMANCE INDICATORS — GESAC

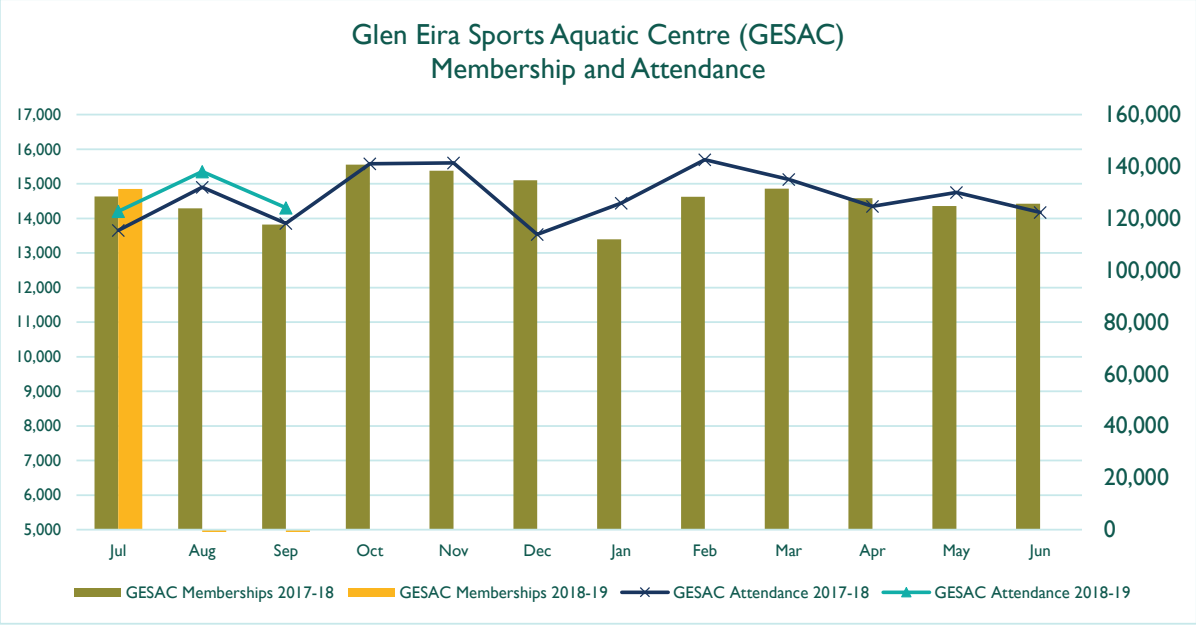
## OVERALL SERVICE IMPROVEMENT PROGRAM SCORE — GESAC




**Comment:**

It's pleasing to see a large increase in the Service Improvement Program results, with an increased focus on service standards over the past 12 months.

## GESAC MEMBERSHIP AND ATTENDANCE




**Comment:**

The increase in memberships and attendances is due to the fact that at the same time last year we had the 50M Pool Closed.

# ACCESSIBLE AND WELL CONNECTED

## A CITY THAT IS EASY TO MOVE AROUND, WITH SAFE TRAVEL OPTIONS AND WALKABLE NEIGHBOURHOODS

| COMMITMENT | PERFORMANCE MEASURE | PROGRESS UPDATE AS AT 30 September 2018 | |
|---|---|---|---|
| We will develop pilot projects in line with our new *Integrated Transport Strategy*, with a focus on creating safer and walkable neighbourhoods. | Pilot one pedestrian safe neighbourhood project. | In September 2018, Council resolved to pilot a new safe cycling corridor in Inkerman Road and a pedestrian safe neighbourhood around Coatesville Primary School. Project and consultation plans have been developed. A consultant has been sought to undertake data collection and undertake appropriate design. | |
| | Pilot one corridor improvement for safe cycling project. | In September 2018, Council resolved to pilot a new safe cycling corridor in Inkerman Road and a pedestrian safe neighbourhood around Coatesville Primary School. Project and consultation plans have been developed. A consultant has been sought to undertake data collection and undertake appropriate design. | |
| | Pilot with one school for the Active Schools project (safe travel to school) initiative. | Engaged with Valkstone Primary to confirm a start date of the 15th October 2018. | |
| We will develop and implement a new *Car Parking Policy* based on the principles of the *Integrated Transport Strategy*. | Adopt and implement a *Car Parking Policy*. | The State Government has introduced new car parking requirements for existing buildings in commercial areas and for land within walking distance of high quality public transport. Council has commenced scoping of the Parking Policy. | |
| We will update our action plans for walking and cycling based on the principles of the *Integrated Transport Strategy*. | Update and endorse a revised *Walking Action Plan and Cycling Action Plan.* | In September 2018, Council resolved to pilot a new safe cycling corridor in Inkerman Road and a pedestrian safe neighbourhood around Coatesville Primary School. These pilots represent a significant change in approach in how Council is seeking to improve walking and cycling in Glen Eira. The development of these pilots will largely inform the update to the Walking and Cycling Action Plans. | |
| We will work with the Level Crossing Removal Authority to implement upgrade works to Neerim Road, Murrumbeena in line with community feedback and Council endorsed designs. | Commence the upgrade of Neerim Road, Murrumbeena streetscape works. | Design being finalised based on updated information from utility service providers. Awaiting final approval from third parties including VicRoads and Public Transport Victoria. Consultation with impacted traders undertaken. Works programmed to commence March 2019. | |
| We will undertake a gap analysis on public transport availability and accessibility across the municipality. | A gap analysis prepared with community consultation and reported to Council. Gap analysis informs Council's advocacy efforts with State Government. | In July 2018 Council received a report which provided a high-level overview of the existing quality of the bus network within the Glen Eira. Council also resolved to write to the Minister of Public Transport to advocate for a number of key bus service improvements. On 12 September, the Member for Bentleigh announced a new bus service 627 between Murrumbeena and Moorabbin Stations along East Boundary and Murrumbeena roads, addressing a key gap identified for Glen Eira. | |
| We will construct a number of new footpaths throughout the municipality, creating connections where there are missing footpaths. | Construct one kilometre of new footpaths in prioritised locations across the municipality. | Designs for the new footpaths are underway and due in Dec 2018. Construction is scheduled for early 2019. | |

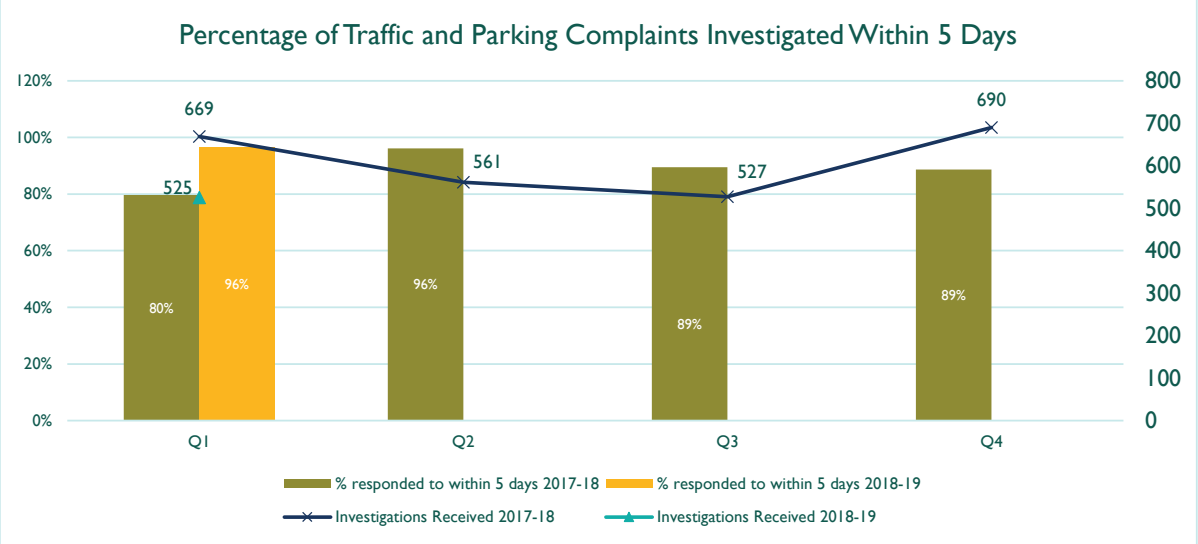
Completed | On Track | Slightly behind | At risk | Not started

# SERVICE PERFORMANCE INDICATORS — TRAFFIC AND SAFETY

**The following performance indicators are being monitored under**

**Theme 2 – Accessible and Well Connected**

## TRAFFIC AND PARKING COMPLAINTS RESPONDED TO WITHIN FIVE DAYS




**Comment:**

The addition of another staff member, 3 days per week, has enabled closer and proactive monitoring of construction sites. This has had a marked effect on reducing complaints and improving our response effectiveness.

## COMMUNITY SAFETY AUDITS

An independent road safety auditor has been appointed to carry out audits at 3 schools and 2 local neighbourhood centres. Quarter 1 saw the completion of the Patterson Road, Bentleigh shopping village.

Road safety audits will be carried out in October and November at the following schools:

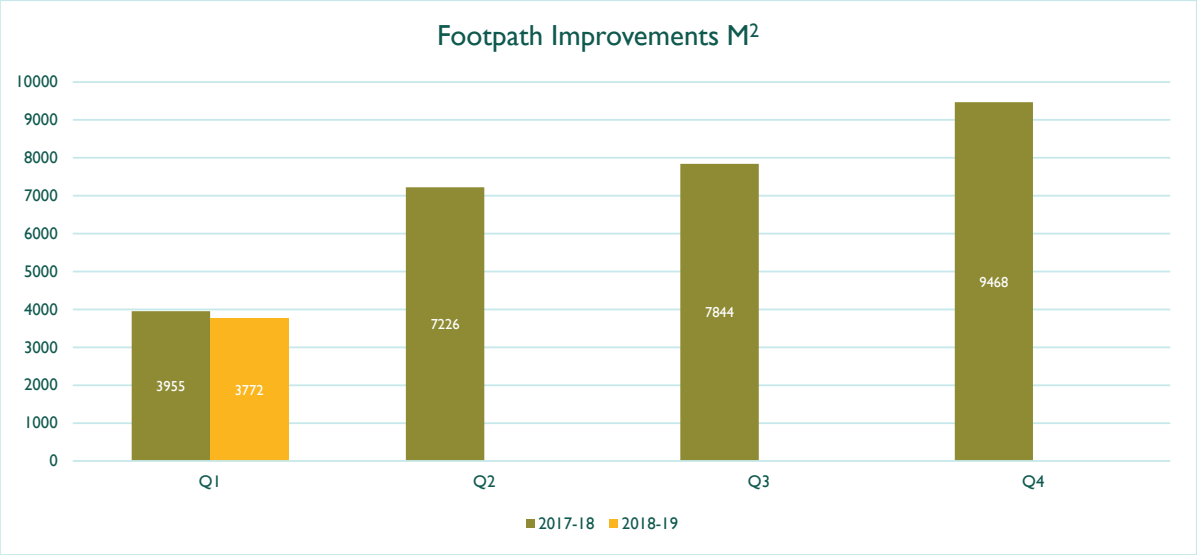
1. Adass Israel School, Elsternwick
2. Wesley College, Elsternwick
3. Our Lady of the Sacred Heart, Bentleigh

Road safety audits will also be carried out at the following local neighbourhood centres:

1. Patterson Road shopping village, Bentleigh (Completed in quarter 1)
2. Alma Village, Caulfield North

# SERVICE PERFORMANCE INDICATORS — FOOTPATHS

## FOOTPATH IMPROVEMENTS




**Comment:**

Footpath figures are generally consistent with last year's first quarter.

# SAFE, HEALTHY AND INCLUSIVE

## A STRONG AND SAFE COMMUNITY THAT BRINGS PEOPLE TOGETHER AND ENHANCES HEALTH AND WELLBEING

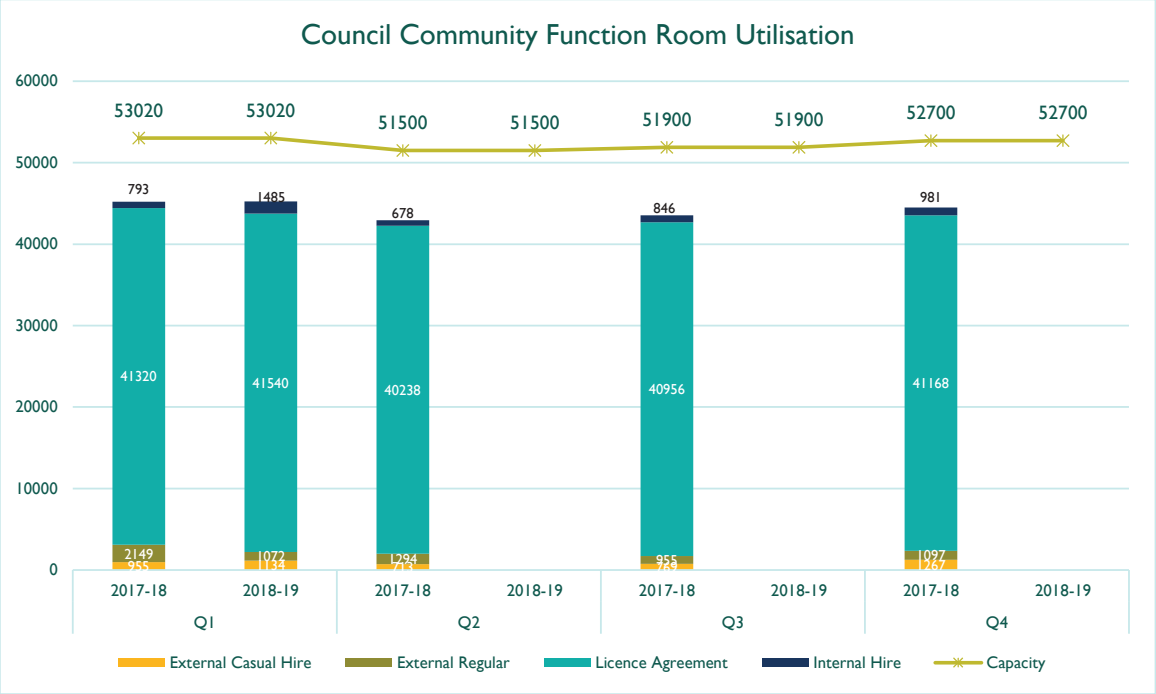
| COMMITMENT | PERFORMANCE MEASURE | PROGRESS UPDATE AS AT 30 September 2018 | |
|---|---|---|---|
| We will develop a *Youth Strategy* which addresses the needs outlined in the *Glen Eira Student Resilience Survey 2017 Report.* | *Strategy* developed and endorsed by Council. | Consultation process completed with 627 youth and community respondents and 3899 Student Resilience Surveys completed. Strategy being drafted to respond to this community feedback. | |
| We will support crime prevention in the municipality through the delivery of key activities under our *Community Safety Plan 2018–2022* and Community Safety Committee. | Implement and evaluate a pilot program of at least four neighbourhood and street activities which will build connections. | Plan for activities is underway. | |
| | Partner with Victoria Police and key stakeholders to conduct quarterly community safety engagement activities. | First activity is planned for October 2018 as part of Community Safety Month. | |
| We will continue to implement all-abilities access in Council managed community facilities, aligned with Council's *Disability Action Plan 2017–2021*. | Implement upgrades in a number of Council facilities, including: Caulfield Park Pavilion; Caulfield Recreation Centre; Glen Huntly Park Pavilion; and Council depot buildings to ensure all-abilities access. | To improve the access for all-abilities to our Council buildings we have started implementing the necessary work as indicated in our action plan. The specified work has been reviewed with some sites being re-assessed and completed as identified in the audit. Completed sites to-date include our high priority pavilion sites. | |
| We will provide and continue to maintain an online collaboration tool for small business. | Minimum of 50 per cent of small business owners who attend Council's *Connection Economy* events register for the online platform. | 50 per cent of small business owners who attended Council's Connection Economy events are registered for the online platform. | |
| We will invest in increased compliance activity around building sites in order to improve safety and amenity during major construction works. | Decrease in the number of complaints received. | In quarter one Council has seen a seven per cent decrease in complaints received against construction sites. | |
| We will develop a *Family Violence Action Plan 2018–19.* | Conduct a campaign to raise awareness of Council's actions. A minimum of 90 per cent of 2018–19 actions are delivered. | Family Violence action plan for 2018-19 endorsed by Council on 24 July 2018. Delivery of action items is in progress. | |
| We will review our *Community Grants Program* to ensure it is aligned to the achievement of the *Glen Eira Council and Community Plan 2017–2021* outcomes. | A new look *Community Grants Program* is launched by March 2019. | Consultants to undertake review have been commissioned - completion by end of December | |
| We will enhance volunteering opportunities within Council to increase community participation. | Development of a framework for volunteering within Council. | Literature review completed, draft strategy underway | |
| We will complete an 'innovate' *Reconciliation Action Plan* and implement key activities associated with the *Plan*. | A minimum of 90 per cent of 2018–19 actions implemented. | Reconciliation Action Plan to be presented to Council on 16 October 2018. Plans for launch in progress. | |
| We will deliver a community garden at Moorleigh Village. | Community garden established by June 2019 | Consultation for garden design has been held. | |
| We will consult the community on the design for a Community Shed at Moorleigh Village. | Concept designs completed and project 'shovel ready' by June 2019. | Major projects have been provided with a brief to develop the concept plans and costing of this project. Council staff are working with interested community organisations to keep them informed of progress. | |
| We will consult with the community on plans for improvements to Bentleigh Library and Youth Hub. | Community consultation and design completed for improvements to Bentleigh Library and Youth Hub. | A project brief is being prepared to go to market for architectural services to help progress the design for upgrades and improvements for an integrated library and youth services hub. | |

Completed | On Track | Slightly behind | At risk | Not started

# SERVICE PERFORMANCE INDICATORS — COUNCIL FACILITIES

**The following performance indicators are being monitored under Theme 3 – Safe, Healthy and Inclusive**

## UTILISATION OF COUNCIL COMMUNITY FUNCTION ROOMS

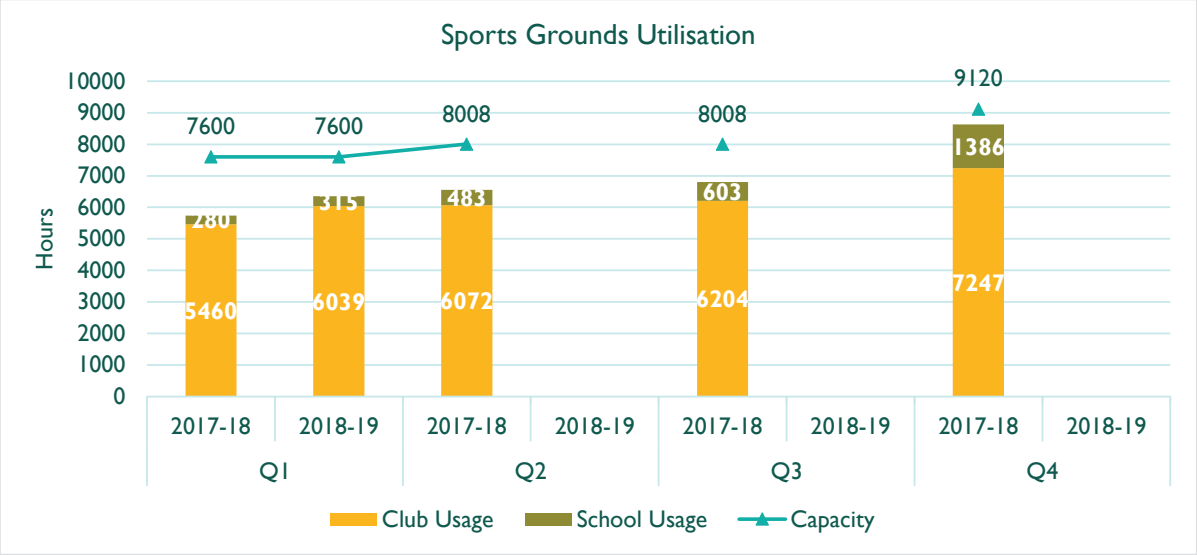



**Comment:**

- Figures above represent the monthly bookings of Council's eleven Community Function Rooms: Bentleigh McKinnon Youth Centre, Caulfield Park Pavilion and Community Room, DC Bricker Function Room, Duncan Mackinnon Reserve Social Room, East Caulfield Function Room, Glen Huntly Park Function Room, McKinnon Public Hall, Murrumbeena Function Room, Packer Park Function Room, Moorleigh Function Room and the Moorleigh Community Village Centre.
- Users consist of a mix of community casual hire, regular hire (e.g. judo, ballet, gymnastics and Pilates groups), licence agreements and internal Council bookings.
- Licence agreements are in place for rooms at Moorleigh Community Village Centre, Bentleigh McKinnon Youth Centre (YMCA Victoria) and DC Bricker Pavilion (Sandringham Dragons).
- Figures exclude the Town Hall and Carnegie Library Rooms.
- At venues other than our licence agreement venues, there is capacity and opportunity to increase casual hire and external regular hire usage.

