



*City of*  
**Whittlesea**

# **ATTACHMENTS**

## **OF ORDINARY COUNCIL MEETING**

**HELD ON**

**TUESDAY 17 MAY 2016**

**AT 6:30PM**

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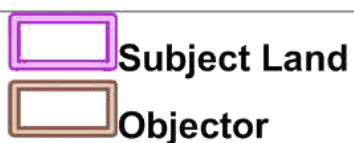






*City of*  
**Whittlesea**

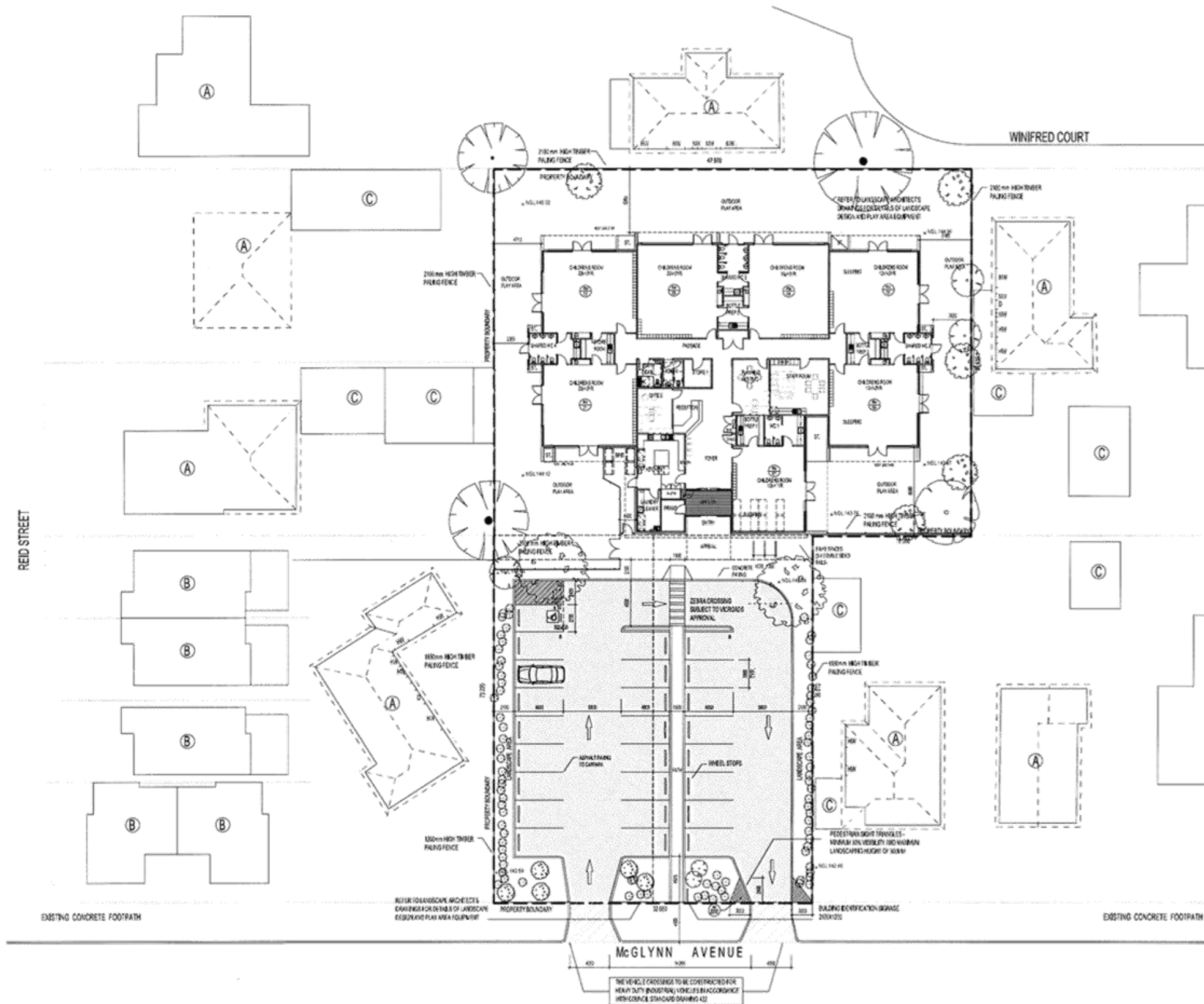
**ESTABLISHED AREAS PLANNING REPORT**

**PLANNING APPLICATION NO. 715667**

City of  
Whittlesea

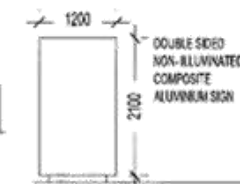
**ESTABLISHED AREAS PLANNING REPORT**

14 FEB 2016



AREA AND ROOM SCHEDULE		
	AREA PROVIDED	MIN. REQUIRED
ROOM 01	74m <sup>2</sup>	22 >3YRS
ROOM 02	74m <sup>2</sup>	22 >3YRS
ROOM 03	74m <sup>2</sup>	22 >3YRS
ROOM 04	74m <sup>2</sup>	16 >3YRS
ROOM 05	70m <sup>2</sup>	12 1-3YRS
ROOM 06	70m <sup>2</sup>	12 1-3YRS
ROOM 07	80m <sup>2</sup>	12 <1YRS
TOTAL NUMBER OF CHILDREN	4116	
BOTTLE PREP 1	8m <sup>2</sup>	
BOTTLE PREP 2	8m <sup>2</sup>	
BOTTLE PREP 3	8m <sup>2</sup>	
STORE ROOM	8m <sup>2</sup>	
WC 01	19m <sup>2</sup>	
WC 02	16m <sup>2</sup>	
WC 03	16m <sup>2</sup>	
WC 04	16m <sup>2</sup>	
APRIL	12m <sup>2</sup>	
FOYER	7m <sup>2</sup>	
RECEPTION	13m <sup>2</sup>	
OFFICE	15m <sup>2</sup>	
PLANNING RM	15m <sup>2</sup>	
STAFFROOM	30m <sup>2</sup>	
KITCHEN	27m <sup>2</sup>	
LAUNDRY	9m <sup>2</sup>	
PASSAGE	56m <sup>2</sup>	
DISABLED WC	6m <sup>2</sup>	
TOILET	5m <sup>2</sup>	
STORE 1	7m <sup>2</sup>	
BUILDING AREA	916m <sup>2</sup>	
OUTDOOR PLAY	850m <sup>2</sup>	
CARPARKING	864m <sup>2</sup>	
SITE AREA	2000m <sup>2</sup>	
CARPARKING REQUIREMENT	No OF CHILDREN 118 x 0.22cars per Child = 25.96	
	25 CARSPACES REQUIRED (ROUNDED DOWN)	
25 CARPARKS PROVIDED		
1 DISABLED CARPARKS PROVIDED		
25 CARPARKS PROVIDED IN TOTAL		
12 BIKE SPACE PROVIDED		
OUTDOOR PLAY AREA REQUIREMENT	No OF CHILDREN 118 x 7.0m <sup>2</sup> per Child = 826m <sup>2</sup> REQUIRED	
OUTDOOR PLAY	826m <sup>2</sup> PROVIDED	
OUTDOOR STORAGE	22m <sup>2</sup> PROVIDED	
IMPERVIOUS SITE AREA	1790.00m <sup>2</sup>	51%
PERVIOUS SITE AREA	1138.00m <sup>2</sup>	39%
SITE COVERAGE	925.00m <sup>2</sup>	32%

## PROPOSED SITE SIGN



NOTE: ALL SIGNAGE NOMINATED IS INDICATIVE ONLY AND SUBJECT TO FUTURE PLANNING APPROVAL

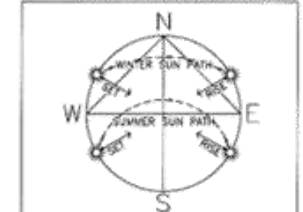
## 1 PROPOSED SITE AND FLOOR PLAN

SCALE 1:200 @ A1 1:200 @ A3

SCALE 1:1 Measurements shown in Meters

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LEGEND	
ABCD AND OTHER SITE DESIGNATION	SUBJECT SITE
EXISTING TREE	
SCALE AND CHARACTER OF SURROUNDING DEVELOPMENT	
(A) 30-35 STOREY HIGH RISE	
(B) 15-20 STOREY HIGH RISE	
(C) 10-15 STOREY HIGH RISE	
(D) 5-10 STOREY HIGH RISE	
NW	WINDWARD SIDE
HW	WINDWARD SIDE
D	DOOR
NGL	WINDWARD SIDE

NO	DATE	BY	REVISION
01	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
02	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
03	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
04	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
05	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
06	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
07	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
08	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
09	08.02.16	JC	ISSUED FOR PLANNING APPROVAL
10	08.02.16	JC	ISSUED FOR PLANNING APPROVAL

CLIENT  
FOLKESTONE INVESTMENT  
MANAGEMENT LIMITED

PROJECT TITLE  
PROPOSED CHILD CARE CENTRE  
34 MCGLYNN AVENUE  
SOUTH MORANG

DRAWING TITLE  
PROPOSED FLOOR / SITE PLAN

DATE	08.02.16	SCALE	1:200 @ A1
DRAWN	JC	CHECKED	MB

FILE NO  
20152093/04\_TP

PROJECT NO  
20152093

DRAWING NO  
TP03

REVISION  
P5

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McGLYNN AVENUE ELEVATION

SUBJECT SITE  
34 McGLYNN AVENUE

McGLYNN AVENUE PROPOSED ELEVATION

NOTE: LANDSCAPE RECAPTURE  
(REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR  
DETAILS OF LANDSCAPE DESIGN AND PLAY AREA EQUIPMENT)

NO.	DATE	BY	REVISION
1	22.01.16	JC	ISSUED FOR PLANNING APPROVAL

CLIENT:  
FOLKESTONE INVESTMENT  
MANAGEMENT LIMITED

PROJECT TITLE:  
PROPOSED CHILD CARE CENTRE  
34 McGLYNN AVENUE  
SOUTH MORANG

DRAWING TITLE:  
STREETSCAPE ELEVATIONS

NO.	DATE	SCALE	
1	22.01.16	N.T.S.	
<hr/>			
NO.	DATE	BY	REVISION
1	22.01.16	JC	ISSUED FOR PLANNING APPROVAL

FILE NO:  
20152093/04\_TP

PROJECT NO: 20152093  
DRAWING NO: TP05  
REVISION: P2



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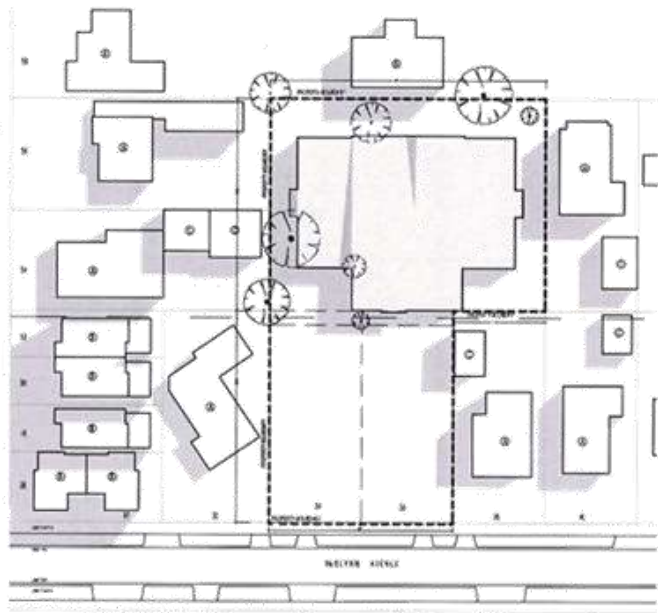
1 STREETSCAPE ELEVATIONS  
SCALE: NTS



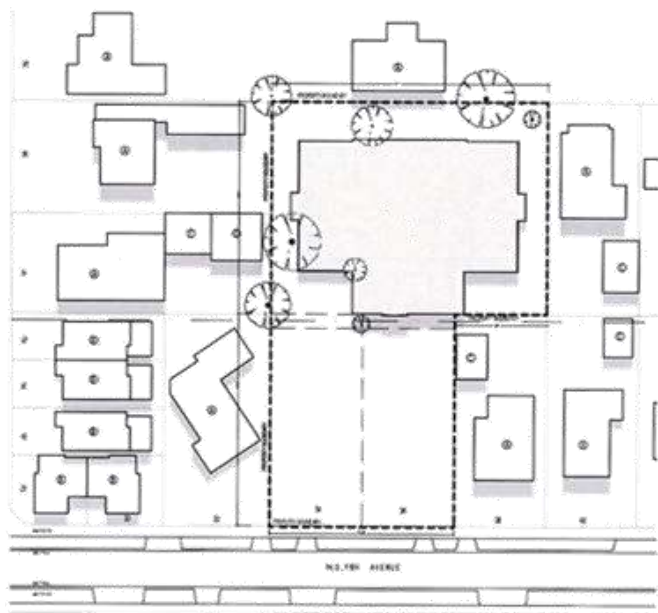
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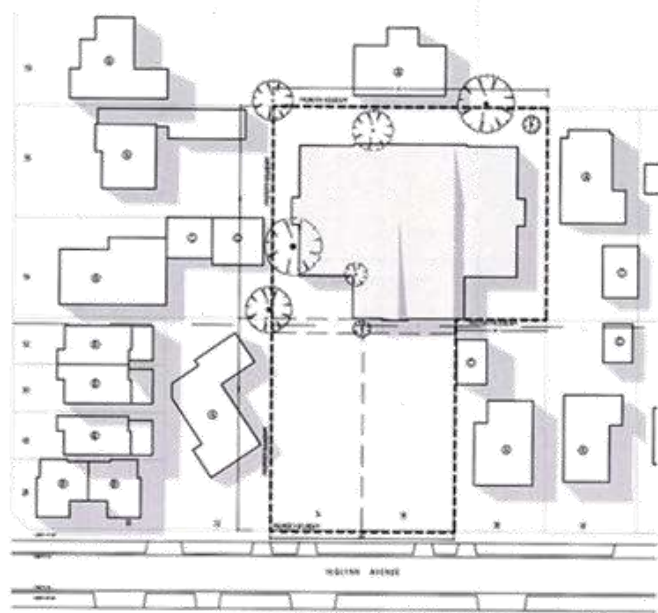
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PROPOSED 9AM SHADOW DIAGRAM  
SCALE 22ND SEPTEMBER



PROPOSED 12PM SHADOW DIAGRAM  
SCALE 22ND SEPTEMBER



PROPOSED 3PM SHADOW DIAGRAM  
SCALE 22ND SEPTEMBER

NO. 2416		BY: REVISION
CLIENT: FOLKESTONE INVESTMENT MANAGEMENT LIMITED		
PROJECT TITLE: PROPOSED CHILD CARE CENTRE 34 McGLYNN AVENUE SOUTH MORANG		
DRAWING TITLE: SHADOW DIAGRAMS		
DATE: 04.11.15	SCALE: 1:200 @ A1	
DRAWN: JC	CHECKED: MB	
FILE NO: 20152093/04_TP		
PROJECT NO: 20152093	DRAWING NO: TP06	REVISION: P1
		
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年	月	日	姓名	性别	年龄	职业	住址	电话	备注
1990	1	1	张三	男	35	教师	北京市海淀区	12345678	
1990	1	2	李四	女	28	医生	北京市海淀区	87654321	
1990	1	3	王五	男	42	工程师	北京市海淀区	11223344	
1990	1	4	赵六	女	31	会计	北京市海淀区	55667788	
1990	1	5	孙七	男	25	学生	北京市海淀区	99887766	
1990	1	6	周八	女	38	作家	北京市海淀区	44556677	
1990	1	7	吴九	男	45	律师	北京市海淀区	33445566	
1990	1	8	郑十	女	33	记者	北京市海淀区	22334455	
1990	1	9	冯十一	男	29	程序员	北京市海淀区	11223344	
1990	1	10	陈十二	女	36	设计师	北京市海淀区	99887766	
1990	1	11	林十三	男	41	经理	北京市海淀区	88776655	
1990	1	12	黄十四	女	34	翻译	北京市海淀区	77665544	
1990	1	13	周十五	男	27	研究员	北京市海淀区	66554433	
1990	1	14	吴十六	女	39	教授	北京市海淀区	55443322	
1990	1	15	郑十七	男	43	博士	北京市海淀区	44332211	
1990	1	16	冯十八	女	32	副教授	北京市海淀区	33221100	
1990	1	17	陈十九	男	26	讲师	北京市海淀区	22110099	
1990	1	18	林二十	女	37	助教	北京市海淀区	11009988	
1990	1	19	黄二十一	男	44	研究员	北京市海淀区	00998877	
1990	1	20	周二十二	女	35	助理	北京市海淀区	99887766	
1990	1	21	吴二十三	男	28	实习生	北京市海淀区	88776655	
1990	1	22	郑二十四	女	30	文员	北京市海淀区	77665544	
1990	1	23	冯二十五	男	40	司机	北京市海淀区	66554433	
1990	1	24	陈二十六	女	33	保洁	北京市海淀区	55443322	
1990	1	25	林二十七	男	29	保安	北京市海淀区	44332211	
1990	1	26	黄二十八	女	36	厨师	北京市海淀区	33221100	
1990	1	27	周二十九	男	42	服务员	北京市海淀区	22110099	
1990	1	28	吴三十	女	38	清洁工	北京市海淀区	11009988	
1990	1	29	郑三十一	男	46	门卫	北京市海淀区	00998877	
1990	1	30	冯三十二	女	34	快递员	北京市海淀区	99887766	
1990	1	31	陈三十三	男	27	快递员	北京市海淀区	88776655	
1990	1	32	林三十四	女	31	快递员	北京市海淀区	77665544	
1990	1	33	黄三十五	男	45	快递员	北京市海淀区	66554433	
1990	1	34	周三十六	女	39	快递员	北京市海淀区	55443322	
1990	1	35	吴三十七	男	47	快递员	北京市海淀区	44332211	
1990	1	36	郑三十八	女	41	快递员	北京市海淀区	33221100	
1990	1	37	冯三十九	男	49	快递员	北京市海淀区	22110099	
1990	1	38	陈四十	女	43	快递员	北京市海淀区	11009988	
1990	1	39	林四十一	男	51	快递员	北京市海淀区	00998877	
1990	1	40	黄四十二	女	45	快递员	北京市海淀区	99887766	
1990	1	41	周四十三	男	53	快递员	北京市海淀区	88776655	
1990	1	42	吴四十四	女	47	快递员	北京市海淀区	77665544	
1990	1	43	郑四十五	男	55	快递员	北京市海淀区	66554433	
1990	1	44	冯四十六	女	49	快递员	北京市海淀区	55443322	
1990	1	45	陈四十七	男	57	快递员	北京市海淀区	44332211	
1990	1	46	林四十八						

NO	DATE	BT	REMARKS
----	------	----	---------

284

FOLKESTONE INVESTMENT

MANAGEMENT LIMITED

## REFERENCES

PROPOSED CHILD CARE CENTRE

34 McGLYNN AVENUE  
ROSELAND, N.J. 07068-1000

SOUTH MORANG

2019年12月15日 星期一

### PROPOSED IMAGES

[illegible]

04.11.15	N.T.S.
----------	--------

GRAIN	CHICKEN
IC	M.D.

—  $\chi$  MB

FILE NO:

20152093/04\_TP

Source: <http://www.fishbase.org>

PROJECT NO.	GRANT NO.	REVISION
20162003	TR07	01

20152093 1P01 P1

1000

11

Folkestone

 Forestry

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800 76 618 938 278

LEVEL THREE EXPAND BY  
POST OFFICE BOX 1166

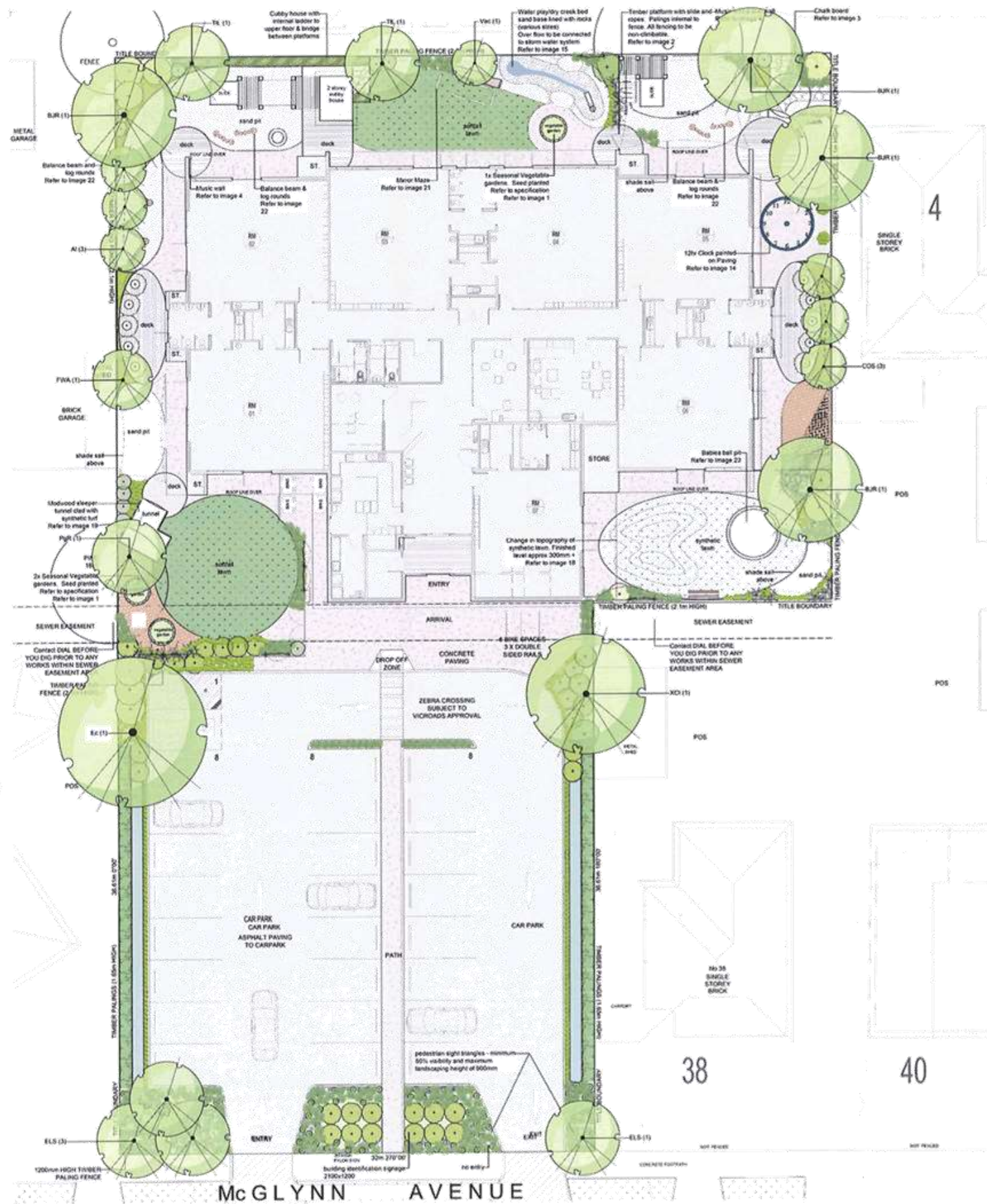
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BALDASSO CORTE

Fig. 2. Effect of the concentration of the inhibitor on the rate of polymerization of  $\alpha$ -methylstyrene in the presence of  $\text{SnCl}_4$  and  $\text{SnCl}_4 \cdot 2\text{H}_2\text{O}$  at  $25^\circ\text{C}$ .



[illegible][illegible]





*City of*  
**Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**

## PLANNING APPLICATION NO. 715707



Subject Land



Medium Density Housing

City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT







## GENERAL NOTES

THE SITE IS IDEALLY SITED TO MEDIUM DENSITY HOUSING AS IT IS ON A LARGE BLOCK AND CLOSE TO SHOPPING CENTRES, RECREATIONAL FACILITIES, SCHOOLS & CHILD CARE CENTRES.

PUBLIC TRANSPORT CONSISTS OF BOTH TRAINS AND BUSES.

THE SITE IS LOCATED IN AN AREA OF ESTABLISHED DWELLINGS OF INTER WAR AND 70'S STYLE. HOUSE FORMS ARE SIMPLE WITH A VARIETY OF MATERIAL AND ROOF TYPES.

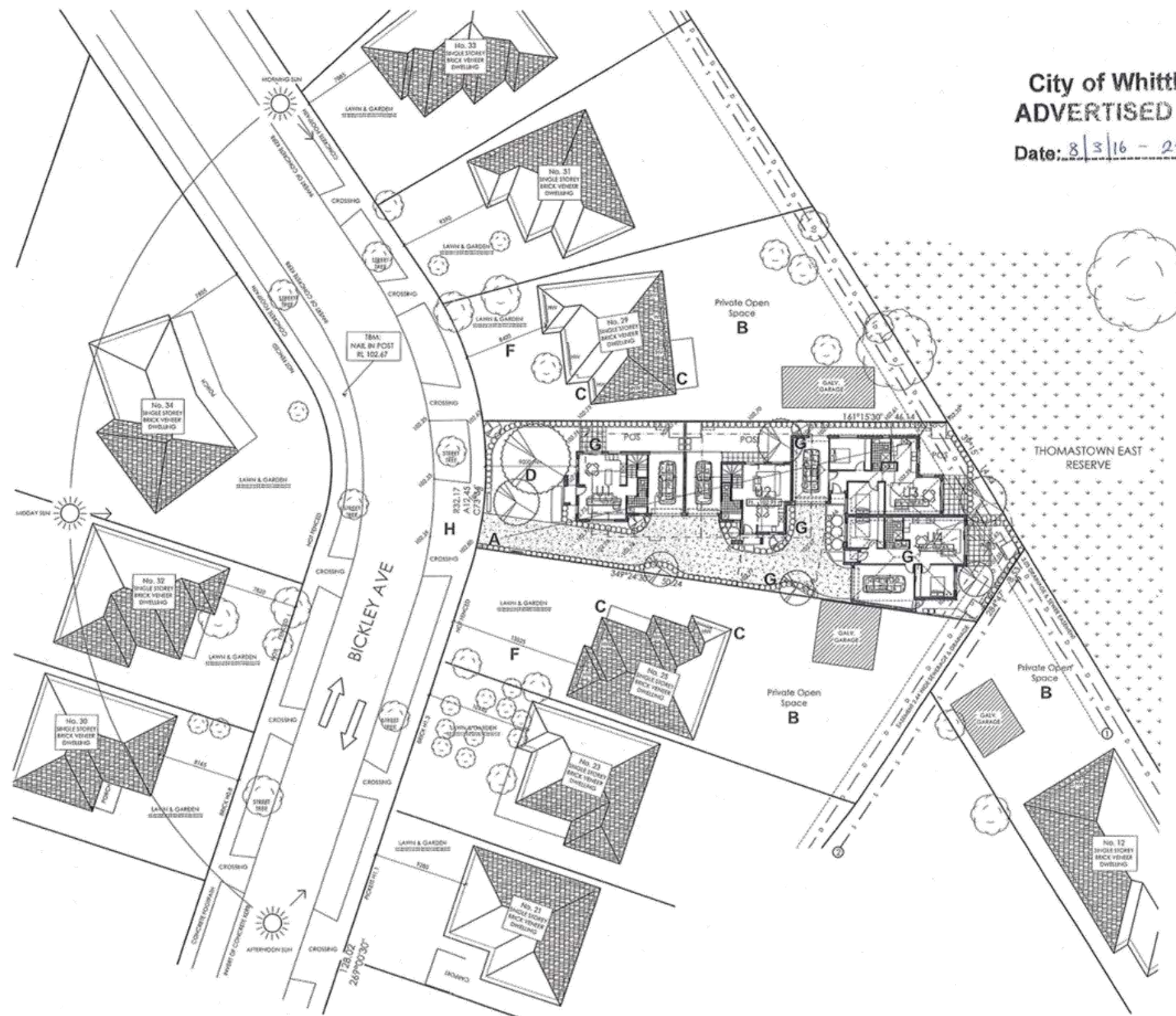
THE PROPOSED DEVELOPMENT CONSISTS OF A FOUR NEW DWELLINGS WHICH WILL OFFER THE NEIGHBOURHOOD AN ALTERNATIVE FORM OF ACCOMMODATION WITHOUT INTERRUPTING THE STREETSCAPE AND ENHANCING THE NEIGHBOURHOOD CHARACTER AS THE DEVELOPMENT AIMS TO MAKE A POSITIVE CONTRIBUTION TO THE STREETSCAPE WITH ARTICULATED VARIATIONS IN PLAN, ELEVATION AND MATERIAL SELECTION.

