



***City of*
Whittlesea**

A G E N D A

OF ORDINARY COUNCIL MEETING

HELD ON

TUESDAY 3 SEPTEMBER 2019

AT 6.30PM

SUMMONS

You are advised that a Meeting of Council has been called by the Acting Chief Executive Officer on Tuesday, 3 September 2019 in Council Chamber, 25 Ferres Boulevard, South Morang at 6.30pm for the transaction of the following business.

When attending a Council Meeting a condition of entry is to sign-in upon arrival. If you are unable to sign-in alternate arrangements can be made.

**H SUI
ACTING CHIEF EXECUTIVE OFFICER**

COUNCILLORS

LAWRIE COX	MAYOR, SOUTH WEST WARD
STEVAN KOZMEVSKI	SOUTH WEST WARD
CAZ MONTELEONE	SOUTH WEST WARD
KRIS PAVLIDIS	SOUTH WEST WARD
TOM JOSEPH	DEPUTY MAYOR, NORTH WARD
RICKY KIRKHAM	NORTH WARD
EMILIA LISA STERJOVA	NORTH WARD
SAM ALESSI	SOUTH EAST WARD
ALAHNA DESIATO	SOUTH EAST WARD
NORM KELLY	SOUTH EAST WARD
MARY LALIOS	SOUTH EAST WARD

SENIOR OFFICERS

HELEN SUI

ACTING CHIEF EXECUTIVE OFFICER

RUSSELL HOPKINS

DIRECTOR COMMUNITY SERVICES

NICK MANN

DIRECTOR CITY TRANSPORT & PRESENTATION

NICK MAZZARELLA

ACTING DIRECTOR CORPORATE SERVICES

LIANA THOMPSON

DIRECTOR PARTNERSHIPS, PLANNING &
ENGAGEMENT

MICHAEL TONTA

MANAGER GOVERNANCE

ORDER OF BUSINESS

The Acting Chief Executive Officer submits the following business:

1.	OPENING.....	11
1.1	MEETING OPENING AND PRAYER.....	11
1.2	ACKNOWLEDGMENT OF TRADITIONAL OWNERS STATEMENT	11
1.3	PRESENT.....	11
2.	APOLOGIES.....	11
3.	DECLARATIONS OF INTEREST.....	11
4.	CONFIRMATION OF MINUTES OF PREVIOUS MEETING.....	11
5.	QUESTIONS, PETITIONS AND JOINT LETTERS.....	11
5.1	QUESTIONS TO COUNCILLORS.....	11
5.2	PETITIONS.....	13
5.2.1	CONSIDERATION OF ENGLISH OAK TREES LOCATED IN MATTHEWS COURT, MILL PARK AS INAPPROPRIATE FOR A RESIDENTIAL LOCALITY.....	13
5.3	JOINT LETTERS.....	13
	NIL REPORTS.....	13
6.	OFFICERS' REPORTS	15
6.1	PARTNERSHIPS, PLANNING & ENGAGEMENT.....	15
6.1.1	47 AND 53 THE BOULEVARD THOMASTOWN - CONSTRUCTION OF A THREE STOREY RESIDENTIAL BUILDING COMPRISING 20 DWELLINGS.....	15
6.1.2	258 MAHONEYS ROAD THOMASTOWN - AMENDMENT TO PLANNING PERMIT 714406 TO ALLOW FOR THE CONSTRUCTION OF A PERMANENT CRANE WITH A HEIGHT OF 40 METRES.....	165
6.1.3	APPROVAL OF THE COOPER STREET WEST DEVELOPMENT PLAN.....	183
6.1.4	DOMESTIC ANIMAL WELFARE SUPPORT POLICY	203
6.1.5	ASSEMBLIES OF COUNCIL - 3 SEPTEMBER 2019.....	211
6.2	COMMUNITY SERVICES.....	215
	NIL REPORTS.....	215
6.3	CITY TRANSPORT AND PRESENTATION	217
6.3.1	RESPONSE TO PETITION FOR A CULL OF KANGAROOS AROUND LAURIMAR	217