# SERVICE PERFORMANCE INDICATORS — COUNCIL FACILITIES

## SPORTS GROUND USAGE

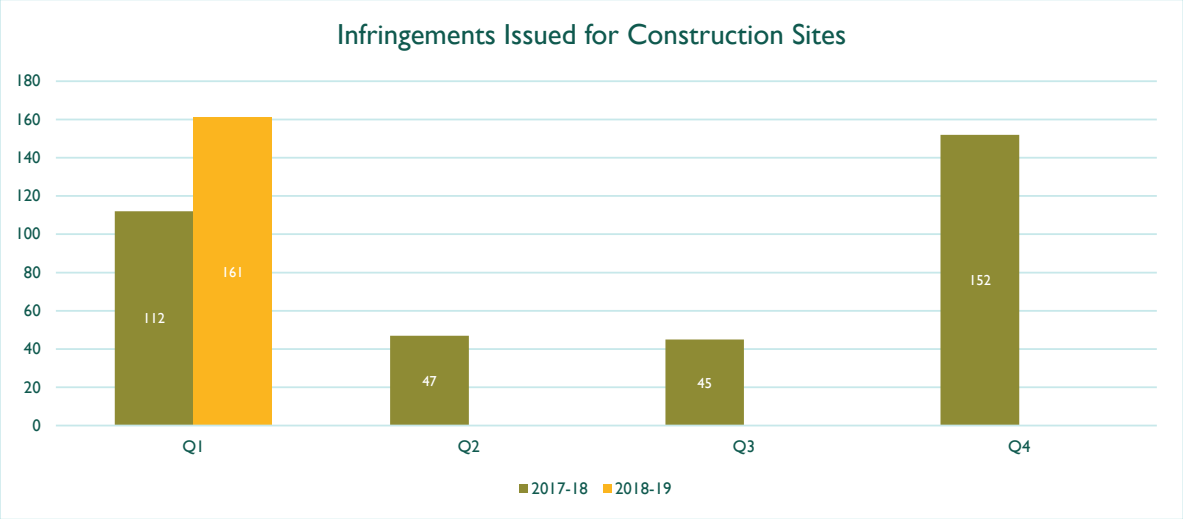



**Comment:**

- Q1 is a 10-week period.
- Summer sports usage is higher than winter sports usage. i.e. Cricket usage allows two teams to be allocated to a timeslot in summer – Fri PM, Sat AM, Sat PM, Sun AM and Sun PM.
- Oval 1 Bailey Reserve was closed in Q1 to complete the oval redevelopment works which included; oval reshaping, new drainage, irrigation and warm season grasses.
- School usage and passive (dog walking and active play) usage is not calculated as part of the weekly allocated hours per sports ground.

# SERVICE PERFORMANCE INDICATORS — LOCAL LAWS

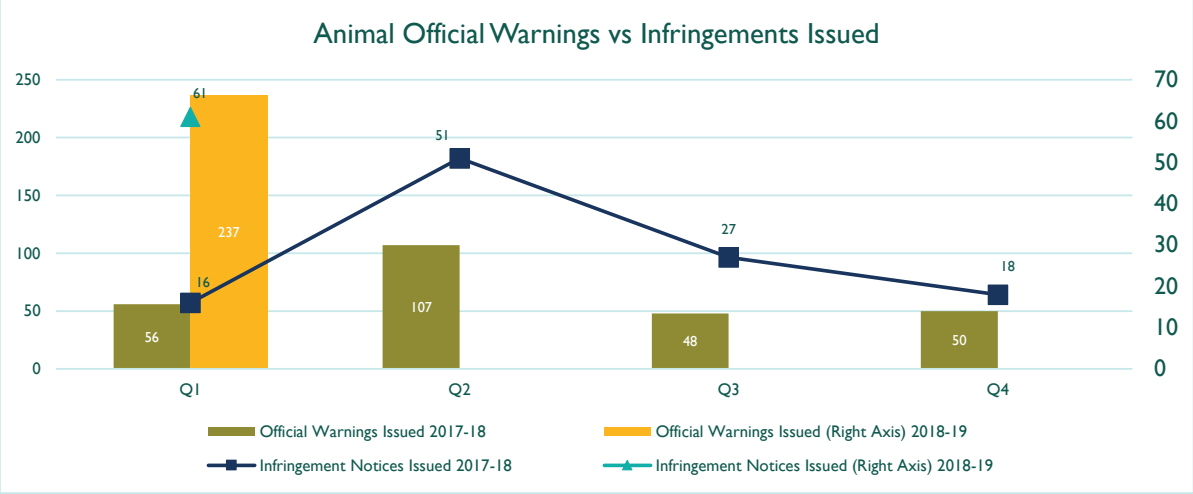
## INFRINGEMENT NOTICES ISSUED FOR CONSTRUCTION SITES




**Comment:**

An increase in resourcing has enabled a change from reactive enforcement to a proactive approach.

## ANIMAL OFFICIAL WARNINGS VS INFRINGEMENTS ISSUED

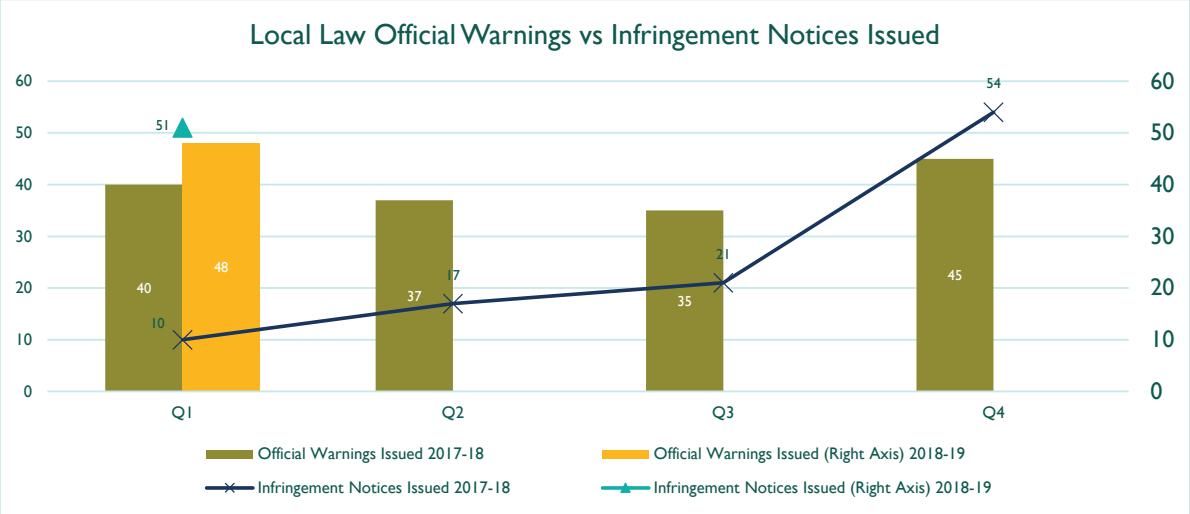



**Comment:**

Figures are well above those of the same quarter last year. This can be attributed to improved processes placing Council's registration renewals and door knock program well in advance of the previous year. It is anticipated that figures in the following quarters will further reflect this.

# SERVICE PERFORMANCE INDICATORS — LOCAL LAWS

## LOCAL LAW - OFFICIAL WARNINGS VERSUS INFRINGEMENT NOTICES ISSUED

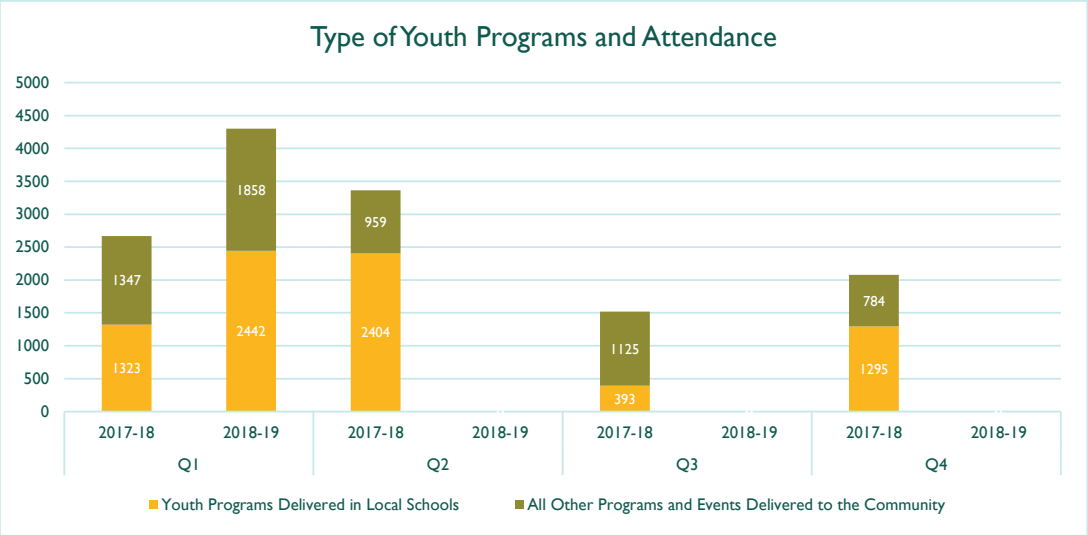



**Comment:**

Figures have remained steady from last quarter which is consistent with the current high construction activity and Council's enforcement strategy.

# SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES

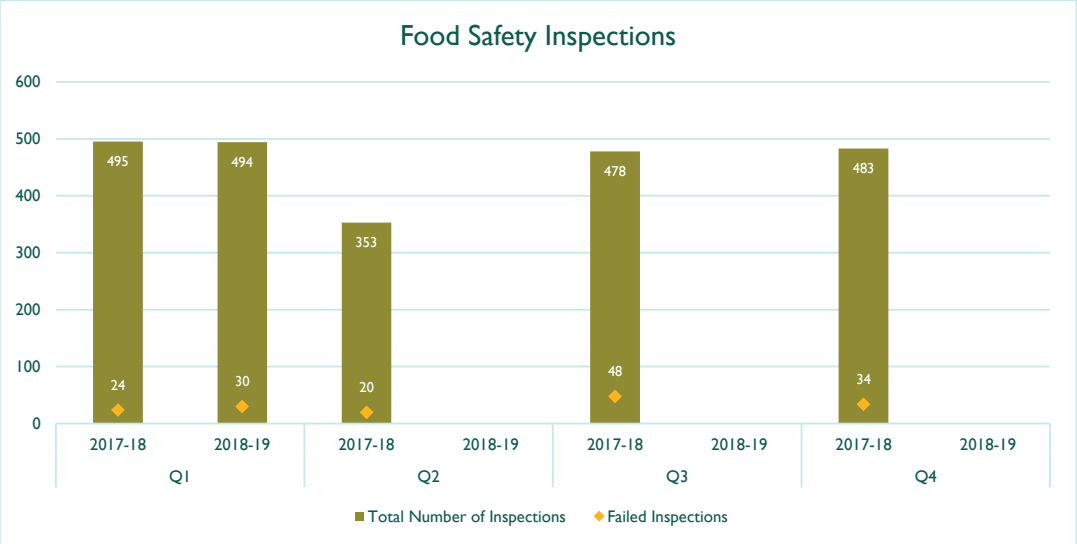
## NUMBER OF YOUNG PEOPLE ATTENDING PROGRAMS




**Comment:**

In Quarter 1 Youth Services has continued to see a rise in requests from local schools (almost double 2017) for student programs around healthy relationship, specifically dealing with online safety and empathy. Parents also attended two sold out information evenings on raising boys and raising girls with Stephen Biddulph.

## FOOD SAFETY INSPECTIONS

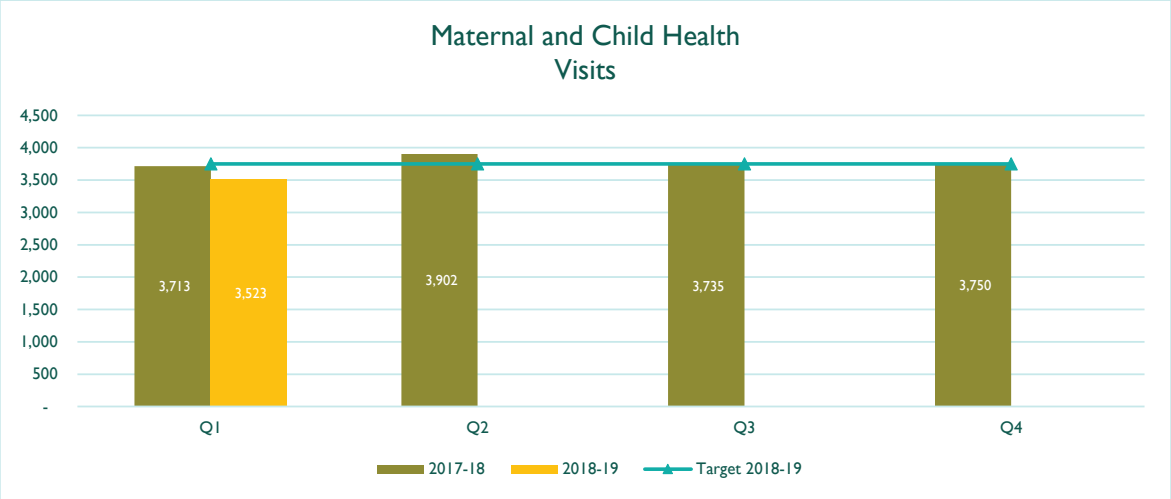



**Comment:**

A failed inspection in this instance uses the same definition as the Local Government Performance Reporting Framework critical and major non-compliance definitions. It is when a deficiency is found by a Council officer that poses an immediate serious threat to public health and must be followed up by the Council. This includes situations where there is a serious risk of food being sold that is unsafe to eat.

# SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES

## MATERNAL AND CHILD HEALTH SERVICES

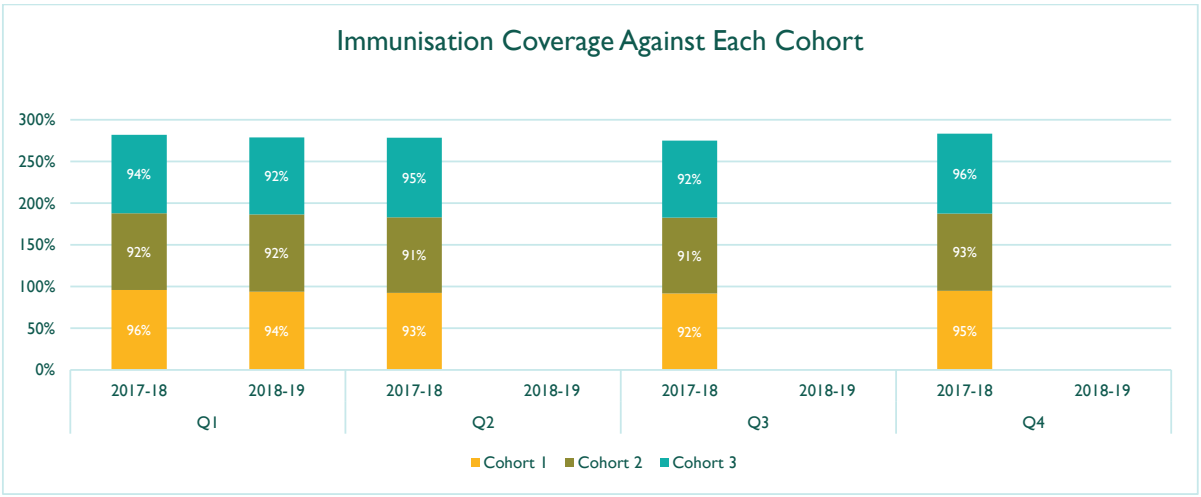



**Comment:**

The reduction in MCH Visits this quarter is a flow on effect of a decrease in the birth rate in the year 2017-18 of 131 combined with a further decrease of 30 births in the first quarter of 2018-19 financial year.

Visit numbers each quarter are dependent upon when children are born each year and when scheduled visits fall. There are approximately 1,750 births in Glen Eira each year.