## SITE CHARACTERISTICS

- A** - SITE FALLS 0.450m FROM THE NORTH WEST CORNER BOUNDARY TO THE SOUTH EAST CORNER BOUNDARY
- B** - ADJACENT OPEN SPACE TO BE PROTECTED FROM OVERLOOKING
- C** - ADJACENT BUILDINGS PRESENT LIMITED PRIVACY & OVERLOOKING PROBLEM - PROPOSED NEW WINDOWS ARE TO BE PLACED AWAY FROM EXISTING HABITABLE WINDOWS
- D** - FRONT SETBACK AS PER RESCDE REQUIREMENTS
- F** - EXISTING FRONT SETBACKS TO BOTH ADJOINING PROPERTIES
- G** - EXISTING DWELLING AND GARAGES ON SITE TO BE DEMOLISHED AND SITE CLEARED
- H** - ACCESS TO ALL CAR-PARKING VIA THE EXISTING CONCRETE CROSSING

## LEGEND

- ADJOINING HABITABLE ROOM WINDOW
- ADJOINING NON HABITABLE ROOM WINDOW
- ADJOINING DOOR LOCATION
- EXISTING TREE
- 255 mm Ø VC SEWER, OFFSET 2.13 m SOUTH OF SOUTH BOUNDARY WITH DEPTH OF 2.358mm
- 150 mm Ø VC SEWER, OFFSET 1.14 m SOUTH OF SOUTH BOUNDARY WITH DEPTH OF 1.777mm
- 602 Ø & 625 Ø STORMWATER DRAIN - DEPTH AND OFFSET TO BE DETERMINED ON SITE
- EXISTING DWELLING AND OUT-BUILDINGS TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED



29 FEB 2016

City of Whittlesea  
ADVERTISED PLAN

Date: 8/3/16 - 24/3/16

MULTI-UNIT DEVELOPMENT  
27 BICKLEY AVE, LALOR

TP-02 B

JOB NO. SCALE, DRAWN, DATE:  
005733 1:200 DN NOV15

DESIGN RESPONSE



**IKONOMIDIS REID**  
architecture + development solutions  
713 PLENTY ROAD RESERVOIR 3073 EMAIL: ADMIN@IKONREID.COM.AU  
PH. 94782836 FX. 94782034

REV DATE ISSUE

REV DATE ISSUE

REV DATE ISSUE

REV DATE ISSUE

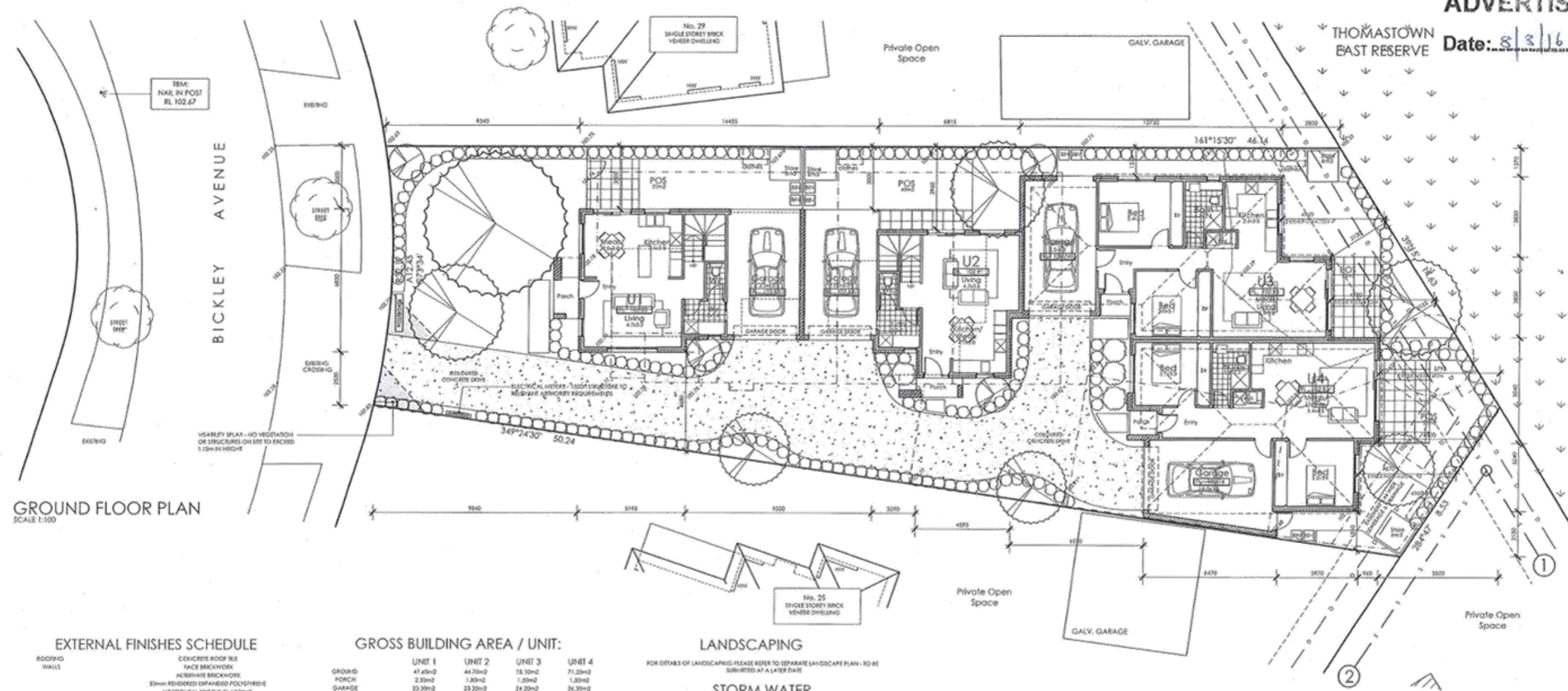


29 FEB 2016



# City of Whittlesea ADVERTISED PLAN

Date: 8/3/16 - 24/5/16



GROUND FLOOR PLAN  
SCALE 1:100

## EXTERNAL FINISHES SCHEDULE

ROOFING	CONCRETE ROOF TILE
WALLS	FACE BRICKWORK
	ALTERNATIVE BRICKWORK
	30mm RENDERED EXPANDED POLYSTYRENE
	HORIZONTAL PROFILE CLADDING
	COLORBOND
GUTTERS & DOWNPIPES	POWDER COATED ALUMINIUM
WINDOWS & DOORS	

## DEVELOPMENT SUMMARY

SITE AREA	811m <sup>2</sup>	BASING SITE COVERAGE	342,83m <sup>2</sup> (42%)
DENSITY	1.250	SITE PERMEABILITY	283.10m <sup>2</sup> (35%)
No OF OVERLAYS	4	PRIVATE OPEN SPACE	31m <sup>2</sup> + front yard
CHURCHING	4	UNIT 1	49m <sup>2</sup>
UNIT 1	1 (GARAGE)	UNIT 2	42m <sup>2</sup>
UNIT 2	1 (GARAGE)	UNIT 3	42m <sup>2</sup>
UNIT 3	1 (GARAGE)	UNIT 4	39m <sup>2</sup>
UNIT 4	1 (GARAGE)		

## GROSS BUILDING AREA / UNIT:

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
GROUND	47.40m <sup>2</sup>	44.70m <sup>2</sup>	18.10m <sup>2</sup>	71.20m <sup>2</sup>
PORCH	2.30m <sup>2</sup>	1.80m <sup>2</sup>	1.50m <sup>2</sup>	1.50m <sup>2</sup>
GARAGE	25.20m <sup>2</sup>	23.50m <sup>2</sup>	24.20m <sup>2</sup>	24.30m <sup>2</sup>
TOTAL	74.90m <sup>2</sup>	69.90m <sup>2</sup>	43.80m <sup>2</sup>	97.00m <sup>2</sup>
	11.3m <sup>2</sup>	11.7m <sup>2</sup>	10.8m <sup>2</sup>	10.8m <sup>2</sup>

## CONSTRUCTION

INTERNAL WALLS:  
90mm THICK TWISTED CONSTRUCTION  
EXTERNAL WALLS:  
GROUND FLOOR - 140mm THICK BRICK VENEER CONSTRUCTION  
FIRST FLOOR - 100mm THICK TWISTED CONSTRUCTION WITH RENDERED F.C. SHEETING OR SIMILAR LIGHT WEIGHT CLADDING

## LANDSCAPING

FOR DETAILS OF LANDSCAPING PLEASE REFER TO SEPARATE LANDSCAPE PLAN - TO BE SUBMITTED AT A LATER DATE

## STORM WATER

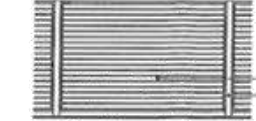
ALL STORMWATER, INCLUDING ROOF AND PAVED AREAS TO BE COLLECTED VIA ON SITE SYSTEM AND CONNECTED TO LOCAL FLOW OF DISCHARGE. DETAILS TO BE SUBMITTED AS PART OF BUILDING PERMIT. HAS STORM WATER TO BE DISCHARGED

## LEGEND

- HW - ADJOINING HABITABLE ROOM WINDOW
- HW - ADJOINING NON-HABITABLE ROOM WINDOW
- D - ADJOINING DOOR LOCATION
- ⊙ - EXISTING TREE
- ① - 150 mm Ø VC SEWER, OFFSET 2.13 m SOUTH OF SOUTH BOUNDARY WITH DEPTH OF 2.350m
- ② - 150 mm Ø VC SEWER, OFFSET 1.14 m SOUTH OF SOUTH BOUNDARY WITH DEPTH OF 1.777m
- ⊙ - 462 Ø & 425 Ø STORMWATER DRAIN - DEPTH AND OFFSET TO BE DETERMINED ON SITE
- EXISTING DWELLING AND OUT-BUILDINGS TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

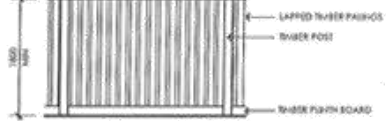
## INTERNAL FENCING

SCALE 1:50



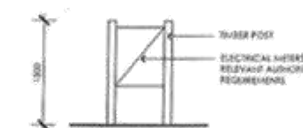
## BOUNDARY FENCE

SCALE 1:50



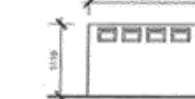
## METERBOXES

SCALE 1:50



## POSTBOX

SCALE 1:50



MULTI-UNIT DEVELOPMENT  
27 BICKLEY AVE, LALOR

TP-03 B

JOB NO. SCALE, DRAWN, DATE, NO.15

GROUND FLOOR PLAN



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PH: 94782836 FX: 94782034

REV DATE ISSUE

REV DATE ISSUE

REV DATE ISSUE

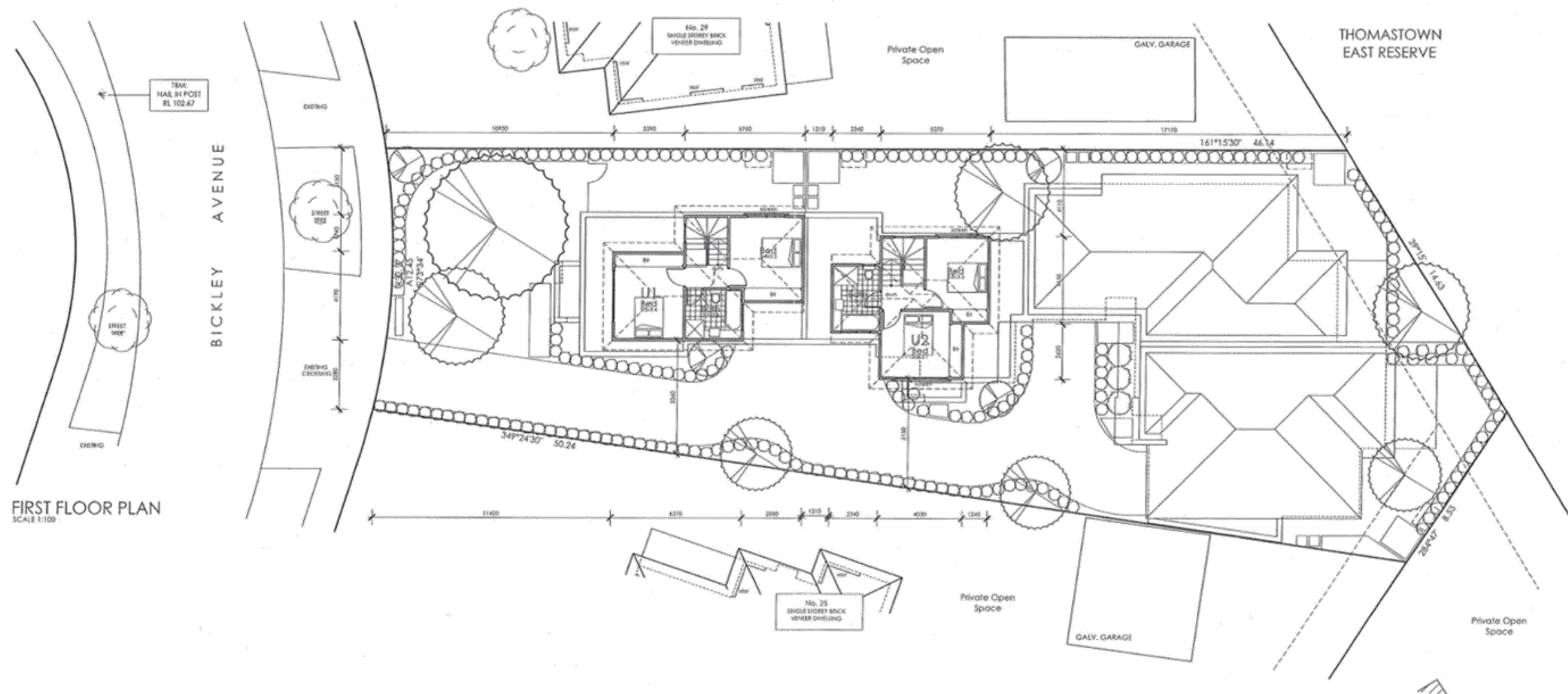
REV DATE ISSUE

29 FEB 2016



**City of Whittlesea  
ADVERTISED PLAN**

Date: 8/3/16 - 24/3/16



FIRST FLOOR PLAN  
SCALE 1:100

**MULTI-UNIT DEVELOPMENT  
27 BICKLEY AVE, LALOR**

TP-04 B

JOB NO. SCALE. DRAWN. DATE  
005733 1:100 CM NOV

FIRST FLOOR PLAN



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PH. 94782836 FX. 94782034

REV	DATE	ISSUE
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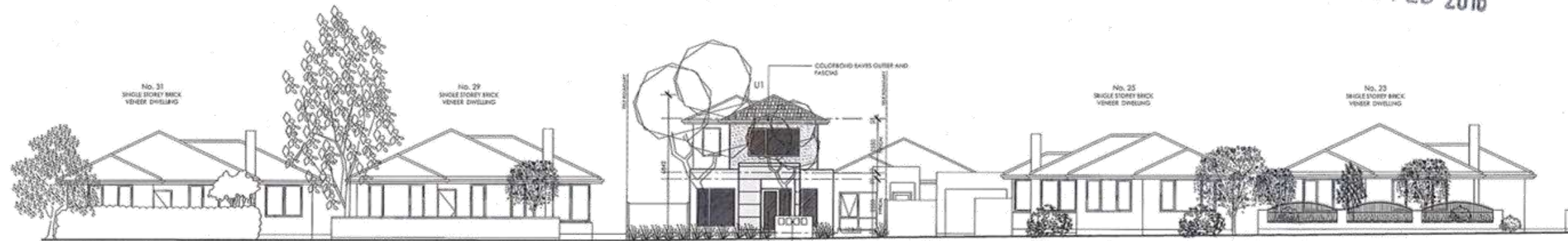
REV	DATE	ISSUE
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REV	DATE	ISSUE
1	FEB 14	ORRESPONSE

A	NOV 15	DOWNFLIGHT
REV	DATE	ISSUE



29 FEB 2016

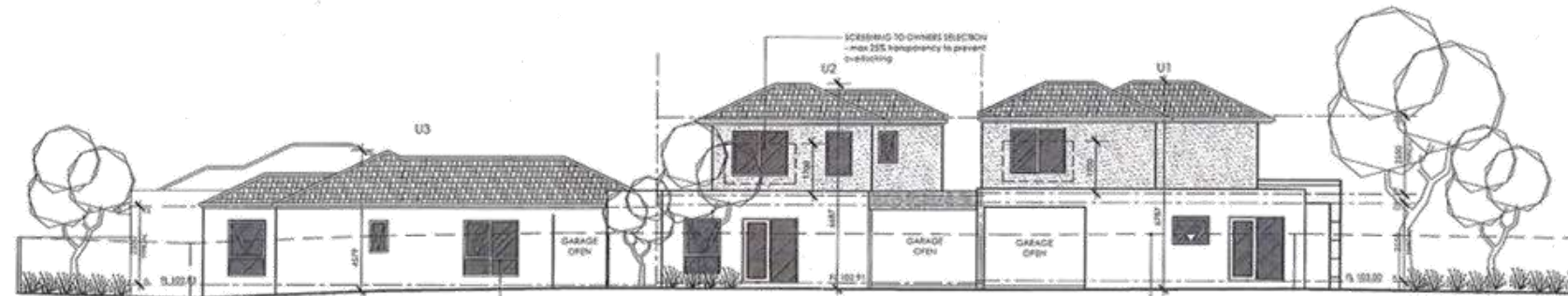


NORTHELEVATION - BICKLEY STREET STREETSCAPE  
SCALE 1:100

LOW SCALE RESIDENTIAL BUILDINGS

MATERIALS AND FINISHES  
COMPLEMENTARY TO STREETScape

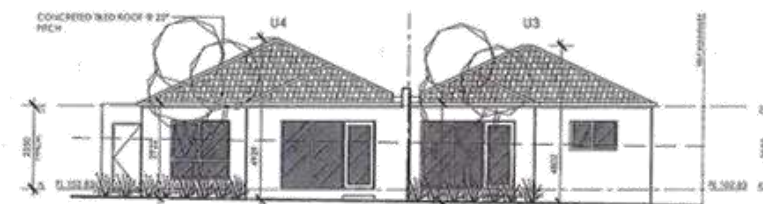
MASS AND ARTICULATION SIMILAR TO  
ADJACENT DWELLINGS



EAST ELEVATION  
SCALE 1:100

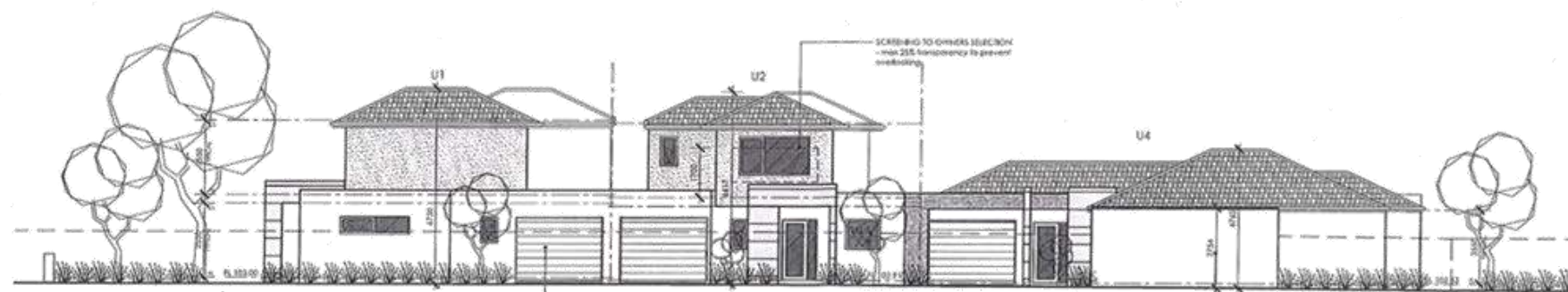
**City of Whittlesea  
ADVERTISED PLAN**

Date: 8/5/16 - 24/3/16



**SOUTH ELEVATION**  
SCALE 1:100

### EXTERNAL FINISHES SCHEDULE



WEST ELEVATION  
SCALE: 1:100

MULTI-UNIT DEVELOPMENT  
27 BICKLEY AVE, LALOR

TP-05 B

JOB NO. SCALE. DRAWN. DATE.  
005933 1:100 SM HNVIS

### ELEVATIONS

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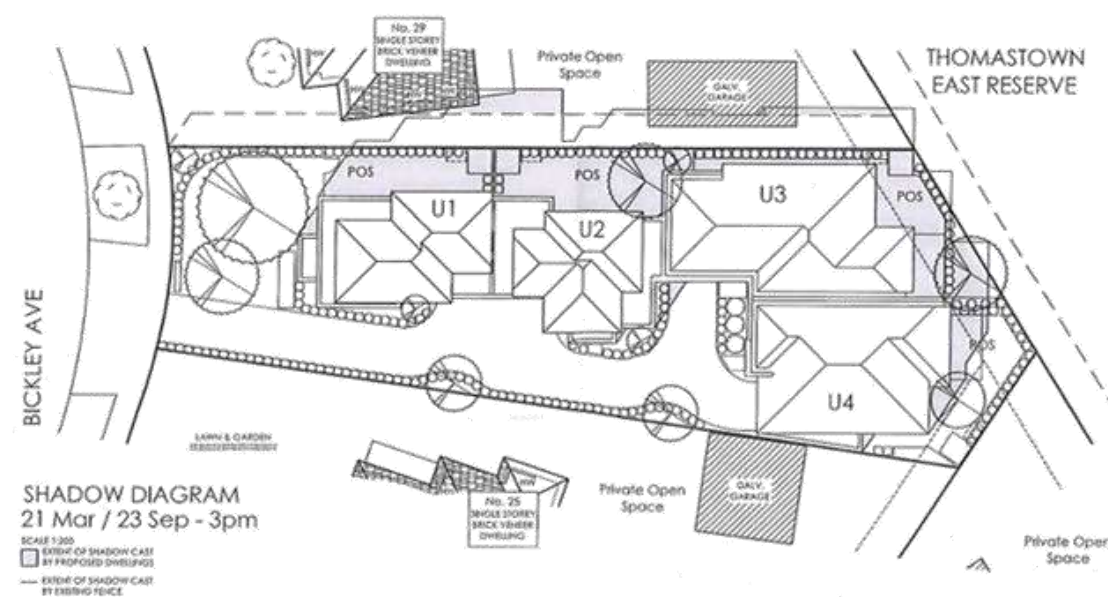
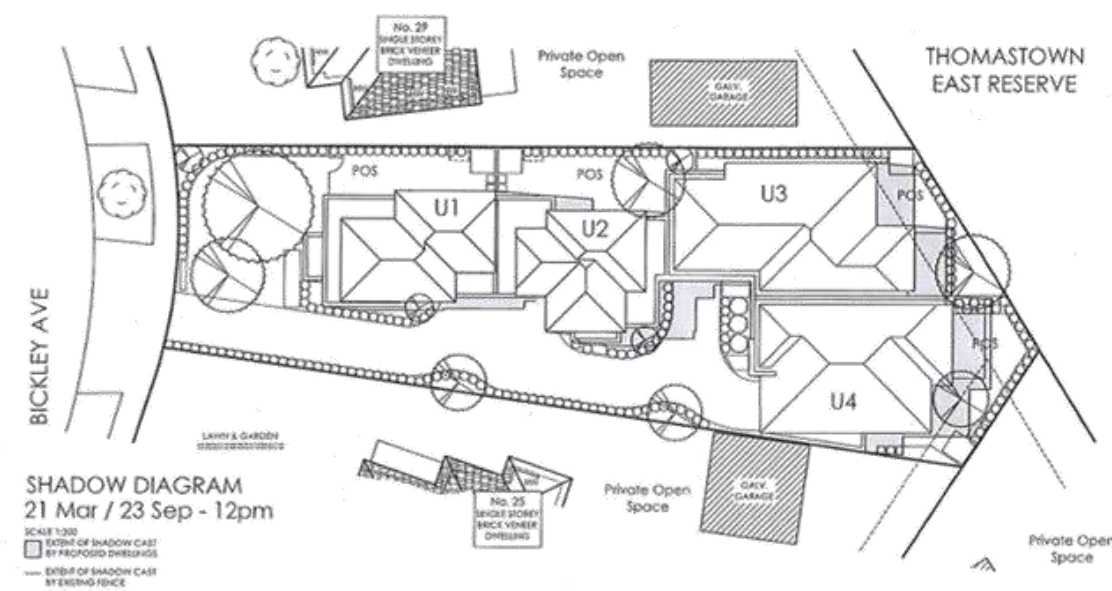
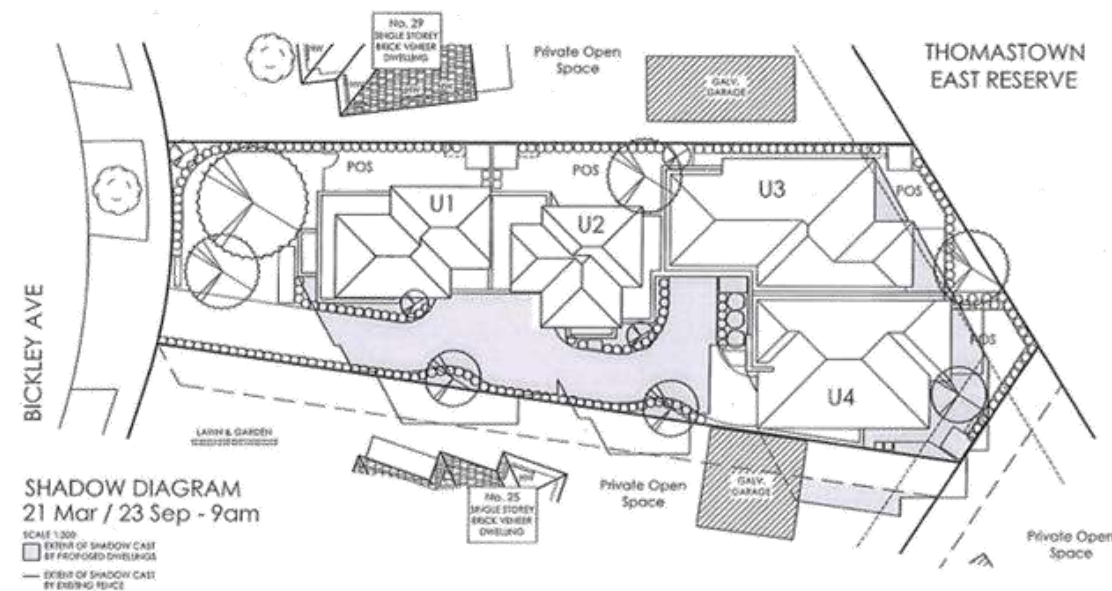
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REV	DATE	ISSUE
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5.	FEB 14	NR RESPONSE
REV	DATE	ISSUE