6.4	CORPORATE SERVICES	225
6.4.1	2019-71 TEMPORARY AGENCY STAFF MANAGEMENT	225
6.4.2	COMMITTEE OF COUNCIL RECOMMENDATION - LEASE - CITYWIDE SERVICE SOLUTIONS - EPPING DEPOT - 68- 96 HOUSTON STREET EPPING	229
6.4.3	COMMITTEE OF COUNCIL RECOMMENDATION - LEASE - 3ME NETWORK AUSTRALIA (RADIO) - PART OF 100W GREAT EASTERN WAY SOUTH MORANG.....	237
6.4.4	COMMITTEE OF COUNCIL RECOMMENDATION - LEASE - AUSNET SERVICES - MILL PARK LEISURE CENTRE REDEVELOPMENT	247
6.4.5	2019-20 GROWING SUBURBS FUND - PROJECT APPLICATIONS.....	253
6.4.6	2018/19 NEW WORKS PROGRAM - YEAR END REPORT	269
6.4.7	REAPPOINTMENT OF INDEPENDENT MEMBER TO THE AUDIT & RISK COMMITTEE	293
6.4.8	QUARTERLY SAFETY AND WELLBEING REPORT - JUNE 2019 UPDATE.....	297
6.4.9	CERTIFICATION OF 2018-19 FINANCIAL STATEMENTS AND UNCONFIRMED MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING	303
6.5	EXECUTIVE SERVICES.....	305
6.5.1	MEETINGS OF THE CHIEF EXECUTIVE OFFICER 25 JULY - 21 AUGUST 2019	305
7.	NOTICES OF MOTION	309
7.1	NOTICE OF MOTION NO 867 - LIVE STREAMING OF COUNCIL MEETINGS	309
7.2	NOTICE OF MOTION NO 874 - PUBLIC QUESTION TIME.....	311
7.3	NOTICE OF MOTION 877 - POKIES REFORM.....	313
8.	QUESTIONS TO OFFICERS	315
9.	URGENT BUSINESS	315
10.	REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES	315
11.	CONFIDENTIAL BUSINESS.....	317
11.1	PARTNERSHIPS, PLANNING & ENGAGEMENT.....	317
	NIL REPORTS.....	317
11.2	COMMUNITY SERVICES.....	317
	NIL REPORTS.....	317
11.3	CITY TRANSPORT AND PRESENTATION.....	317
	NIL REPORTS.....	317

11.4	CORPORATE SERVICES.....	319
11.4.1	LEASE - COUNCIL LAND - SOUTH MORANG.....	319
11.5	EXECUTIVE SERVICES.....	321
	NIL REPORTS.....	321
11.6	NOTICES OF MOTION	321
	NIL REPORTS.....	321
12.	CLOSURE.....	321

Note:

At Council's discretion, the meeting may be closed in accordance with Section 89 of the Local Government Act 1989. The provision which is likely to be relied upon to enable closure is set out in each item. These reports are not available for public distribution.

Question Time:

During the meeting, Council will answer questions from residents and ratepayers. Questions should be submitted in writing no later than 3pm on the day of the ordinary Council Meeting unless this unreasonably prevents or hinders you from participating. A Question Time form can be downloaded from Council's website and copies of the form are available at the meeting. Refer: <https://www.whittlesea.vic.gov.au/about-us/council/council-meetings/>

Council is committed to ensuring that all residents and ratepayers of the municipality may contribute to Council's democratic process and therefore, if you have special requirements, please telephone the Governance Team prior to any Council Meeting on 9217 2294.

Large Attachments:

Where large attachments form part of the Report, due to the size of the attachments – a copy has not been provided in the Agenda document

Copies of these attachments are available for inspection by the public at the following locations:

- a) Council offices at 25 Ferres Boulevard, South Morang; and
- b) Council's internet site – <http://cam.whittlesea.vic.gov.au/>

1. OPENING

1.1 MEETING OPENING AND PRAYER

The Acting Chief Executive Officer will open the meeting with the reading of the prayers:

Almighty God, we humbly beseech thee, to vouchsafe thy blessing upon this council. Direct and prosper its deliberations to the advancement of thy glory and the true welfare of the people of the Whittlesea City Council.

Our father who art in heaven, hallowed be thy name, Thy kingdom come, Thy will be done in earth as it is in heaven. Give us this day our daily bread and forgive us our trespasses as we forgive them that trespass against us; and lead us not into temptation but deliver us from evil, For thine is the kingdom, the power and the glory, for ever and ever.