## IMMUNISATION COVERAGE AGAINST EACH COHORT

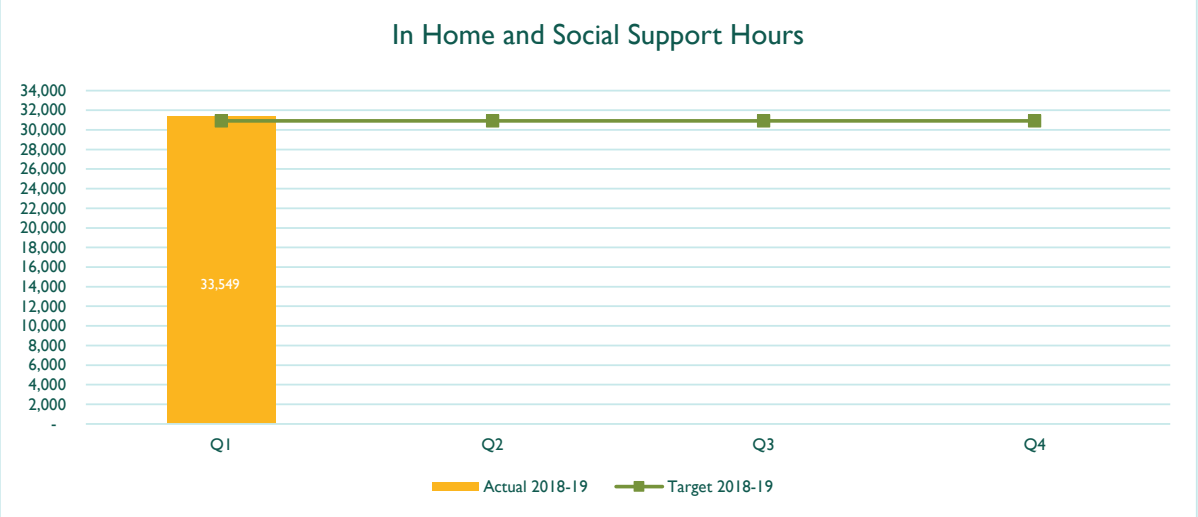



**Comment:**

Cohort 1 - Children must receive all required vaccines by the age of one year and three months; Cohort 2 - Children must receive all required vaccines by the age of two years and three months; Cohort 3 - Children must receive all required vaccines by the age of five years and three months.

# SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES

## IN HOME AND SOCIAL SUPPORT

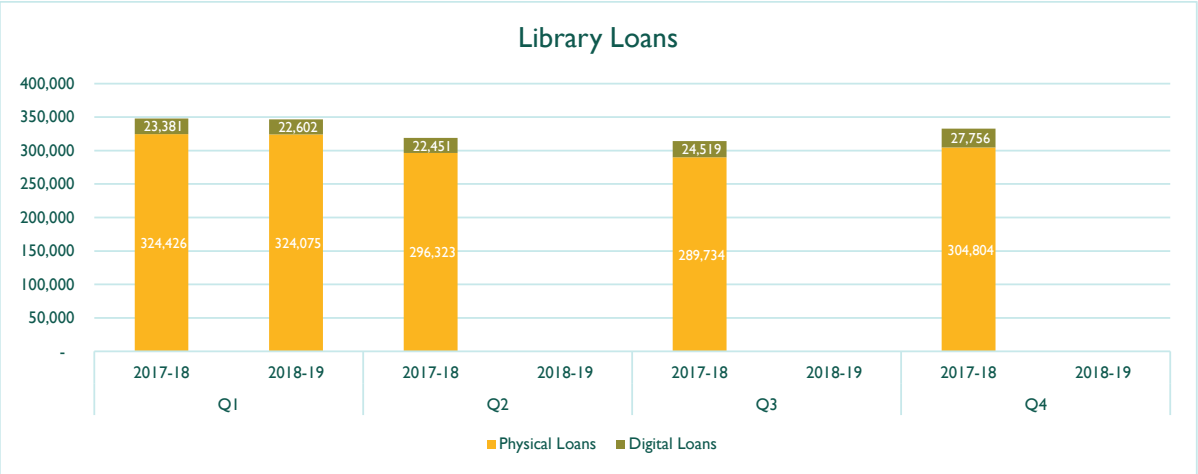



**Comment:**

We deliver in-home and social support hours of service in line with funding agreements we have with the Commonwealth and State Governments. These service hours are provided to eligible residents who undergo an assessment. We have responded to all requests for service. Service fluctuations are experienced at different times of the year, for example we experienced a reduction in our September hours because clients cancelled shifts due to religious holidays, a public holiday and staff taking leave over school holidays.

Over the year service hours will reduce each quarter by transition of clients to NDIS.

## LIBRARY LOANS

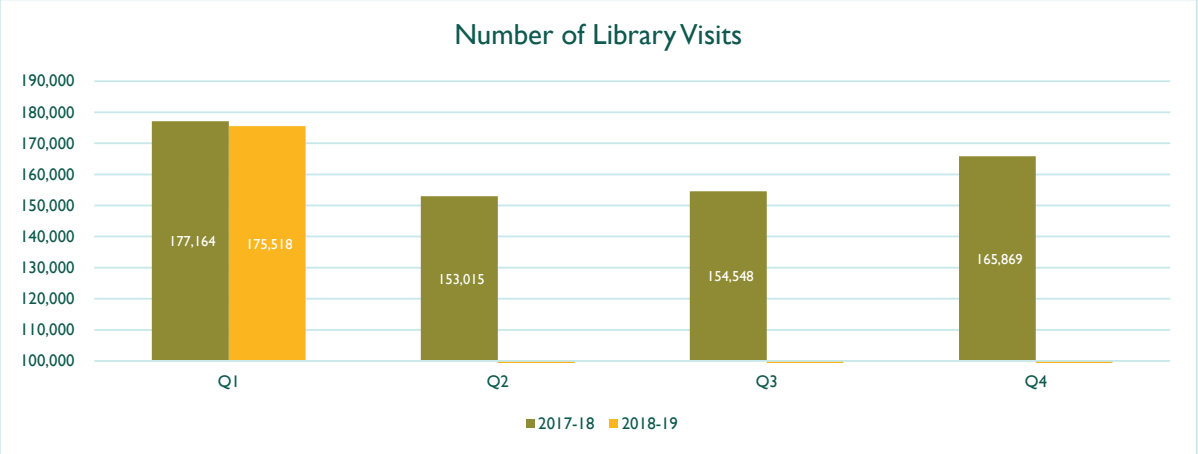



**Comment:**

The reduction in digital loans is attributed to the exclusion of streaming songs from the count of digital music loans.

# SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES

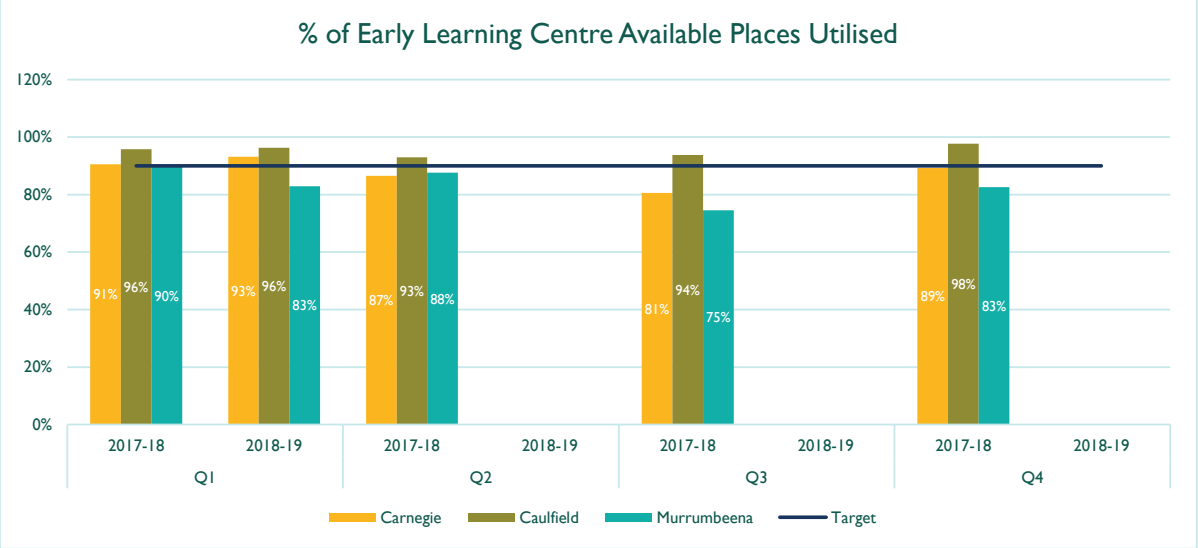
## LIBRARY VISITS




**Comment:**

Drop in visitor numbers attributed mostly to reduced visitation at Carnegie Library (down 7%) and Elsternwick Library (down 8.3%).

## EARLY LEARNING CENTRES UTILISATION RATE %




**Comment:**

Level crossing removal works have impacted accessibility to the Murrumbeena centre, however with works now complete service demand appears to be returning to normal levels.

# CLEAN AND SUSTAINABLE

## AN ATTRACTIVE AND SUSTAINABLE ENVIRONMENT FOR FUTURE GENERATIONS

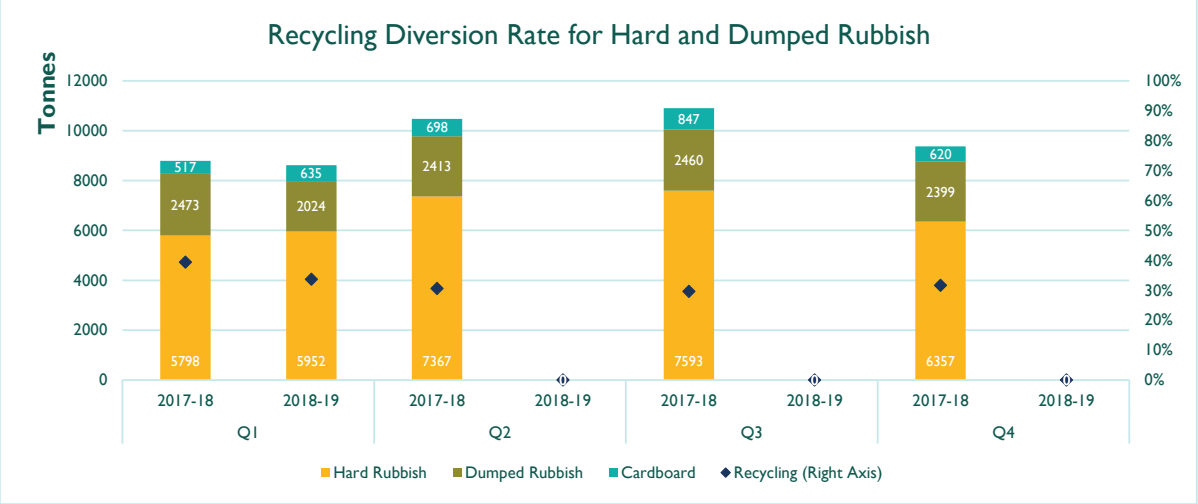
| COMMITMENT | PERFORMANCE MEASURE | PROGRESS UPDATE AS AT 30 September 2018 | |
|---|---|---|---|
| We will continue to implement our *Open Space Strategy 2013–2026* priority actions, including design and construction of open space projects. | Landscape design completed for Spring Road Reserve — stage two, Caulfield South; Lirrewa Grove, Caulfield; and Hopetoun Gardens, Elsternwick. | Concepts for Stage 2 Spring Road Reserve are completed, however implementation has been deferred due to pending local road drainage upgrades in the area; Lirrewa Grove concept is complete and is now in detailed design phase in preparation for implementation which is proposed for 2019/20; and Hopetoun Gardens designs in progress, first draft concepts are expected by the end of November. | |
| | Construction of the sports court at Harleston Park, Elsternwick. Landscape enhancements at Moorleigh Community Village, Bentleigh East; and the dog agility park at The Wedge, Caulfield East. | Harleston Park - Works have been tendered. A report is due to go to Council on the 7 November 2018 to award a contract for the works.<br><br>The Wedge (dog park) - Works are programmed to be carried out in a series of small packages. Design is complete and preliminary earth works and tree removals / pruning have been undertaken. The site is now temporarily fenced off for safety reasons. Permanent fencing around the dog off leash area is currently out to quotation and will be installed next. | |
| | Commence implementation of master plan at EE Gunn Reserve. | Cricket Nets - Under construction. Car Park in Foch St being prepared for Tender. | |
| | Boyd Park, Murrumbeena masterplan refreshed and endorsed by Council. | *Boyd Park (Outer Circle) Masterplan* out for consultation mid-October.<br>*Murrumbeena Park Masterplan* being developed. | |
| We will replace street lighting on major Council roads with energy efficient lighting. | Replace 1,000 street lights with energy efficient lighting. | Council is currently in negotiations with our electricity network to upgrade major road street lights to energy efficient LED technology. The upgrade is scheduled to occur in Feb-March 2019 and will deliver approximately 13% reduction in greenhouse gas emissions. | |
| Five per cent of the capital budget for all new and large refurbishment building projects will be allocated to sustainability measures, over and above the minimum required standards. | Five percent of Carnegie Swim Centre redevelopment budget allocated to sustainable initiatives and separately reflected in cost plans. | Five percent has been allocated in the Cost Plan specifically for ESD. | |
| We will protect our valued trees within our City and consult on the establishment of a new tree protection policy and *Significant Tree Register* (may change subject to Council resolution following consultation). | Complete the development of the tree protection policy and *Significant Tree Register* (through a Local Law). | Council received a report on 26 September 2018 which outlined the extensive community consultation undertaken and outlined a set of objectives to inform tree protection controls. Council resolved for officers to present a further report with options for controls that best protect trees in line with the set of objectives. | |
| We will expand on recent trials of place-based teams to improve amenity in our activity centres. | High level of satisfaction of traders and/or community with the presentation of our activity centres, measured through a survey. | A second Care Crew vehicle has been added in July 2018 to increase service in the activity centres. A survey will be developed with the economic development team to measure traders experiences and gain feedback towards the end of the financial year. | |
| We will invest in solar energy generation on Council's larger buildings and support the community to implement initiatives that contribute to our sustainability objectives. | Additional solar generation installed at Glen Eira Sports and Aquatic Centre, Bentleigh East and Carnegie Library, Carnegie. | Works are scheduled to accommodate another 100kw system including an evacuated tubing system at GESAC to improve operations. Currently on-track and expected to be delivered this financial year. | |
| | Two community programs delivered. | Council has signed up to two programs, Positive Charge and Solar Savers to help residents reduce their energy use. | |

Completed | On Track | Slightly behind | At risk | Not started

# SERVICE PERFORMANCE INDICATORS — RECYCLING

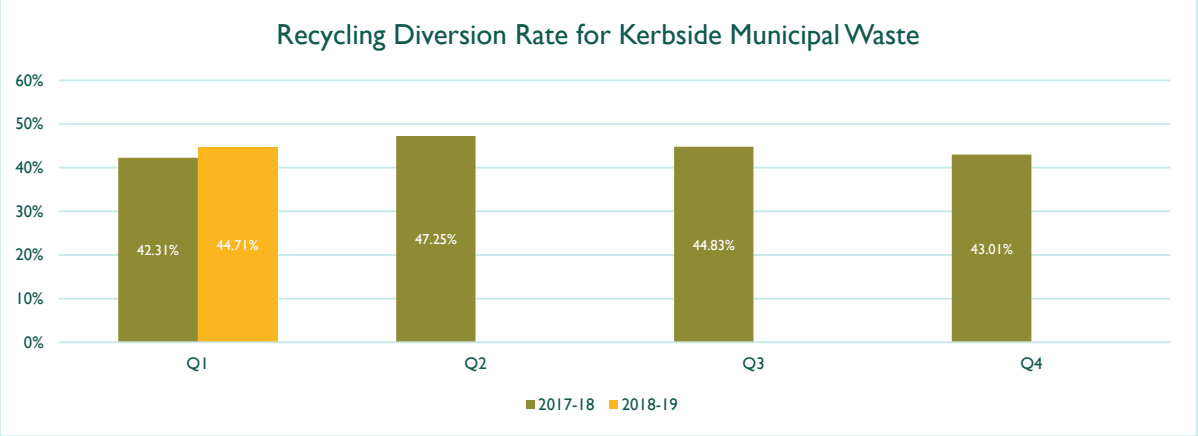
**The following performance indicators are being monitored under Theme 4 – Clean and Sustainable**

## RECYCLING DIVERSION




**Comment:**

The recycling diversion rate from hard and dumped rubbish has increased compared to the last three quarters of the 2017-18 financial year. Officers are continuing to work with the contractor to assess options for further improving the recycling rate from hard and dumped rubbish.




**Comment:**

The recycling diversion rate includes food waste recycling. We have seen a decrease in the amount of waste sent to landfill of approximately 8% compared to the same quarter last year.

We are continuing to promote education on food waste recycling, and in the next quarter will be consulting with the community on potentially increasing the collection frequency of the organics green bin to weekly, which could increase the participation rate and the amount of food waste that is recycled and diverted from landfill.

Further increases in the kerbside waste diversion rate are expected once food waste recycling becomes an embedded behaviour.

# SERVICE PERFORMANCE INDICATORS — PARKS

## STREET TREES




**Comment:**

Slight increase in tree removals is due to the dry weather conditions over the autumn period and older trees passing into senescence. Tree planting on par and meeting monthly planting program estimates.