A	NOV 15	JOHN FLANNERY
REV	DATE	ISSUE

29 FEB 2016



City of Whittlesea  
**ADVERTISED PLAN**

Date: 8/5/16 - 24/3/16

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REV DATE ISSUE

REV DATE ISSUE

REV DATE ISSUE

REV DATE ISSUE

MULTI-UNIT DEVELOPMENT  
 27 BICKLEY AVE, LALOR

TP-06 B

JOB NO. SCALE, DRAWN, DATE, NOV15  
005733 1:200 CH

SHADOW DIAGRAMS

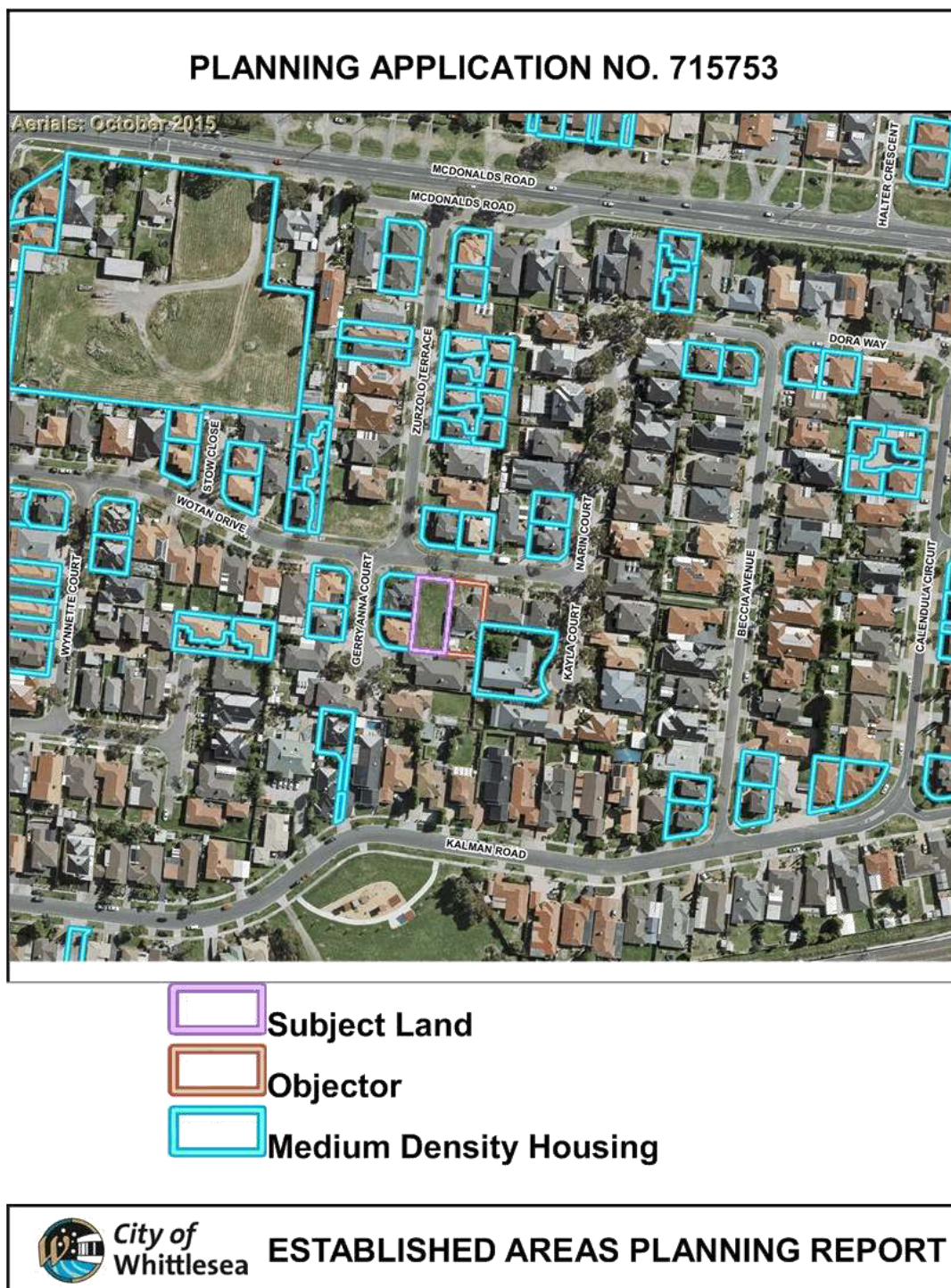


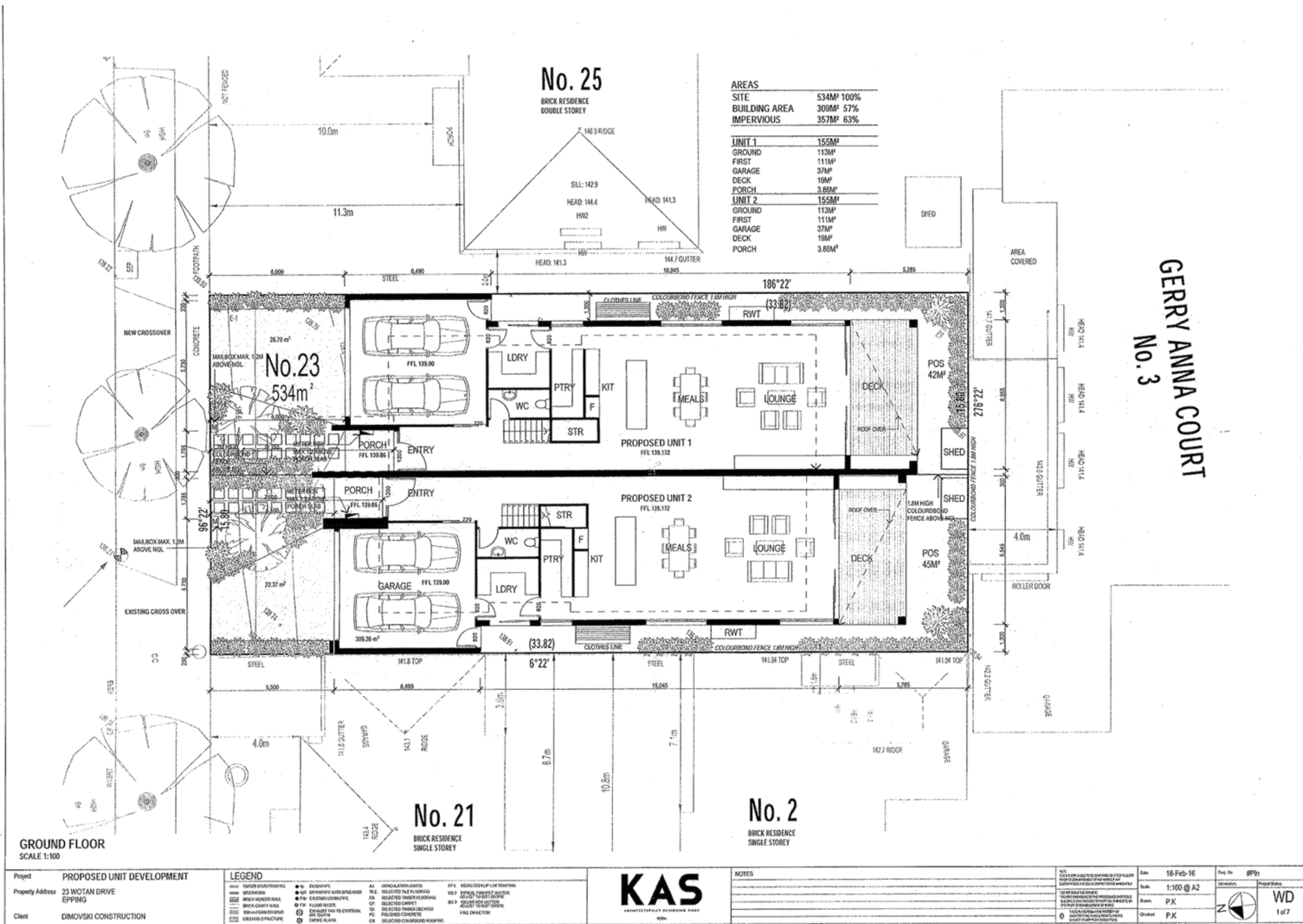




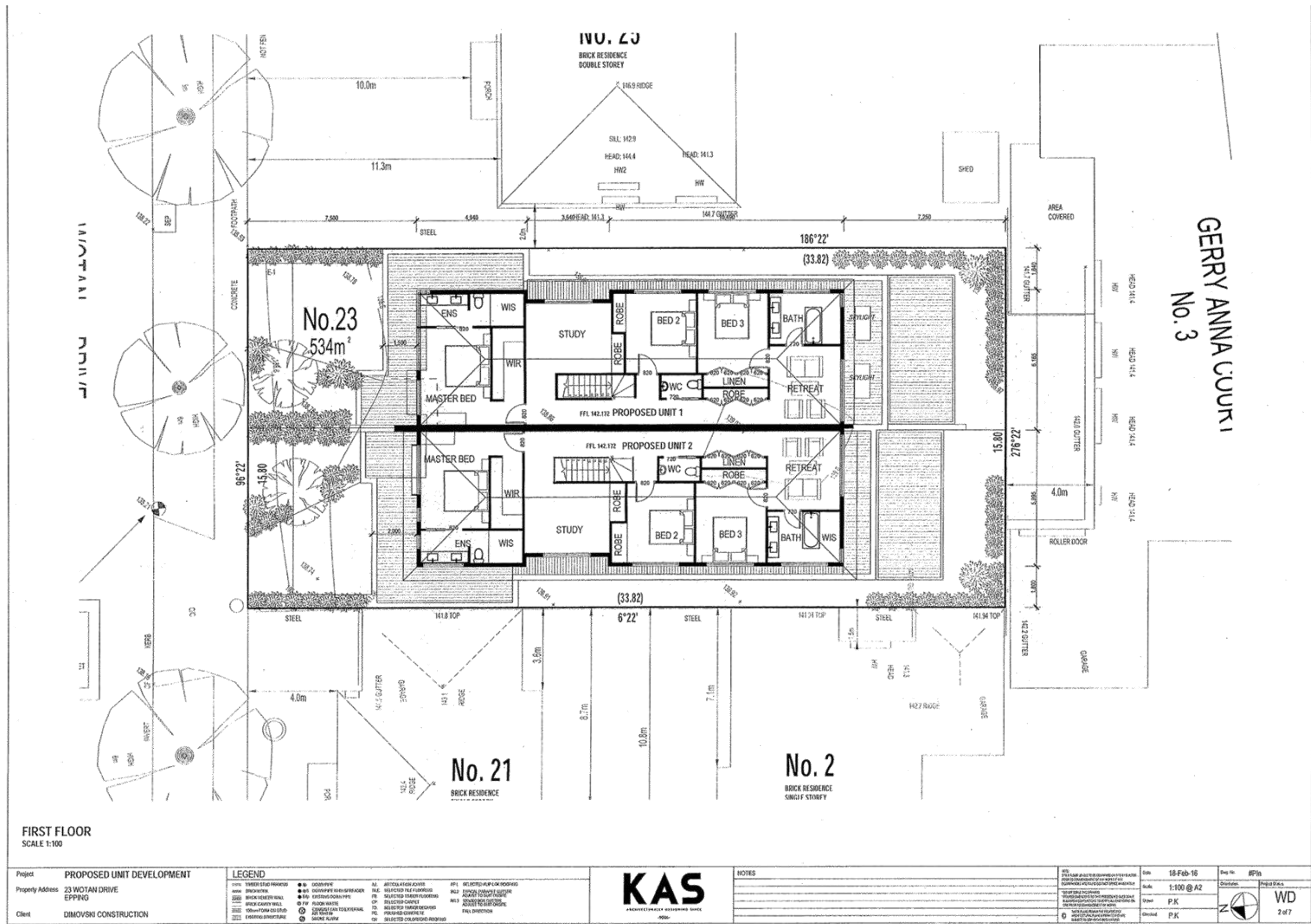
**City of  
Whittlesea**

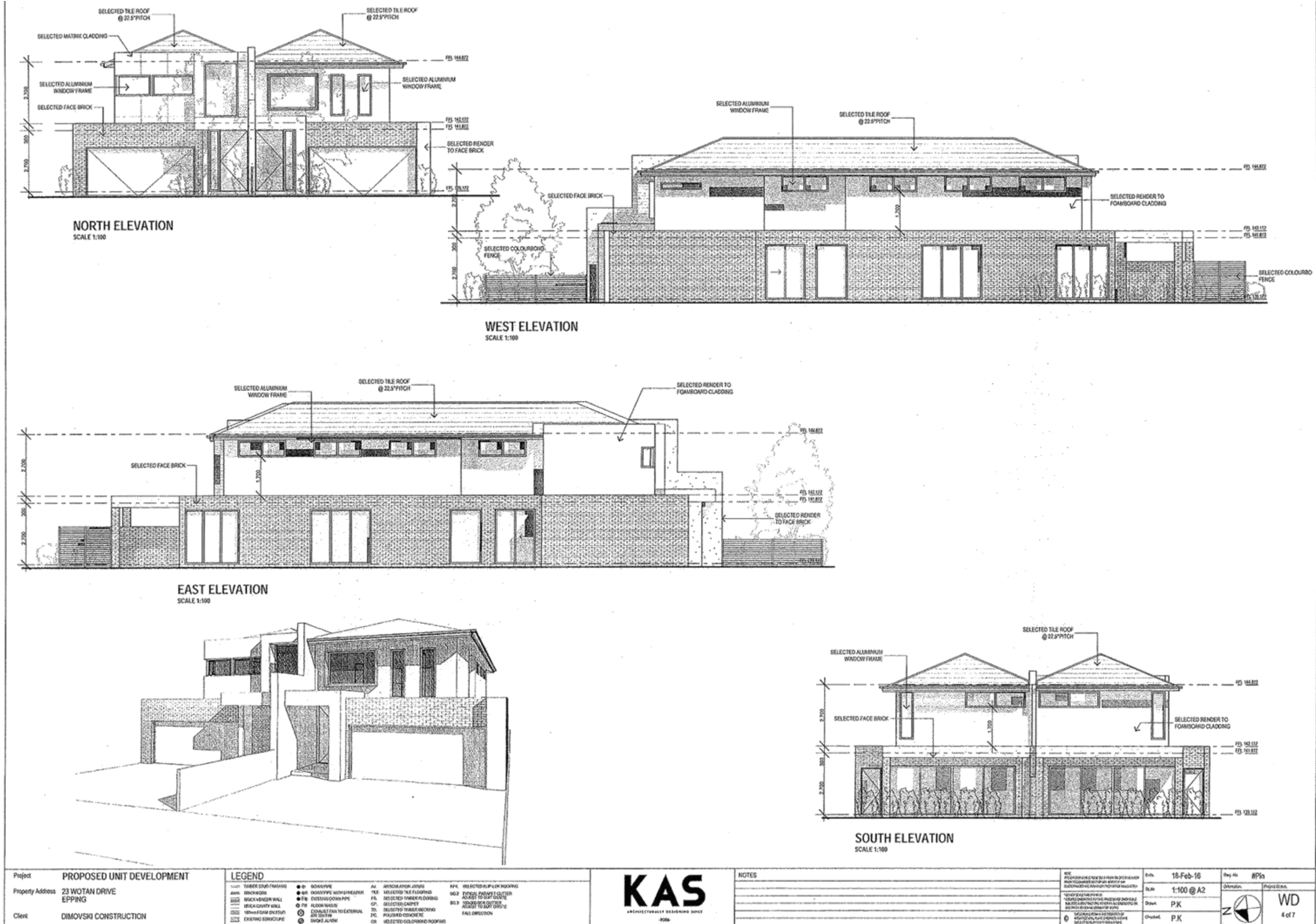
**ESTABLISHED AREAS PLANNING REPORT**

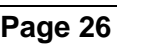












## PLANNING APPLICATION NO. 715295



 Subject Land



City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT



## PLANNING APPLICATION NO. 715295



 Subject Land

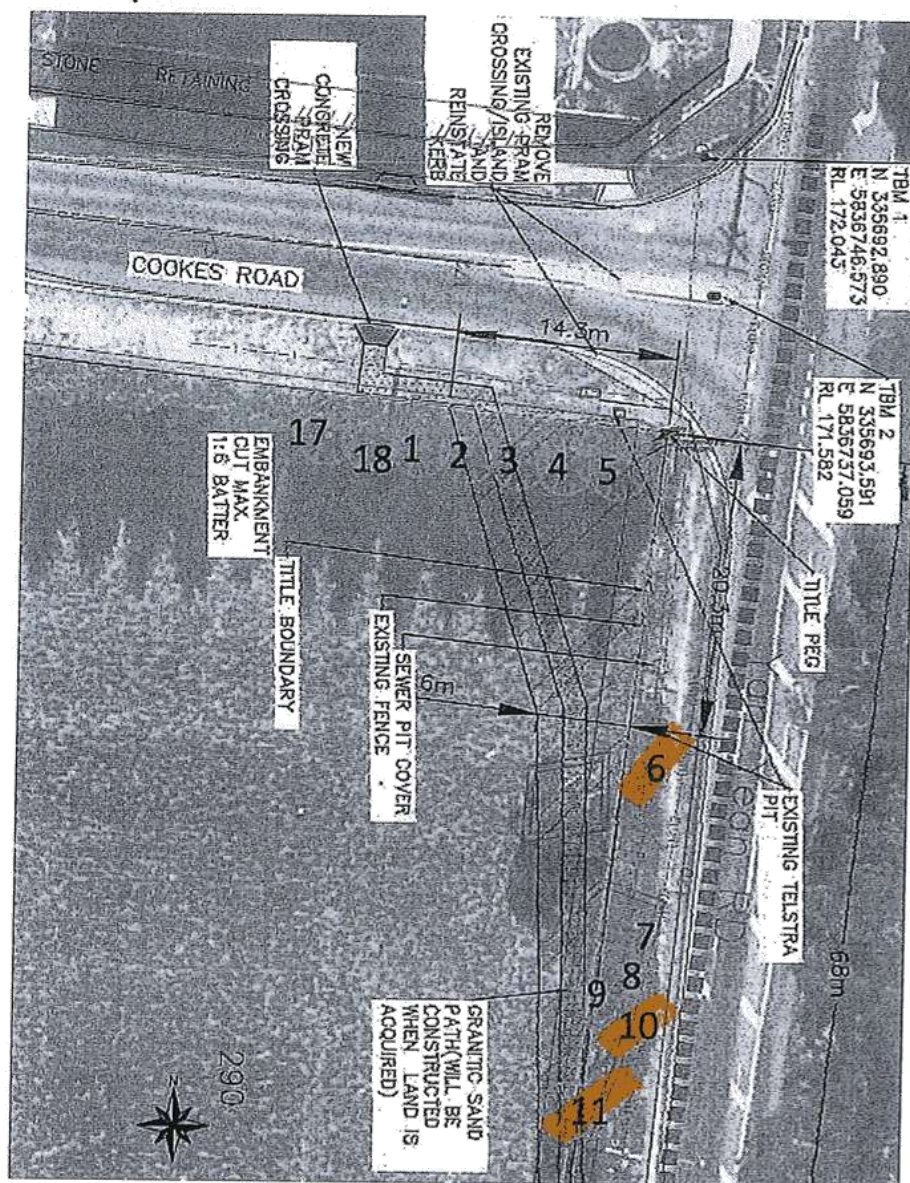


City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT



## 8. Site plan



Trees highlighted orange proposed to be removed. trees numbered 6, 10 and 11 as per identification in the following pages.

Tree ID: 6Genus / species: *Eucalyptus camaldulensis*

Evergreen River Red Gum

Height (m): 7 Structure: Fair

Width (m): 9 Health: Good

DBH (cm): 28 Measured Maturity: Mature

Origin: Melbourne ULE (years): 25 - 50

Retained?: Retained Form: Fair

Retention Value: Moderate

Recommendation reason: N/A

Amenity value: Moderate

Works Required: N/A.

SRZ (m): 1.0

Works priority: N/A

TPZ (m) 3.4

Construction Proximity: 4

mTPZ (m) = TPZ

Tree ID: 7Genus / species: *Acacia implexa*

Evergreen Lightwood

Height (m): 6 Structure: Poor

Width (m): 6 Health: Good

DBH (cm): 35 Measured Maturity: Mature

Origin: Melbourne ULE (years): 5 - 15

Retained?: Retained Form: Fair

Retention Value: Low

Recommendation reason: N/A

Amenity value: Low

Works Required: Power line clearance.

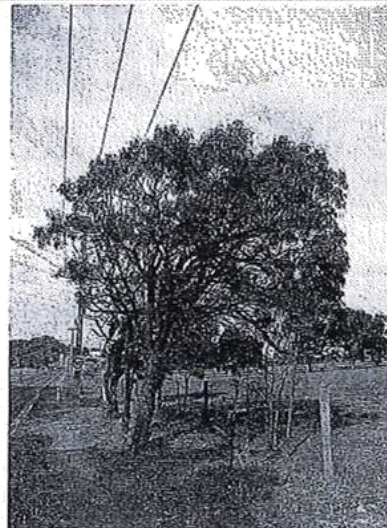
SRZ (m): 2.2

Works priority: Low

TPZ (m) 4.2

Construction Proximity: 3.1

mTPZ (m) = TPZ

Tree ID: 8Genus / species: *Acacia implexa*

Evergreen Lightwood

Height (m): 5 Structure: Poor

Width (m): 2 Health: Dead

DBH (cm): 16 Measured Maturity: Mature

Origin: Melbourne ULE (years): 0

Retained?: Retained Form: Very poor

Retention Value: Remove.

Recommendation reason: Health ULE.

Amenity value: Very low

Works Required: N/A.

SRZ (m): 1.5

Works priority: Low

TPZ (m) 2.0

Construction Proximity: 2.4

mTPZ (m) = TPZ





Tree ID: 9Genus / species: *Acacia implexa*

Evergreen Lightwood

Height (m): 4 Structure: Poor

Width (m): 2 Health: Dead

DBH (cm): 12 Measured Maturity: Imature

Origin: Melbourne ULE (years): 0

Retained?: Retained Form: Very poor

Retention Value: Remove.

Recommendation reason: Health ULE.

Amenity value: Very low

Works Required: N/A.

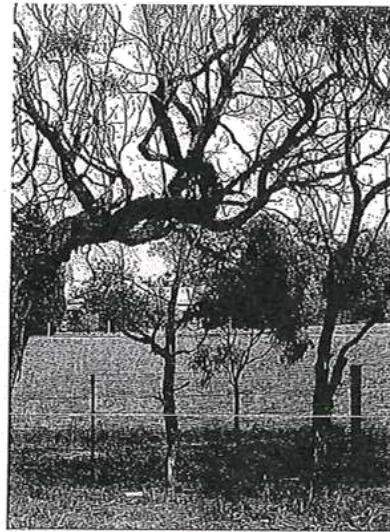
SRZ (m): 1.5

Works priority: Low

TPZ (m) 2.0

Construction Proximity: 1.5

mTPZ (m) = TPZ

Tree ID: 10Genus / species: *Acacia implexa*

Evergreen Lightwood

Height (m): 6 Structure: Very poor

Width (m): 7 Health: Very poor

DBH (cm): 49 Measured Maturity: Over mature

Origin: Melbourne ULE (years): 0

Retained?: Retained Form: Very poor

Retention Value: Remove.

Recommendation reason: Health ULE.

Amenity value: Low

Works Required: N/A.

SRZ (m): 2.6

Works priority: Moderate

TPZ (m) 5.9

Construction Proximity: 0.1

mTPZ (m) = TPZ

Tree ID: 11Genus / species: *Acacia implexa*

Evergreen Lightwood

Height (m): 5 Structure: Fair

Width (m): 3 Health: Good

DBH (cm): 23 Measured Maturity: Mature

Origin: Melbourne ULE (years): 15 - 25

Retained?: Retained Form: Good

Retention Value: Low

Recommendation reason: Adjoining property

Amenity value: Low

Works Required: N/A.

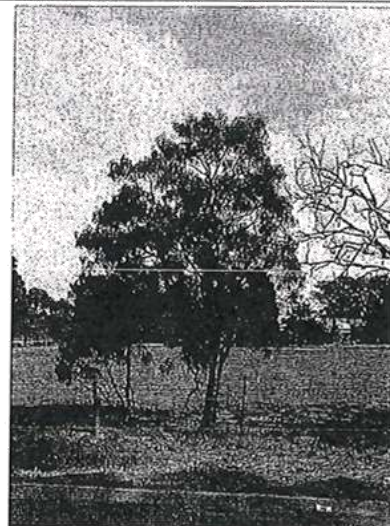
SRZ (m): 1.7

Works priority: N/A

TPZ (m) 2.8

Construction Proximity: 0.1

mTPZ (m) = TPZ

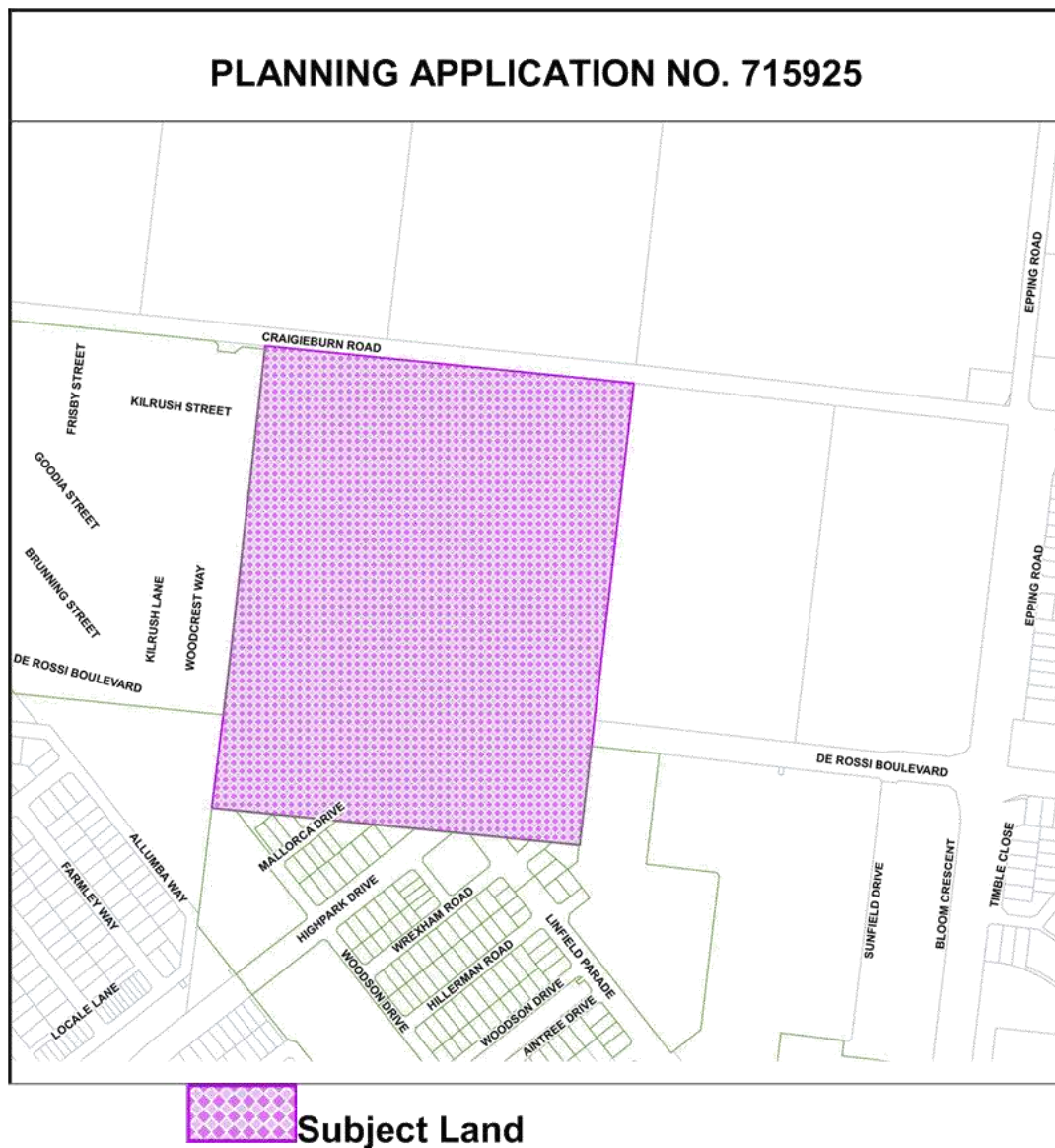












**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**

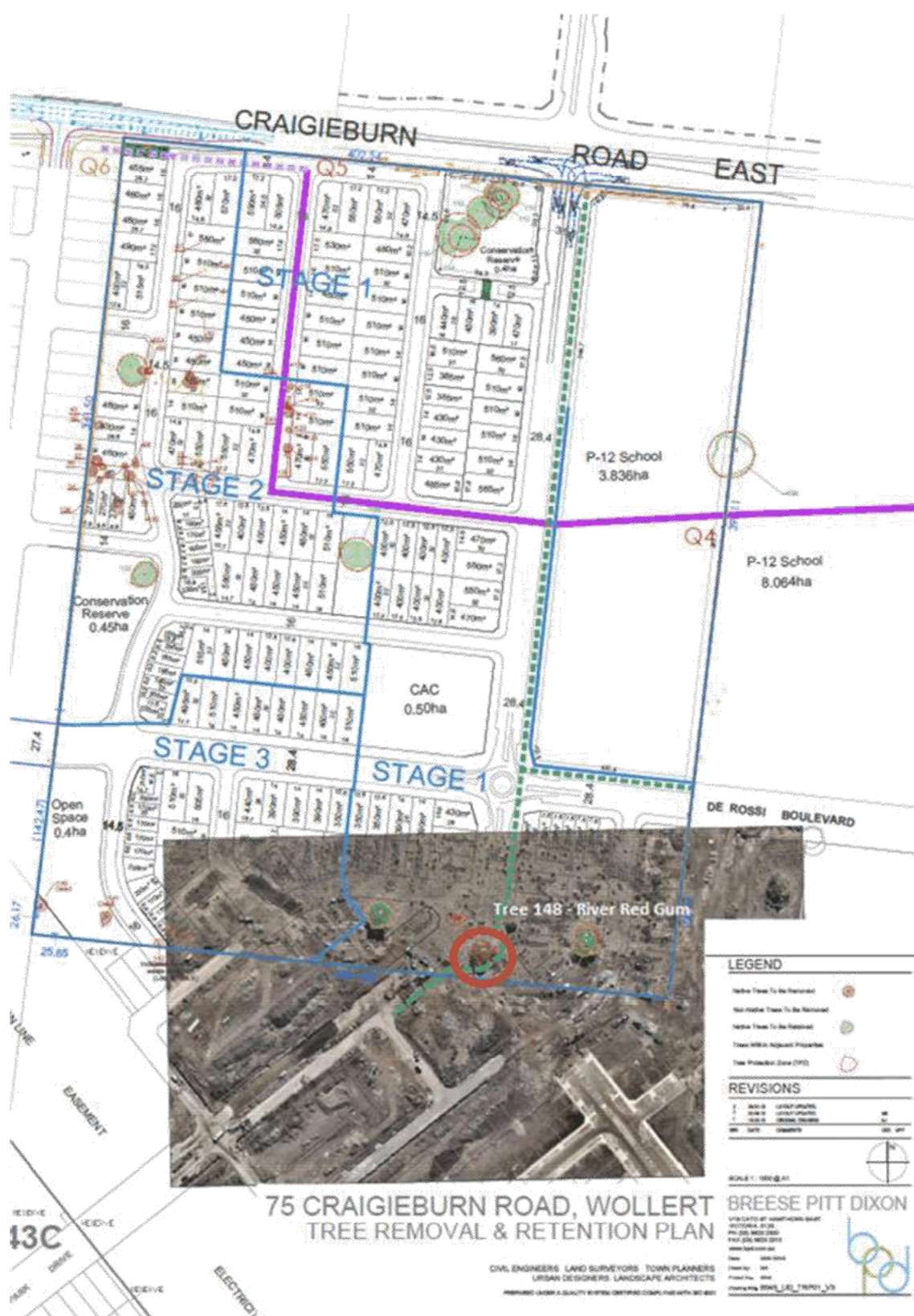




**City of  
Whittlesea**

## **ESTABLISHED AREAS PLANNING REPORT**









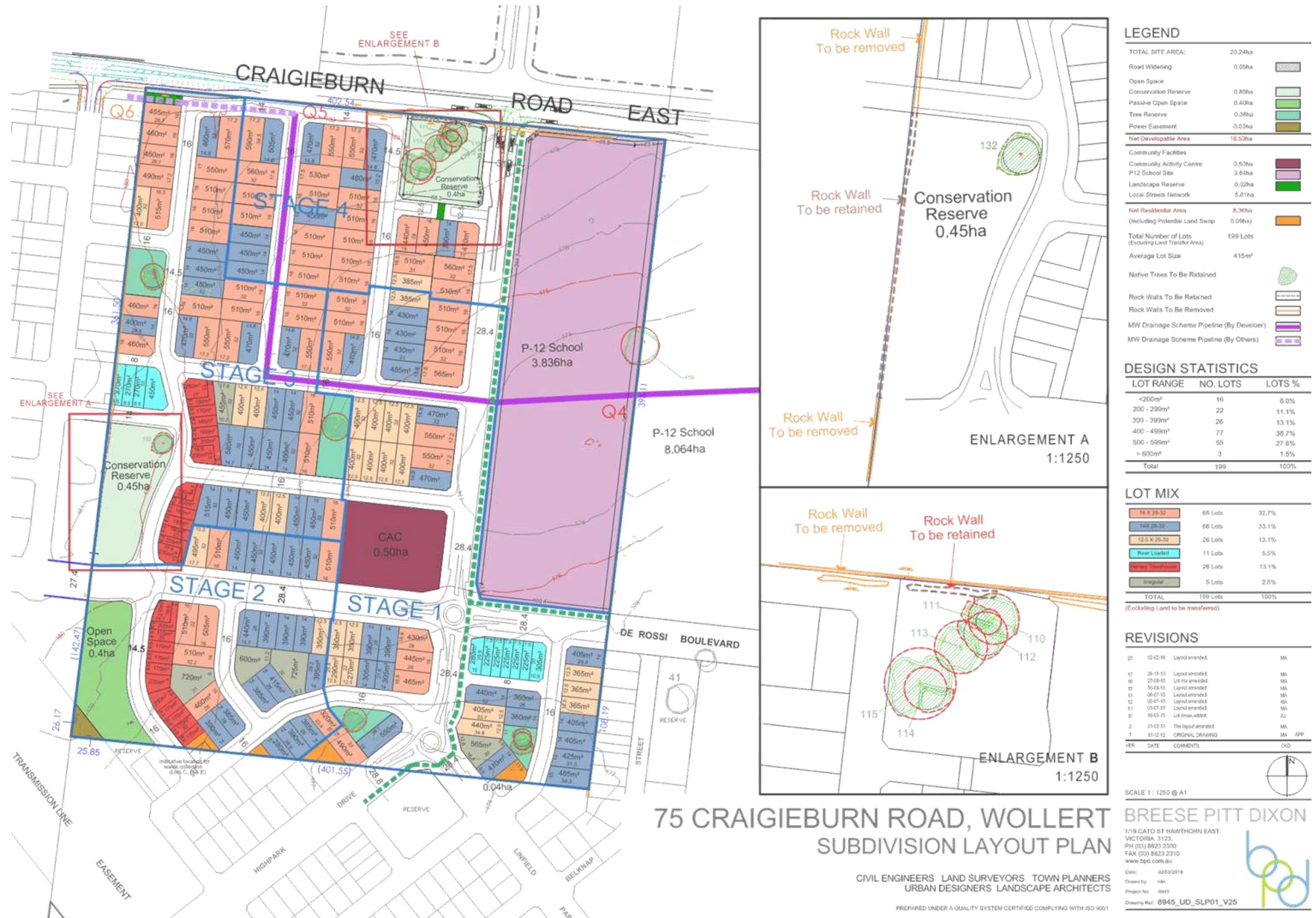








Figure 1: River Red Gum proposed for removal (Tree 148), viewed from north





Figure 2: View to south-east showing alignment of subdivisional road (under construction) from under canopy of Tree 148



## Terms of Reference

### Managing Residential Development Advisory Committee

Version: 29 November 2015

Advisory Committee appointed pursuant to section 151 of the *Planning and Environment Act 1987* to report on the application of zones that provide for residential development in metropolitan Melbourne and the four regional cities of Bendigo, Ballarat, Geelong and Latrobe, having regard to managing growth, proximity to transport and jobs, housing affordability and diversity.