Amen

1.2 ACKNOWLEDGMENT OF TRADITIONAL OWNERS STATEMENT

The Mayor will read the following Acknowledgement of Traditional Owners Statement.

On behalf of the Whittlesea City Council I recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan as the traditional owners of this place.

I as a non-aboriginal or Torres Strait Islander would ask that you may consider a conversation with our Aboriginal and Torres Strait peoples to educate and understand their depth of feeling around the treatment of our first nations peoples and events that have shaped their lives.

1.3 PRESENT

2. APOLOGIES

3. DECLARATIONS OF INTEREST

4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 6 August 2019.

5. QUESTIONS, PETITIONS AND JOINT LETTERS

5.1 QUESTIONS TO COUNCILLORS

5.2 PETITIONS

5.2.1 CONSIDERATION OF ENGLISH OAK TREES LOCATED IN MATTHEWS COURT, MILL PARK AS INAPPROPRIATE FOR A RESIDENTIAL LOCALITY

Petition received from 23 residents requesting Council consider the choice of English Oak trees that have been planted in Matthews Court, Mill Park as being inappropriate for a residential locality.

Council Officers will meet with the head petitioner and residents of Matthews Court to agree upon a more suitable species with the residents and head petitioner. The existing trees will be relocated to a more suitable site within the City.

MOTION

THAT Council resolve to receive the petition regarding the English Oak trees planted in Matthews Court, Mill Park and that the Council Officers meet with the head petitioner and residents of Matthews Court to agree on a more suitable species for a residential locality.

5.3 JOINT LETTERS

NIL REPORTS

6. OFFICERS' REPORTS

6.1 PARTNERSHIPS, PLANNING & ENGAGEMENT

6.1.1 47 AND 53 THE BOULEVARD THOMASTOWN - CONSTRUCTION OF A THREE STOREY RESIDENTIAL BUILDING COMPRISING 20 DWELLINGS

Attachments:	1	Locality Maps ↓
	2	Architectural Plans ↓
	3	Environmental Sustainability Report ↓
	4	Stormwater Management Report ↓
	5	Traffic Report ↓
Responsible Officer:	Director Partnerships, Planning & Engagement	
Author:	Planning Officer	
APPLICANT:	Spyros Nicolaou	
COUNCIL POLICY:	21.09	Housing
	22.11	Development Contribution Plan Policy
	22.16	Housing Diversity and Design
ZONING:	Residential Growth Zone	
OVERLAY:	Development Contributions Plan Overlay – Schedule 3 Special Building Overlay	
REFERRAL:	Melbourne Water	
OBJECTIONS:	Eleven (11)	

RECOMMENDATION SUMMARY

That Council resolve to approve Planning Application No. 718184 and issue a Notice of Decision to Grant a Planning Permit, for the construction of a three-storey residential building (plus a basement) comprising 20 dwellings, at 47 and 53 The Boulevard Thomastown.

KEY FACTS AND / OR ISSUES

- The application seeks a permit for the development of 47 and 53 The Boulevard with a three-storey residential building (plus a basement) comprising 20 dwellings.
- This represents the second application for this site, where previously Council resolved to refuse Planning Permit Application No. 716144, for the construction of a four-storey residential building (including a basement) comprising 21 dwellings on 3 July 2018 following receipt of 24 objections and on the grounds that the application failed to comply with a number of Clause 55 requirements of the Whittlesea Planning Scheme. This decision was appealed to VCAT, however later withdrawn.

- Notification of the current application was undertaken and eleven objections were received. The main grounds of objection include: the triple storey nature of the built form, which does not accord with the existing neighbourhood character, overlooking overshadowing, the lack of available on-street car parking, waste collection, excessive noise, overdevelopment, construction impact and decreasing property values. These objections were considered however, the proposal is considered generally in accordance with the requirements of the Whittlesea Planning Scheme.
- The proposal is appropriately located within a Residential Growth Zone, where increased densities are encouraged.
- The subject site is also situated within the Neighbourhood Renewal Change Area under Council's Housing Diversity Strategy (HDS), which encourages higher density housing.
- The proposal accords with the purposes and design standards of Clause 52.06 – Car Parking as well as the objectives and standards of Clause 55 – ResCode of the Whittlesea Planning Scheme.