# INFORMED AND ENGAGED

## A WELL GOVERNED COUNCIL THAT IS COMMITTED TO TRANSPARENCY AND ENGAGES RESIDENTS IN DECISION-MAKING

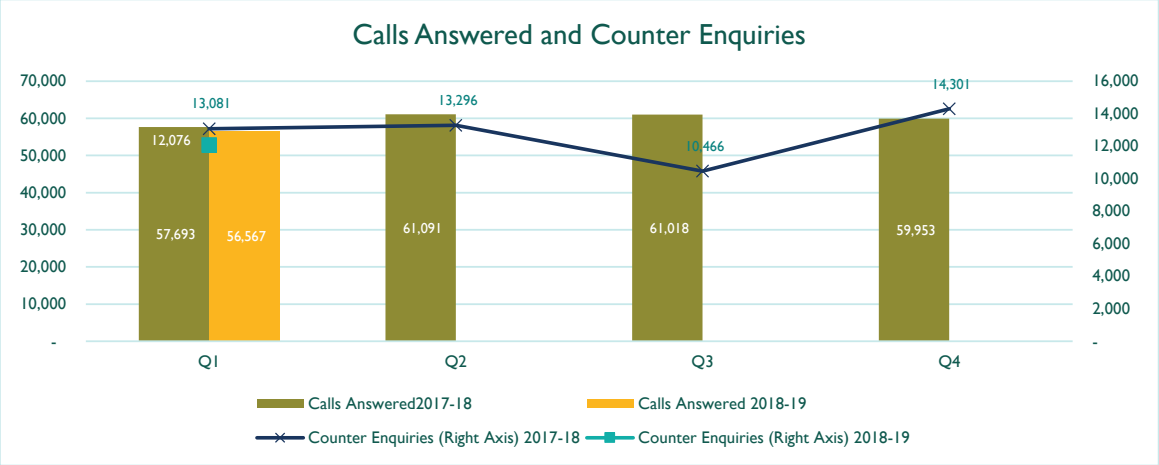
| COMMITMENT | PERFORMANCE MEASURE | PROGRESS UPDATE AS AT 30 September 2018 | |
|---|---|---|---|
| We will implement our *Community Engagement Strategy 2018–2021.* | Develop an online live chat platform that will enhance community opportunities to ask questions and engage with Council. | Council is exploring options for a simple way that community members can ask questions in a live chat environment online. We anticipate a trial of a 'chat with the Mayor' in February 2019. | |
| | Establish a 'We asked - You said -We did' online platform to report back to the community following all community engagement activities. | A first iteration of a 'We asked-You said-We did" page on the current Council website will be ready by December 2018. The page will be redesigned as part of the new Council Website project. | |
| | Consult with Glen Eira Community Voice on at least six occasions. | Two consultations have been completed and future consultations using community voice are in the planning. | |
| We will continue to provide greater online options for residents by ensuring that our top 20 transactions are available via Council's website. | New Council website implemented by June 2019 | Design stream completed. Content audit complete and we have 23% of new content drafted. Tender for the build stream of the project has been advertised. | |
| | Top 20 most accessed community transactions will be available via Council's website. | Top fourteen transactions are now online and can be accessed through Council's website. Work is in progress to map other high priority transactions. | |
| We will streamline and simplify processes for the community to engage with Council during key life events. | New residents will have access to a seamless online workflow that automatically connects them to Council services relevant to their needs by June 2019. | Community research has been undertaken to establish pain points and needs of the user. User journeys and online workflows are in progress as part of the content development of the new website. | |
| | New businesses will have access to a seamless on-line workflow that automatically connects them to council services relevant to their needs by June 2019 | Community research has been undertaken with businesses to establish pain points and needs of the user. User journeys and online workflows are in progress as part of the content development for the new website. | |
| | New parents will have access to a seamless on-line workflow that automatically connects them to council services relevant to their needs by June 2019. | Community research has been undertaken with parents to establish pain points and needs of the user. User journeys and online workflows are in progress as part of the content development for the new website. | |
| We will advocate with State and Federal Governments in line with our endorsed *Advocacy Strategy 2018–2020.* | Election period advocacy campaign deployed for each State electorate. | Advocacy priorities have been identified for each of the 3 State electorates represented in Glen Eira. An Advocacy Breakfast will be held on Wednesday 24 October 2018 to brief candidates. | |
| We will demonstrate our commitment to transparency by increasing the amount of information that is available to the public via various communication modes. | Increased social media presence by posting a minimum of five messages per week that informs the community on a range of Council services and events via Council's *What's on in Glen Eira* Facebook and Instagram pages and an increase in the use of video. | A total of 147 posts and 13 videos have been streamed across Facebook and Instagram showcasing and informing the community of Council's services and events as well as relevant State Government initiatives. | |
| | Improvement in the Community Satisfaction Rating with how Council has performed in making decisions in the interest of the community. | The results from the Local Government Community Satisfaction Survey for 2019 will not be known until early 2019 at which time a comparison will be made against the 2018 result. | |
| We will commence a review of our Local Law in consultation with the community. | Complete consultation with internal stakeholders and community stakeholders. Prepare draft Local Law for comment by 30 June 2019. | A full project plan has been prepared and will be discussed at the meeting of the Local Laws Advisory Committee in October. The *Plan* together with supporting material on the procedures, administrative law requirements and best practice for the making of subordinate legislation has been circulated to all Committee members. | |
| We will ensure that Council's governance processes and frameworks remain consistent with contemporary practice and *Local Government Act* requirements. | All requirements of the new *Local Government Act* will be complied with in accordance with implementation timelines set by the Minister for Local Government. | The new Local Government Act has not been enacted and is unlikely to be so before the caretaker period commences on 30 October 2018. | |
| We will report quarterly to the community on our progress against all of our promises outlined in this *Plan.* | Quarterly reporting considered by Council in August, November, February and May annually. | The June Quarterly Service Performance Report was endorsed by Council in August and is currently live on Council's website. | |

Completed | On Track | Slightly behind | At risk | Not started

# SERVICE PERFORMANCE INDICATORS — SERVICE CENTRE

**The following performance indicators are being monitored under Theme 4 – Informed and Engaged**

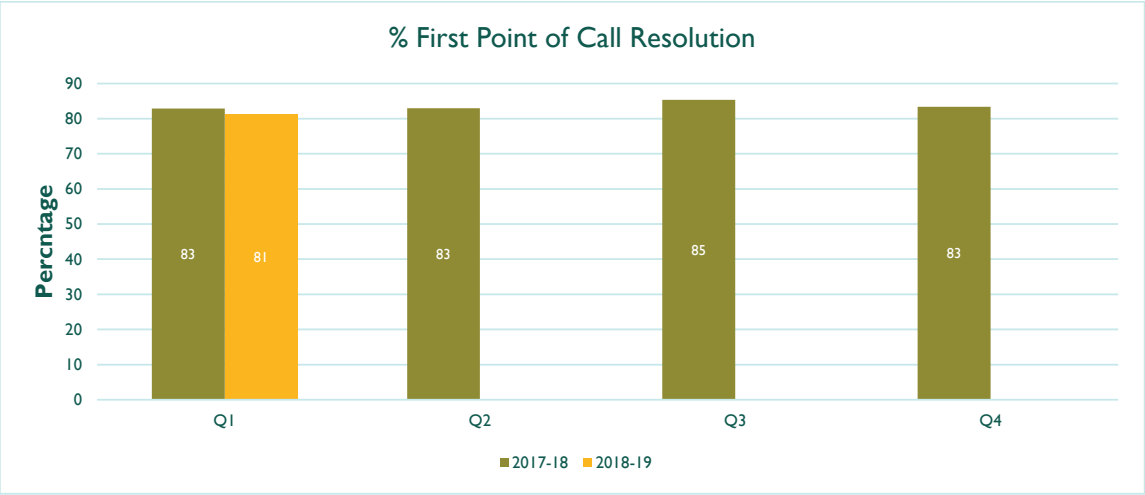
## CALLS ANSWERED AND COUNTER ENQUIRIES




**Comment:**

There has been an improvement in overall performance in the Service Centre as average available agents were less than the same time last year. The improved performance was due to more effective scheduling/rostering of the available resources.

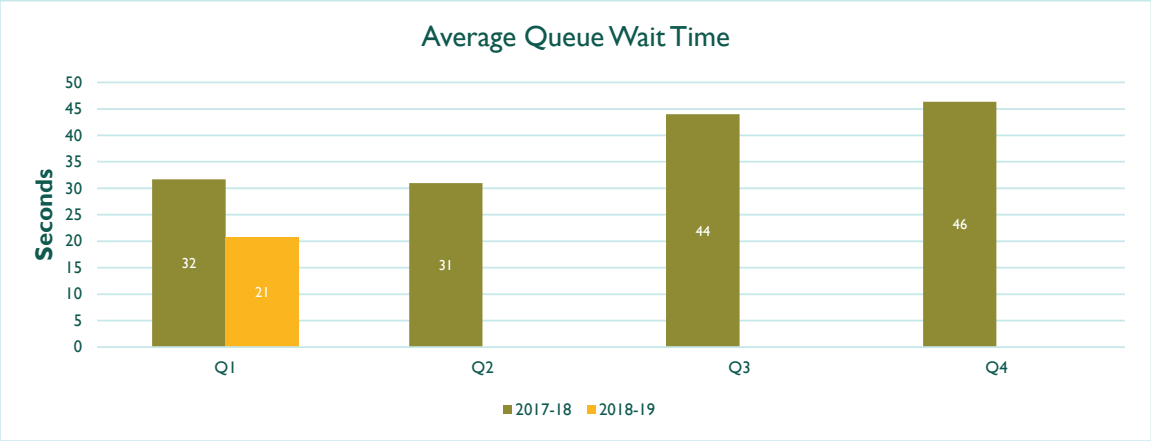
## PERCENTAGE FIRST POINT OF RESOLUTION




**Comment:**

Service Centre staff are able to answer most customer enquiries at first point of contact. Calls are answered immediately, tracked through Council's Customer Tracking System (Pathways), or directed to Council officers to return customers' calls.

## AVERAGE QUEUE WAIT TIME




**Comment:**

A significant improvement in the average queue wait time compared to the same time last year. A full “call analysis” review has assisted with better management of resource scheduling.

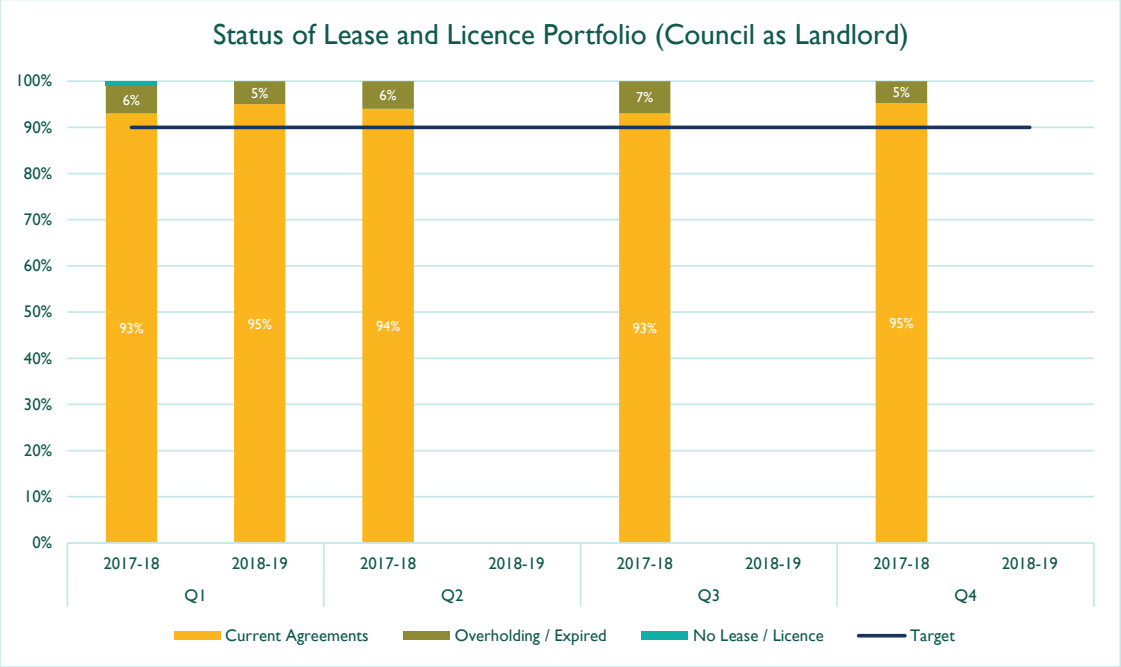
# GOVERNANCE

## PUBLIC QUESTIONS TO ORDINARY COUNCIL MEETINGS FOR THE PERIOD 3 JULY 2018 TO 26 SEPTEMBER 2018

| | |
|---|---|
| Number of Meetings for 2018-19 | 5 |
| Number of public questions asked | 8 |
| Number of public questions ruled inadmissible | 0 |
| Number of public questions answered at the Meetings | 6 |
| Number of public questions answered after Meetings (person submitting question not present and/or public question taken on notice) | 2 |
| Time taken to reply to public questions taken on notice (average) | 2 days |

# SERVICE PERFORMANCE INDICATORS — BUILDING AND PROPERTIES

## STATUS OF LEASE AND LICENCE PORTFOLIO (COUNCIL AS LANDLORD)




**Comment:**

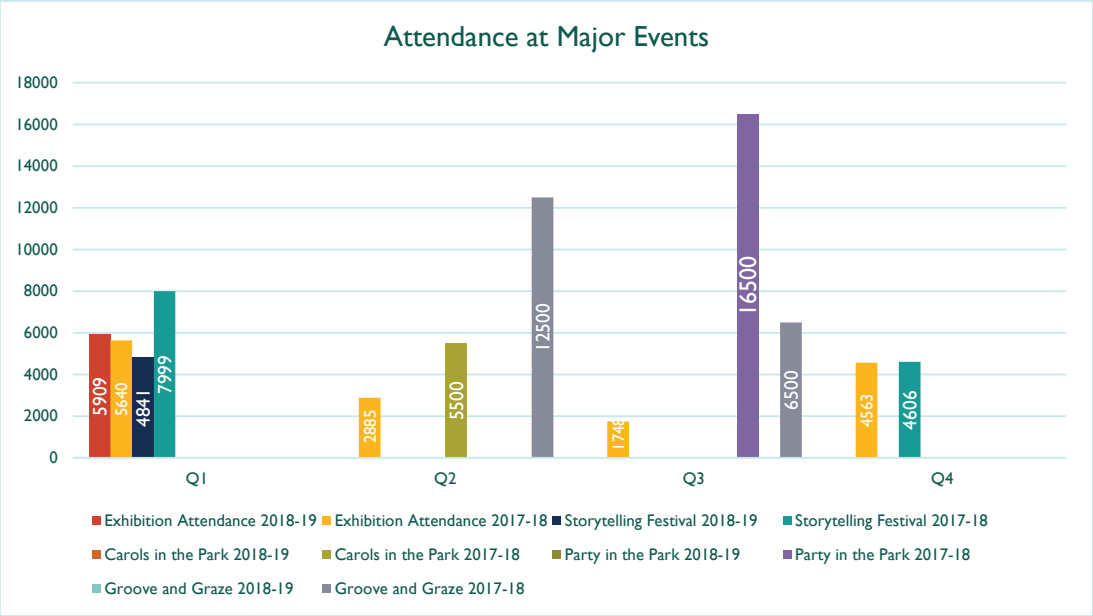
Council currently administers 86* agreements covering a variety of community and commercial tenancies. Our aim is to renew leases and licences ahead of their expiry. If they are not renewed they move to overholding or to a month by month basis. Reasons for agreements not being renewed may be due to detailed negotiation or consideration of long term strategic issues i.e. three leases are waiting on the outcome of the Tennis Strategy (i.e. St Kevin's Primary School playground and tennis club and the Caulfield Park Tennis Club). There is also a lease with Telstra for telecommunication equipment at the Town Hall rooftop currently being renegotiated following the original lease's expiry.

At the end of quarter 1 all occupiers of council land or buildings had a current agreement, with the proportion of leases which are current sitting at 95% and those in overholding 5%.

*Since the last quarterly services report Council executed the new lease with Glen Eira McKinnon Bowls Club and entered into a new licence with Melbourne Water as part of the Murrumbeena Main Drain upgrade.

# SERVICE PERFORMANCE INDICATORS — EVENTS

## ATTENDANCE AT MAJOR EVENTS

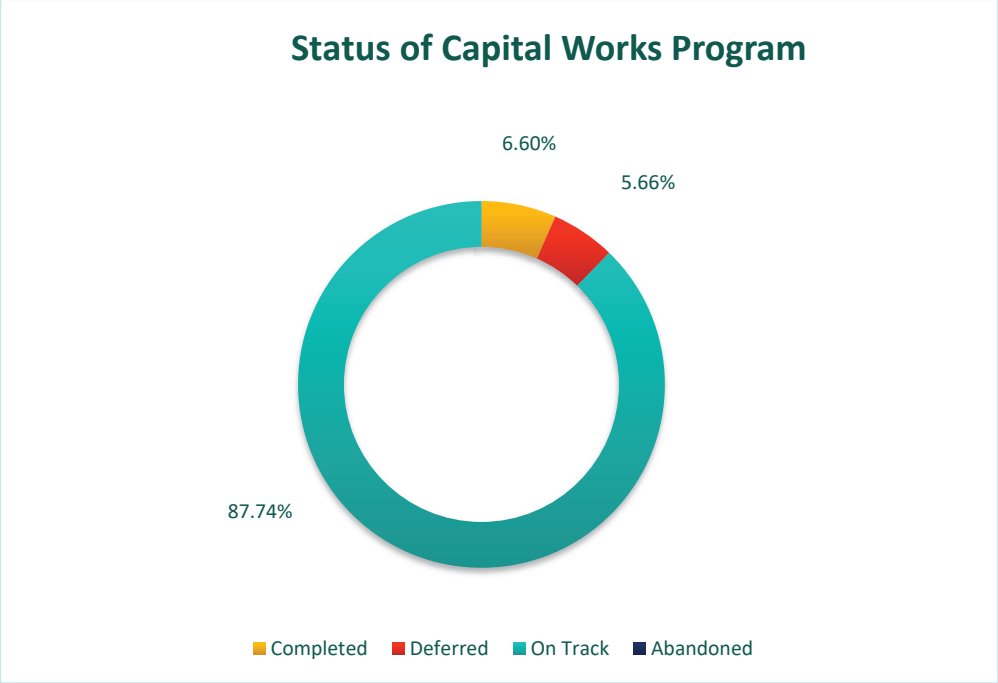


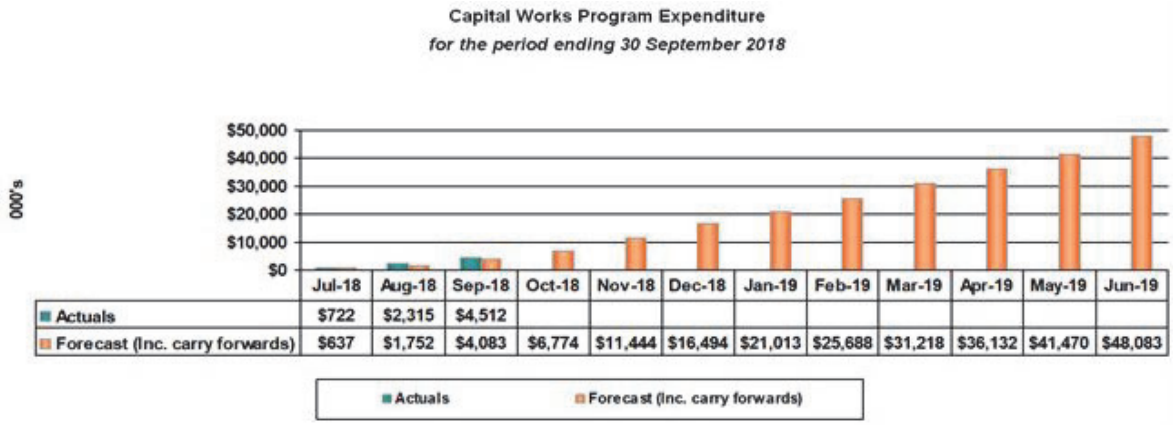

**Comment:**

There was a 39% decrease in the number of Storytelling Festival patrons compared with July 2017. This was due to one less festival day held in the July period as well as Ripponlea Estate did not include an exhibition as part of the 2018 program.