#### Name

1. The Advisory Committee is to be known as the Managing Residential Development Advisory Committee (the Committee).
2. The Committee is to have members with the following skills:
  - a. Statutory and Strategic Planning.
  - b. Transport planning in the context of residential development.
  - c. Knowledge and understanding of land development practices, planning law and the reformed residential zones.

#### Purpose

3. The purpose of the Committee is to:
  - a. Consider the process by which the new residential zones were implemented.
  - b. Review the current application of the zones that allow for residential development in the context of managing Melbourne and Victoria's residential growth in a sustainable manner and improving housing affordability.
  - c. Advise on the level of evidence and justification needed when preparing relevant planning scheme amendments.
  - d. Recommend improvements to the residential zones.
  - e. Provide councils, the community and the industry with an opportunity to be heard.
4. It is not the role of the Committee to consider requests to rezone specific sites.

#### Background

5. The Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone (the new residential zones) were introduced into the *Victoria Planning Provisions* through Amendment V8 in July 2013. The Mixed Use Zone, Township Zone and Low Density Residential Zone were also amended shortly afterwards through Amendment VC100.
6. Each council was given 12 months to prepare an amendment that justified the application of the new residential zones into their planning scheme. Where a council did not finalise an amendment to implement the new residential zones by 1 July 2014, the General Residential Zone was applied to all residentially-zoned land.

7. On 1 July 2014 the State Government replaced the Residential 1, Residential 2 and Residential 3 zones with the new residential zones in all Victorian planning schemes. A considerable proportion of planning schemes has the General Residential Zone applied as the default zone.
8. The new residential zones have been applied state-wide in differing ways, with a wide range of local variation.
9. The Residential Zones Standing Advisory Committee was established in February 2014 to advise on the method of application of the proposed new residential zones into local planning schemes. The Committee considered 25 proposals, heard over 1,600 parties, and provided an overarching issues report and 25 specific reports. It suggested improvements to the residential zones in its *Stage One Overarching Issues Report*.

### Method

10. The Committee may apply to vary these Terms of Reference in any way it sees fit before submitting its report(s).
11. The Committee will be assisted by the Managing Residential Development Taskforce (the Taskforce) comprising staff from the Department of Environment, Land, Water and Planning. The Taskforce will:
  - a. Prepare a *Residential Zones State of Play* report for each of the Metropolitan subregions and one combined report for the four regional cities of Bendigo, Ballarat, Geelong and Latrobe (six reports in total). The *Residential Zones State of Play* reports will consider the residential zones and other zones that allow for residential development.
  - b. Compile a list of potential improvements to the operation of the new residential zones.
  - c. Undertake work at the direction of the Committee.

### Stage One – Consultation

12. The Committee may hold an Inception Meeting(s) with the relevant councils and Industry Bodies (refer to Appendix A). The purpose of this meeting is to outline the Committee process and to make preliminary directions to the Taskforce and councils. These meetings may be undertaken at a regional level.
13. The Taskforce will seek submissions on its *Residential Zones State of Play* reports and list of potential improvements. Consultation must comprise<sup>1</sup>:
  - a. Direct notice to relevant councils and industry bodies.
  - b. Direct notice to known community groups (in consultation with the relevant council).
  - c. A single, general notice in The Age and Herald Sun.
  - d. A comprehensive notice for each subregion in the relevant local newspaper(s).
14. All submissions are to be collected at the office of Planning Panels Victoria and electronic copies will be made available to other submitters upon request within ten working days from the close of the submission period.
15. The Committee must consider all relevant submissions.
16. The Committee will direct the Taskforce to undertake work to assist it in understanding the issues raised in submissions.

---

<sup>1</sup> Councils may wish to undertake additional consultation at their own cost.

**Stage Two – Public Hearing**

17. The Committee may pre-set the hearing dates.
18. The Committee will carry out a directions hearing and public hearing.
19. Concurrent hearings may be held with different members of the Committee.
20. The Committee may conduct workshops or forums to explore design issues or other matters. Any workshops or forums will be a public process.
21. The Committee may meet and invite others to meet with them when there is a quorum of at least two of its members.
22. The Committee may limit the time of parties appearing before it.
23. The Committee may regulate cross-examination.
24. The Committee may inform itself in anyway it sees fit.

**Stage Three – Issues and Options**

25. The Committee must provide its advice to the Minister for Planning.
26. The Committee must produce a brief issues and options report(s) which identifies system-wide and implementation issues related to residential development and the residential zones. In particular the Committee should consider:
  - a. The approach to monitoring residential development over time including consideration of Ministerial Direction No. 16, and the role of councils and the department.
  - b. A model methodology for preparing planning scheme amendments.
  - c. Any Taskforce suggestions for improving the residential zones.
  - d. Whether there are any further opportunities to improve the residential zones and/or associated planning tools.
  - e. A summary of submissions to the Committee.
  - f. A list of persons who made submissions considered by the Committee.
  - g. A list of persons consulted or heard.
  - h. Any other relevant matters raised in the course of the public hearings that the Committee considers necessary.

**Submissions are public documents**

27. The Committee must retain a library of any written submissions or other supporting documentation provided to it directly until a decision has been made on its report, or five years has passed from the time of its appointment.
28. Any written submissions or other supporting documentation provided to the Committee must be available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain 'in camera'.

**Timing**

29. The submission period will commence in early December 2015 and close at 5pm on Monday 14 March 2016.



30. The Taskforce is to prepare and publicly release its *Residential Zones State of Play* reports and list of improvements to the operation of the new residential zones no later than Tuesday 2<sup>nd</sup> February 2016.
31. The Committee is required to submit its issues and options report(s) in writing as soon as practicable but no later than 40 business days from the completion of the last subregional hearing and/or meeting.

### Fee

32. The fee for the Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.
33. The costs of the Committee will be met by the Department of Environment, Land, Water and Planning.



Richard Wynne MP  
Minister for Planning

Date:

9/2/16

## Appendix A – Other Information

The following information does not form part the Terms of Reference.

### Project Management

Administrative and operational support to the Committee will be provided by Anna Huggins, Planner of the Department of Environment, Land, Water and Planning on [anna.huggins@delwp.vic.gov.au](mailto:anna.huggins@delwp.vic.gov.au) or 9223 1754.

Day to day liaison for the Advisory Committee will be through Andrea Harwood, Senior Project Manager of Planning Panels Victoria on (03) 8392 6744 or [andrea.harwood@delwp.vic.gov.au](mailto:andrea.harwood@delwp.vic.gov.au).

### Relevant councils

#### Central Subregion

Maribyrnong City Council  
Melbourne City Council  
Port Phillip City Council  
Stonnington City Council  
Yarra City Council

#### Eastern Subregion

Boroondara City Council  
Knox City Council  
Manningham City Council  
Maroondah City Council  
Monash City Council  
Whitehorse City Council  
Yarra Ranges Shire Council

#### Southern Subregion

Bayside City Council  
Cardinia Shire Council  
Casey City Council  
Frankston City Council  
Glen Eira City Council  
Greater Dandenong City Council  
Kingston City Council  
Mornington Peninsula Shire Council

#### Northern Subregion

Banyule City Council  
Darebin City Council  
Hume City Council  
Mitchell Shire Council  
Moreland City Council  
Nillumbik Shire Council  
Whittlesea City Council

#### Western Subregion

Brimbank City Council  
Hobsons Bay City Council  
Melton City Council  
Moonee Valley City Council  
Wyndham City Council

#### Regional Cities

Ballarat City Council  
Greater Bendigo City Council  
Greater Geelong City Council  
Latrobe City Council

### Industry Bodies

#### Industry Bodies

Building Designers Association Victoria	Urban Development Institute of Australia
Housing Industry Association	Victorian Local Government Association
Master Builders Association	Victorian Planning and Environmental Law Association
Municipal Association of Victoria	
Planning Institute of Australia	
Property Council of Australia	







Enquiries: Linda Martin-Chew

File Reference: 192893

16 March 2016

### Officer submission to Managing Residential Development Advisory Committee

The City of Whittlesea ("Council") welcomes the opportunity to make a submission to the Managing Residential Development Advisory Committee ("the Committee") reporting on the application of the residential zones in metropolitan Melbourne and the four regional cities of Ballarat, Bendigo, Geelong and Latrobe.

This submission is made by officers at City of Whittlesea. It has been informed by input from the Statutory and Strategic planning teams at Council. It's the officers' intention that the content of this submission will be reported to Council at a future date.

#### Background

From officers' perspective, the residential zones have provided Council with the ability to better articulate and manage growth and diversity across the municipality and a practical and defensible means of implementing our Housing Diversity Strategy ("HDS"), adopted in December 2013.

In December 2013, Council adopted the HDS for the existing established urban areas (e.g. Bundoora, Mill Park, Lalor, Epping, part of South Morang, Thomastown, and Whittlesea township) and resolved via Planning Scheme Amendment C181, to implement the strategic directions for the six Housing Change Areas identified in the HDS, using the Reformed Residential Zones. A separate amendment C182 was also prepared for the newly developing areas of the municipality (not part of the HDS) which include Mernda, Doreen, parts of South Morang, Epping North and Wollert (south of Craigieburn Road). In the newly developing areas, the GRZ was applied via direct translation of the former zones. Both amendments were exhibited and referred to the Residential Zones Standing Advisory Committee ("the RZSAC") for consideration. Amendment C182 was approved by the Minister on 9 October 2014, while Amendment C181 was later approved by the Minister on 22 October 2015.

As the new zones have only been implemented in Whittlesea for less than six months, much of the development currently under construction reflects decisions made under the previous zone regime. It may be several years before permits granted under the current zones are acted upon. Accordingly, this review may be limited and it is

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普通话	9679 9876	Other	9679 9879



suggested that a further review in five years will be more informative in the context of the City of Whittlesea.

In referring to Council's experience with the new residential zones, we offer the following comments for the Committee's consideration:

**1. Consider the process by which the new residential zones were implemented**

**a) Transparency**

*Ministerial Intervention*

Officers have concerns over the approval process of Amendment C181 in terms of transparency and timeframe.

Following the panel hearing process for C181 on 8 September 2014, the report by the RZSAC was submitted to the Minister for Planning. The RZSAC report was not released to Council, and subsequently the Minister appointed himself as the Planning Authority and approved the amendment, 12 months later on 22 October 2015. The approved amendment included variation to what had been proposed by Council, and to the recommendations by the RZSAC. In particular, the variation provided a wider application of NRZ within the Peter Lalor Housing Estate than had been recommended by the RZSAC.

The Section 20(4) decision has, and is, raising questions in the community about the lack of transparency in this process.

As explained in the *reasons for decision to exercise power of intervention*, the Minister was satisfied that his decision to exercise his power to prepare and approve the amendment with changes would enable the new residential zones to be promptly implemented and would update the planning scheme, thereby providing certainty to owners of land in the City of Whittlesea. The Minister was also satisfied that:

- any effect of his decision to exempt himself from giving notice of the amendment was outweighed by the benefits of the exemption.
- Council had undertaken public notification and a committee hearing process which involved a thorough review by the RZSAC.

Of particular concern to officers is that although the HDS and Amendment C181 had undergone public notification, the variation approved by the Minister to apply the NRZ to a larger area was not subject to consideration by the RZSAC. This has raised questions in the community as it was not subject to any community input. A Heritage Overlay over a much smaller area was suggested in a heritage study completed on behalf of Council in 2012, although Council ultimately decided not to proceed with this.

Officers believe that the long standing planning panel process has provided a robust and transparent process to assess planning scheme amendments to date, and Ministerial intervention should be carefully considered when a panel process is involved. While officers note the stated reason of the Minister's intervention in this instance, the decision making process would have benefited from:

- Allowing Council to review the report by the RZSAC and to give input to the Minister prior to a decision being made; and/or

- Further consultation with the community affected by such a significant variation.

Such decision making processes would have strengthened the sense of transparency, and more importantly, the robustness of a decision.

**b) Timeframe:**

It was anticipated that a number of councils across Victoria could not fully implement the new zones before the state wide transition occurred on 1 July 2014 via Amendment VC116. As a result, the Stage 2 process of the RZSAC was established in December 2013 to provide these councils with an opportunity to make changes. Unfortunately, due to the tight timeframe given, Council had limited time to:

- review the *Stage 1 Overarching Issues Report*, which set out the principles of applying the zones, and
- review the strategic documents and refine or revise the approach if needed,

This restricted timeframe has contributed to the unsatisfactory outcome of C181 where (as recommended by the RZSAC) the HDS was approved for inclusion in the Planning Scheme as a reference document, but it is at odds with the zones ultimately approved by the amendment. Unfortunately, the residential zones implemented in Amendment C181 do not accurately reflect the housing change areas identified in the HDS. The incorporation of the HDS as a reference document has created an unintended consequence: a policy gap where the directions in the HDS for certain areas are now inconsistent with the underlying zones. For example, the preferred density, housing types and key design principles for the Neighbourhood Residential Change Area in the HDS were specifically designed for the NRZ, which was proposed by Council, but rejected by the RZSAC and ultimately zoned GRZ. Similarly, as discussed above, the variation introduced by the Minister also has similar policy impact on the Peter Lalor Housing Estate area.

**c) Consistency of application:**

The RZSAC process was established to assist Councils that could not implement the new zones before 1 July 2014. Amendments implementing the Reformed Residential Zones prior to this did not receive the same level of consideration and were not informed by the principles set out in the RZSAC *Stage 1 Overarching Issues Report*, released in September 2014. This has led to officers' concern about consistency of applications of the zones across the State. The Committee should independently review the amendments undertaken prior to the RZSAC process to determine whether the application of the new zones is consistent with the principles of the *Stage 1 Overarching Issues Report* and make recommendations about how any inequities and inconsistencies might be addressed to ensure the integrity of the Reformed Residential Zones.

**2. Allowing for residential development in the context of managing Melbourne and Victoria's residential growth in a sustainable manner and improving housing affordability**

Despite the release of the State of Play report, which provided helpful area-based statistics on zones and associated residential development statistics, it is difficult to



accurately monitor the performance of zone implementation in the City of Whittlesea due to the number of additional density control measures implemented through strategic documents.

In particular, the Comprehensive Development Zone, Activity Centre Zone and the Urban Growth Zone are guided by the relevant Development Plans, Precinct Structure Plans, and/or Strategy Plan. These strategic documents introduce variables to the dwelling development outcome that cannot be directly linked to the zone. In instances where the zone is the only tool used to influence density and affordability, officers note that development figures at building permit stage (available over time) will be more revealing.

The residential zones monitoring to be undertaken in accordance with the Ministerial Direction No 16 requires councils to monitor and evaluate the implications of the application of the zones. The Committee process should review this requirement of Ministerial Direction No. 16 to clarify how this monitoring is to be undertaken to ensure it is consistent across all councils. If monitoring is left to individual councils the data collected will be difficult to compare. Officers believe that the monitoring should be coordinated by DELWP (following consultation with MAV and councils) to ensure it is meaningful. We understand that the Spatial Analysis and Research Unit and/or Forward Policy and Research Group in DELWP were looking to implement a number of actions from Plan Melbourne that related to monitoring which may address this requirement.

### **3. The level of evidence and justification needed when preparing relevant planning scheme amendments**

*Variations to clause 54 and 55 standards in schedule:*

Officers seek guidance from the Committee on the level of evidence required for each proposed variation to the schedules, to relieve the pressure on each council to speculate and overinvest in preparing documentations to justify their policy rationale.

As there has been a growing emphasis on re-establishing "green lungs" in established suburbs, especially where access to public open space is limited, variation to the Rescode standards (e.g. front setback, permeability) through schedules of the residential zones is seen as an option to be explored. Practice Note 78 has provided no guidance on the standard of documentation, level of evidence, or justification expected of councils proposing such variations. While the RZSAC report touches on the matter of Clause 54 and 55 variations, there is limited guidance that can be applied across the State.

Without clear guidance comparable to the "principles" established by the RZSAC for zone implementation, councils across Victoria have adopted varying approaches in seeking Rescode variations in their schedules, with varying degrees of success through the panel process. Such guidance is urgently needed across Victoria prior to further commitment of scarce council resources. Development of such guidance should be done in consultation with councils.

Officers note that one of the key benefits of the RZSAC process was to ensure consistency of implementation of the zones between councils. It appears that a revision to the Practice Note 78 may provide that opportunity.

#### 4. Recommend improvements to the residential zones

##### a) Table 2:

Officers note that the Committee is not seeking input on the proposed VC Amendment affecting items on Table 2 of the *"List of Suggested Improvements to the Residential Zones"*. However, in relation to introducing a density scale in NRZ (item 3), officers suggest that careful consideration needs to be given to the merits of changing the parent controls in the zones relating to density, from specifying the number of dwellings per lot to a density ratio.

##### b) Table 1:

In referring to the suggestions in Table 1 officers support the following:

- a) Prohibition of subdivision permits without a concurrent dwelling planning permit in established suburbs (item 5).
- b) Review of zoning across Melbourne by the State Government for a more equal distribution of NRZ land (item 6).
- c) Social Housing (item 31): Providing mechanisms to encourage the development of social/affordable housing in Residential Growth Zone. Council officers would welcome the opportunity to provide input into the development of the mechanisms.
- d) Introduction of *Building Design Guideline* criteria for multilevel developments in GRZ (item 15): It is recommended that any such guideline should be required to consider affordability, accessibility, flexibility, and adaptability in housing proposals.

##### c) Practice Note 78:

In addition to the many suggestions on the improvement of the zone provisions, there is scope for both the Practice Note 78 and the zones to be revised to improve readability and general understanding of the zones.

In considering the application of the respective zones, the RZSAC Stage 1 report articulates the role of the purpose of the zones and Practice Note 78 as follows:

*"The Committee (the RZSAC) reiterates that PN78 principles and criteria ...need to be read together with reference to the existing policy framework and the Zone purposes. .... PN78 appears to acknowledge this by commenting at the top of Table 2 that 'Principles can be deduced from the purposes of the zones (and should be considered together)'. This is a vital consideration because there should always be a reference back to the Zone purpose to clarify the application of the criteria. The Committee (the RZSAC) considers that the principles (in PN78) are useful for addressing whether a particular site should be included or excluded from a particular zone, where the strategic rationale and principles for the general precinct are clear and already in place.*

Officers agree with the RZSAC that the zone purposes are an important consideration for the Planning Authority. It appears that this emphasis is neglected in the current Practice Note and we believe it should be updated to reflect the Stage 1 report in that:




- The existing policy framework and the zone purposes need to be used as the primary basis for applying any of the residential zones;
- The principles and criteria in Tables 2 and 3 of the Practice Note need to be read in conjunction with the existing policy framework and the zone purposes, and to provide guidance on areas or sites that should be included or excluded from a particular zone.

With respect to the discussion about the role of the zones, Practice Note 78 refers to the role of GRZ as being to "Respect and preserve urban character". This is inconsistent with the purpose of the zone, which states the GRZ is "to encourage development that respects the neighbourhood character of the area". We request that the Committee considers appropriate changes that would improve consistency in this regard.

As suggested above, Practice Note 78 can also be improved by providing guidance on the level of justification required for variation to each of the Rescode standards.

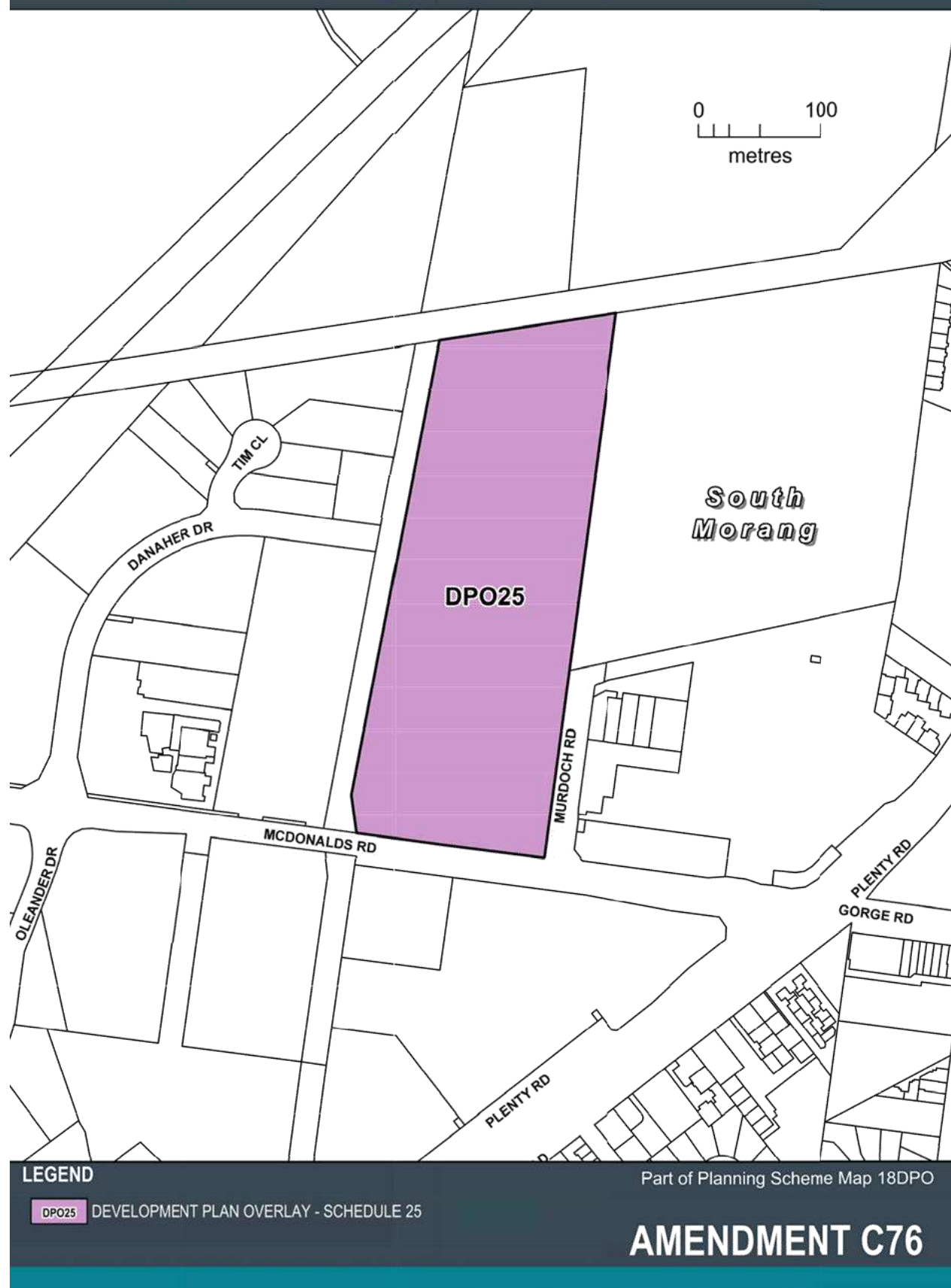
For further information regarding this submission please contact Linda Martin-Chew, Team Leader Strategic Planning at [linda.martin-chew@whittlesea.vic.gov.au](mailto:linda.martin-chew@whittlesea.vic.gov.au)

Yours sincerely



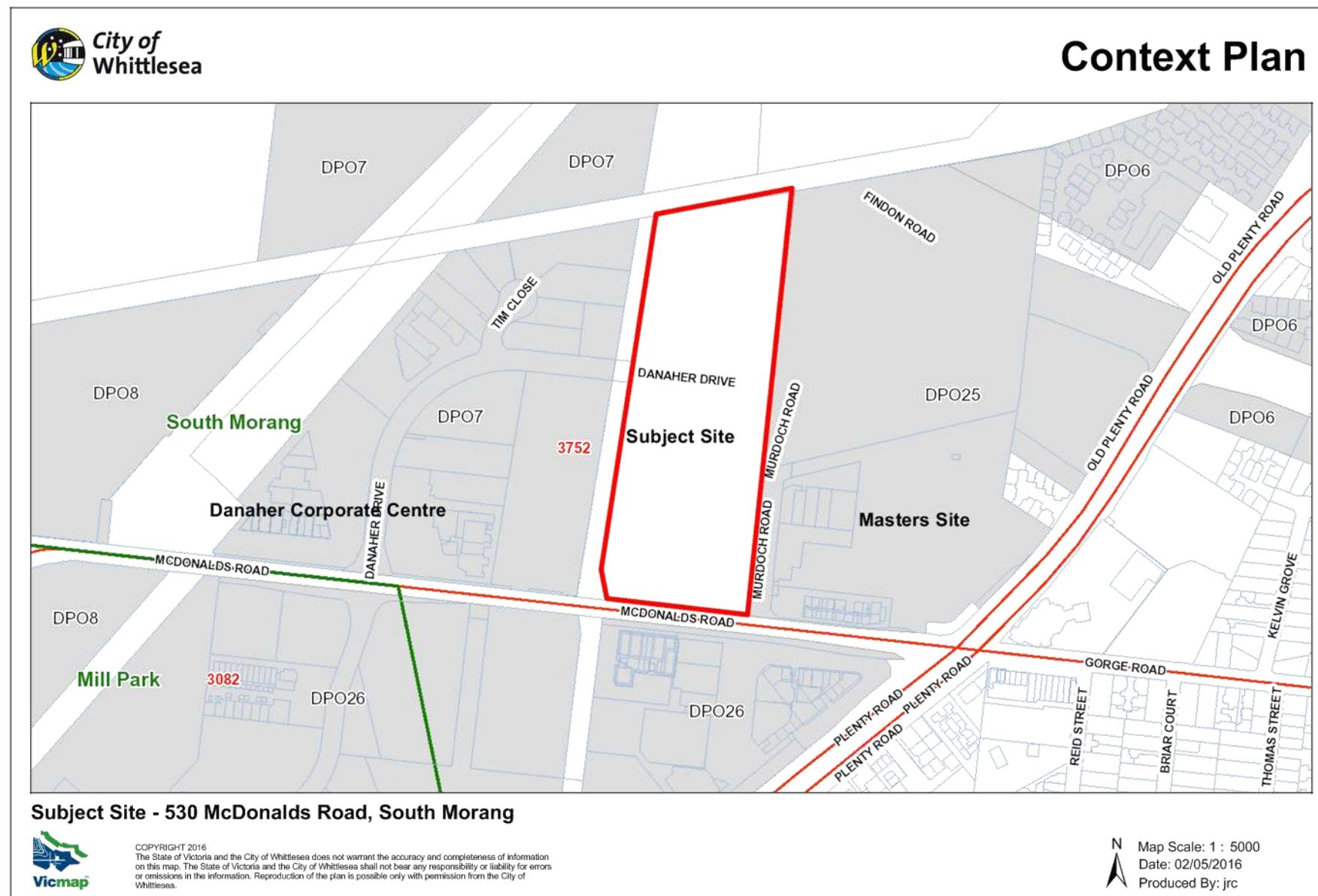
**Darren Jackson**  
**Manager Established Areas Planning**