REPORT**SITE AND SURROUNDING AREA**

The site comprises two residentially developed allotments located on the southern side of The Boulevard in Thomastown, approximately 380m northeast of the Thomastown train station (see *Attachment 1 Locality Map*).

The land is relatively flat and regular in shape, with a combined frontage of 30.5m to The Boulevard, a depth of 39.6m and a total site area of 1,207.9m².

The site currently contains a detached single storey dwelling each, finished in render or weatherboards, with pitched and tiled roofs. Each dwelling contains a single width vehicle accessway, along the respective western side boundaries, leading to associated outbuildings. Both dwellings also contain low rendered or brick front fences. Landscaping within the front of the site is minimal and limited to along the western side of the vehicle accessway. Other limited landscaping is present in the southeast corner of the site.

The surrounding area is characterised predominately by single storey dwellings, finished in render or weatherboards, with pitched and tiled roofs. Larger outbuildings dominate the rear setbacks, while brick front fences, ranging in height, are present along The Boulevard. Landscaping within front and rear setbacks is mixed in both the species selection and densities.

Directly to the north and west of the site are single and double dwelling developments, while to the east of the site is a two-dwelling development and to the south of the site is an unnamed road, followed by single dwelling developments fronting Cedar Street.

Medium density housing can be located at 36, 57, 74, 79, 82, 86, 87 and 90 The Boulevard, 2, 3, 4 and 5 Currajong Street, 3 French Street, 4, 11, 13, 27, 31 and 32 Cedar Street and 1 and 9 Belah Street.

The site is located in proximity to the following sites, services and infrastructure: -

- Bus Route 570 – Thomastown to RMIT Bundoora (100m east);
- Bus Route 559 – Thomastown via Darebin Drive (230m south);
- Thomastown train station (380m southwest);
- High Street Thomastown strip shops (380m southwest);
- Thomastown East Primary School - (590m east);
- Poplar Park (610m east);
- Thomastown Primary School (710m southwest); and
- Nick Ascenzo Park - (810m east).

RESTRICTIONS AND EASEMENTS

The site is formally described as Lots 1 and 2 on Plan of Subdivision No. 045364.

The site is also subject to Restrictive Covenant No. 2448748. This Restrictive Covenant prohibits excavation, except for the purposes of a building. The current application does not breach Restrictive Covenant No. 2448748.

The site is not covered by any easements.

BACKGROUND

On 3 July 2018, Council resolved to refuse Planning Permit Application No. 716144, for the construction of a four-storey residential building (plus a basement) comprising 21 dwellings at 47 and 53 The Boulevard, on the grounds that this application failed to comply with a number of Clause 55 requirements of the Whittlesea Planning Scheme and received 24 objections from local residents including one petition with 72 signatures. This position was to be represented at Victorian Civil and Administrative Tribunal (VCAT) Merits Hearing on 20 September 2018, however the scheduled Merits hearing, and associated review was withdrawn by the applicant on 7 September 2018.

PROPOSAL

The application seeks approval for the construction of a three-storey residential building (including a basement) comprising 20 dwellings (*see Attachment 2 Architectural Plans*). The existing dwellings and associated structures will be demolished. The proposal is summarised as follows:

- The apartment building will be three storeys plus basement which is accessed from a single consolidated access point from The Boulevard. The maximum overall height of the development is 11.1m, noting that the height above the applicable floor level is 10.3m.
- The proposed development consists of a mix of one- and two-bedroom apartments, with varying layouts and designs provided. There are 15, one-bedroom apartments and 5 two-bedroom apartments.
- The internal size of the proposed apartments range from 56sqm to 79sqm.
- The apartments are all allocated a single car space in the basement with individual storage areas of 6 cubic metres for each dwelling.
- The design response proposes a double-storey base element with the upper level designed to include an angled roof profile that seeks to reference the proportions of dwellings in the surrounding context.
- The proposed site coverage is 60%, with 20.5% permeability on site.

Basement

- 20 car parking spaces;
- 13 storage areas;
- A waste storage area (bin room)
- A ramped access to the basement by a double crossover located on the western side of the building (from a double crossover on the western side of the frontage).