# CAPITAL WORKS PROGRAM UPDATE

## PROJECTS COMPLETED THIS QUARTER




| | Jul-18 | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actuals | $722 | $2,315 | $4,512 | | | | | | | | | |
| Forecast (Inc. carry forwards) | $637 | $1,752 | $4,083 | $6,774 | $11,444 | $16,494 | $21,013 | $25,688 | $31,218 | $36,132 | $41,470 | $48,083 |

**Comment:**

Council's capital expenditure is ahead of forecast by $429k mainly due to Footpath Replacement Program $334k and Corporate Information Management $204k. Offsetting this is capital expenditure behind forecast for Irrigation Upgrade at Centenary Park $92k and Open Space Master Plan (Landscape Enhancement Works) at Duncan Mackinnon $83k.

# CAPITAL WORKS PROGRAM UPDATE

## PROJECTS COMMENCED THIS QUARTER

**Some of the projects commenced in quarter 1 include:**

**Recreation Reserves and Open Spaces**

**McKinnon Reserve, McKinnon**

- Sportsground Lighting Upgrade, Oval 1 - Contractor commenced works to undertake the 150lux LED sports ground lighting upgrade project. Works included installation of new poles and light fittings and submitting an application for a power supply upgrade.
- Playground Upgrade – Custom made elements of playground equipment placed on order, with detailed design being finalised to be advertised for Tender.
- New Public Toilet - Early works for the installation of the new playspace public toilet facility commenced onsite with the trenching and new electrical supply for the unit completed. Tender for the new facility has been advertised.

**Victory Park, Bentleigh**

- Cricket Net Extension - Work began on the construction of an additional cricket training bay with early works including the site cut and retaining wall construction being completed. Construction of the netting structure is now underway.

**East Caulfield Reserve, East Caulfield**

- Cricket Net Extension - Work began on the construction of an additional cricket training bay with early works including the site cut and construction of the netting structure.

**Centenary Park, Bentleigh East**

- Cricket Net Extension - Work began on the construction of an additional cricket training bay with early works including the site cut and construction of the netting structure.

**Mackie Reserve, Bentleigh East**

- Cricket Net Extension - Work began on the construction of an additional cricket training bay with early works including removal of a section of the internal pathway, site cut and construction of the netting structure.

**Bentleigh Reserve, Bentleigh**

- Sportsground Lighting Upgrade - Officers engaged a sports ground lighting consultant to begin the design and documentation for the 150lux, LED sports ground lighting upgrade project.
- Turf Wicket Table and Drainage Upgrade - Detailed design completed and Tender advertised.

**Bailey Reserve, Bentleigh East**

- Sportsground Lighting Upgrade - Officers engaged a sports ground lighting consultant to begin the design and documentation for Ovals 1 and 3 sports ground lighting upgrade projects. Oval 1 will be upgraded to 150 lux to provide night competition allocations; Oval 3 will have new lighting installed to allow for night time training.
- Perimeter Fencing – Construction of the new Cyprus post fencing along East Boundary Road has commenced.

**EE Gunn Reserve, Ormond**

- Cricket and Baseball Net Training Facility - Preliminary works completed on sewer renewal, asbestos removal and water meter relocation. Quotes currently being assessed on major works.
- Southern Baseball Net – Construction of the new baseball net in the south east of the reserve commenced.

**Moorleigh Community Village, Bentleigh East**

- Multipurpose Training Facility – Demolition of the existing 4 bay cricket training net facility has occurred. This has been followed by commencement of the construction of the new 5 bay cricket/multipurpose training facility with further excavation works completed and concrete slab on footings being installed.

**Rosanna Street Reserve, Carnegie**

- Landscape Enhancement Works – Construction of a new sensory garden at the eastern end of the reserve commenced. Works have included excavation of the site, realignment of the shared path, relocation of seats and bins and commencement of irrigation and drainage installation.

**Marara Road Reserve, Caulfield South**

- Shared User Path Upgrade – Construction began to replace the pathway through the reserve, removing the existing asphalt path and preparing for installation of a concrete path, including addressing issues with levels.
- Plinth Installation – Removal of existing pine log barriers has occurred, with site being prepared for installation of perimeter plinth.

**Elsternwick Plaza, Elsternwick**

- New Garden Bed and Seating – Construction has commenced of a new seating wall and associated garden bed to prevent pedestrians traversing the turfed area and creating maintenance issues.

**Packer Park, Carnegie**

- Retaining wall rectification - Works in progress to replace the pedestrian bridge / retaining wall due to structural failures.

**Building Works**

- King George Pavilion redevelopment and extension, Bentleigh East. Preliminary / early works commenced on the site set up of temporary facilities etc. Main works contract pending award of tender.
- Harleston Reserve Public Toilet, Elsternwick. Tender awarded and automated equipment ordered.

**Drainage Works**

- Bealiba Road catchment Stage 2B, Caulfield South. Laura Street between Bealiba and Road and Rothschild Street and Rothschild Street to Emma Street, works include a combination of conventional and detention storage totaling 481m of underground drainage up to 1,800mm diameter.
- Buckingham Avenue catchment Stages 1 and 1A, Bentleigh. Winsor Avenue / Osborne Avenue and St James Avenue, works include a combination of conventional and detention storage totaling 747m of underground drainage up to 1,800mm diameter.

**Road Reconstruction Works**

- Wallace Avenue, Murrumbeena. Crosbie Road to Reid Street. Works include kerb and channel replacement, sections of road pavement and footpath replacement and road resurfacing. Installation of 858m of underground drainage up to 750mm diameter.
- Kinlock Ave, Murrumbeena. Brett Street to Reid Street. Works include kerb and channel replacement, sections of road pavement and footpath replacement and road resurfacing. Installation of 410m of underground drainage up to 600mm diameter.

# CAPITAL WORKS PROGRAM UPDATE

## PROJECTS COMPLETED THIS QUARTER

**Some of the projects completed in quarter 1 include:**

**Recreation and Open Space Works**

**Bentleigh Reserve, Bentleigh**

- Geotechnical report and survey prepared for sports ground lighting upgrade.

**Centenary Park, Bentleigh East**

- Geotechnical report and survey prepared for sports ground lighting upgrade.

**Bailey Reserve, Bentleigh East**

- Geotechnical report and survey prepared for sports ground lighting upgrade.

**Drainage Works**

- Lancaster Street Catchment Stage 3B Drainage Works, Bentleigh East. Part Valkstone Street and Maree Street, works included installation of a combination of conventional and detention storage totaling 319m of underground drainage up to 1,800mm diameter.
- Godfrey Street Easement Drain, Bentleigh. Between No.33 to No.41. Works included installation of 77m of underground drainage up to 300mm diameter.

# COMMUNITY ENGAGEMENT UPDATE

Across Council there are six key areas of activity that drive community engagement.

Council engages with the community via information sessions, workshops, e-newsletters and events.

In the period July to September 2018 Council conducted 14 consultations with the community and approximately 1169 community members participated.

| We are committed to engaging on matters that involve: | Consultations conducted | Responses Received |
|---|---|---|
| Significant change to services and facilities | 1 | 146 |
| A change in strategic direction | 2 | 326 |
| Changes to existing amenity or character of an area | 9 | 401 |
| Considerable budget implications | | |
| Controversial or sensitive matter | | |
| Key emerging issue | 2 | 296 |

** Note that at time of writing 10 consultations were ongoing, with information pending for number of responses received*








# COMMUNITY ENGAGEMENT UPDATE

## OVERVIEW

## WHAT DID THE COMMUNITY TELL US?

*"The Club looks forward to working with Council and Tennis Vic towards improving the tennis assets available to the community in Glen Eira and beyond. To build stronger, accessible, sustainable and vibrant local tennis clubs. To continue providing opportunities for people to connect and enhance their health and wellbeing."*

In response to the Tennis Strategy engagement - member of a Glen Eira tennis club

*"Maximum protection of existing heritage buildings and heritage neighbourhood by imposing strict controls on building developers. Sustainability and environmental greening of Elsternwick. Safety pedestrian zones for local residents."*

In reponse to the Elsternwick Urban Renewal masterplan Project Scope engagement - community member

***"I think it's fantastic! It's reducing the amount of waste in our red bin. I haven't noticed any odour/pest issues with the bin being collected once a fortnight (versus once a week in the red bin). Our next step will be to install our own worm/waste farm - some council shave deals on these types of products - that would be fantastic."***

**In response to questions about the food waste recycling service - member of Community Voice**

*"Openness to embrace life and learning. Hope for themselves, community and global wellbeing. Interest in engaging in all things technological, particularly social media. Honest about their perceptions." Thoughts on young people...*

In response to the Youth Strategy Engagement - an adult in Glen Eira

*"Melbourne can be a cold place in the winter months, and shelter from both wind and rain would make this area more attractive. The current pavilion although a grand looking structure was essentially too small to provide enough casual space to achieve success. Greening-up these very small isolated public open space areas has it challenges but shade in summer and a touch of nature is always appreciated and offers a relief from the traffic and the generally hard built areas surrounding this proposed open space. Follow-up maintenance of area's like this proposed one is very important, shopping centre always have more than their fair share of litter and cigarette butts and regular cleaning is an important key to their success, so rubbish bins are essential to encourage for users or people passing by to bin their waste."*

In response to the Bentleigh Plaza Redesign - a community member

*"Finding work program or help. Like a place where local jobs are advertised or a link to refer people to different sorts of jobs training. That would be great."*

In response to the Youth Strategy Engagement consultation - a young person in Glen Eira

# COMMUNITY ENGAGEMENT UPDATE

## OVERVIEW

## UPCOMING PROJECTS IN THE NEXT QUARTER

**Creating a community for all abilities**

Earlier this year, we asked the community about ways to enhance community inclusion for people with a disability, and what actions could be taken to show leadership, lead planning and undertake advocacy on disability issues.

The responses have helped us to develop eight initiatives which Council may support to benefit the community. Council are now asking the community vote for their three favorite project initiatives. Voting can be done online via allabilities.haveyoursaygleneira.com.au or via a voting booklet that will be distributed to key locations, disability advocacy and support groups, and parents and carers of people with a disability. Voting closes on Friday 16 November 2018.

**Caulfield Park Masterplan Refresh**

Glen Eira City Council is seeking input on a refreshed Caulfield Park Masterplan. With its unique mix of wide-open spaces, botanical gardens and active sporting areas, Caulfield Park has long been the most popular open space in Glen Eira. The refresh will ensure that it continues to meet the needs of our community. Feedback via Have Your Say closes on Sunday 2 December 2018.

**Outer Circle Railway Management Plan Refresh**

Glen Eira City Council is seeking input on a renewed Outer Circle Railway Management Plan.

The Outer Circle Railway Linear Park consists of Boyd Park, Springthorpe Gardens and Riley Reserve. While each is considered a separate open space, due to their proximity they are considered a collective significant local open space.

The previous Management Plan was developed in 2004 and since then a number of changes have occurred; these include the level crossing removal project and Melbourne Water drainage duplication. Given these changes if is now timely to review the Management Plan and provide a refreshed vision for the future. Feedback via Have Your Say is closes on Sunday 25 November 2018.

**Local Park Proposal - Aileen Avenue, Caulfield South**

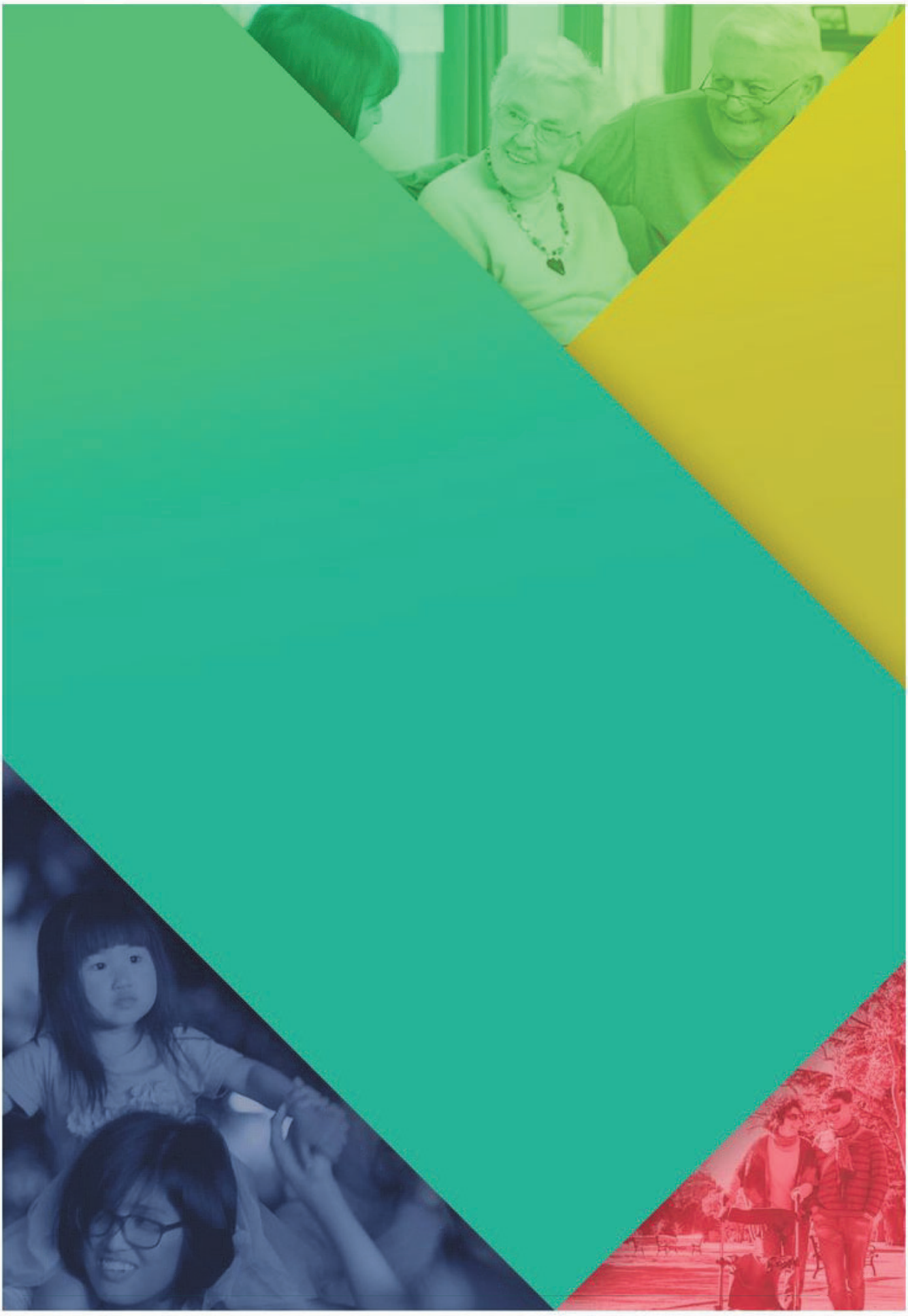
Glen Eira City Council is currently undertaking community consultation on a concept plan for a new park in Caulfield South. The new park will be located at Aileen Avenue and will be made possible by the purchase of a residential property and the closure of Heather Road between York Street and Aileen Avenue.

The new park will provide for a range of recreation opportunities for the local community, through spaces including passive seating areas, open lawn areas for social sports and a play space focusing on nature play and a variety of natural materials. Feedback via Have Your Say closes on Sunday 11 November.

**Community Voice - Survey Four**

Council's online resident's group - Community Voice - will be completing their fourth survey in November 2018. So far Community Voice members have given us feedback on tree protection policies, attitudes towards gambling in Glen Eira, food waste recycling, neighbourhood connections, health and wellbeing activities, and affordable housing. Their responses have influenced a number of Council plans and projects. We encourage all residents over the age of 18 to join Community Voice and help us shape Glen Eira.

*Visit us online at www.haveyoursaygleneira.com.au/communityvoice to find out more.*



## 9.15 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 31 OCTOBER 2018

***Author:*** *Alon Milstein, Financial Accountant*

***Trim No:*** *18/1292773*

***Attachments:*** *1. October 2018 Financial Mgt Report*

### PURPOSE AND SUMMARY

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

### RECOMMENDATION

That Council notes the Financial Management Report for the period ending 31 October 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 $21.03m, which is $2.38m 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 $81.51m and total current liabilities of $61.83m.

Cash and investment holdings at 31 October are $81.22m. This is higher than originally budgeted due to the opening cash position being better than expected and results in a forecast liquidity ratio of 1.32 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 October 2018

### 1. Contents

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Performance Graphs ..... 8
Capital Works Expenditure Program ..... 13
Financial Strategy ..... 19
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## Executive Summary

***for the period ending 31 October 2018***

### a) Current Month Budget Result

At the end of October 2018, the performance against budget from ordinary activities showed a positive variance of $3.64m due to higher than anticipated income of $2.24m and favourable variance in operating expenditure of $1.4m (refer to page 8 for details of the variances).

Please note that a large amount of the current variances is due to timing differences (i.e. between the scheduling of budgets and timing of actual results).

The next few months should reflect whether these variances (particularly the expenditure variances) become more permanent for the 2018-19 financial year.

### Current Month Forecast Result

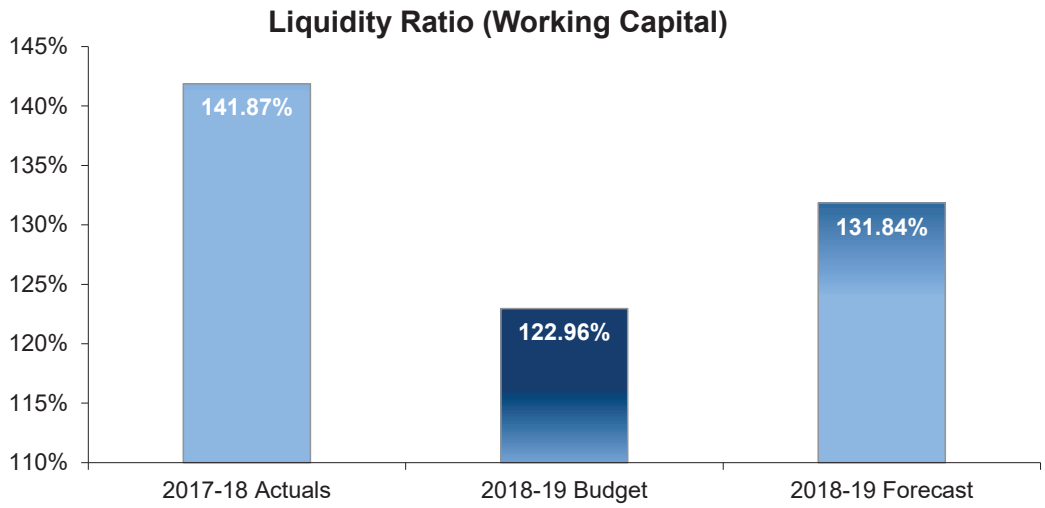
The forecast result expected for the financial year is a surplus of $21.03m compared with the original adopted *2018-19 Annual Budget* of $18.66m.