## WHITTLESEA PLANNING SCHEME



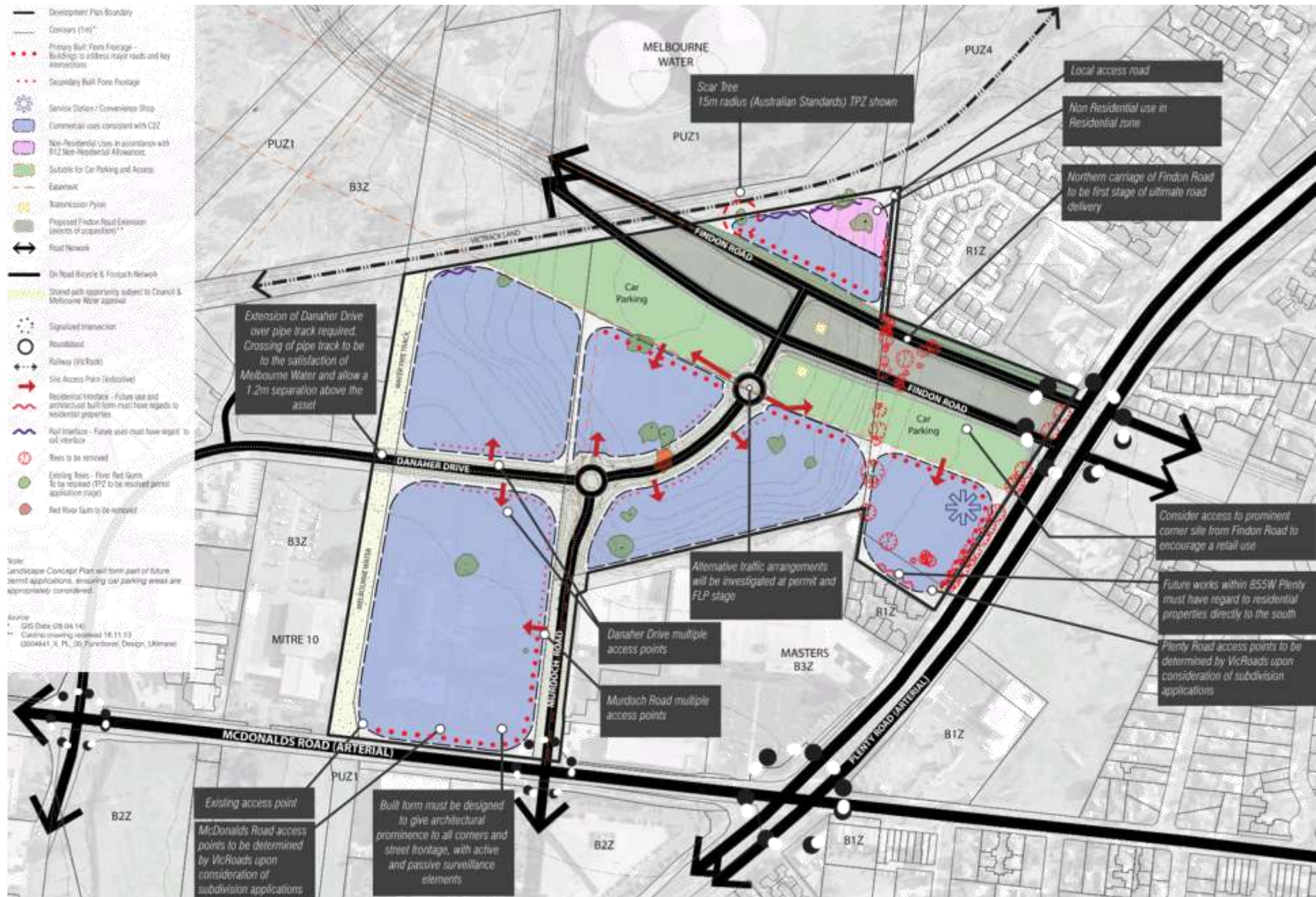






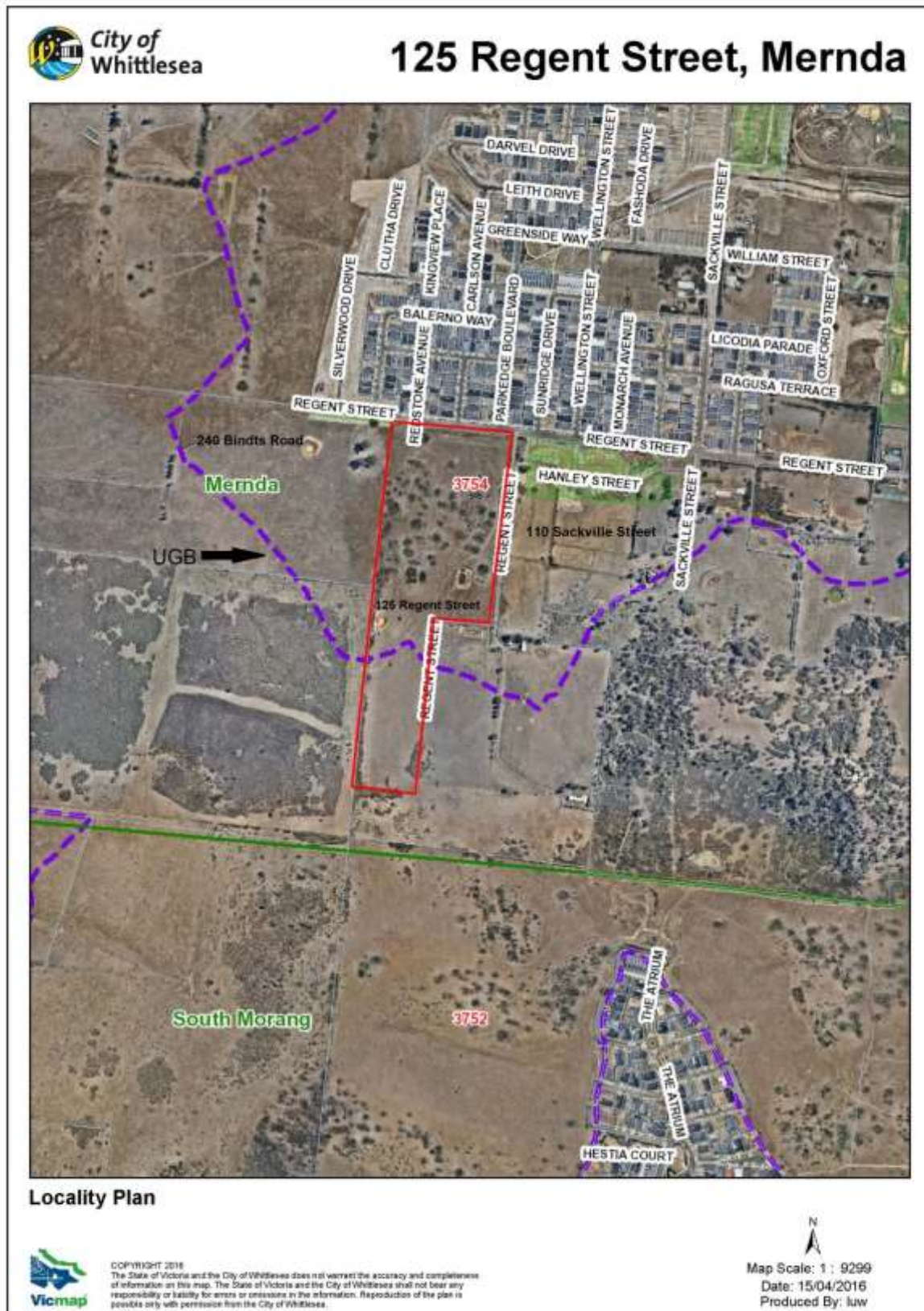
















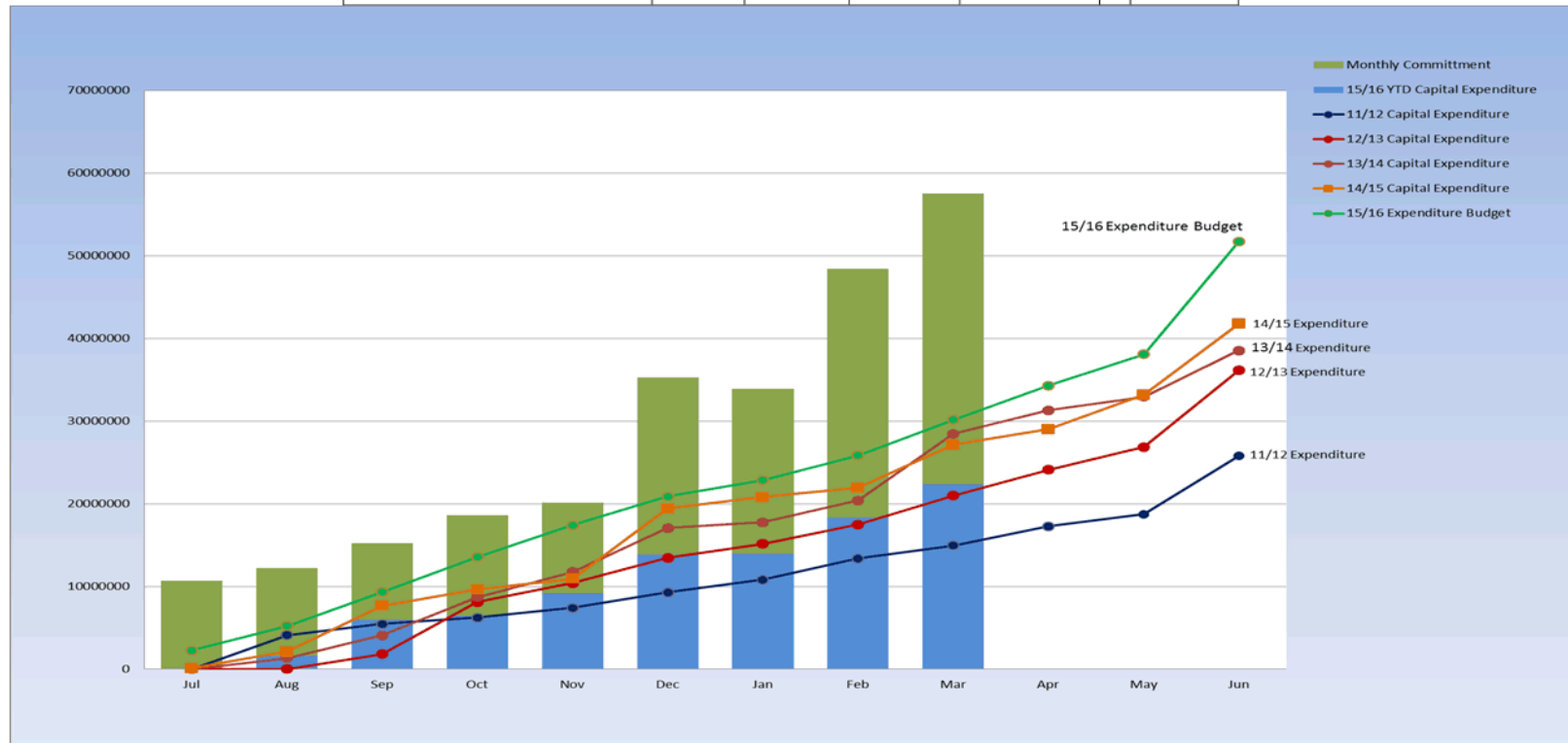






## NEW WORKS PROGRAM - FINANCIAL PERFORMANCE - March 2016




New Works	Year to Date \$'000s				Full Year Budget \$'000s
	Budget	Actuals	Variance	Commitments	
Total New Works Program	30,159	22,256	7,903	35,125	51,695












The chart above provides a financial summary on the status of the New Works Program as at the end of March 2016. The value of work completed to the end of March is \$22,256,010 (blue column) with contracts and purchase orders committing another \$35,124,603 (green column). The green line indicates the accumulative budget for 2015/16 (The lines below show previous years' expenditure) and includes precommitment of 2016/17 Budget for approved projects across the two financial years.



## Quarterly New Works Report For Council: March 2016














Definition of New Works Traffic Light Status	
	Significantly delayed and/or over project budget by more than 10% or \$50k, whichever is the greater.
	On-track and proceeding.
	Ahead of schedule and within project budget.

Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
2	Upgrade open space - Implement Sportsfield Strategy - Various	9,495	350,000	1,100,000		Contract awarded, precommencement, site establishment and detailed design activities underway. Works commencing on site on the 30 March 2016.
76	Local road resurfacing works - Ongoing Program - Various Roads	1,638,778	1,350,000	1,850,000		Delivery of road resealing projects on track for end of April completion.
77	Local road reconstruction/rehabilitation - Various Roads	1,286,492	1,350,000	1,850,000		Delivery of road rehabilitation projects is progressing well.
104	Replacement of Council fleet - Ongoing Program - Plant	597,040	756,750	1,009,000		Replacement of fleet behind plan due to availability of vehicles.
106	Furniture and equipment purchases - Various locations	38,295	40,000	55,000		Project on-track for delivery of office equipment within budgeted timeframes.
118	Renewal of playgrounds and general landscape improvements - Various locations	204,508	648,711	1,098,711		Grevillea Park construction complete and open to the public. Lorne Park and Nick Ascenzo Park awarded to contractors and commencing April 1st. RGC Cook and Peppercorn Park awarded to contractors and commencing construction on April 1st. Additional Casey Drive Park playground included as a result of contract efficiencies and is now 75% complete. The detail design for Huskisson Reserve playground is 90% complete.
175	Disability Action Plan - Ongoing Program - Various locations	118,418	135,000	150,000		Works package for Spring St Hall and Thomastown West Preschool are completed. PRACC works are in tender phase and works are planned in April 2016.
177	Office Refurbishment and Alterations - Various Locations - Various locations	150,851	200,000	250,000		Various office upgrade works to meet OHS and capacity management issues are on track.
225	IT - Various computer system hardware and other IT equipment - Various locations	306,110	40,000	125,684		Additional expenditure is for the latest round of bulk PC replacements. Additional funds from the Technology Improvement Fund to offset this expenditure. Project is on-track.

10/05/2016

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
240	Animal Welfare Facility - Cooper Street Epping	382,039	2,900,000	5,884,866		Delay in award of building contract until December 2015 when shared services agreement with the City of Darebin and Moreland City Council was finalised. Preconstruction activities including civil works, street lighting and sewer installation have been completed including detail design and preparation of construction documentation. Design of main now completed and planning and building permits to be issued in May. Building works will commence in May.
252	Street tree renewal - Ongoing Program - Various locations	537	75,000	150,000		Community consultation completed. Street signage advising community of project scope and timelines erected. Tree removals scheduled to begin 5 April with high quality tree stock secured and planting to be completed before end of financial year.
273	Floodlights for main softball diamond - Mill Park Reserve	30,055	-	-		Finalisation of project reported to Council. Payment relates to contract variation in relation to the upgrade of site electrical switchboard.
304	LATM Schemes various treatments - Various locations	79	60,000	210,000		LATM 20 investigation in progress.
361	Car Park rehabilitation - various - Various locations	54,973	30,000	55,000		Works fully completed.
369	Furniture and fittings for halls and CACs - Various Locations - Various locations	41,259	68,500	80,000		Furniture purchased for Waterview Pavilion (awaiting delivery). Additional furniture for Galada and Lalor Library Community Room.
384	Purchase of new items - heavy fleet - Plant	97,621	100,000	200,000		Items of heavy plant on order.
413	General landscape improvements - Neighbourhood Parks - Various locations	41,515	599,067	599,067		Grevillea Park construction complete and open to the public. Lorne Park and Nick Ascenzo Park awarded to contractors and commencing April 1st. RGC Cook and Peppercorn Park awarded to contractors and commencing construction April 1st. Additional park as a result of the IGF funding, Casey Drive Park is 75% complete. Huskisson Reserve Detail Design 90% complete.
419	Management of the Public Art Collection - Various locations	11,437	19,500	55,000		Project is nearing completion of the design stage. Due to being a VicRoads arterial road site selection proved more difficult than expected but after extensive research two sites have been selected. Project is on track.
421	Training lights - Kelynack Reserve, Mill Park - Kelynack Reserve, Mill Park	108,940	200,000	200,000		Works in progress - poles erected, cabling and conduit works completed. Switchboard and new supply works ongoing.
425	Reconstruct two tennis courts - Telopea Reserve - Telopea Reserve, Mill Park	44,610	20,000	50,000		Works complete.
439	Improve disability access (DDA) to public transport - Various locations - DDA Works	31,297	40,000	60,000		Bus Stop upgrade works at 7 sites on route 573 South Morang. Invoice has been processed recently. Remaining sites on Jardier Terrace to be constructed in April/May 2016.
443	Traffic control devices - un-programmed works - Various locations	100,625	156,000	228,555		Ongoing programme. Consultation complete for installation of road cushions in Jardier Terrace & Gilwell Road. Works at tender for construction in Q4.

10/05/2016

2

Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
444	Minor Footpath Works - Various Roads	-	-	100,000	●	Project identified as alternative project to Missing Link program is McDonalds Rd footpath (stage 2) in front of Meadow Glen Athletic Centre. Project awarded and anticipated commencement date is late April 2016.
445	Collector Road traffic management - Various locations - Collector Roads	112,314	80,000	140,000	●	Orchard Road road cushions as per Council resolution installed. Design of new roundabouts at Redding/Rockfield and Lyndarum/Great Brome in progress. Design of traffic signals at Yan Yean/Cookes transferred to project account, design of traffic signals at Findon/The Lakes/Ferres in progress. Traffic management plans for Barry Road and Mernda Villages Drive to commence.
446	Installation bus shelters - Various locations	-	20,000	20,000	●	Bus shelter project sites finalised and designs completed. Contractor anticipated to be appointed shortly.
450	Scott Street Beautification works - Scott Street, Thomastown	-	10,000	10,000	●	Detail design is in progress.
561	Upgrade training lights - Findon Reserve, Mill Park - Findon Reserve, Mill Park	11,995	38,000	38,000	●	Project completed.
671	Ashley Park Community Activity Centre - (Mernda Precinct 2B) - Mernda - Precinct 2B	26,355	100,000	250,000	●	Council Meeting 17 Nov 2015 endorsed 'K20 Architecture' for design consultancy of Contract 2015-143. Design has been placed on hold due to the separate alternate concept design (2015-147) being undertaken by Clarke Hopkins Clarke as part of an alternate delivery model. Business Case completed and Functional Brief progressing based on the alternative delivery model.
672	Hawkstowe Parade ELC (Mernda Precinct 5)-Mernda South PPP - Mernda - Precinct 5	500,000	-	-	●	Project funded by State Government PPP for the new primary school. Funding received from State Government being made as progressive payments to the PPP project.
790	Construct additional Carparking -Kangaroo Terrace - Riverside Reserve, South Morang	5,454	15,000	15,000	●	Project cancelled. Refer to Councillor memo dated 23 April 2015.
813	Road Safety Improvements - Install roundabout at Hurlstone Crescent - Centenary Drive, Mill Park	-	-	151,000	●	Project on hold until PID 1986 & 1987 are completed and new consultation has occurred and reported to Council.
828	Revegetation - Hillcroft Regional Park - Hillcroft Regional Park	28,086	18,365	18,365	●	Additional expenditure due to fencing and protection of remnant redgums, and revegetation planting to encourage bushland regeneration. Completed on maintenance until July.
858	Whittlesea CAC Redevelopment - Whittlesea CAC and Preschool Site	17,219	16,309	16,309	●	Project completed and defect liability period completed.
879	Thomastown Recreation & Aquatic Centre - outdoor playspace - Thomastown	2,640	80,000	80,000	●	Request for quotation document being finalised and due to be issued in week commencing 3 April 2016.
933	IT - Server replacement program - Civic Centre South Morang	-	20,000	20,000	●	Vendors have been contacted for the provision of quotations for two servers to allow for growth. Project is on track. Project linked to PID 1874.

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1010	Barry Road CAC - extension and refurbishment - Thomastown	119,191	380,000	1,000,000	●	A 'sledge hammer event' was undertaken at the site on the 15th March, with the Minister for Local Government, the Mayor, Councillors and representatives from DELWP to officially commence the work. Demolition works are well progressed. The project is scheduled for completion in March 2017.
1064	Drainage improvement works - Various locations	16,697	25,000	50,000	●	Project on track to be completed by end of March 2016.
1113	Bicycle facilities - provide new on-road & off-road paths - Various locations	72,000	71,669	96,669	●	Works on McDonalds Road traffic island completed with positive public feedback. Awaiting news on Stronger Communities Program Grant for allocation of remaining funds.
1142	Upgrade tennis courts and pavilion - TH Hurrey Reserve - TH Hurrey Reserve, Yan Yean	29,294	75,000	75,000	●	Design of tennis courts, car park and landscape works awarded 11 November 2015 and is well progressed. Design of new tennis pavilion awarded 19 October 2015 and a concept plan has been complete. Project accelerated as potential application for future State Government Grant funding.
1207	Galada (Aurora) Community Activity Centre (Harvest Home Town Centre) - Epping North - Precinct 2 (Aurora)	8,594	84,441	84,441	●	Places Victoria continue to work through remaining outstanding defect items. Completion of these items is expected in the fourth quarter.
1218	Construct Findon Road extension - Williamsons Road to Danaher Drive - Findon Road, South Morang	4,680	14,000	14,000	●	Existing condition of Yan Yean pipe tracks (as heritage items) to be recorded as per Heritage Victoria permit condition.
1258	Upgrade disabled parking bays to DDA requirements - Various locations - DDA Works - Various locations - DDA Works	30,040	-	50,000	●	Designs for Mill Park Lakes Recreation Reserve, South Morang completed, however awaiting quotes/consultation before this can be actioned when contractors have capacity. Scope of proposed works in Heales Road, Mernda exceeds remaining budget and will be deferred until next financial year.
1265	Kerb Ramp DDA Upgrades - Various locations - DDA Works	4,167	30,000	40,000	●	DDA Kerb ramp upgrades being undertaken in Laurel Street, Whittlesea. Remaining kerb ramp works to be clarified through the Local Area Traffic Management (LATM 20) study.
1271	Upgrade pavilion - RGC Cook Reserve - RGC Cook Reserve, Thomastown	4,244	96,192	700,000	●	Building contract awarded to Ausbuild Construction in February 2016. Construction issue drawings approved by the building surveyor for issue to the builder. Site set up commenced 31 March with consultation of stakeholders of construction process.
1281	IT - Councillor IT Equipment Replacement - Civic Centre South Morang	2,904	5,000	10,000	●	Awaiting the invoice. Project is on track.
1311	Woodland Waters Recreation Reserve Sports Pavilion - Mernda (Precinct 4) - Mernda - Precinct 4	943,326	1,210,002	1,210,002	●	Project is completed and in defects liability period until September 2016.
1312	Sportsfields - Laurimar - Laurimar Town Park	30,514	25,000	93,450	●	Tender for car park landscaping works closed 30 March 2016.
1313	Laurimar Town Park - construction of Sporting Pavilion (Stage 2) - Laurimar Town Park	530,924	428,850	428,850	●	Project completed in conjunction with PID 1913. Works completed and in defects liability period until October 2016.

10/05/2016

4



Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1324	Construct pavilion and car park - Harvest Home Road soccer pitches - Epping	50,026	69,000	518,841	●	Building Code and DDA compliance issues being addressed including operational access improvements.
1407	Jindi Family & Community Centre (Renaissance Rise) - Mernda - Precinct 4	15,000	150,000	150,000	●	Defects liability period completed. Wayfinding signage and window film to be installed in April 2016.
1448	Roadside hazard protection - Various locations	22,134	75,000	75,000	●	Works in progress.
1473	Construction of two tennis courts - Mill Park Lakes CAC - South Morang	8,560	30,000	100,000	●	Project on hold pending completion of consultation, feasibility study, business case and awaiting outcome of funding grant application.
1512	Air Conditioner renewal - Lalor Library - Lalor Library	370	50,000	50,000	●	Project complete. Awaiting invoices.
1520	Construction of football oval (1st - Junior) Epping North - Epping North - Precinct 2 (Aurora)	-	-	40,000	●	Site construction works completed in late 2015. Project fully funded by Places Victoria at a cost of approx \$650,000. Site grassed areas in establishment phase. Site not expected to be available for use until early 2017. New/alternative vehicle shared oval access road currently being negotiated between stakeholders. Shared facility use/management agreement currently being finalised between Council and DET.
1561	Landscape development balance of site - Hillsview Recreation Reserve - South Morang	29,929	-	200,000	●	Bridge abutments complete. Installation of bridge span expected late March / early April.
1563	Upgrade Coaches Boxes - Various Locations - Various	48,346	50,000	50,000	●	Project completed.
1564	Cricket Practice Net Upgrade (various locations) - Various	2,773	20,000	73,712	●	Project completed.
1588	Lighting Sustainability in Established Areas' Streets & Libraries - Various	1,030,555	1,116,129	794,811	●	The final stage of the grant-funded project has been completed, with only 7 faults/rectifications to be done in the next quarter. A total of 6,460 lights have been upgraded. Project finalisation and final milestone reports are being prepared. Additional funding for project approved at Council meeting in February 2016 as part of the Q2 New Works Program Council Report.
1589	Redevelop Mill Park Leisure and Service Centre - Mill Park	69,378	42,200	600,000	●	Work has been completed on the consultant design brief for the Design Services for the Redevelopment of the Mill Park Leisure Centre. The tender has been advertised and closed on the 13 April 2016. Tenders currently being evaluated.
1590	Epping Depot upgrade and refurbishment - Epping	1,237	578,935	578,935	●	Tenders closed and are currently being assessed.
1592	Part constructed roads improvements - Various Roads	128,308	104,000	104,000	●	Works successfully completed. Additional expenditure due to works on Bushmans Way, to be funded by PID 77.
1616	Meadowglen Athletics Stadium - additional toilet facility - Meadowglen Athletics Stadium, Epping	860,703	911,070	911,070	●	Construction completed. Contract in defects liability period until December 2017. Builder still required to complete defects.
1627	Upgrade tennis courts and pavilion - Lalor Tennis Club - Lalor	250,000	720,000	1,021,070	●	Prefabricated modular building is currently being constructed off site. Project on track.
1636	Course improvement works-Growing Frog - Yan Yean	40,143	60,000	60,000	●	Water storage agitator works in progress, expected completed April 2016.
1640	Deliver amenity improvements - Coulstock Street - Coulstock Street, Epping	5,000	5,000	5,000	●	Planning and design is complete. Works are proposed in future years budgets.