Ground Level

- Dwelling Nos. 1 to 8 (seven one-bedroom and one two-bedroom apartments) and associated open space;
- Seven external storage sheds;
- Four visitor bicycle parking spaces; and
- An entry foyer.

First Floor (Level 1)

- Dwelling Nos. 9 to 16 (seven one-bedroom and one two-bedroom apartments) and associated balconies.

Second Floor (Level 2)

- Dwelling Nos. 17 to 20 (one one-bedroom and three two-bedroom apartments) and associated balconies.

Further details of the proposal are outlined in the following table:-

Dwelling No.	Height / Scale	No. of Bedrooms	Setbacks	Private Open Space	Car Parking
Dwelling No. 1	Single Storey (Ground Floor)	1	7.5m front (north) 3.7 m side (east)	18m ² (balcony) <i>Min width 2.2m</i>	One Space
Dwelling No. 2	Single Storey (Ground Floor)	1	3.7m side (east)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 3	Single Storey (Ground Floor)	1	3.7m side (east)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 4	Single Storey (Ground Floor)	1	3.7m side (east) 3.0m rear (south)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 5	Single Storey (Ground Floor)	1	3.0m rear (south)	19m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 6	Single Storey (Ground Floor)	1	3.0m rear (south) 3.7m side (west)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 7	Single Storey (Ground Floor)	1	3.7m side (west)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 8	Single Storey (Ground Floor)	2	7.5m front (north) 8.0m side (west)	16m ² (balcony) <i>Min width 2.2m</i>	One Space
Dwelling No. 9	Single Storey (First Floor)	1	7.5m front (north) 3.7 m side (east)	18m ² (balcony) <i>Min width 2.2m</i>	One Space
Dwelling No. 10	Single Storey (First Floor)	1	3.7m side (east)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 11	Single Storey (First Floor)	1	3.7m side (east)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 12	Single Storey (First Floor)	1	3.7m side (east) 3.0m rear (south)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 13	Single Storey (First Floor)	1	3.0m rear (south)	19m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 14	Single Storey (First Floor)	1	3.0m rear (south)	12m ² (balcony) <i>Min width 2m</i>	One Space

Dwelling No. 15	Single Storey (First Floor)	1	3.7m side (west)	12m ² (balcony) <i>Min width 2m</i>	One Space
Dwelling No. 16	Single Storey (First Floor)	2	7.5m front (north) 7.1m side (west)	16m ² (balcony) <i>Min width 2.2m</i>	One Space
Dwelling No. 17	Single Storey (Second Floor)	2	10m front (north) 6.0m side (east)	3 balconies 1 x 16m ² <i>Min width 2.5m</i> 1 x 4m ² <i>Min width 2m</i>	One Space
Dwelling No. 18	Single Storey (Second Floor)	1	3.7m side (east) 8m rear (south)	2 balconies 1 x 16m ² <i>Min width 2m</i> 1 x 7m ² <i>Min width 1.8m</i>	One Space
Dwelling No. 19	Single Storey (Second Floor)	2	3.7m side (west) 8m rear (south)	3 balconies 1 x 18m ² <i>Min width 2m</i> 1 x 7m ² <i>Min width 1.8m</i> 1x3.6m ² <i>Min width 1.8m</i>	One Space
Dwelling No. 20	Single Storey (Second Floor)	2	7.5m front (north) 7.1m side (west)	16m ² (balcony) <i>Min width 2.2m</i>	One Space

PUBLIC NOTIFICATION

The application was advertised by way of sending notices to adjoining property owners and occupiers as well as a sign at the front of the site. 11 objections were received, the grounds of objection can be summarised as follows:

- The triple storey nature of the dwellings, which does not accord with the existing neighbourhood character;
- Overlooking into the adjoining land;
- Overshadowing adjoining land;
- The structural impact of the basement construction;
- Rubbish bin placement;
- Insufficient car parking;
- Increases in traffic;
- Overdevelopment of the site;
- The lack of available on-street car parking;
- Property value; and
- Excessive noise.