The current monthly forecast movement from ordinary activities shows an increase in operating revenue of $593k and an increase in operating expenditure of $434k.

### 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*.



## 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 October 2018 is as follows:

| Description | 2018-19 Current Month Actual | 2018-19 Year to Date |
|---|---|---|
| Open Space Contributions Received | $1,345,770 | $3,934,140 |
| Open Space Capital Expenditure | - | ($40,411) |
| **Net Movement** | **$1,345,770** | **$3,893,729** |
| **Opening Balance as at 1 July 2018** | | **$13,793,497** |
| **Closing Balance – Open Space Reserve*** | | **$17,687,226** |

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

## Superannuation – Defined Benefits Scheme

### *Vested Benefits Index (VBI)*

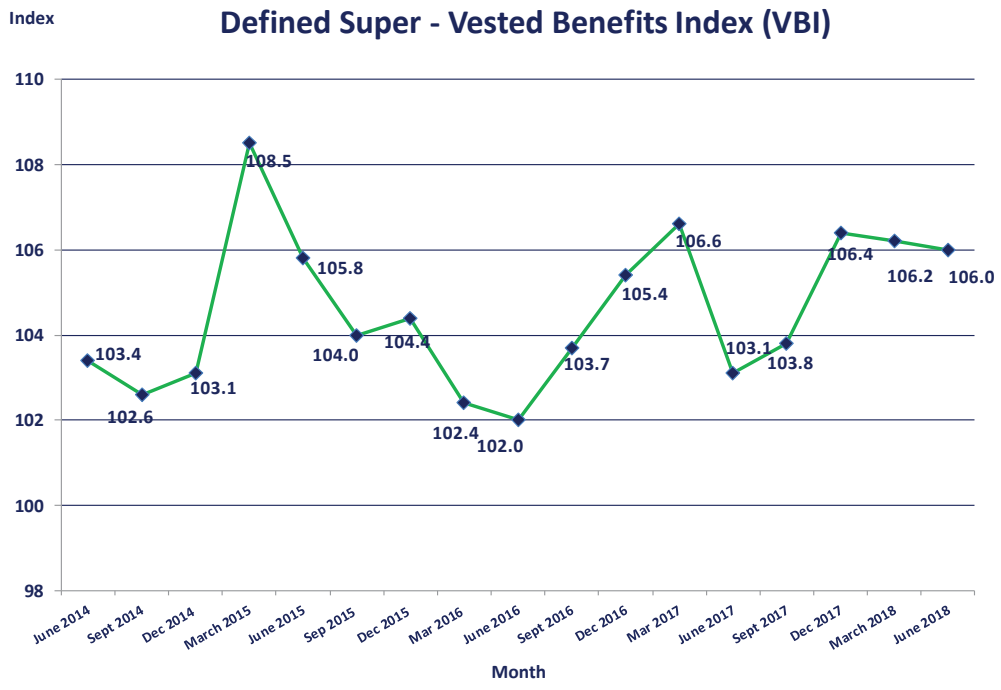
Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

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

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

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

Below is the estimated VBI updated to 30 June 2018.



## Forecast adjustments for October 2018

***Income from ordinary activities increase of $593k***

The income forecast movement is mainly due to:

- **Statutory Fees and Fines** – relate mainly to fees and fines levied in accordance with legislation and include animal registrations, health act registrations and parking fines. The increase of $362k is mainly due to higher than forecast parking infringements income across the municipality.

***Expenditure from ordinary activities increase of $434k***

The expenditure forecast movement is mainly due to:

- **Contractors** – increase of $344k mainly due to:
  - Increased expenditure expected in Parks and Environment ($226k) as a result of reactive root barrier works.
  - Community Safety and Compliance ($142k) due to increased parking contractor expenses (offset by increased parking infringement revenue).

## Income Statement

*for the period ending 31 October 2018*

| | 2018-19 Year to Date Actual $ 000's | 2018-19 Year to Date Budget $ 000's | 2018-19 Year to Date Variance $ 000's | 2018-19 Year to Date Variance (%) | 2018-19 Last Month Forecast $ 000's | 2018-19 Current Month Forecast $ 000's | 2018-19 Current Month Forecast Movement $ 000's | 2018-19 Annual Budget $ 000's | 2018-19 Budget Forecast Variance $ 000's | 2018-19 Budget Forecast Variance (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Income** | | | | | | | | | | |
| ***Income from Ordinary Activities*** | | | | | | | | | | |
| General Rates | 91,572 | 91,487 | 85 | 0.1% | 92,138 | 92,180 | 43 | 92,145 | 36 | 0.0% |
| Supplementary Rates | 434 | 470 | (36) | (7.7%) | 734 | 764 | 29 | 800 | (36) | (4.5%) |
| Waste and Recycling Charges | 16,331 | 16,360 | (30) | (0.2%) | 16,353 | 16,338 | (15) | 16,367 | (30) | (0.2%) |
| Grants (Operating and Capital) | 9,004 | 8,497 | 507 | 6.0% | 23,095 | 23,062 | (33) | 22,934 | 128 | 0.6% |
| Interest Received | 631 | 500 | 131 | 26.2% | 1,586 | 1,631 | 45 | 1,500 | 131 | 8.7% |
| User Fees | 9,151 | 9,325 | (175) | (1.9%) | 29,344 | 29,339 | (5) | 29,514 | (175) | (0.6%) |
| Statutory Fees and Fines | 3,252 | 2,582 | 670 | 26.0% | 8,424 | 8,786 | 362 | 8,116 | 670 | 8.3% |
| Contributions (Monetary) | 3,934 | 3,000 | 934 | 31.1% | 9,558 | 9,584 | 26 | 9,000 | 584 | 6.5% |
| Other Income | 653 | 502 | 151 | 30.0% | 1,951 | 2,093 | 142 | 1,942 | 151 | 7.8% |
| **Total Income from Ordinary Activities** | **134,962** | **132,724** | **2,237** | **1.69%** | **183,183** | **183,777** | **593** | **182,318** | **1,459** | **0.8%** |
| **Expenses** | | | | | | | | | | |
| ***Expenses from Ordinary Activities*** | | | | | | | | | | |
| Employee Costs | 25,619 | 25,962 | 343 | 1.3% | 77,900 | 77,912 | (12) | 78,231 | 319 | 0.4% |
| Materials and Consumables | 1,516 | 1,822 | 306 | 16.8% | 5,772 | 5,754 | 18 | 5,962 | 208 | 3.5% |
| Contractor Payments | 10,492 | 10,791 | 299 | 2.8% | 33,664 | 34,008 | (344) | 33,551 | (457) | (1.4%) |
| Maintenance | 1,957 | 2,203 | 246 | 11.2% | 7,426 | 7,511 | (85) | 7,472 | (39) | (0.5%) |
| Utility Services | 1,490 | 1,758 | 267 | 15.2% | 4,993 | 5,024 | (31) | 5,168 | 144 | 2.8% |
| Insurances | 849 | 629 | (220) | (35.0%) | 1,244 | 1,232 | 12 | 1,053 | (180) | (17.1%) |
| Other Expenses | 1,777 | 1,958 | 180 | 9.2% | 5,723 | 5,723 | (0) | 5,706 | (17) | (0.3%) |
| Grants and Subsidies | 418 | 411 | (7) | (1.7%) | 1,276 | 1,265 | 11 | 1,312 | 47 | 3.6% |
| Borrowing Costs | 199 | 185 | (14) | (7.7%) | 566 | 569 | (3) | 554 | (14) | (2.6%) |
| **Total Expenses from Ordinary Activities** | **44,317** | **45,718** | **1,401** | **3.1%** | **138,564** | **138,999** | **(434)** | **139,010** | **11** | **0.0%** |
| **Surplus before non operational activities** | **90,645** | **87,006** | **3,638** | **4.2%** | **44,619** | **44,778** | **159** | **43,308** | **1,470** | **3.4%** |
| ***Non-operational Activities*** | | | | | | | | | | |
| Proceeds from Sale of Property, Infrastructure, Plant and Equipment | 163 | 153 | 10 | 6.6% | 477 | 511 | 34 | 501 | 10 | 2.0% |
| Written Down Value of Assets Sold/Disposed | 115 | 430 | 315 | 73.2% | 1,458 | 1,356 | 102 | 1,596 | 240 | 15.0% |
| Depreciation and Amortisation | 7,463 | 7,852 | 390 | 5.0% | 22,950 | 22,900 | 50 | 23,557 | 657 | 2.8% |
| **Surplus for the period** | **83,230** | **78,877** | **4,352** | **5.5%** | **20,688** | **21,033** | **345** | **18,656** | **2,377** | **12.7%** |

***Key to Variance - Positive figures relate to an increase in revenue and a decrease in expenditure. Negative figures relate to a decrease in revenue and increase in expenditure.***

## Balance Sheet

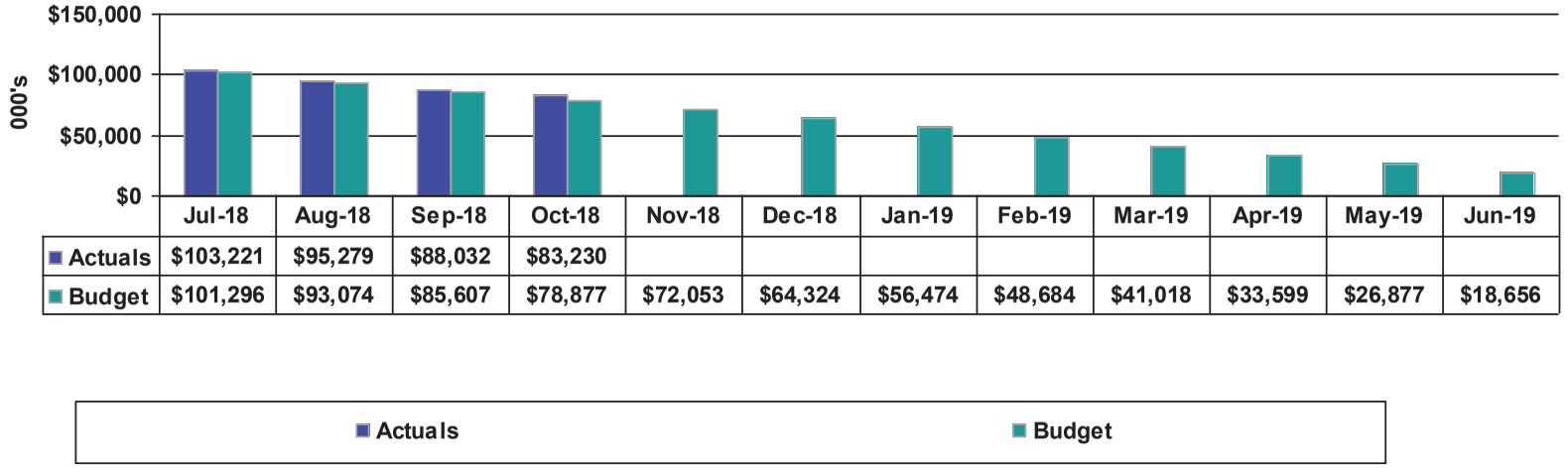
*for the period ending 31 October 2018*

| | Actuals 2017-18 $ 000's | Annual Budget 2018-19 $ 000's | Annual Forecast 2018-19 $ 000's | Year to Date Actual 2018-19 $ 000's | Previous Month's Actuals $ 000's |
|---|---|---|---|---|---|
| **Assets** | | | | | |
| ***Current Assets*** | | | | | |
| Cash and Cash Equivalents | 74,207 | 61,398 | 65,654 | 81,222 | 82,102 |
| Trade and Other Receivables | 13,815 | 12,739 | 14,232 | 93,419 | 102,290 |
| Other Assets | 1,625 | 1,497 | 1,625 | 103 | 186 |
| **Total Current Assets** | **89,647** | **75,634** | **81,511** | **174,744** | **184,578** |
| ***Non-Current Assets*** | | | | | |
| Property, Infrastructure, Plant and Equipment | 2,541,984 | 2,222,727 | 2,566,322 | 2,541,704 | 2,540,838 |
| Intangible Assets | 563 | 764 | 447 | 490 | 509 |
| Investments in Joint Operations | 1,457 | 1,592 | 1,457 | 1,457 | 1,457 |
| Other Financial Assets | 5 | 5 | 5 | 5 | 5 |
| **Total Non-Current Assets** | **2,544,009** | **2,225,088** | **2,568,231** | **2,543,657** | **2,542,809** |
| **TOTAL ASSETS** | **2,633,656** | **2,300,722** | **2,649,742** | **2,718,401** | **2,727,387** |
| **Liabilities** | | | | | |
| ***Current Liabilities*** | | | | | |
| Trade and Other Payables | 13,926 | 14,717 | 12,433 | 8,131 | 6,849 |
| Trust Funds and Deposits | 32,353 | 29,874 | 32,353 | 40,853 | 45,957 |
| Provisions | 13,468 | 13,350 | 13,468 | 13,472 | 13,524 |
| Interest-Bearing Liabilities | 3,444 | 3,571 | 3,571 | 3,496 | 3,482 |
| **Total Current Liabilities** | **63,191** | **61,512** | **61,825** | **65,952** | **69,812** |
| ***Non-Current Liabilities*** | | | | | |
| Provisions | 1,360 | 1,431 | 1,360 | 1,344 | 1,344 |
| Interest-Bearing Liabilities | 14,858 | 11,277 | 11,277 | 13,677 | 13,975 |
| Other Liabilities - Joint Operations | 2,820 | 2,420 | 2,820 | 2,820 | 2,820 |
| **Total Non-Current Liabilities** | **19,038** | **15,128** | **15,457** | **17,842** | **18,139** |
| **Total Liabilities** | **82,229** | **76,640** | **77,282** | **83,793** | **87,952** |
| **Net Assets** | **2,551,427** | **2,224,082** | **2,572,460** | **2,634,607** | **2,639,436** |
| **Equity** | | | | | |
| Accumulated Surplus | 941,638 | 969,644 | 976,464 | 1,020,975 | 1,027,122 |
| Asset Revaluation Reserve | 1,595,996 | 1,254,438 | 1,595,996 | 1,595,945 | 1,595,972 |
| Public Open Space Reserve | 13,793 | - | - | 17,687 | 16,341 |
| **Total Equity** | **2,551,427** | **2,224,082** | **2,572,460** | **2,634,607** | **2,639,436** |

## Performance Graphs

**Financial Performance**

***for the period ending 31 October 2018***




| | Jul-18 | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actuals | $103,221 | $95,279 | $88,032 | $83,230 | | | | | | | | |
| Budget | $101,296 | $93,074 | $85,607 | $78,877 | $72,053 | $64,324 | $56,474 | $48,684 | $41,018 | $33,599 | $26,877 | $18,656 |

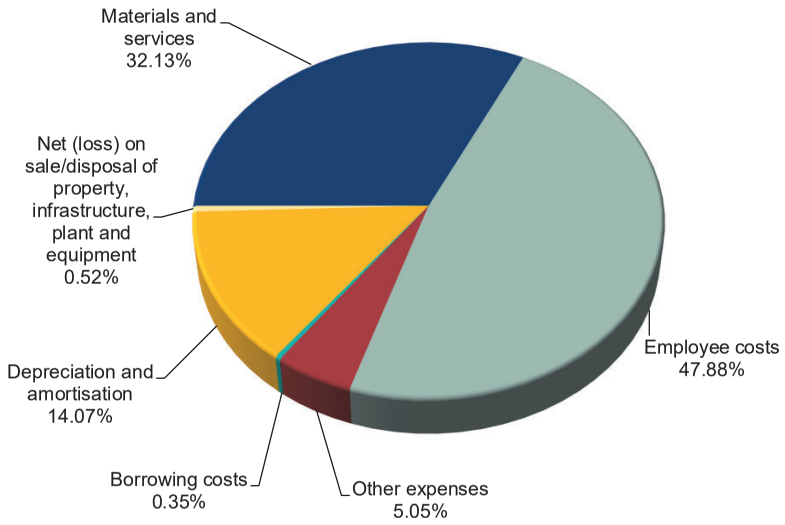
The October 2018 year to date financial performance was $4.35m better than the year to date budget mainly due to:

- Better than anticipated income received for Contributions (Monetary) of $934k, Statutory Fees and Fines of $670k, Grants of $507k, Other Income of $151k and Interest Received $131k.

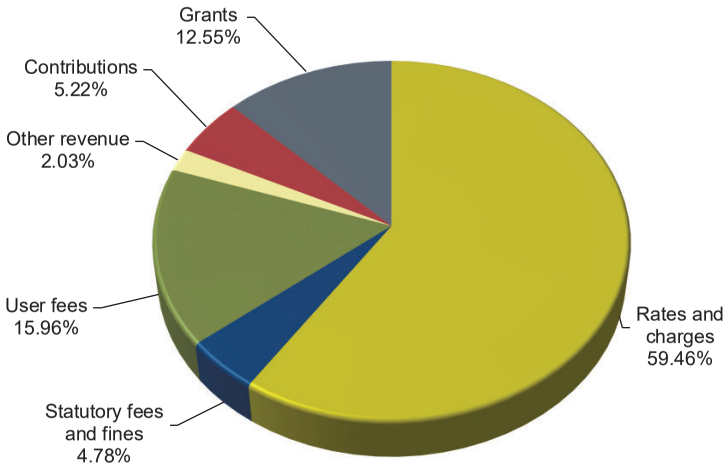
- Favourable variances in expenditure items including: Employee Costs $343k, Materials and Consumables of $306k, Contractor Payments of $299k, Utility Services $267k, Maintenance $246k and Other Expenses of $180k. Offset by increased insurance costs $220k.