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1641	Church Street Shopping Strip Redevelopment - Whittlesea Township	1,014,925	1,054,495	1,054,495	●	All contracted works complete. Head contractor undertaking landscape maintenance and is still under 12 months defects liability period. Telstra have completed minor repair works to Telstra assets. Minor defects works to be carried out during defects period.
1672	Provide kerb and channel and drainage - both sides of Laurel Street - Forest Street to Whittlesea CAC - Laurel Street, Whittlesea	-	20,000	25,000	●	In - house design is in progress.
1684	Development of balance of reserve - Lakes Boulevard - South Morang	34,878	-	35,000	●	All works completed.
1701	Conversion of Janefield School Building into Community Facility - University Hill - Bundoora	458	50,000	100,000	●	A functional brief has been prepared, and assessments are underway to determine a detailed scope of work to ensure the building is fit for purpose. Minor structural work as well as Building Code and DDA compliance issues need to be addressed. Works are to begin in fourth quarter.
1717	Establishment of additional dog off leash areas - Various Locations - Various locations	39,120	10,000	25,000	●	All works completed. Additional expenditure to be offset against surplus from PID 421.
1743	Bridge Inn Road Upgrade - Mernda	-	72,351	472,351	●	Plans are almost finalised. Cost estimates are being splitted in to 23 different segments in order to allow the individual sections to be managed separately with respect to providing information for new works budget for future years.
1750	Signalisation and construction of Intersection of Bridge Inn and Bassetts Road, Mernda - Mernda	2,967,452	2,250,000	2,250,000	●	Additional expenditure due to increase scope of utility services relocation works by utility authorities. Project in defect liability period due for Final Completion on 30 October 2016.
1769	Woodland Waters Sports field and car park development - Mernda Recreation Reserve, Schotters Rd Mernda	484,834	342,223	542,223	●	Majority of landscape works complete, including electronic scoreboard, ball catching fences, pavilion reinstatements, turf / hydroseeding and tree planting. Remaining minor landscape works scheduled for completion in April.
1779	Construction of Eminence Boulevard Extension - Doreen South - Doreen	-	3,000	4,578	●	Civil Works & Defects - completed Landscape Works & Defects Period due for completion April, 2016
1788	Soccer pitch upgrade - Hillsvie Reserve - Hillsvie Recreation Reserve	-	-	30,000	●	
1789	Safe Routes to Schools - Various	6,241	25,000	25,000	●	Works to be carried out at 5 childrens crossing sites in Epping, Mernda and Doreen in April/May 2016.
1802	Hillcroft Estate Drainage Issues - Hillcroft Estate Drainage issues	14,000	96,512	96,512	●	The design for table drain improvement is completed. Awaiting permission to do the works from the property owner.
1804	Pedestrian Crossing: Ferres Boulevard - Ferres Boulevard	101,106	42,590	42,590	●	Project completed in conjunction with PID 1980. Works at practical completion as of 8 December 2015. Project is within budget across these two projects.
1809	Urbanise Road - McKimmies Road - Darebin Creek to Garden Grove Drive - Lalor	49,894	300,000	1,477,382	●	Project commenced and will be delivered by September 2016.
1812	Upgrade shared path - Darebin Creek - Metropolitan Ring Road to Findon Road - Epping	349,653	400,000	400,000	●	Works on stages 2b and 2c completed. CHMP for stages 4-10 completed. Awaiting invoice for stage 2C and final invoices for the CHMP.
1813	Pedestrian Signals: Bridge Inn Road, Mernda - Bridge Inn Road	225,000	225,000	225,000	●	Works in progress for activation in Mid April 2016

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1815	Bundoora Shopping Centre Upgrade - Bundoora Shopping Centre (Kerri St)	10,147	110,000	133,374	●	Stage 1- Dennison Mall pedestrian path completed in April, 2015. Stage 2 - Main car park safety improvements design with construction assigned for April-June, 2016. Stage 3 - Dennison Mall Upgrade, 2016/2017 subject to grant funding from State Government.
1822	Whittlesea Community Activity Centre (WCAC) Library - Whittlesea Community Activity Centre	6,370	-	-	●	Payment made for the communication tower for the Whittlesea Library. Reimbursement provided by YPRLS.
1833	Shared path construction - Pipe Track Park, Sth Morang - Pipe Track Park	50,000	50,000	50,000	●	Works now completed.
1834	Cricket Wickets Upgrade (various locations) - Various Sportsfields	29,299	30,000	30,000	●	Works completed.
1841	Thomastown-Lalor Masterplan Streetscape improvements - Lalor	34,664	60,000	101,203	●	Stage 2 Peter Lalor Walk upgrade completed June, 2015 Defect Liability Period due to expire in June, 2016 Murals completed
1847	Planning and Feasibility Studies for Future Projects - Various locations	82,753	125,000	125,000	●	Project planning for 2016/17 has commenced. Assistance with project documentation for these projects is ongoing and assist in timely delivery of projects in 2016/17.
1849	Civic Precinct - HVAC and Refurbishment (Sustainable Climate Control Project Stage 1) - Civic Centre South Morang	116,455	-	5,500,000	●	Design of Civic Centre (Contract No. 2014-101) now continuing to detailed design. Construction RFT planned for May to July 2016, with construction of "Stage 1" from August 2016.
1860	Pedestrian Operated Signals - Kingsway Drive Lalor - Kingsway Drive	134,101	156,228	156,228	●	Works completed.
1862	Construct Roundabout - Betula Avenue and Belmont Way, Mill Park - Betula Avenue, Mill Park	-	5,692	5,692	●	Revised design to be carried out as part of LATM 20 TMP following next LATM 20 public consultation.
1865	Intersection modification - Maxwell Street & Vasey Avenue, Lalor - Lalor	37,330	20,000	20,000	●	Works complete. Overexpenditure due to drainage issues which involved additional asphalt works to what was originally scoped, and funding to be obtained from PID 443.
1866	Construct shared path-west side Edgars Rd between M80 Ring Road and Victoria Drive - Thomastown	75,000	80,000	80,000	●	Works in progress for completion in early April 2016
1867	Footpath Widening north side of Henderson's Road Bridge - Hendersons Road, Epping	9,163	75,000	75,000	●	In response to petition considered by Council 26.4.2016, project will proceed as planned, with construction now delayed until 2016/17.
1874	IT - ICT Infrastructure Asset Program - Civic Centre South Morang	43,159	25,000	50,000	●	Vendors have been contacted for the following projects to obtaining updated pricing: Secondary NAS Storage SAN, digital data growth. RFQ has closed, cost \$37K, implemented in March 2016. UPS has been purchased. The projects are on track. Links with ID 933.
1876	Construct Footpaths - Fullarton Drive, Gipps Crt & Webb Crt - Footpaths - various locations	1,800	13,000	210,000	●	Works commenced mid March 2016. Works progressing on time.

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1877	IT - Mobility - Various	54,232	80,000	158,693	●	IT are reviewing 3 W10 tablets, we are waiting for quotes. Also IT are: Reviewing a solution which will allow a mobile tablets to connect directly to the Council network, meet with Telstra and Oak Telecom. Oak is the preferred supplier Trialling Windows 10 on tablets, there are some technical issues which are delaying the project. Civica to release Authority Connect which allows Customer Service tasks to be available from Council smartphones and will be released April 2016
1881	IT - Meeting Room IT Improvements - Civic Centre South Morang	7,140	6,000	12,500	●	IT are reviewing the technology within the Danaher Main Meeting Room to determine what improvements can be undertaken. Awaiting for a quotation on the scope of works.
1896	Retail Activity Centres - Streetscape Condition Audit & Improvements - Various Locations - Various	-	20,000	50,000	●	RFQ for the engagement of a consultant to undertake a detailed streetscape amenity audit in identified retail activity centres, including street furniture, paving and landscaping.
1898	Design & Construct Permanent Car Park at Laurimar Town Park - Doreen	473,921	260,000	520,000	●	Expected completion mid April 2016.
1899	Mill Park Lakes Reserve - Pavilion Expansion and Upgrade - South Morang	36,120	26,800	500,000	●	Conducted tender evaluation including interviews and submitted the tender award report to Council for approval of the construction tender on the 15th March 2016. Construction works are scheduled to start in mid April.
1901	Doreen South - Early Learning Centre - (Hazel Glen) - Doreen South Early Learning Centre	58,976	275,000	350,000	●	Completing final defects with contractor. Remedial works have commenced and will be completed during the fourth quarter.
1904	Construct end of pipe treatments - Darebin Creek - Epping	16,545	50,000	50,000	●	Design work is in progress. Minor amendments in the scope is identified.
1913	Laurimar Town Park - Refurbish existing Sporting Pavilion (Stage 3) - Laurimar Town Park	-	70,000	70,000	●	Project completed and in Defects Liability. Please refer to PID 1313. Surplus to offset overspend on PID# 1313
1914	Energy Efficiency Program - Various - Various	77,214	235,732	260,732	●	Lighting upgrades and solar PV installations complete. Council's first Electric Vehicle received and is now in use. The program on track to achieving an estimated 10% ROI on activities completed this year, as well as reducing the operating costs and environmental impact of numerous community centres.
1916	Epping Preschool and Blossom Park Kindergarten Compliance Upgrade - Various	254,103	239,849	239,849	●	Both Preschool construction works were completed on January 27th 2016 and the Preschool started the programs from February.

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1917	Korin Korin Children & Family Centre (Champions Pde), Epping Nth - Epping North	2,132,728	2,694,100	2,770,985	●	Project encountered significant delays due to service authorities supply of mains (water, sewer, power and telecommunications). Building, Civil and Service works completed February 2016. Certificate of Occupancy received, with kindergarten licensed and operational in February 2016. Minor outstanding works and defects ongoing. Overall project within budget however one of the projects contracts has exceeded contract sum, council report currently being prepared.
1918	Maternal Child Health relocation from Barry Road CAC to Thomastown Library - Thomastown Library	222,964	141,149	141,149	●	Practical completion was reached on 17th February 2016. MCH from Barry Rd CAC moved into Thomastown Library facility on February 29th 2016. Project is now complete. Additional costs incurred due to complex roof structural works which were not foreseen. Council Report dated 6 October 2015 approved the works contract on this basis and a budget variation was approved in the Q2 New Works Program Report in February 2016.
1919	Leased Building/Property Renewal Program - Various - Various	-	25,000	100,000	●	RFQ for property audits currently being evaluated and awarded. Audits to be completed from April-May 2016. A program of works also to be developed and will indicate priority works items.
1920	Implementation of Signage Management Plan - Various - Various	4,000	75,000	109,000	●	The draft Signage Management Plan was presented to Council Forum in late April.
1921	Relocate modular units - Whittlesea to Redgum Child and Family Centre, South Morang - South Morang	26,498	20,000	1,023,354	●	Design Consultancy (2015-217) awarded. Geotechnical survey completed and site feature survey completed. Preliminary design commenced.
1935	Darebin Creek Shared Path Upgrade - Landscape Works - Epping	96,225	114,180	114,180	●	Works completed for 2015 /16 (Stage 2b) up to Sycamore Reserve.
1938	Woodland Waters Sportsfields Stormwater Harvesting Project - Mernda	2,830	30,000	30,000	●	Design and feasibility investigations continuing.
1939	Playground McMillan Run - South Morang	-	95,000	95,000	●	Project awarded to contractor. Letter to residents has been issued advising that construction works will commence soon. Scheduled construction start date is 11th April. IGF Funding has been received and periodic updates to the IGF Representatives have been issued.
1941	Landscape Integrated Art Feature - Lalor Shops, Station Street - Station Street, Lalor	-	-	39,000	●	Project aligned to PID 1979 and transferred to Major Projects to be combined with other Lalor shopping precinct projects.
1942	Light Fleet Vehicles - Epping	78,467	66,950	133,900	●	Purchase of vehicles ahead of plan. Timing issue only.
1943	IT - Aged Care Rostering - Civic Centre South Morang	-	100,000	150,000	●	Project has run behind schedule in order to accommodate emerging requirements of Aged Care Reform and NDIS rollout and implementation of new HRIS system. Project will be required roll-over and completed in 2016/17 financial year.

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1944	IT - HRIS Review - Civic Centre South Morang	330,945	190,000	530,000	●	This quarter the project achieved the major milestone of signing off Design. System configuration is now complete and has been independently verified. Data has been extracted from Authority and prepared for loading into Aurion which will commence at the end of the month. Core user training and system testing will commence next month. The project is on track against plan
1945	IT - Online GIS - Civic Centre South Morang	-	20,000	75,000	●	Project delayed and propose to Carry Forward \$20,000 for the Online GIS to 2016/2017. Remaining funds to be redirected to the Online Customer Service transactions to assist our community in dealing with Council.
1946	IT - SharePoint/PROV - Civic Centre South Morang	20,369	-	100,000	●	Current IM Strategy project plan may lead to this project not being fully completed until 2016/2017. PROV standards have not been completed. The software required to assist with the migration has been purchased. The estimated \$20,000 spend in May is based on when the expected release date of the next version of SharePoint. Estimated carry forward is \$60,000. This money will be used for the certification process in 2016/2017.
1947	IT - SharePoint Integration - Civic Centre	-	30,000	50,000	●	IT and IM have met with Civica on 29 Jan to discuss our requirements. Civica detailed what they currently can provide which can assist. Civica have proposed the development of a prototype at no cost to council to determine if the integration is feasible. IT met with Civica on 30 March to request the status of the project details. Civica has advised that the scope of works should be available in early April
1948	IT - Events Management Booking System - Civic Centre	41,124	59,870	59,870	●	The Events Management Booking system is now live for all systems except for PRACC who require more setup time. All major issues have been resolved and the final invoice will be paid in April.
1949	Lalor Business ID Sign - Lalor	-	55,000	77,000	●	Majority of permits received. Metro Trains approval requirements have delayed project significantly. Working through process with Metro Trains and will assess MT responsiveness in next 2 months and re-assess project if necessary.
1950	Gateway Signage - Lalor & Thomastown - Civic Centre South Morang	-	-	15,000	●	Project on hold - the Signage Management Plan (PID1920) project needs to be completed before the project can proceed. The draft Signage Management Plan will be presented to Council Forum in late April. Subject to feedback the Lalor & Thomastown Gateway signage could be designed and installed in May/June.
1955	Construct shared path - Merri Creek Trail - Merri Creek to Hume Freeway - Epping	6,300	20,000	20,000	●	Design completed. Path to be constructed in future financial year.
1959	Construct shared path - Yan Yean Pipe Track - Gordons Road to Hawkstowe Parade - Gordons Road, South Morang	270,057	273,550	273,550	●	Works in progress for completion by mid April 2016

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
1968	Construction of 2 lane undivided road and roundabout - Brush Road - Brush Road, Epping	42,000	50,000	50,000	●	Design in progress for completion by May 2016. Tendering to commence once design is complete as part of 2016/17 new works programme
1979	Station Street median Redevelopment - Lalor	5,560	-	2,230	●	Project aligned to PID 1941 and transferred to Major Projects to be combined with other Lalor shopping precinct projects.
1980	Civic Precinct - Additional Road access to Ferres Blvd - Civic Centre	33,136	110,000	110,000	●	Project scoped changed and funds used for completion of PID 1804 - Pedestrian Operated Signals Ferres Boulevard.
1983	Black Length - Main Street, Thomastown between High Street & Victoria Drive - Main Street, Thomastown	35,578	-	-	●	Fully externally funded road safety project through the Federal Accident Black Spot programme. Works to be carried out in April 2016.
1986	Roundabout Modification - Centenary Drive/Bradley Drive - Centenary Drive, Mill Park	15,558	200,000	200,000	●	Project at tender for construction in May/June 2016.
1989	Painted Hills Road/ Bridge Inn Road Intersection - Mernda	267,770	73,000	437,076	●	Construction Tender is closed on 23 March 2016. Tender evaluation is in progress.
1991	Pedestrian Signals: Civic Drive - Civic Centre South Morang	-	5,000	15,000	●	Project cancelled. Funds to be reallocated to design of a flashing light pedestrian crossing on McLeans Road, Bundoora
1992	Construct shared path - Plenty Road (west side) - McKimmies Drive to Weathiland Drive - Bundoora	48,000	40,000	50,000	●	Design in progress to be completed by March 2016. Construction in future financial years. Scope changed following development of Northern Trails strategy for 3 m wide path rather than 2.5 m wide path.
1994	Pedestrian Operated Signals – High Street Thomastown - Thomastown/ Lalor precincts	6,800	196,550	196,550	●	Project recommended to be postponed to be carried out as part of a broader Thomastown Master Plan street scape works package to avoid problems caused by a loss in available parking spaces and staggered implementation of works.
2052	Sycamore BMX Track Development - Sycamore Reserve, Mill Park	-	240,000	300,000	●	Concept design signed off by all stakeholders and project progressing to detailed design stage.
2053	Sycamore BMX Facility Improvement - Sycamore Reserve, Mill Park - Sycamore Reserve, Mill Park	-	150,000	200,000	●	Concept design signed off by all stakeholders and project progressing to detailed design stage.
2054	Vehicle Exclusion Fencing - Various locations	9,890	50,000	50,000	●	RFQ closed, contract awarded, works commencing mid April 2016
2055	Epping Police Station improvements - 785 High Street Epping - High Street	43,041	150,000	186,398	●	Construction works for underpinning of building complete. Works to replace external cladding and asbestos removal at tender stage.
2056	Epping Services Hub - Upgrade of 713 High Street Epping - Epping	608,813	709,555	709,555	●	All major issues with the building are resolved, project is on track to finish by April 2016.
2057	Peter Lalor Secondary College Redevelopment - Lalor	-	100,000	200,000	●	Project documentation completed. Project currently awaiting finalisation of DEECD lease agreement.
2059	Mill Park Basketball Stadium Feasibility - Mill Park	-	-	50,000	●	Condition audit undertaken to assess the condition of Mill Park Basketball Stadium. Audit will identify minimum works required to bring the facility up to a current day standard.

Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
2067	Renewal of track - Meadowglen Athletics Reserve - Meadowglen Athletics Stadium, Epping	61,630	70,000	70,000	●	Dec., 2015 -Awarded Contract for repair and maintenance items. Feb-March - Completed Maintenance Contract Business Plan for Replacement Track completed Separate Investigations on Power Issues - Recommendations received Preparations of drawing package underway for Track Replacement Works forecasted for October 2016 start.
2072	Streetscape improvements program - Lalor High Street Shops (Thomastown and Lalor Masterplan) - Lalor Shopping Centre	25,520	60,000	80,000	●	Contract awarded in December 2015. Contractor commenced in February 2016. Expected Completion by October 2016. Detailed design issues raised
2074	Black Length - Bridge Inn Road - Epping Kilmore Road to Wellington Street - Epping - Kilmore Road	39,205	350,000	350,000	●	Waiting appointment of contractor for works to be carried out.
2075	Black Spot - Yan Yean Road/Jorgensen Road intersection - Yan Yean Rd Mernda	14,710	50,000	715,000	●	Design in progress. Project to be tendered in May/June 2016 for construction in August/September/October 2016.
2078	Traffic signals - Yan Yean Road/Cookes Road intersection - Yan Yean Rd Mernda	97,858	60,000	100,000	●	Design in progress. Still awaiting the finalisation of land acquisition before path link can be built.
2094	Yan Yean Rd - Btw Bridge Inn Rd and Cookes Rd - Yan Yean Rd Mernda	75,000	-	-	●	Project completed. Funded from R2R Program.
2097	Humevale Road - Btw Whittlesea and Yea Road and Owens Road - Whittlesea - Yea Road	24,797	-	-	●	Project completed. Funded from R2R Program.
2099	Drainage upgrade - Laurel Street - Church Street to the creek - Whittlesea	-	50,000	50,000	●	Detail Modelling Investigation are almost at the final stage.
2100	Yan Yean Road - Road Rehabilitation - Yan Yean Rd Mernda	-	100,000	100,000	●	Works completed in conjunction with the Shire of Nillumbik. Awaiting final invoice.
2103	Bridge Inn Rd Upgrade Works - Btw Yan Yean Rd and Plenty Rd - Bridge Inn Road	19,266	-	-	●	Project completed. Funded from R2R Program.
2104	Footpath Connection Painted Hills Road Reserve - Painted Hills Road Doreen	119,346	150,000	150,000	●	Works complete
2105	Laurimar Estate Road Resurfacing – Upgrade Spray Seal - Doreen	-	200,000	400,000	●	Consultant engaged to investigate reasons for roads failure in the growth areas. Scope and commencement of construction to follow depending on outcome of report.
2106	Sycamore Reserve Soccer Club – Pavilion Upgrade - Sycamore Reserve, Mill Park	119,187	50,000	50,000	●	Construction completed March 2016. Project overspend due to due to current BCA and Health Department regulations and existing building conditions. Budget offset approved by Council in February 2016, as part of the Q2 New Works Council Report. Project in defects liability period to March 2017.
2107	Mill Park Heights Kindergarten – Car Park Upgrade - Mill Park Heights Pre-School	22,350	10,000	50,000	●	Works complete
2108	Findon Reserve – Bottom Pitches Upgrade - Findon Reserve, Mill Park	31,361	50,000	50,000	●	Works completed
2109	3 Phase Power (Design) – Civic Centre - Civic Centre South Morang	3,000	8,300	8,300	●	Design project Complete.
<b>Total New Works Program</b>		<b>22,256,010</b>	<b>30,159,366</b>	<b>51,694,907</b>		

Definition of New Works Traffic Light Status

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Project ID	Project Name	YTD Actuals	YTD Budgets	Annual Budget	Status	Comments
●	Significantly delayed and/or over project budget by more than 10% or \$50k, whichever is the greater.					
●	On-track and proceeding.					
●	Ahead of schedule and within project budget.					

Glossary of terms	
CAC	Community Activity Centre
LATM	Local Area Traffic Management
LCI	Leisure and Community Inclusion
LOA	Letter of Agreement
MCH	Maternal and Child Health
PCG	Project Control Group
PWG	Project Working Group
R2R	Roads to Recovery
RFQ	Request for Quotation
SOR	Schedule of Rates
TMP	Traffic Management Plan
YPRLS	Yarra Plenty Regional Library Service

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**2015/16 New Works Program Third Quarter Project Progress Report****KORIN KORIN (CHAMPIONS PARADE) FAMILY AND COMMUNITY CENTRE IN EPPING NORTH**

COLLECTOR ROAD TRAFFIC MANAGEMENT



HAWESTOWE PARADE EARLY LEARNING CENTRE

PERMANENT CARPARK – LAURIMAR TOWN PARK



SHARED PATH – PIPE TRACK PATH



SHARED PATH - YAN YEAN PIPE TRACK

SYCAMORE RESERVE SOCCER CLUB PAVILION - KITCHEN UPGRADE

BARRY ROAD COMMUNITY ACTIVITY CENTRE



LALOR TENNIS CLUB PAVILION (MODULAR BUILDING)



URBANISE MCKIMMIES ROAD – DAREBIN CREEK TO GARDEN GROVE DRIVE

**EPPING SERVICES HUB – UPGRADE OF 713 HIGH STREET EPPING**

RECEPTION AREA



OFFICE



MEETING ROOM



MEETING ROOM



TOILET AND SINK AREA



TOILET AND SINK AREA





**TH HURREY RESERVE – UPGRADE PAVILION AND TENNIS COURTS.**

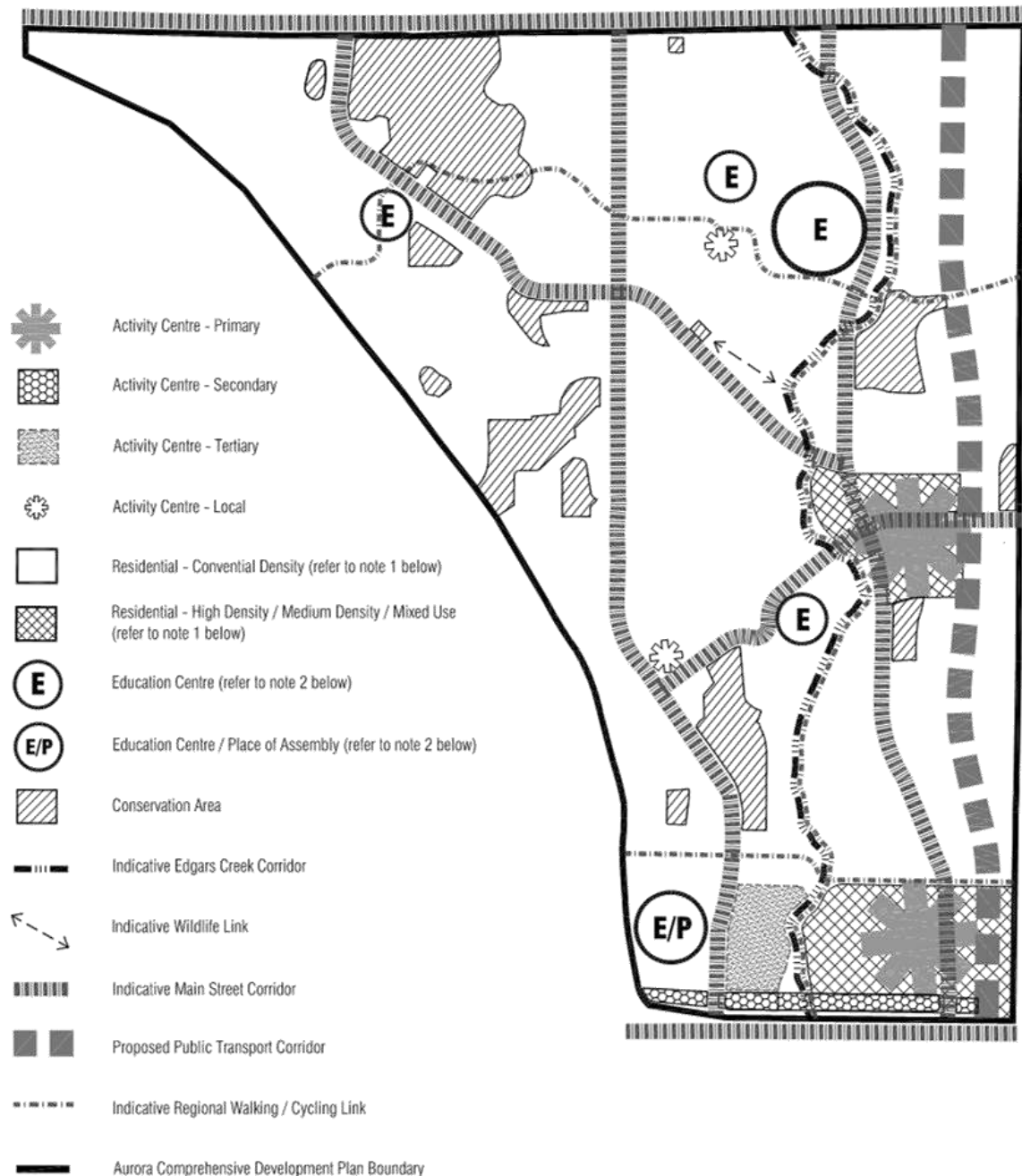




**Project Budget Variations as at Q3 2015/16**

Project No.	Project Name	Annual Budget	Adjusted Forecast	Variation Amount	Comment
225	IT - Various computer system hardware and other IT equipment	125,684	345,684	220,000	Additional expenditure is for the latest round of bulk PC replacements. Additional funds from the Technology Improvement Fund to offset this expenditure.
1207	Galada Community Centre	84,441	204,441	120,000	The PAG kitchen within the Galada Community Centre needs to be reconfigured as requested by Community Services to enable the heating of meals simultaneously for PAG. Currently the PAG kitchen is a domestic design and requires upgrading to a commercial scale to minimise additional resources that would otherwise be required. Upgrade of the kitchen is a cost of \$120,000 which will be funded from surplus funds across the 2015/16 New Works Program.
2067	Renewal of Meadowglen Athletics Track	70,000	90,000	20,000	Additional works are required to investigate the power issues that have occurred as part of the general upgrade of facilities at the Meadowglen Athletic Stadium. This will ensure the correct solution is provided for in the necessary power upgrade for the facilities. Funds to be sourced from within the 2015/16 NWP.
		70,000	90,000	360,000	
				(220,000)	Funds transferred from internal reserves.
		70,000	90,000	140,000	Variation to be offset against surplus from PID 1901 Doreen South - Early Learning Centre (2015/16 New Works Program).

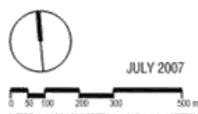




## NOTES:

1. Predominantly residential but may include other developments and uses in accordance with the relevant comprehensive development zone schedule. Preferred densities are shown but alternative densities are not prohibited. The particular locations and corresponding boundaries of the density areas may vary with final decisions on matters such as the public transport mode and the location of stops, the exact content and size of the retail component of activity centres and other broader considerations.

2. May include alternatively, other developments and uses in accordance with the relevant comprehensive development zone schedule.



**AURORA  
COMPREHENSIVE  
DEVELOPMENT PLAN**



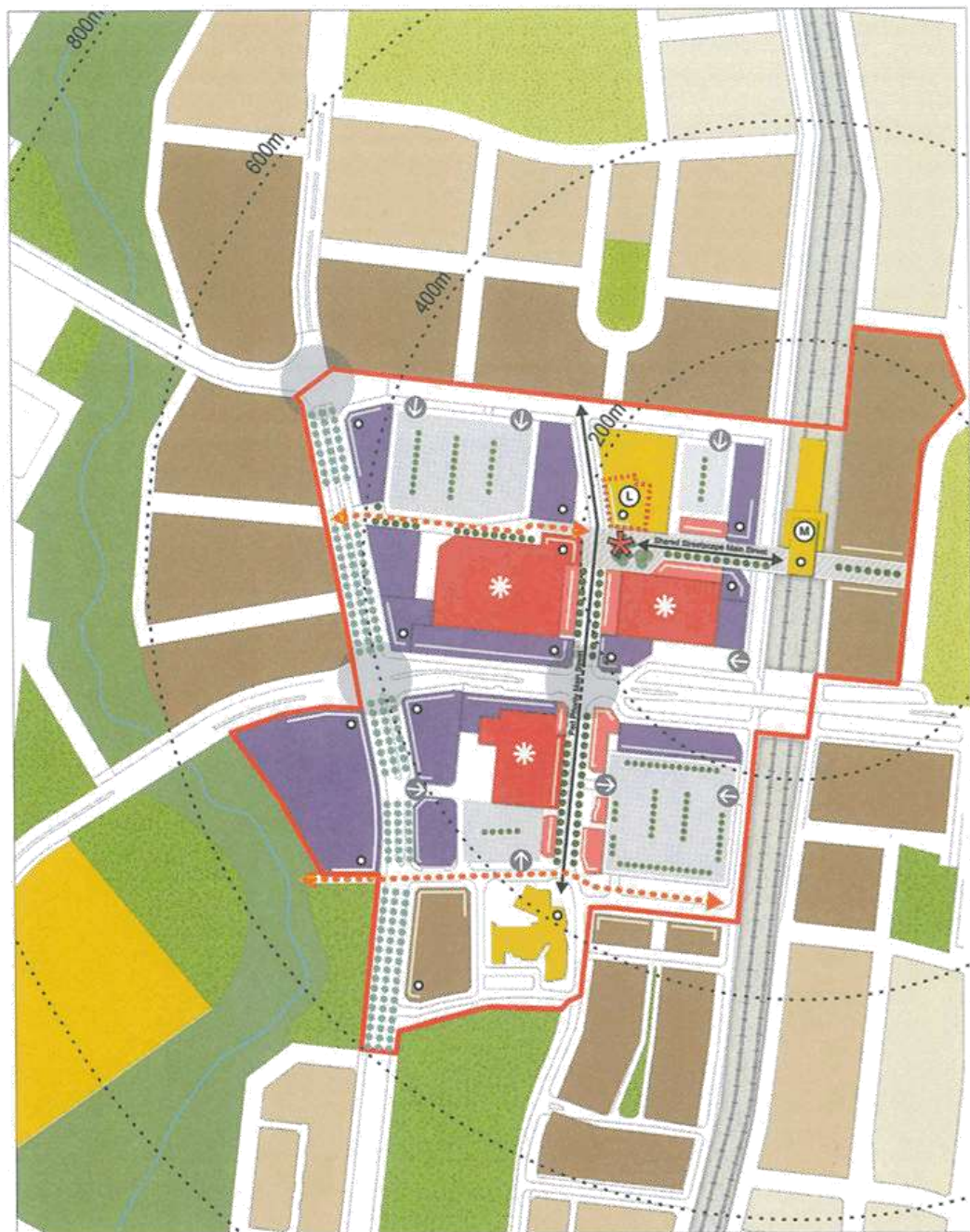








## Aurora North - Draft for Consultation Purposes



## Legend

- Town Centre Boundary
- Primary Frontage
- Built Form Feature
- Community Facility/School
- Future Potential Transport Terminal
- Community Library
- Alternative Mixed Use Library Area
- Anchor Retail

- Specialty Retail
- Commercial - Mixed Use
- Public Space - Ped Priority
- Town Square
- Residential - High Density/Mixed Use
- Car Park
- Entry to Car Park/Service
- Signalled Pedestrian Crossing

- Public Transport Corridor
- Local Passive Open Space
- Local Conservation Reserves
- Edgars Creek Easement
- Education Centre

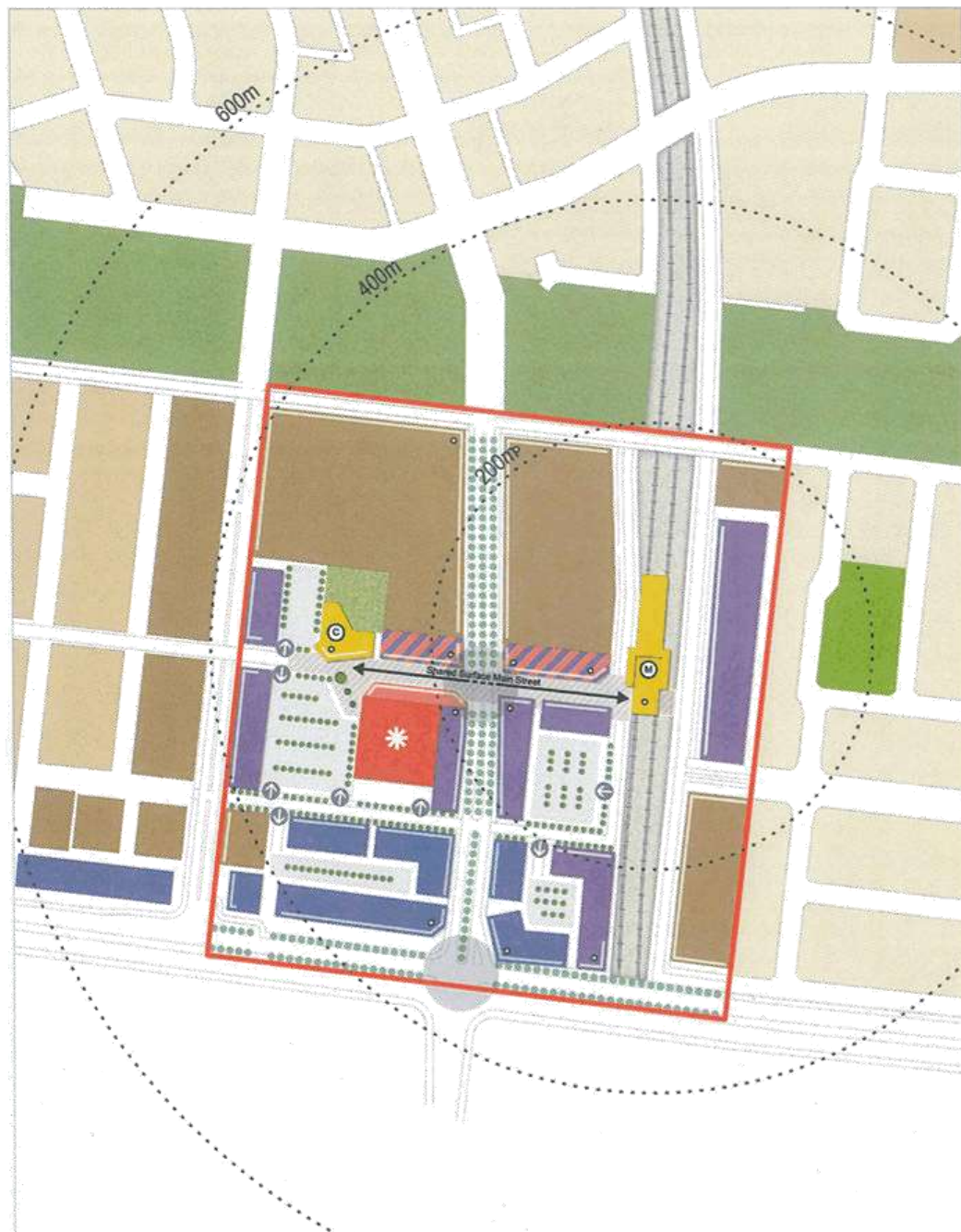


10m 50m 100m

1:2500 @ A2, 1:5000 @ A4



## Aurora South - Draft for Consultation Purposes



## Legend

<span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Town Centre Boundary	<span style="background-color: red; display: inline-block; width: 15px; height: 10px;"></span>	Anchor Retail	<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Public Space - Ped Priority
<span style="border-bottom: 2px solid red; display: inline-block; width: 20px;"></span>	Primary Frontage	<span style="background-color: purple; display: inline-block; width: 15px; height: 10px;"></span>	Specialty Retail	<span style="background-color: yellow; display: inline-block; width: 15px; height: 10px;"></span>	Car Park
<span style="border: 1px solid black; border-radius: 50%; display: inline-block; width: 10px; height: 10px;"></span>	Built Form Feature	<span style="background-color: blue; display: inline-block; width: 15px; height: 10px;"></span>	Mixed Use - Commercial	<span style="border: 1px solid black; border-radius: 50%; display: inline-block; width: 10px; height: 10px;"></span>	Entry to Car Park/Servicing
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Community Facility	<span style="background-color: brown; display: inline-block; width: 15px; height: 10px;"></span>	Mixed Use - Specialty Retail to Ground Floor	<span style="background-color: green; display: inline-block; width: 15px; height: 10px;"></span>	Public Transport Corridor
<span style="border: 1px solid black; border-radius: 50%; display: inline-block; width: 10px; height: 10px;"></span>	Future Potential Transport Terminal	<span style="background-color: blue; display: inline-block; width: 15px; height: 10px;"></span>	Residential - High Density/Mixed Use	<span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px;"></span>	Local Passive Open Space
<span style="border: 1px solid black; border-radius: 50%; display: inline-block; width: 10px; height: 10px;"></span>	Community Activity Centre	<span style="background-color: blue; display: inline-block; width: 15px; height: 10px;"></span>	Commercial	<span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px;"></span>	Local Conservation Reserves

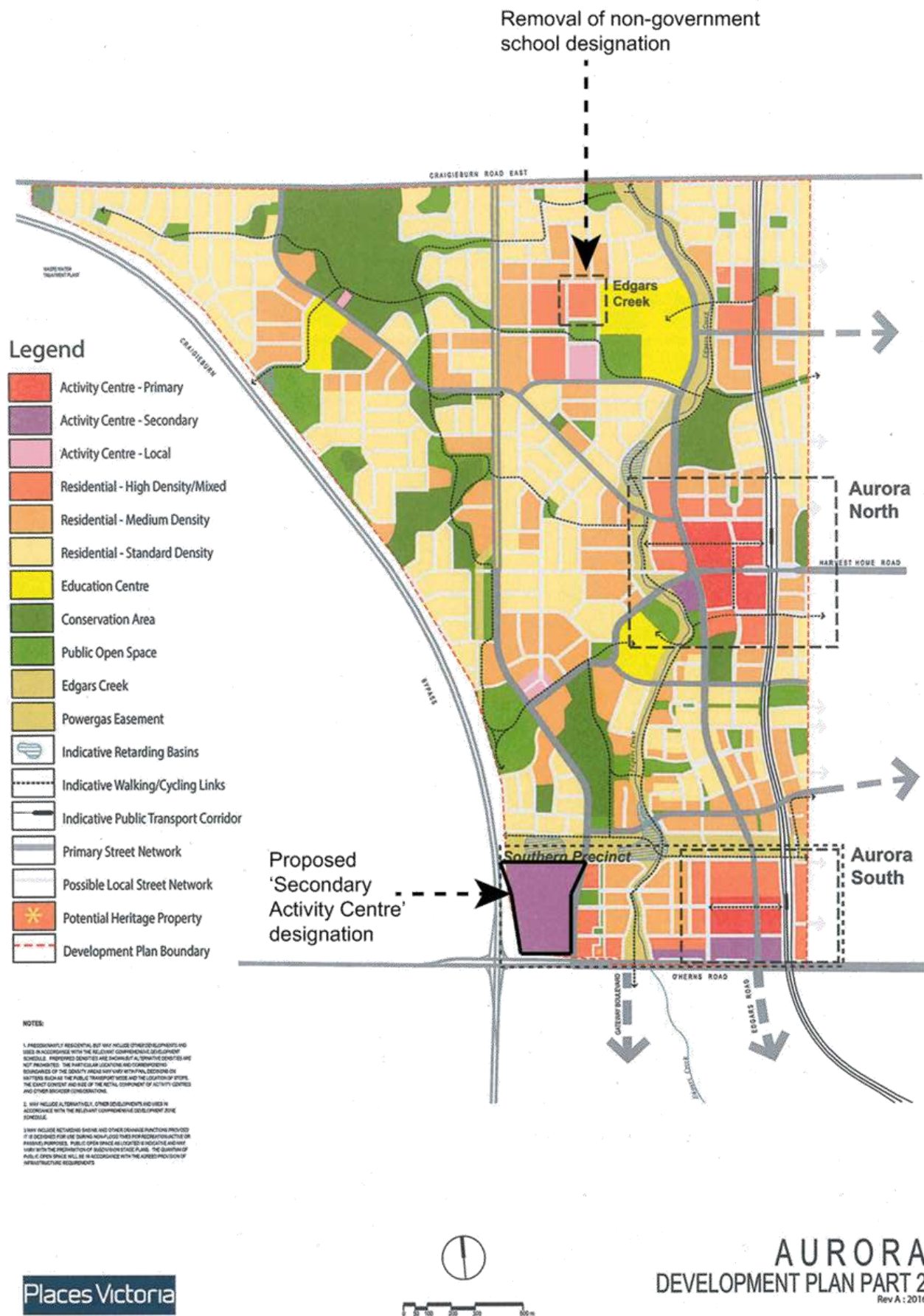


10m 50m 100m

1:2500 @ A2, 1:5000 @ A4











## REVISED SECTION

Places Victoria

## 5.7 RETAIL AND COMMERCIAL

The following section has been updated as part of a targeted revision to the original Development Plan. Where inconsistencies arise between this section and the previously adopted Development Plan, the following principles and spatial plans attributed to each Town Centre will take precedence.

## General Elements - Town Centres

## a Strategic Function

Each of the two main Town Centres will serve the Aurora Estate by:

- Providing the principal focus for retail and commercial uses and activities.
- Being the primary location for community facilities;
- Having a higher density of residential development within easy walking distance of facilities and services;
- Having a high degree of walking, cycling and local public transport accessibility and will provide direct links into the wider strategic public transport system; and
- Playing a key role in providing a unique character and identity for Aurora and act as the social and economic heart of the community.

## b Development Framework

The development framework is the basic movement and development structure of each Town Centre. In order to ensure consistency of outcomes each Town Centre will:

- Provide a grid-based perimeter block form with the primary frontages of buildings arranged to positively address public streets and spaces.
- Feature a permeable and easily understood network of streets with a clear hierarchy of function which appropriately balances movement and public space across each centre.
- Use a 'main street' model of development which concentrates the greatest activity generating uses (such as speciality retail, cafes and restaurants and commercial office) along highly accessible streets which prioritise pedestrian movements.
- 'Anchor' main streets by positioning the main entrances for key activity generating uses (such as supermarkets/discount department stores, community facilities and public transport terminals) in clear and obvious locations in relation to public streets.
- Have at least one area of pedestrian-orientated public realm designed to be a focal point or 'town square' associated with the most active part of each main street.
- Wrap large footprint anchor uses with smaller scale retail and commercial units to ensure ground floor activation for all streets within the Town Centre.

## c Land Use and Activities

The Town Centres are intended to perform a variety of functions within a compact, walkable area. As such, each Town Centre will:

- Integrate land uses horizontally and vertically where it is possible to do so - for instance by transitioning uses mid-block or delivering residential housing above retail and commercial uses.
- Ensure that the built form is sufficiently flexible to be able to accommodate future changes in demand for commercial and employment generating uses.
- Locate large format commercial and retail uses such as bulky goods retail on the arterial street network.
- Concentrate the greatest density of residential development within 1.2km (approx. 15min walking distance) of the future stations along the Epping North Public Transport Corridor.
- Locate café / restaurant uses within close proximity of Transport Terminals and Community Facilities.

## d Movement and Accessibility

Each Town Centre will:

- Prioritise movement in the following order: Walking - Cycling - Public Transport - Private Car.
- Have a logical and coherent network of connected routes which allow for local movement to be spread throughout each Centre.
- Ensure there are direct, obvious and logical connections into the wider Aurora cycling and walking network, particularly the Edgars Creek Regional Park.
- Locate parking toward the centre of perimeter blocks to be 'sleeved' by street facing buildings or by landscaping where this is not possible.
- The design of main streets must have regard for Sections 5.8.4 and 5.8.5 of this document.

## REVISED SECTION

## e Character

The character of each Town Centre has significance for the identity of the wider *Aurora Development Plan* area – each Town Centre will share the following principles to ensure consistency of approach:

- Ensure that buildings enclose public spaces and that buildings and the public realm are designed cohesively to promote a shared visual and aesthetic connection.
- Locate buildings toward the edge of development blocks and with minimal setbacks from public streets and spaces to provide enclosure and activation.
- Have a high quality of architectural treatment which contributes towards a sense of place and unique identity within each Centre.
- Take a coherent and holistic approach to the design of public streets and spaces and demonstrate consideration of the role of climate, location of activity and flows of movement.
- Ensure that main streets are predominantly fronted by a fine-grain of speciality retail units, orientated to ensure that principal facades face directly onto the public street.
- Advertising materials will be restricted to no more than 50% of shop windows where they interface with public street and squares.
- Each ground floor retail unit will have a visually permeable principal elevation which has a strong relationship between interior and exterior space.
- The principal elevation of main street orientated retail units will be the location of the main building access.
- Where side or rear walls of larger-scale buildings such as supermarkets interface with public streets or spaces they must be designed with a high quality of finishing treatment
- Using landscaping and pedestrian canopies is encouraged as a method of shielding blank walls.
- Buildings will be a minimum of two storeys across each Town Centre.

## REVISED SECTION

Places Victoria

## NORTHERN TOWN CENTRE

## a Key Components

The total amount of retail planned for the Northern Town Centre amounts to approximately 21,500 square metres, comprised of:

- A Potential Discount Department Store of 7000 square metres
- Two Full Line Supermarkets of 3500 square metres
- A Mix of Speciality Retail of up to 7500 square metres. This could include a smaller Supermarket of 1500 square metres.

## b Land Use and Activities

- A library is to be located at the junction of the two main streets. At this location, it will act as an anchor for activity at the heart of the Town Centre. The preferred form of delivery for the library would be as part of a multi-storey, mixed use development which may provide office or residential space within its upper floors. An alternative form of delivery would be in a more conventional stand-alone form as part of a 0.4 Ha site.
- Mixed Use buildings containing upper storey residential opportunities are strongly encouraged within the core Town Centre area, with particular focus around the potential future train station. One full line supermarket will be located to the south of Harvest Home Road with the potential for an additional smaller Supermarket adjacent or within the block located immediately to the east.
- The Northern Town Centre has the potential to accommodate a Discount Department Store. If this is delivered it should be located to the west of the north-south main street.
- A second full line supermarket should be located to the east of the north-south main street in proximity to the potential future train station.

## c Movement and Accessibility

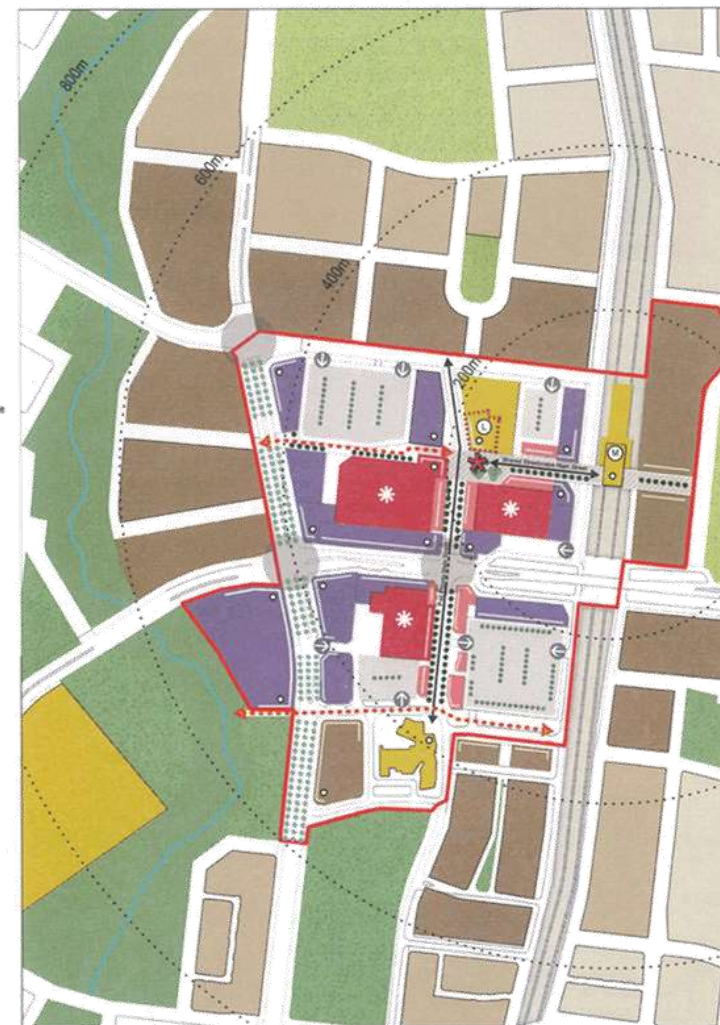
- Main streets are to be located to create view lines between key civic and public transport nodes such as the potential future train station, library and community centre. The public realm and architectural treatments at this location should reflect the relative importance of this location.
- The Town Centre's focal point should be connected to Edgars Creek via a direct and obvious linear open space linkage through the western part of the Town Centre.
- Parking areas are to be edged by development where possible, or landscaping where this is not possible.

## d Character

- Building heights of in excess of three storeys will be appropriate:
- In key gateway locations;
- On key arterial routes;
- On main streets;
- On the eastern edge of the Town Centre, at the interface with the rail reserve.

## Legend

- Town Centre Boundary
- Primary Frontage
- Built Form Feature
- Community Facility/School
- Future Potential Transport Terminal
- Community Library
- Alternative Mixed Use Library Area
- Anchor Retail
- Speciality Retail
- Commercial - Mixed Use
- Public Space - Ped Priority
- Town Square
- Residential - High Density/Mixed Use
- Car Park
- Entry to Car Park/Servicing
- Signalised Pedestrian Crossing
- Public Transport Corridor
- Local Passive Open Space
- Local Conservation Reserves
- Edgars Creek Easement
- Education Centre





## REVISED SECTION

Places Victoria

## SOUTHERN TOWN CENTRE

## a Key Components

The total amount of retail planned for the Southern Town Centre amounts to approximately 8,500 square metres, comprised of:

- One Full Line Supermarket of approximately 3500 square metres
- Speciality Retail of approximately 3000 square metres
- Large Format Retail of approximately 2000 square metres

## b Land Use and Activities

- Mixed-use buildings containing ground floor speciality retail units and upper floor residential uses are to be located along the northern side of the main street.
- One full line Supermarket is to be located to the west of Edgars Road in order to draw pedestrian activity across the potential future train station.
- A community centre is to be located directly adjacent to the supermarket entrance to the west of Edgars Road. The open space indicated adjacent is identified for the exclusive use of the community centre.
- O'Herns Road and the section of Edgars Road located to the south of the main street should be predominantly fronted by commercial development as per the Aurora South Precinct Plan.
- A mixed use building is located to the east of the public transport corridor which could accommodate ground floor retail, café or restaurant uses.

## c Movement and Accessibility

- The Southern Town Centre's main street will be orientated east-west to provide a direct connection between the potential future train station and the supermarket which anchors retail to the west of Edgars Road. This street has the advantage of continuing westwards to tie into the alignment of Gottloh Street.
- A pedestrian crossing will be located on the main street in order to facilitate the crossing of Edgars Road. The street design will change at this point in order to alert drivers to the higher priority given to pedestrians and cyclists. This could involve alterations in landscaping and surface treatments.

The main area of car parking for the Transport Terminal may ultimately be situated within the electricity easement.

## d Character

Public spaces are to be located toward the southern side of the main street and within close proximity of:

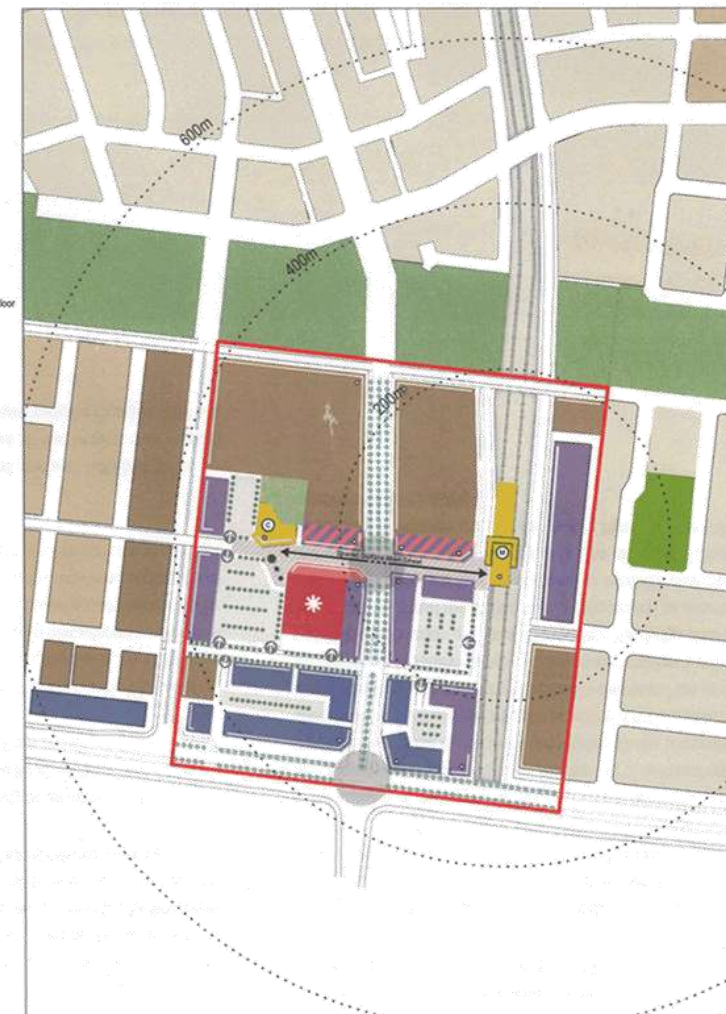
- Anchor Retail Units
- The potential future train station
- The Community Centre

Building heights of in excess of three storeys will be appropriate:

- In key gateway locations;
- On key arterial routes;
- On main streets;
- On the eastern edge of the Town Centre, at the interface with the rail reserve.

## Legend

- Town Centre Boundary
- Primary Frontage
- Built Form Feature
- Community Facility
- Future Potential Transport Terminal
- Community Activity Centre
- Anchor Retail
- Speciality Retail
- Mixed Use - Commercial
- Mixed Use - Speciality Retail to Ground Floor
- Residential - High Density/Mixed Use
- Commercial
- Public Space - Ped Priority
- Car Park
- Entry to Car Park/Servicing
- Public Transport Corridor
- Local Passive Open Space
- Local Conservation Reserves
- Edgars Creek Easement



## REVISED SECTION

Places Victoria

## SECONDARY ACTIVITY CENTRES

Two areas of Secondary Activity Centre have been identified, both of which have a significant interface with O'Herns Road:

**Secondary Activity Centre A:** A discrete area of land extending to approximately 10 Hectares and bounded by the Craigieburn Bypass, O'Herns Road, Koukoura Drive and the electrical easement. This secondary activity centre benefits from its exposure to the Craigieburn Bypass and it will act as the primary 'gateway' for the Aurora Estate for motorists travelling from the wider metropolitan area.

**Secondary Activity Centre B:** A section of land extending from Edgars Creek towards the eastern boundary of ADP2. This area primarily orientates towards O'Herns Road and will be relatively integrated with the Southern Primary Activity Centre and adjacent residential areas.

**a Aurora South Precinct**

The entirety of Auroras Secondary Activity Centre provision, and around one third of its primary activity centre provision are located within the area sitting between O'Herns Road and the Electrical Easement, known as the Aurora South Precinct. These primary and secondary activity centre areas are concentrated within sizeable clusters towards the eastern and western extents of the Aurora South Precinct. The eastern activity centre cluster contains a future transport terminal which will be the primary focus for movement and activity.

DPO23 of the Whittlesea Planning Scheme requires that a Precinct Plan be prepared for the Aurora South Precinct. This plan must be prepared in advance of further development proposals coming forward for the area to ensure it is developed in an integrated and cohesive manner. To ensure that each activity centre is accessible across the southern precinct by public transport and modes of active travel, east-west linkages must be shown as direct, obvious and focussed in particular on the street terminating at the proposed transport terminal.

**b Secondary Activity Centre A**

The uses here will be influenced by the proximity to the interchange with the Craigieburn Bypass. **This large, discrete land area is held within a single landownership – as such the site is suitable for larger format or major retail operators** selling comparison and bulky goods and capable of servicing a much wider catchment. Such uses might include a Homemaker Centre as well as Hardware and Trade Supplies.

Given the gateway location of this site, buildings must be orientated to provide activation of key adjoining roads.

Full and direct vehicle access to the secondary activity centre will not be permitted from O'Herns Road or Koukoura Drive.

**c Secondary Activity Centre B**

The land uses within this area will be influenced by the proximity to the Southern Town Centre. The proximity to the southern primary activity centre, including the transport terminal, provides the opportunity for users of this centre to also use the secondary activity centre in the same trip.

**A mix of offices, restricted retail premises and indoor recreation facilities** are suitable uses which will help to integrate this areas with the Southern Town Centre and relate to the uses identified for the Cooper Street Employment Area along the southern side of O'Herns Road. This approach will reinforce the 'gateway' role of O'Herns Road uses.

Vehicle access to the secondary activity centre will be provided generally by service roads adjacent to O'Herns Road and the north south streets of Scanlon Drive, Cotters Road and Edgars Road.

The desired built form for the secondary activity is for multi storey, office-style development that creates a continuous wall to the street edge. This is of particular importance for gateway sites adjacent to north-south streets such as Cotters Road which will provide a point of access into the estate for pedestrians from O'Herns Road. Large areas of ground level car parking are encouraged to the rear of buildings in order to maximise the activation of the streetscape.

Given the proximity to existing and proposed residential areas, the design of commercial development at this location must respond sensitively to adjacent land uses paying particular regard to visual and acoustic impacts.

**d Local Activity Centres**

Local Activity Centres are intended to ensure that all residents have access to everyday convenience retailing, particularly those further from the primary activity centres. Local activity centres are located generally on main streets or adjacent to other community uses such as schools and public open space. These centres should not be large in scale and will not accommodate a major anchor tenant such as a full line supermarket.

Local Activity Centres should pursue mixed-use development outcomes to ensure retail, food and drink or other compatible uses are delivered within the context of higher density residential development.