## Financial Performance
*for the period ending 31 October 2018*

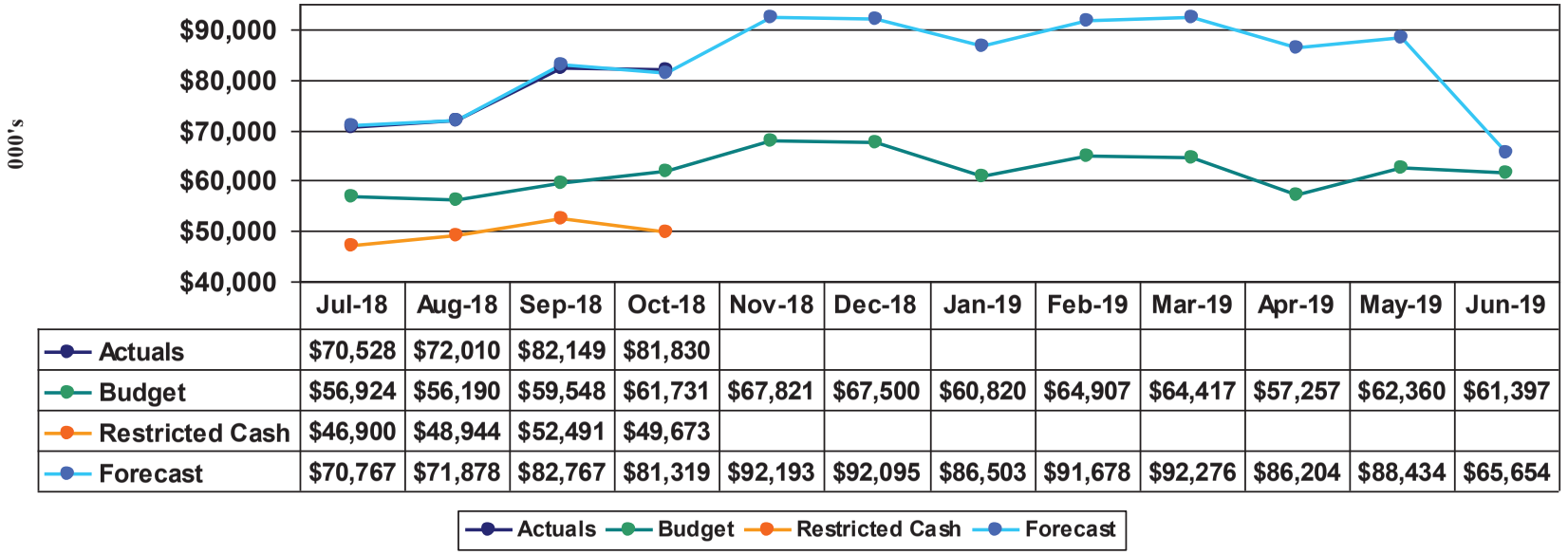
### 2018-19 Forecast categories of expenditure




### 2018-19 Forecast sources of income



## Cash and Investments
*for the period ending 31 October 2018*




| | Jul-18 | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actuals | $70,528 | $72,010 | $82,149 | $81,830 | | | | | | | | |
| Budget | $56,924 | $56,190 | $59,548 | $61,731 | $67,821 | $67,500 | $60,820 | $64,907 | $64,417 | $57,257 | $62,360 | $61,397 |
| Restricted Cash | $46,900 | $48,944 | $52,491 | $49,673 | | | | | | | | |
| Forecast | $70,767 | $71,878 | $82,767 | $81,319 | $92,193 | $92,095 | $86,503 | $91,678 | $92,276 | $86,204 | $88,434 | $65,654 |

- Council's year to date cash balance of $81.83m is higher than budget for the current month. Council's forecast position to June 2019 of $65.65m 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 October 2018 include: residential aged care deposits of $26.63m, trust funds and deposits of $5.03m (including asset protection permits), open space reserve of $17.69m and fire services property levy of $330k.

## Rates Income and Debtors

### *for the period ending 31 October 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.

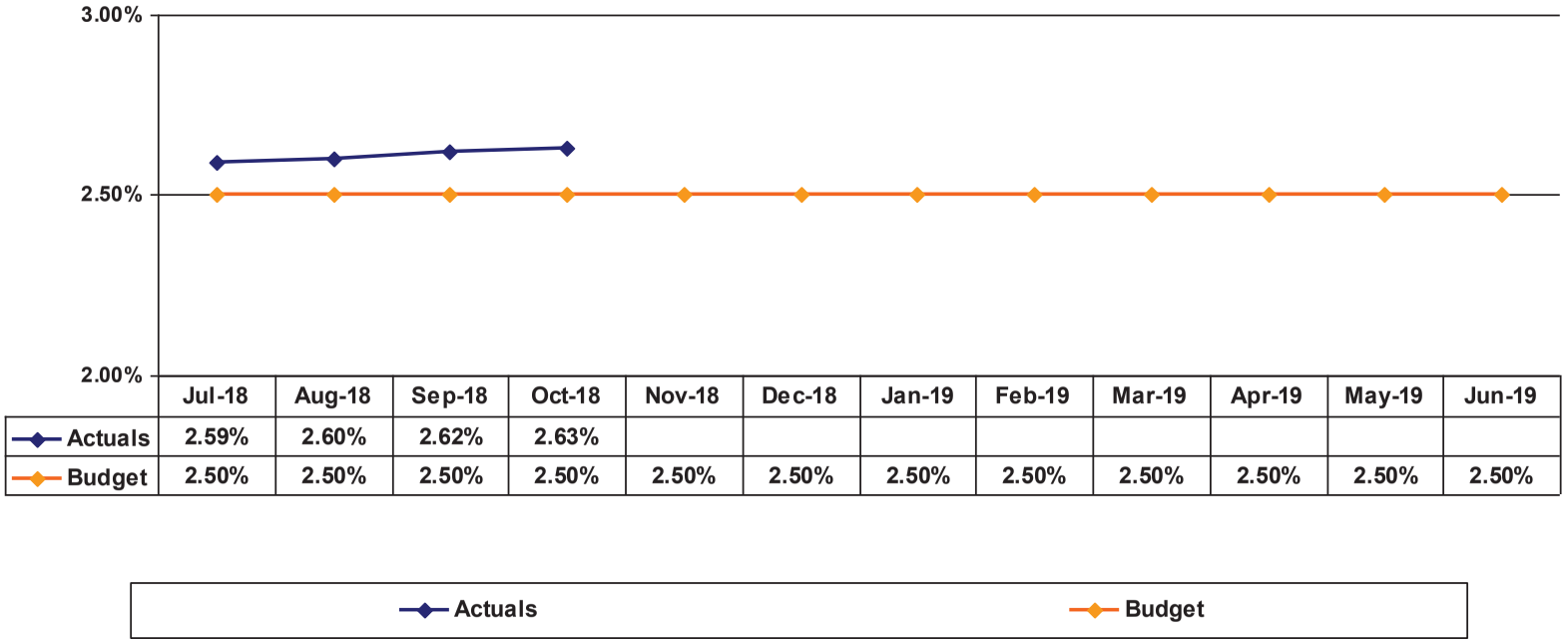
The cap for 2018-19 was set at forecast CPI of 2.25% (2.0% for 2017-18).

**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 October 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 |
| **Total Rates & Charges** | **127,349** |
| ***Payments/Adjustments:*** | |
| Glen Eira Pension Rebate | (288) |
| State Government Rebate | (1,624) |
| Fire Services Property Levy Rebate | (354) |
| Receipts | (39,206) |
| Interest | 136 |
| Supplementary Valuations | 416 |
| Adjustments | (25) |
| **Total Payments/Adjustments** | **(40,944)** |
| | |
| **Rates & Charges Balance at Month End** | **86,405** |

## Investment Interest Rates

*for the period ending 31 October 2018*




| | Jul-18 | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actuals | 2.59% | 2.60% | 2.62% | 2.63% | | | | | | | | |
| Budget | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |

Council achieved a return of 2.63% against the budget of 2.50%.

## Capital Works Expenditure Program

As at the end of October 2018, total capital works expenditure forecast for 2018-19 is expected to be $48.08m, represented by:

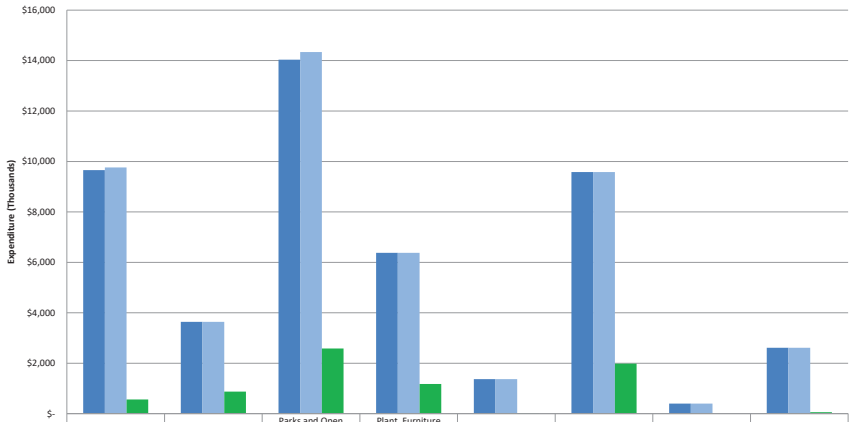
- New capital works projects as per the 2018-19 Annual Budget $37.62m
- Capital works funding $1.38m
- Carry forward expenditure from the 2017-18 financial year $8.66m
- Forecast increase year to date $416k

There are no forecast changes for the month of October 2018.

## (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.

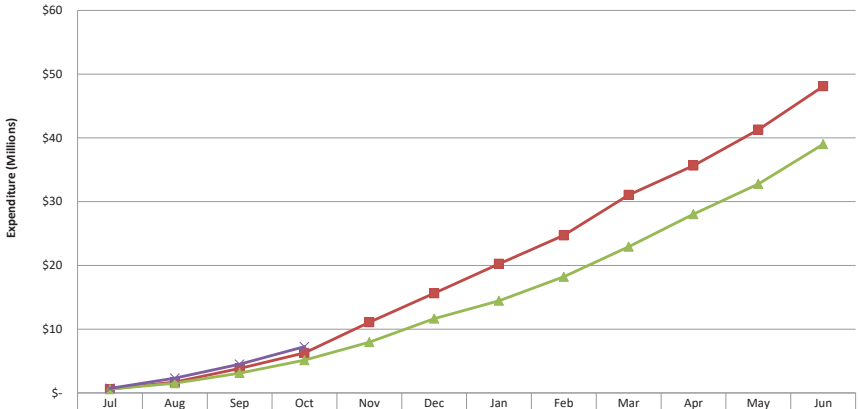
**Main Asset Category**




| | Buildings | Drainage | Parks and Open Space | Plant, Furniture & Equipment | Public Lighting | Roads | Car Parks | Streetscapes |
|---|---|---|---|---|---|---|---|---|
| Sum of Total Funds @ beginning of 2018/2019 $ | 9,654,615 | 3,641,800 | 14,033,380 | 6,375,136 | 1,370,000 | 9,578,796 | 400,000 | 2,614,000 |
| Annual Forecast $ | 9,764,615 | 3,641,800 | 14,338,980 | 6,375,136 | 1,370,000 | 9,578,796 | 400,000 | 2,614,000 |
| Year To Date Actuals $ | 563,994 | 872,929 | 2,581,725 | 1,177,645 | 21,300 | 1,983,011 | - | 57,075 |

Sum of Total Funds @ beginning of 2018/2019 $ Annual Forecast $ Year To Date Actuals $

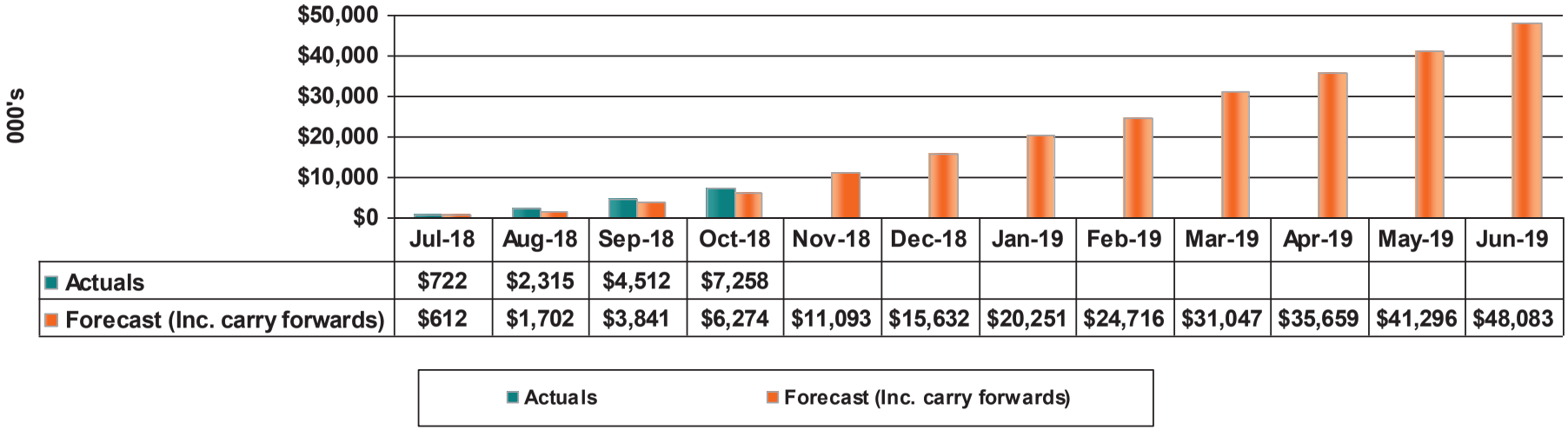
**Monthly Performance against Budget and Forecast**




| | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2018-19 Annual Forecast | 612 | 1,702 | 3,841 | 6,274 | 11,093 | 15,632 | 20,251 | 24,716 | 31,047 | 35,659 | 41,296 | 48,083 |
| Approved Budget | 593 | 1,529 | 3,115 | 5,144 | 7,962 | 11,652 | 14,457 | 18,215 | 22,933 | 28,037 | 32,773 | 39,005 |
| YTD Actuals | 722 | 2,315 | 4,512 | 7,258 | | | | | | | | |
| Variance between Annual forecast vs Actuals | (110) | (613) | (671) | (984) | | | | | | | | |

## Capital Works Program Expenditure

*for the period ending 31 October 2018*




| | Jul-18 | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actuals | $722 | $2,315 | $4,512 | $7,258 | | | | | | | | |
| Forecast (Inc. carry forwards) | $612 | $1,702 | $3,841 | $6,274 | $11,093 | $15,632 | $20,251 | $24,716 | $31,047 | $35,659 | $41,296 | $48,083 |

Council's capital expenditure is ahead of forecast by $984k mainly due to Footpath Replacement Program $586k, Road Reconstruction $494k and Bailey Skate Park Redevelopment $312k. Offsetting this is capital expenditure behind forecast for Warm Season Grass at Bailey Reserve $177k, Leisure Pool Equipment for GESAC and Carnegie Swim Centre $156k, Kitchen and Joinery Renewals $150k and Roof Renewals $69k.

# Capital Works Program Expenditure

*for period ending 31 October 2018*

| Description | 2018-19 Carry Forwards from 2017-18 ($) | 2018-19 Adopted Annual Capital Budget ($) | 2018-19 Capital Grant Funding ($) | 2018-19 Budget Plus 2016-17 Carry Forward ($) | 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 ($) |
|---|---|---|---|---|---|---|---|---|---|
| **CAPITAL WORKS: STRATEGIC PROJECTS** | | | | | | | | | |
| Continuous Improvement & Innovation | 939,075 | 300,000 | - | 1,239,075 | 244,491 | 50,000 | (194,491) | 1,239,075 | - |
| Activity Centre Streetscape upgrades & Minor renewal works | - | 1,000,000 | - | 1,000,000 | 24,985 | - | (24,985) | 1,000,000 | - |
| Bentleigh Structure Plans | 152,000 | 350,000 | - | 502,000 | 32,091 | 87,000 | 54,909 | 502,000 | - |
| Carnegie Structure Plan | - | 500,000 | - | 500,000 | - | 20,000 | 20,000 | 500,000 | - |
| Elsternwick Structure Plan | - | 220,000 | - | 220,000 | - | 50,000 | 50,000 | 220,000 | - |
| Integrated Transport Strategy Implementation | - | 300,000 | - | 300,000 | - | 50,000 | 50,000 | 300,000 | - |
| Caulfield to Dandenong rail corridor open space upgrade | - | 200,000 | - | 200,000 | - | - | - | 200,000 | - |
| **TOTAL STRATEGIC PROJECTS** | **1,091,075** | **2,870,000** | **-** | **3,961,075** | **301,566** | **257,000** | **(44,566)** | **3,961,075** | **-** |
| **CAPITAL WORKS: PORTFOLIOS** | | | | | | | | | |
| **CAPITAL WORKS: PORTFOLIOS-COMMUNITY FACILITIES** | | | | | | | | | |
| Buildings Upgrade | - | 1,440,500 | 100,000 | 1,540,500 | 66,238 | - | (66,238) | 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 | 8,515 | - | (8,515) | 272,000 | - |
| New Public Toilets | 345,000 | 431,250 | - | 776,250 | 72,839 | - | (72,839) | 776,250 | - |
| Child Care Centre Upgrades | - | 17,250 | - | 17,250 | - | - | - | 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 | - | - | - | 65,000 | - |
| **TOTAL CAPITAL WORKS: PORTFOLIOS-COMMUNITY FACILITIES** | **345,000** | **2,581,250** | **100,000** | **3,026,250** | **151,789** | **45,250** | **(106,539)** | **3,026,250** | **-** |
| **CAPITAL WORKS: PORTFOLIOS-COMMUNITY SAFETY** | | | | | | | | | |
| Transport Planning Program | 24,000 | 650,000 | - | 674,000 | 33,510 | 160,000 | 126,490 | 674,000 | - |
| New Footpath Program | - | 250,000 | - | 250,000 | (0) | - | 0 | 250,000 | - |
| Bicycle Strategy | 305,000 | 25,000 | - | 330,000 | 349 | - | (349) | 330,000 | - |
| Blackspot program upgrade | - | 40,000 | - | 40,000 | - | - | - | 40,000 | - |
| **TOTAL CAPITAL WORKS: PORTFOLIOS-COMMUNITY SAFETY** | **329,000** | **965,000** | **-** | **1,294,000** | **33,859** | **160,000** | **126,141** | **1,294,000** | **-** |
| **CAPITAL WORKS: PORTFOLIOS-RECREATION AND OPENSPACE** | | | | | | | | | |
| 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 | 134,140 | 18,100 | (116,040) | 1,340,500 | - |
| Open Space Strategy Initiatives & Implementation | 988,000 | 1,340,380 | 80,000 | 2,408,380 | 244,241 | 365,250 | 121,009 | 2,408,380 | - |
| Park Furniture-New | - | 150,000 | - | 150,000 | 28,018 | 50,000 | 21,982 | 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 | 229,662 | 206,000 | (23,662) | 456,600 | 150,600 |
| Street Tree Planting Program- narrow nature strips | - | 480,000 | - | 480,000 | 60,856 | 80,000 | 19,144 | 480,000 | - |
| Replacing and Reinforcing Retaining wall and Bridge | 213,000 | - | - | 213,000 | 226,037 | 127,800 | (98,237) | 213,000 | - |
| Sportsground Lighting Renewal | - | 230,000 | 150,000 | 380,000 | 5,980 | - | (5,980) | 380,000 | - |
| Cricket Net Facilities Upgrade | 117,000 | 51,750 | - | 168,750 | 147,494 | 168,750 | 21,256 | 168,750 | - |
| Plinth Curbing | - | 86,250 | - | 86,250 | 56,056 | - | (56,056) | 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 | 287,406 | 197,000 | (90,406) | 1,271,000 | - |
| Maintenance storage- Booran Reserve | - | 70,000 | - | 70,000 | 43,283 | - | (43,283) | 70,000 | - |
| Cricket Wicket Upgrade – Turf and Sub Surface Drainage | - | 361,000 | | 361,000 | 22,418 | 11,000 | (11,418) | 361,000 | - |
| Sportsground Lighting Upgrade-McKinnon Reserve | 154,000 | 50,000 | 150,000 | 354,000 | - | 100,000 | 100,000 | 434,000 | 80,000 |
| Warm Season Grass Bailey Reserve | 437,000 | - | - | 437,000 | 259,560 | 437,000 | 177,440 | 437,000 | - |
| Netball Court Development- Duncan Mackinnon Reserve | - | - | - | - | 65,630 | - | (65,630) | - | - |
| | | 1,155,400 | | 1,155,400 | - | - | - | 1,155,400 | - |
| **TOTAL CAPITAL WORKS: PORTFOLIOS-RECREATION AND OPENSPACE** | **3,852,000** | **5,363,880** | **655,000** | **9,870,880** | **1,865,307** | **1,822,900** | **(42,407)** | **10,176,480** | **305,600** |