In the absence of market demand for commercial uses in the short term, the potential for interim ground floor community or residential uses should be investigated to ensure the Local Activity Centre is occupied and provides some level street activation at the time of delivery. Building design should allow for the future conversion to commercial use when the need arises, for instance by providing sufficient internal floor to ceiling heights to accommodate a range of ultimate uses. The design of Local Activity Centres should have a high level of consideration for adjacent land uses, ensuring that they are positioned to maximise pedestrian and on-street activity within the local area. The streetscape should be designed to accommodate gathering with a high level of amenity including shelter and seating





Summary of Technical and Formatting Changes to Aurora Development Plan  
Part 2

Amendments to Text	Relocating Text to Appendices	Include Additional Text within ADP2	Update references
Amend Section 5.2.3 – Housing Tenure and Affordability to accord with the text provided within Attachment 8;	Relocate Sections 2.1.1 – 2.1.6 (inclusive) into Appendix E.	Include a note in Section 2.2 to read: 'A full assessment of flora, fauna and conservation significance completed by Biosis is provided in Appendix F.'	Update all references to VicUrban through the document to Places Victoria;
Amend Section 2.1 – Planning Policy and Statutory Controls to read 'The Aurora Development Plan Part 2 is generally in accordance with the relevant Planning Policy and Statutory Controls affecting the land. A full assessment of all relevant Planning Policy and Statutory Controls can be found in Appendix E.'	Relocate Sections 2.2.3 – 2.2.5 (inclusive) into Appendix F.	Include a note in Section 2.3 to read: 'A summary of the detailed assessment undertaken by Biosis in relation to both Aboriginal and European History on the Development Plan area is provided in Appendix G'.	Update all references to Melbourne 2030 to Plan Melbourne and include a reference to employment growth in Section 2.1.2.
Amend Section 3.4 to read: 'The provision of social infrastructure within the Aurora Development Plan Part 2 area was undertaken as part of the original assessment of the Development Plan. The detailed outcomes of this assessment are provided within Appendix H. In summary, the following social infrastructure is planned for within the ADP2 area: •Three Community Activity Centres, with the provision of a fourth if required; •Three State Government primary	Relocate Sections 2.3.1 and 2.3.2 (inclusive) into Appendix G.	Include the following text within Section 3.6  Traffic and transportation needs have been considered as part of the original assessment of the Development Plan. Background of these needs is shown in Appendix I. Updated traffic modelling will be required for all major developments and subdivisions within the ADP2 area to reflect the extension of the Urban Growth Boundary to the satisfaction of the Responsible Authority.  In summary, the following key transportation projects are proposed in ADP2:	

<p>schools;</p> <ul style="list-style-type: none"> <li>•One State Government secondary School;</li> <li>•Two independent primary schools; and</li> <li>•A walking and cycling network linking key facilities and services.</li> </ul> <p>A Community Development Strategy (CDS) will also be undertaken by Places Victoria in conjunction with Council and other relevant service providers.'</p>		<ul style="list-style-type: none"> <li>•Extension of the Epping Rail line from Lalor to Aurora with the future extension through to Wollert and possibly Donnybrook is planned</li> <li>•Access onto the Craigieburn Bypass at O'Herns Road, along with the existing interchanges already constructed;</li> <li>•Extension of Edgars Road from Cooper Street through to Craigieburn Road;</li> </ul>	
<p>Amend Section 5.1.4 (f) to read:</p> <p>'The selection of particular trees for each stage of subdivision will be refined and reviewed over time. An indicative list of species is provided in Appendix J'.</p>	<p>Relocate Sections 3.4.1 to 3.4.7 (inclusive) to Appendix H. 13.</p>		
	<p>Relocate Sections 3.6.1 to 3.6.3 (inclusive) to Appendix I.</p>		
	<p>Relocate the Table of Street Tree Species into Appendix J.</p>		

Summary of changes required in Section 5.9.4 – Drainage

1. Include the following note in Section 5.9.4 stating:

'The drainage strategy is currently in the process of being updated. Matters relating to Integrated Water Management are to be resolved at the detailed design phase. The overall land budgets will not be altered as a result any revised outcomes.'

2. Amend Section 5.9.4 (e) to state:

Large raingardens and bio-retention systems treat stormwater by passing it through prescribed filtration media and vegetation. They also provide flow retardation and are particularly efficient in removing excess nutrients. Pre-treatment measures upstream will also be required to reduce maintenance frequency requirements of the bio-retention basin.

3. Amend Section 5.9.4 (f) to state

Raingardens can also be located within public open space, provided the design does not compromise the function and amenity of the open space. Raingardens are considered to be drainage infrastructure and therefore the area impacted by the raingarden will be considered as encumbered open space. A creek corridor provides a potential opportunity to incorporate linear raingardens parallel to the waterway. The function and operation is essentially the same as the nodal raingardens except that the landscape response is generally different as the nodal system is integrated into an urban landscape whereas the linear system is integrated into a more natural environment. Topography and open space reservation is a significant consideration with this option as sufficient grade is necessary to enable the bioretention system drain to the existing waterway.





# Victorian Child Friendly Cities and Communities Charter

This Victorian Charter for Child Friendly Cities and Communities has been developed specifically for local governments, organisations and individuals to take action. The Charter is a statement of the principles and actions that underpin the right to be considered *child friendly*.

The Charter is consistent with state, national and international protocols and embraces rights that are embedded in the Convention of the Rights of the Child (1990), the Chiba Declaration for a Child Friendly Asia Pacific (2009), UNICEF's Building Blocks for Developing a Child Friendly City (2004) and the Victorian Human Rights and Responsibilities Charter 2006.

**Recognising the need for increased participation by children in decision-making forums and creating child friendly environments, we support the following principles:**

- **Freedom for children to experience environments that consider their needs**
- **Respect and dignity for children to express their individual opinions, participate in and contribute to decisions about their communities and their wellbeing**
- **Equitable access to supportive environments and services for children regardless of gender, ethnicity, religion or ability**



Victorian Local Governance  
Association











ATTACHMENT 2



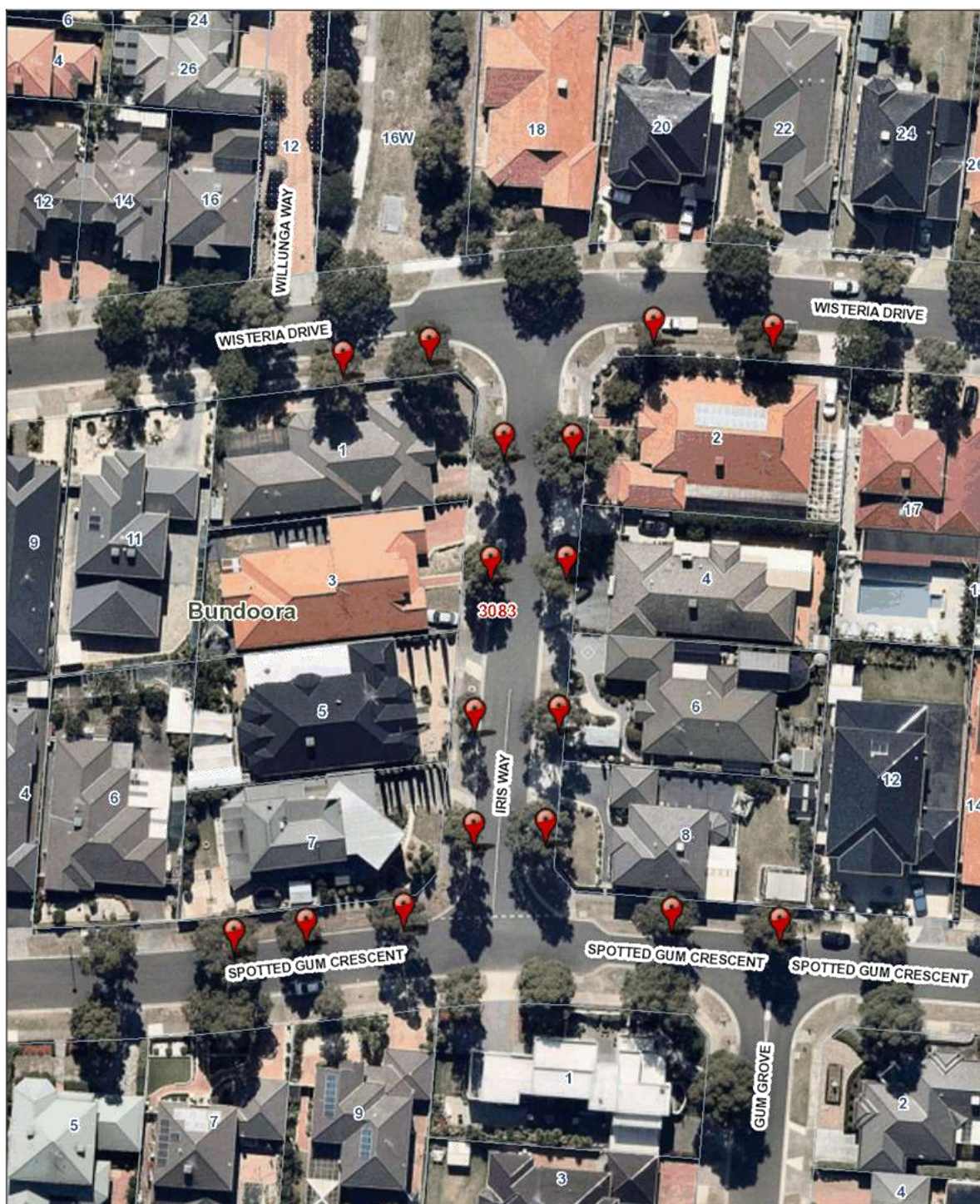
<div><div> Proposed 150w HPS Light to be Installed on Existing Pole</div><div> Existing Light Pole</div></div>	SURVEYED	MILROY GUHWARDENA TEAM LEADER DESIGN AND DELIVERY	 City of Whittlesea	SCALE	NTS
	CAD FILE			DRAWING NO.	
	DATUM			SITE NO.	
	DATE			FILE NO.	ST/106140
	DESIGNER			SHEET	1 OF 1
		BOB HARRIS	LOWALDE RECREATION RESERVE, EPPING		
			PROPOSED ADDITIONAL STREET LIGHT		







## Iris Way, Bundoora



Marked *Corymbia maculata* included in petition



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Map Scale: 1 : 761  
Date: 22/04/2016  
Produced By: anf







***City of***  
**Whittlesea**

**Financial Performance Report  
For the period ended  
31 March 2016**

Creating vibrant self-sustaining communities together

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Expenditure summary	6
Balance sheet	8
Statement of cash flows	10
Statement of capital works	12

## City of Whittlesea Financial Performance Report

## Comprehensive income statement

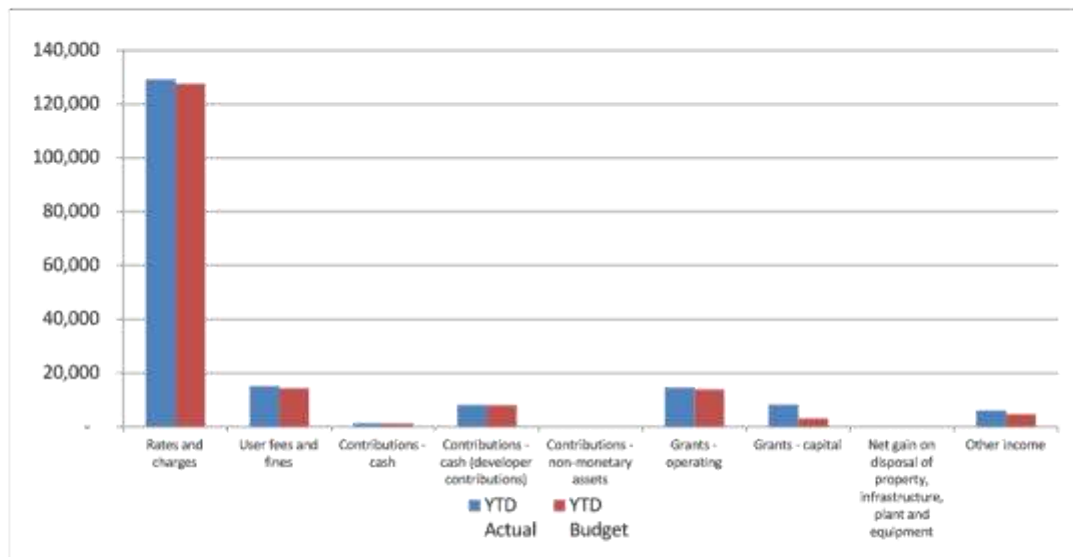
	2015/16 YTD Actual \$'000	2015/16 YTD Budget \$'000	2015/16 YTD Variance \$'000	2015/16 Adopted Budget \$'000
<b>Income</b>				
Rates and charges	129,157	127,551	1,606	127,751
User fees and fines	15,200	14,285	915	18,758
Contributions - cash	1,261	1,141	120	1,706
Contributions - cash (developer contributions)	8,085	8,000	85	9,324
Contributions - non-monetary assets	-	-	-	86,000
Grants - operating	14,584	13,802	782	25,650
Grants - capital	8,201	3,035	5,166	3,035
Net gain on disposal of property, infrastructure, plant and equipment	125	130	(5)	166
Other income	6,034	4,704	1,330	6,534
<b>Total income</b>	<b>182,647</b>	<b>172,648</b>	<b>9,999</b>	<b>278,924</b>
<b>Expenditure</b>				
Employee benefits	58,488	60,699	(2,211)	81,510
Materials and services	36,038	38,753	(2,715)	59,774
Depreciation and amortisation	18,582	18,620	(38)	24,827
Finance costs	1,491	1,492	(1)	2,313
Other expenses	12,681	12,542	139	15,249
<b>Total expenditure</b>	<b>127,280</b>	<b>132,106</b>	<b>(4,826)</b>	<b>183,673</b>
<b>Total comprehensive result</b>	<b>55,367</b>	<b>40,542</b>	<b>14,825</b>	<b>95,251</b>

<b>Underlying result reconciliation</b>				
Comprehensive result	55,367	40,542	14,825	95,251
Less non -operating income and expenditure:				
Net gain on disposal of property, infrastructure, plant and equipment	(125)	(130)	5	(166)
Grants - capital	(8,201)	(3,035)	(5,166)	(3,035)
Contributions - cash (developer contributions)	(8,085)	(8,000)	(85)	(9,324)
Contributions - non-monetary assets	-	-	-	(86,000)
<b>Underlying surplus/(deficit)</b>	<b>38,956</b>	<b>29,377</b>	<b>9,579</b>	<b>(3,274)</b>



## City of Whittlesea Financial Performance Report

## Income summary



		2015/16	2015/16	2015/16	2015/16
		YTD	YTD	YTD	Adopted
	Notes	Actual	Budget	Variance	Budget
		\$'000	\$'000	\$'000	\$'000
<b>Income</b>					
Rates and charges	1.1	129,157	127,551	1,606	127,751
User fees and fines	1.2	15,200	14,285	915	18,758
Contributions - cash		1,261	1,141	120	1,706
Contributions - cash (developer contributions)		8,085	8,000	85	9,324
Contributions - non-monetary assets		-	-	-	86,000
Grants - operating	1.3	14,584	13,802	782	25,650
Grants - capital	1.4	8,201	3,035	5,166	3,035
Net gain on disposal of property, infrastructure, plant and equipment		125	130	(5)	166
Other income	1.5	6,034	4,704	1,330	6,534
<b>Total income</b>		<b>182,647</b>	<b>172,648</b>	<b>9,999</b>	<b>278,924</b>

## City of Whittlesea Financial Performance Report

## Analysis of income variances

**1.1 Rates & charges** **1.3% Variance** **\$1.61M Fav**

All property rates are recognised as income when notices are issued. Variation to budget is the result of supplementary valuations (*permanent variance*).

**1.2 User fees and fines** **6.4% Variance** **\$915K Fav**

User fees and fines relate to the recovery of service delivery costs through the charging of fees to users of services, and statutory fees and fines that are levied in accordance with legislation. Favourable variance is due to higher than budgeted year to date income from:

- Service fees (include fees for HACC, kerbside collection, building services) (\$140K) - variance due to higher than anticipated garden waste collection fees (\$186K) (*permanent variance*), land information certificate fees (\$29K), stormwater details fees (\$17K) and building services fees (\$37K), offset by reduced income from landscape plan checking & surveillance fees (\$122K).
- Facilities (\$414K) - due to new TRAC contract (\$566K) (*permanent variance*) and Golf Course catering (\$36K), offset by lower than budgeted YTD income from Golf Course operations (\$111K), Mill Park Leisure Centre (\$25K) and PRACC catering fees (\$51K).
- Permit fees (\$448K) - subdivisions (\$298K), local laws (\$140K).
- Property leases and rentals (\$131K) - includes favourable year to date income from Arts Centre room & theatre hire (\$43K), and hire of leisure facilities (\$84K).

*Offset by unfavourable variances:*

- Fines (\$235K) - parking (\$406K), fire hazard removal (\$185K), litter (\$45K), animal control (\$27K), and public health (\$13K); offset by asset protection (\$144K), local laws (\$255K), and planning (\$41K).

**1.3 Grants - operating** **5.7% Variance** **\$782K Fav**

Includes all monies received from State and Commonwealth sources for the purpose of funding the delivery of programs and services to ratepayers. Favourable year to date variance is due to grants tracking higher than year to date budget for Family, Children and Young People (\$251K), Aged & Disability Services (\$309K), Resilience & Emergency Management (\$64K), Health, Access & Bushfire Recovery (\$45K), Reducing litter & rubbish in waterways project (\$67K) and Local Laws for the provision of school crossing supervisors (\$32K).

**1.4 Grants - capital** **170.2% Variance** **\$5.17m Fav**

Includes all monies received from State and Commonwealth sources for the purposes of funding capital projects. YTD grants received for:

- |  |   |
|--|---|
| - Mill Park Lakes Reserve Pavilion (\$1.1M)  | - Mernda CAC (\$25K)                                |
| - Lalor Tennis Development (\$1.2M)          | - Thomastown Library Refurbishment (\$150K)         |
| - Hawkstowe Early Learning Centre (\$500K)   | - Street Lighting (\$195K)                          |
| - Barry Road CAC (\$2.6M)                    | - McMillan Run Playground (\$110K)                  |
| - 713 High Street upgrade (\$781K)           | - Peter Lalor Walk (\$138K)                         |
| - Laurimar Pavilion (\$144K)                 | - Playground safety (\$150K)                        |
| - Woodland Waters Pavilion (\$700K)          | - Bridge Inn Road duplication (\$157K)              |
| - Doreen South Early Learning Centre (\$36K) | - Thomastown-Lalor Streetscape Master plan (\$3.5K) |
| - Bridge Inn Road duplication (\$157K)       | - Path works:                                       |
|  | - Humevale Rd (\$25K)                               |
|  | - Bridge Inn Road (\$68k)                           |
|  | - Yan Yean Road (\$50K)                             |

**1.5 Other income** **28.3% Variance** **\$1.33M Fav**

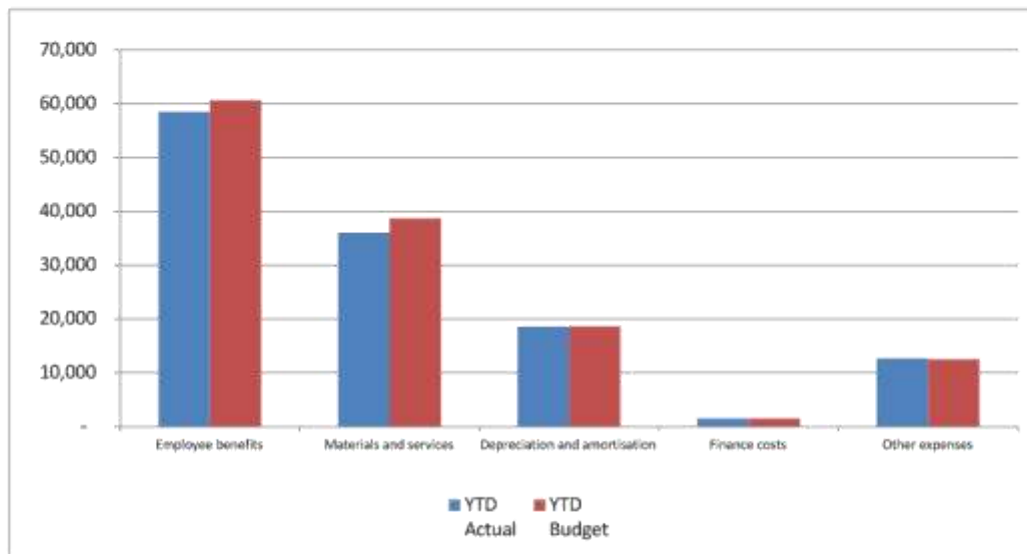
Includes interest on investments, operational sales, reimbursements and other uncategorised items. Favourable year to date variance due to parental leave reimbursements from Centrelink (\$290K), workcover reimbursements (\$167K), developer reimbursements (\$74K), other reimbursements (including staff secondments and completed works for external parties) (\$255K) and interest income (\$635K); offset by lower than budgeted sales (\$113K) due result of lower than expected internal functions at PRACC (\$113K).

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## City of Whittlesea Financial Performance Report

## Expenditure summary



		2015/16	2015/16	2015/16	2015/16
		YTD	YTD	YTD	Adopted
	Notes	Actual	Budget	Variance	Budget
		\$'000	\$'000	\$'000	\$'000
<b>Expenditure</b>					
Employee benefits	2.1	58,488	60,699	(2,211)	81,510
Materials and services	2.2	36,038	38,753	(2,715)	59,774
Depreciation and amortisation		18,582	18,620	(38)	24,827
Finance costs		1,491	1,492	(1)	2,313
Other expenses		12,681	12,542	139	15,249
<b>Total expenditure</b>		<b>127,280</b>	<b>132,106</b>	<b>(4,826)</b>	<b>183,673</b>



## City of Whittlesea Financial Performance Report

**Analysis of expenditure variances****2.1 Employee benefits****3.6% Variance****\$2.21M Fav**

Includes all labour related expenditure such as salaries, wages, allowances and on-costs such as leave entitlements, superannuation and WorkCover. Favourable year to date variance mainly due to lower than budgeted payments to permanent/fixed term staff (due to vacancies) (\$3.2M); offset by casual staff (\$303K), overtime (\$149K), and employee entitlements (\$550K).

**2.2 Materials and services****7.0% Variance****\$2.72M Fav**

Includes the purchase of supplies and consumables, payments to contractors for the provision of services, and fleets costs. Major year to date variances:

*Favourable variances:*

- lower than anticipated year to date expenditure on:
  - External works (\$2.57M)
  - Training, seminars & courses (\$44K)
  - Consultants/external support (\$168K)
  - Supplies & services (\$386K)
  - Computer services (\$517K)
  - Construction materials (\$187K)

*Offset by unfavourable variances:*

- higher than anticipated year to date expenditure on:
  - Temporary staff/agency costs (\$690K)
  - Legal services (\$202K)
  - Other support services (\$95K)
  - Communications (postage/telephone) (\$72K)
  - Catering supplies and services (\$40K)
  - Plant and fleet costs (\$52K)

## City of Whittlesea Financial Performance Report

## Balance sheet

	Notes	2015/16 YTD Actual \$'000	2014/15 Actual \$'000	Net Movement \$'000
<b>Current assets</b>				
Cash and cash equivalents	3.1	38,450	34,616	3,834
Financial assets (investments)	3.2	106,100	91,208	14,892
Trade and other receivables	3.3	38,754	15,022	23,732
Inventories		78	68	10
Other assets		2,763	1,776	987
<b>Total current assets</b>		<b>186,145</b>	<b>142,690</b>	<b>43,455</b>
<b>Non-current assets</b>				
Investment in associate		2,431	2,431	-
Unlisted shares		22	22	-
Infrastructure, property, plant and equipment		2,730,997	2,726,919	4,078
Intangible assets		59	59	-
Investment property		2,600	2,600	-
<b>Total non-current assets</b>		<b>2,736,109</b>	<b>2,732,031</b>	<b>4,078</b>
<b>Total assets</b>		<b>2,922,254</b>	<b>2,874,721</b>	<b>47,533</b>
<b>Current liabilities</b>				
Trade and other payables		13,024	21,854	(8,830)
Trust funds and deposits		8,297	6,220	2,077
Provisions		15,713	16,794	(1,081)
Interest bearing loans and borrowings		2,173	2,173	-
<b>Total current liabilities</b>		<b>39,207</b>	<b>47,041</b>	<b>(7,834)</b>
<b>Non-current liabilities</b>				
Provisions		2,302	2,302	-
Interest bearing loans and borrowings		30,445	30,445	-
<b>Total non-current liabilities</b>		<b>32,747</b>	<b>32,747</b>	<b>-</b>
<b>Total liabilities</b>		<b>71,954</b>	<b>79,788</b>	<b>(7,834)</b>
<b>Net assets</b>		<b>2,850,300</b>	<b>2,794,933</b>	<b>55,367</b>
<b>Equity</b>				
Accumulated surplus	3.4	2,193,587	2,137,582	56,005
Reserves		656,713	657,351	(638)
<b>Total equity</b>		<b>2,850,300</b>	<b>2,794,933</b>	<b>55,367</b>

## City of Whittlesea Financial Performance Report

**Analysis of balance sheet****Comparison to prior financial year - June 2015 actual**

3.1 - Cash assets have increased by \$3.8M. This is as a result of the receipt of rates following the 3rd installment and lump sum due dates - refer to Statement of Cash Flows (pg. 10)

3.2 - Financial assets are cash investments that have a maturity date greater than 90 days from the end of the reporting period. Financial assets have increased by (\$14.9M) due to the placement of new investments to optimise Council's interest revenue.

3.3 - Receivables have increased due to rate debtors (including Fire Service Levy). This is because rates are recognised as income when notices are sent out at the start of the financial year. The rate debtor balance reduces throughout the year as payments are received - either by instalments or in full by 15 February.

3.4 - Accumulated surplus is the value of all net assets less reserves that have accumulated over time. The movement is directly related to the surplus for the period (refer to Income statement) and net reserve transfers.



## City of Whittlesea Financial Performance Report

## Statement of cash flows

	Notes	2015/16 YTD Actual \$'000	2014/15 Actual \$'000
<b>Cash flows from operating activities</b>			
Rates		105,316	120,724
User fees and fines		16,982	18,319
Developer contributions		8,085	36,672
Grants (inclusive of GST)		22,997	10,708
Other receipts and charges (inclusive of GST)		3,809	5,972
Interest received		3,428	4,813
Net GST refund		6,622	7,829
Net Fire Services Levy		8,875	422
Payments to employees		(60,316)	(68,994)
Payments to suppliers (inclusive of GST)		(69,350)	(73,462)
<b>Net cash provided by (used in) operating activities</b>	4.1	<u>46,449</u>	<u>63,003</u>
<b>Cash flows from investing activities</b>			
Proceeds from disposal of non-current assets		283	1,096
Payments for infrastructure, property, plant and equipment (inclusive of GST)		(24,900)	(45,857)
Redemptions/(Payments) for investments (maturing later than 90 days)		(14,892)	(21,108)
<b>Net cash provided by (used in) investing activities</b>	4.2	<u>(39,510)</u>	<u>(65,869)</u>
<b>Cash flows from financing activities</b>			
Repayment of borrowings		(1,614)	(2,033)
Finance costs		(1,491)	(2,191)
Proceeds from borrowings		-	2,902
<b>Net cash provided by (used in) financing activities</b>	4.3	<u>(3,104)</u>	<u>(1,322)</u>
<b>Net increase (decrease) in cash and cash equivalents</b>		3,834	(4,188)
Cash and cash equivalents at the beginning of the year		34,616	38,804
<b>Cash and cash equivalents at the end of the period</b>	4.4	<u>38,450</u>	<u>34,616</u>

## City of Whittlesea Financial Performance Report

**Explanation of statement of cash flows****4.1 Operating activities**

Refers to the cash generated or used in the normal service delivery functions of Council. Cash remaining after paying for the provision of services to the community may be available for investment in capital works, or repayment of debt.

**4.2 Investing activities**

Refers to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities included the acquisition and sale of assets such as vehicles, property and equipment.

**4.3 Financing activities**

Refers to cash generated or used in the financing of Council functions and include borrowings from financial institutions and advancing of repayable loans to organisations. These activities also include repayment of the principal component of loan repayments for the year.

**4.4 Cash and cash equivalents at the end of the period**

Cash and cash equivalents at the end of the period have increased by \$3.8M.

## City of Whittlesea Financial Performance Report

## Statement of capital works

	Notes	2015/16 YTD Actual \$'000	2015/16 YTD Budget \$'000	2015/16 YTD Variance \$'000	2015/16 Annual Budget \$'000
<b>Capital works areas</b>					
Buildings	5.1	7,523	12,402	4,880	25,383
Drains		47	222	174	247
Planning & feasibility	5.2	83	125	42	125
Open space	5.3	1,710	3,961	2,251	6,339
Plant & equipment	5.4	1,670	1,733	62	3,056
Roads & paths	5.5	10,221	10,388	167	14,540
Transport	5.6	1,112	1,329	217	2,006
<b>Total capital works</b>		<b>22,366</b>	<b>30,159</b>	<b>7,794</b>	<b>51,695</b>



## City of Whittlesea Financial Performance Report

**Analysis of statement of capital works**

Refer to New Works Program 2015/16 Q3 report presented to Council at the meeting of 17 May 2016 for more detail.

**5.1 Buildings**

Construction progress on building projects is tracking behind schedule. Delays have been experienced in some projects resulting in deferral of planned payments compared to budget.

**5.2 Planning & Feasibility**

Although tracking slightly behind in budget timing, projects are progressing with planning and design for a number of projects underway and contractors engaged for delivery.

**5.3 Open Space**

Some Open Space projects have been delayed whilst community consultation is undertaken and there have also been delays with the awarding of some contracts. The project schedules are currently being reviewed to ensure completion within expected timeframes.

**5.4 Plant & equipment**

Plant and equipment program is tracking behind the planned budget. Not a significant variance.

**5.5 Roads & paths**

Progress on the construction of roads and paths is tracking well compared to the planned budget. Projects are on track for completion within the financial year.

**5.6 Transport**

Underspend due to the delay in completion of roundabouts and traffic signal projects. Timing issue only.



**ATTACHMENT 1 – SITE PLAN & PHOTO**

**Lease – Ashley Park Community Activity Centre  
21 Orchard Street Doreen**