## Capital Works Program Expenditure

*for period ending 31 October 2018 (continued)*

| Description | 2018-19 Carry Forwards from 2017-18 ($) | 2018-19 Adopted Annual Capital Budget ($) | 2018-19 Capital Grant Funding ($) | 2018-19 Budget Plus 2016-17 Carry Forward ($) | 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 ($) |
|---|---|---|---|---|---|---|---|---|---|
| **CAPITAL WORKS: PORTFOLIOS-SUSTAINABILITY** | | | | | | | | | |
| Building Improvements | - | 1,370,000 | - | 1,370,000 | 21,300 | - | (21,300) | 1,370,000 | - |
| Kitchen/Joinery Renewal | - | 270,000 | - | 270,000 | (0) | 150,000 | 150,000 | 270,000 | - |
| Roof Renewal | - | 69,000 | - | 69,000 | - | 69,000 | 69,000 | 69,000 | - |
| Painting Program | 455,000 | 762,000 | - | 1,217,000 | 104,952 | 124,000 | 19,048 | 1,217,000 | - |
| Switchboard Renewal | - | 92,000 | - | 92,000 | - | - | - | 92,000 | - |
| **TOTAL CAPITAL WORKS: PORTFOLIOS-SUSTAINABILITY** | **455,000** | **2,563,000** | **-** | **3,018,000** | **126,252** | **343,000** | **216,748** | **3,018,000** | **-** |
| **TOTAL PORTFOLIO PROJECTS** | **4,981,000** | **11,473,130** | **755,000** | **17,209,130** | **2,177,206** | **2,371,150** | **193,944** | **17,514,730** | **305,600** |
| **CAPITAL WORKS: MAJOR PROJECTS** | | | | | | | | | |
| Redevelopment of change and bathroom facilities - Koornang Park Pavilion | 358,000 | - | - | 358,000 | 1,350 | - | (1,350) | 458,000 | 100,000 |
| Pavilion Construction - King George Pavilion | 756,500 | 796,000 | 275,000 | 1,827,500 | 27,876 | - | (27,876) | 1,827,500 | - |
| Carnegie Sports Precinct - Redevelopment- Koornang Park | - | 192,000 | - | 192,000 | - | - | - | 192,000 | - |
| Murrumbeena Pavilion Upgrade | - | 616,565 | - | 616,565 | 12,835 | - | (12,835) | 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 | - | - | - | 345,000 | - |
| Bailey Skate Park Redevelopment | 698,000 | - | - | 698,000 | 312,104 | - | (312,104) | 698,000 | - |
| Carnegie Sports Precinct Redevelopment -Swim Centre | - | 345,000 | - | 345,000 | 30,360 | - | (30,360) | 345,000 | - |
| Duncan Mackinnon Athletic Track Upgrade | - | - | - | - | 125,462 | - | (125,462) | - | - |
| **TOTAL MAJOR PROJECTS** | **1,812,500** | **2,486,565** | **275,000** | **4,574,065** | **509,986** | **-** | **(509,986)** | **4,684,065** | **110,000** |
| **RENEWALS** | | | | | | | | | - |
| **CAPITAL WORKS: RENEWALS-BUILDING WORKS** | | | | | | | | | |
| Minor HVAC Renewal | - | 178,000 | - | 178,000 | 74,390 | - | (74,390) | 178,000 | - |
| Building Upgrades | 74,000 | 360,000 | - | 434,000 | 92,423 | 43,000 | (49,423) | 434,000 | - |
| Kitchen and Joinery Renewal | - | 74,000 | - | 74,000 | 18,147 | 13,500 | (4,647) | 74,000 | - |
| Roof Renewal | - | 133,500 | - | 133,500 | - | - | - | 133,500 | - |
| ILU Renewal | - | 162,000 | - | 162,000 | (0) | - | 0 | 162,000 | - |
| Ormond Kinder Upgrade | 35,000 | 90,000 | - | 125,000 | 1,800 | - | (1,800) | 125,000 | - |
| Painting Renewal Program | - | 135,900 | - | 135,900 | 35,203 | 13,850 | (21,353) | 135,900 | - |
| Plant Renewal- GESAC | - | 61,000 | - | 61,000 | 150 | - | (150) | 61,000 | - |
| Improving current system or adding in fans/chiller to the stadium- GESAC | 108,000 | | - | 108,000 | 2,275 | - | (2,275) | 108,000 | - |
| Bathroom Renewal | 35,000 | 211,400 | - | 246,400 | 7,857 | 133,700 | 125,843 | 246,400 | - |
| Floor Covering Replacement Renewal | - | 112,800 | - | 112,800 | 18,000 | 13,800 | (4,200) | 112,800 | - |
| Signage Upgrade | - | 125,000 | - | 125,000 | 1,188 | - | (1,188) | 125,000 | - |
| Roof Safety | - | 47,200 | - | 47,200 | - | - | - | 47,200 | - |
| Public Toilet Upgrade | 285,000 | - | - | 285,000 | - | - | - | 285,000 | - |
| **TOTAL CAPITAL WORKS: RENEWALS-BUILDING WORKS** | **537,000** | **1,690,800** | **-** | **2,227,800** | **251,433** | **217,850** | **(33,583)** | **2,227,800** | **-** |
| **CAPITAL WORKS: RENEWAL-AGED CARE** | | | | | | | | | |
| Residential Services Minor Improvements | - | 270,000 | - | 270,000 | 23,115 | - | (23,115) | 270,000 | - |
| **TOTAL CAPITAL WORKS: RENEWAL-AGED CARE** | **-** | **270,000** | **-** | **270,000** | **23,115** | **-** | **(23,115)** | **270,000** | **-** |
| **CAPITAL WORKS: RENEWALS-FAMILY & CHILDREN'S SERVICES** | | | | | | | | | |
| Family Youth and Children's Centre upgrades | - | 22,000 | - | 22,000 | - | - | - | 22,000 | - |
| Replacement of FDC Equipment | - | 16,000 | - | 16,000 | - | - | - | 16,000 | - |
| **TOTAL CAPITAL WORKS: RENEWALS-FAMILY & CHILDREN'S SERVICES** | **-** | **38,000** | **-** | **38,000** | **-** | **-** | **-** | **38,000** | **-** |

## Capital Works Program Expenditure

*for period ending 31 October 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 2016-17 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 |
|---|---|---|---|---|---|---|---|---|---|
| | ($) | ($) | ($) | ($) | ($) | ($) | ($) | ($) | ($) |
| CAPITAL WORKS: RENEWAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES | | | | | | | | | |
| Park Perimeter Fence Renewal | - | 50,000 | - | 50,000 | - | - | - | 50,000 | - |
| Minor Playground Upgrade and Renewal | - | 350,000 | - | 350,000 | 4,035 | 120,000 | 115,965 | 350,000 | - |
| Leisure Pool Equipment -GESAC& Carnegie Swim Centres | 30,000 | 692,688 | - | 722,688 | 77,087 | 233,000 | 155,913 | 722,688 | - |
| GESAC Pool Tile Rectification Works | - | 450,000 | - | 450,000 | 10,920 | - | (10,920) | 450,000 | - |
| Minor Park Improvements | - | 680,000 | | 680,000 | 173,910 | 297,000 | 123,090 | 680,000 | - |
| Sportsground Lighting Renewal | - | 230,000 | - | 230,000 | 53,890 | 172,500 | 118,610 | 230,000 | - |
| Goal Posts Renewal | - | 125,000 | - | 125,000 | - | - | - | 125,000 | - |
| **TOTAL CAPITAL WORKS: RENEWAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES** | **30,000** | **2,577,688** | **-** | **2,607,688** | **319,841** | **822,500** | **502,659** | **2,607,688** | **-** |
| CAPITAL WORKS: RENEWAL-INFRASTRUCTURE | | | | | | | | | |
| Footpath Program | - | 2,020,000 | - | 2,020,000 | 1,259,489 | 673,332 | (586,157) | 2,020,000 | - |
| Kerb and Channel Renewal Program | - | 166,464 | - | 166,464 | 43,385 | 55,488 | 12,103 | 166,464 | - |
| Road Reconstruction Program | - | 3,549,000 | - | 3,549,000 | 494,127 | - | (494,127) | 3,549,000 | - |
| Drainage Renewal and Upgrade Program | - | 3,641,800 | - | 3,641,800 | 872,929 | 969,600 | 96,671 | 3,641,800 | - |
| Local Road Resurfacing Program | - | 1,500,000 | - | 1,500,000 | 20,755 | - | (20,755) | 1,500,000 | - |
| Right of Way Renewal Program | - | 343,332 | - | 343,332 | 11,142 | - | (11,142) | 343,332 | - |
| Local Area Traffic Management renewal | - | 500,000 | - | 500,000 | 70,384 | 35,000 | (35,384) | 500,000 | - |
| Car Park Renewal Program | - | 400,000 | - | 400,000 | - | - | - | 400,000 | - |
| Roads to Recovery Program | - | 250,592 | 285,408 | 536,000 | 50,220 | 100,000 | 49,780 | 536,000 | - |
| **TOTAL CAPITAL WORKS: RENEWAL-INFRASTRUCTURE** | **-** | **12,371,188** | **285,408** | **12,656,596** | **2,822,430** | **1,833,420** | **(989,010)** | **12,656,596** | **-** |
| CAPITAL WORKS: RENEWAL-OTHER | | | | | | | | | |
| Furniture & Fittings | 32,000 | 50,000 | - | 82,000 | 5,412 | - | (5,412) | 82,000 | - |
| Information Technology | 99,438 | 831,000 | - | 930,438 | 352,835 | 255,000 | (97,835) | 930,438 | - |
| Fleet and Plant | 80,000 | 2,141,605 | - | 2,221,605 | 127,092 | 133,208 | 6,116 | 2,221,605 | - |
| Library and Learning Centres Books | - | 823,904 | 65,426 | 889,330 | 366,764 | 383,650 | 16,886 | 889,330 | - |
| **TOTAL CAPITAL WORKS: RENEWAL-OTHER** | **211,438** | **3,846,509** | **65,426** | **4,123,373** | **852,103** | **771,858** | **(80,245)** | **4,123,373** | **-** |
| **TOTAL RENEWAL PROJECTS** | **778,438** | **20,794,185** | **350,834** | **21,923,457** | **4,268,922** | **3,645,628** | **(623,294)** | **21,923,457** | **-** |
| **TOTAL CAPITAL WORKS EXPENDITURE** | **8,663,013** | **37,623,880** | **1,380,834** | **47,667,727** | **7,257,681** | **6,273,778** | **(983,903)** | **48,083,327** | **415,600** |

## Financial Strategy

Each year, the Auditor-General of Victoria performs an audit of the Local Government sector and produces a report to Parliament of the results of those audits. As part of this process, the Auditor-General assesses the financial sustainability of Councils. In 2016-17 the Auditor-General assessed the financial sustainability risk at an individual Council level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 21 provides indicators for Glen Eira City Council.

### *(a) Financial sustainability risk indicators*

| Indicator | Formula | Description |
|---|---|---|
| Net result (%) | Net result / Total revenue | A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term.<br>The net result and total revenue are obtained from the comprehensive operating statement. |
| Adjusted underlying result | Adjusted underlying surplus (or deficit) / Adjusted underlying revenue | Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position. |
| Liquidity (ratio) | Current assets / Current liabilities | This measures the ability to pay existing liabilities in the next 12 months.<br>A ratio of one or more means there are more cash and liquid assets than short-term liabilities. |
| Internal financing (%) | Net operating cash flow / Net capital expenditure | This measures the ability of an entity to finance capital works from generated cash flow.<br>The higher the percentage, the greater the ability for the entity to finance capital works from their own funds.<br>Net operating cash flow and net capital expenditure are obtained from the cash flow statement. |
| Indebtedness (%) | Non-current liabilities / own-sourced revenue | Comparison of non-current liabilities (mainly comprising borrowings) to own-sourced revenue. The higher the percentage, the less the entity is able to cover non-current liabilities from the revenues the entity generates itself.<br>Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions. |
| Capital replacement (ratio) | Cash outflows for property, plant and equipment / Depreciation | Comparison of the rate of spending on infrastructure with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciation rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement. |
| Renewal gap (ratio) | Renewal and upgrade expenditure / depreciation | Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1:1 indicate that spending on existing assets is faster than the depreciation rate.<br>Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement. |

## *Financial Strategy (continued)*

### *(b) Financial sustainability risk assessment criteria*

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

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

*Source:* VAGO.

## *Financial Strategy (continued)*

**Monthly Report Relative to Financial Strategy**

| Financial Sustainability Risk Indicators | Objective | 2016-2017 Actuals 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** | Generating surpluses consistently of greater than 0%. | 16.76% | 10.23% | 11.44% | **Low** | Council is generating positive surpluses. |
| **(2) Underlying Result (%)** | Generating surpluses consistently of greater than 0%. | 16.00% | 9.52% | 11.41% | **Low** | Council is generating positive surpluses. |
| **(3) Liquidity** | To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0. | 1.42 | 1.23 | 1.32 | **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. | 13.51% | 10.06% | 10.23% | **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. | 157.42% | 112.45% | 94.13% | **Low** | Council is generating enough cash from operations to fund new assets. |
| **(6) Capital Replacement** | To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5. | 1.58 | 1.87 | 2.10 | **Low** | Council operates at a low level of risk with respect to capital replacement. |
| **(7) Renewal Gap** | To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0. | 1.24 | 1.48 | 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.<br>• Average Rates and Charges<br>• Pensioner Rate Rebate | Council aims to keep average rates and charges significantly below benchmark Councils and the pensioner rate rebate above the State Government 's universal rebate. | $1,557<br>$270 | $1,640<br>$270 | $1,640<br>$270 | In terms of Rates per assessment, Glen Eira is again the second lowest of the 21 Inner Melbourne Councils (2015/16: also second lowest) and is $283 per assessment ($18.3M) below the average outcome. | |
| 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. | $1,899 | $2,456 | $2,442 | In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending $161 less per assessment ($10.4M) than the average for the Inner Melbourne Councils grouping. | |

## Assurance Map

The assurance map considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks. The Assurance Map is indicative of the type of activity in place to provide Council Management with comfort that the control environment is operating as intended. A formal review of strategic risks is undertaken annually by Executive. The risks have been identified, assessed and ranked in order of risk exposure to Council. The assurance map will be updated after every formal review and when assurance activities are proposed or undertaken.

| Council's Strategic Risks | Risk Rating | Type of Assurance: Management | Type of Assurance: External Parties | | | | Type of Assurance: Internal Audit | Previous and proposed IA activity 2016/17-2017/18, and/or other independent reviews/checks |
|---|---|---|---|---|---|---|---|---|
| | | 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)<br>Statutory Planning (2013/14)<br>Infringement Management Audit (2018/19) |
| 2. Terrorist Attack – Lone Wolf | H | ● | ◔ | | | ◑ | ◑ | Security Protocol Review (2014)<br>Building Emergency Management Planning (2017/18)<br>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)<br>IT General Controls Audit (2018/19) |
| 4. Contracts – contracting process by Council | H | ● | ◑ | ◑ | | ◑ | ◔ | Tendering (2013/14)<br>Contract Management (2013/14)<br>Financial Compliance transaction analysis (annual)<br>Contract Management Review (2016/17)<br>Major Project Management (2017/18)<br>Immunisation Audit (2018/19) |
| 5. Vulnerability to litigious action | H | ● | ● | | ● | ● | ◑ | Risk Management Framework (2015/16)<br>Fraud & Corruption Control (2016/17)<br>Claims Management Review (2016/17)<br>Statutory Planning Legislative Compliance Audit (2018/19) |
| 6. Failure to keep pace with emerging technologies and digital environment | H | ● | | | | ◔ | ◑ | IT Strategy (management) (2013/14)<br>Regular penetration testing on the internal and external network infrastructure and external websites<br>IT Sensitive Information (2011/12)<br>IT Security (2012/13, 2014/15)<br>IT General Controls (2015/16)<br>Performance Audit – GECC<br>Transformation Project (2017/18) |
| 7. Vulnerability to significant fraud | H | ● | ◑ | | ◑ | | ◑ | Fraud Review (2013/14)<br>Financial Controls (2014/15)<br>Risk Management Framework (2015/16)<br>Fraud & Corruption Control (2016/17)<br>Financial Compliance transaction analysis (annual – 2018/19)<br>Payroll (2017/18)<br>Open Space Contributions (2017/18)<br>Community Grant Management Audit (2018/19) |
| 8. Not sufficiently agile to respond to change | H | ● | | | | | | Change Management Framework<br>Promapp<br>Performance Audit – GECC<br>Transformation Project (2017/18) |
| 9. Failure to effectively plan for the changing demographic of our workforce | M | ● | ◑ | | | ◑ | ◑ | SafetyMAP recertification (2013/14)<br>OH&S Review (2015/16)<br>Performance Audit – GECC<br>Transformation Project (2017/18) |
| 10. Transformation program fails to deliver anticipated benefits for the organisation and community | M | ● | | | | | | Performance Audit – GECC<br>Transformation Project (2017/18)<br>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 ITEMS IN CAMERA

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

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

12.1 Citizen of the Year Awards Advisory Committee
*Local Government Act 1989 - Section 89(2) (h)*

12.2 Contract No 2019.46 Energy Efficient Street Lighting Hardware and Installation Services
*Local Government Act 1989 - Section 89(2) (d)*

## 13. CLOSURE OF MEETING