HOUSING DIVERSITY STRATEGY

The Housing Diversity Strategy (HDS) was introduced into the Whittlesea Planning Scheme (WPS) by Planning Scheme Amendment C181, gazetted on 22 October 2015. The HDS provides a strategic framework for future residential development in the established areas of the municipality for the next 20 years. It aims to guide the future location and diversity of housing stock and identifies areas of housing growth and change, including areas where future housing growth will not be supported. In general, it aims to encourage higher residential densities and a diversity of housing types and sizes into areas within convenient walking distance to public transport and activity centres.

The HDS is a reference document in the Planning Scheme.

The site is within a Neighbourhood Renewal change area, which recognises areas close to services and facilities. In this instance the site is only some 100m east of the Boulevard commercial area. The preferred housing types are noted as townhouses, multi-units, and small-scale apartments.

The Neighbourhood Renewal change area has a number of Key Design Principles, including:

- A range of medium building heights;
- Building heights that achieve passive surveillance;
- Building heights that are of a human scale and integrate well with existing housing stock;
- Reduced front setbacks to encourage activation to the street while still allowing space for low level landscaping;
- Medium to higher site coverage to balance increased density and landscaping opportunities;
- Usable private open space, balconies and communal shared spaces; and
- Landscaping to complement medium to higher density-built form.

AMENDMENT C200

Amendment C200 is the second stage of implementation of the Housing Diversity Strategy (2013-2033) in the Whittlesea Planning Scheme, which focuses on identifying the appropriate statutory tools to achieve the key strategic objectives of the Housing Diversity Strategy (2013-2033).

The amendment makes changes to schedules for the Residential Growth Zone and General Residential Zone, introduces the Housing Diversity and Design Policy, and applies to the established areas of the municipality – Lalor, Thomastown, Mill Park, Bundoora, and parts of Epping and South Morang.

Amendment C200 was approved on 9 May 2019. The zoning of the land (Residential Growth Zone - Schedule 1) now includes the following specific Clause 55 requirements:

➤ *Standard B6 Minimum street setback*

Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner, the minimum front setback:

- Is one metre less than the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, and
- Must not be less than 3 metres.

➤ *Standard B28 Private open space*

An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or

A balcony of:

- 8 square metres with a minimum width of 2 metres and convenient access from a living room for 1-2 bedroom dwellings, or
- 12 square metres with a minimum width of 2.4 metres and convenient access from a living room for 3 or more bedroom dwellings, or

A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

ASSESSMENT AGAINST CLAUSE 55 OF THE WHITTLESEA PLANNING SCHEME

The following table provides details on whether the proposal complies with the requirements of Clause 55 of the Whittlesea Planning Scheme. Under these provisions a development:

- Must meet all of the objectives
- Should meet all of the standards

If Council is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

As the proposed development is for a residential apartment building less than four storeys Clause 55.07 of the Whittlesea Scheme additionally applies, which includes the following Clause 55 standards: B35 Energy Efficiency, B36 Communal Open Space, B37 Solar access to communal outdoor space, B38 Deep soil areas and canopy trees, B39 Integrated water, B40 Noise impacts, B41 Accessibility, B42 Building entry and circulation, B43 Private open space above ground floor, B44 Storage, B45 Waste and recycling, B46 Functional layout, B47 Room depth, B48 Windows and B49 Natural Ventilation.

Please note in this instance the following Clause 55 Standards do not apply to the proposed developments: B10 Energy Efficiency, B11 Open Space, B24 Noise Impacts, B25 Accessibility and B30 Storage.

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B1	Neighbourhood Character	✓	✓	<p>The existing character of the area is dominated by single and double storey dwellings, with brick, weatherboard and tile construction materials. Double or triple front facades also dominate the area. Medium density built form includes double storey elements and more modern use of rendered finishes and boxy built form.</p> <p>The preferred neighbourhood character for the area is addressed in Clause 21.09-2 – Housing Diversity of the Local Planning Policy Framework and in Council's Housing Diversity Strategy as detailed earlier in this report.</p> <p>Elements of the proposal accord with both the existing and preferred neighbourhood character.</p> <p>Whilst the triple storey building height is higher than the existing built form, the development is well articulated and provides appropriate use of materials and finishes to deliver a building that appropriately references the suburban residential nature of the location.</p> <p>The triple storey building height has been designed to a human scale, with a gradual transition from the dominant single and double storey-built form and is expected to positively enhance passive surveillance of the area and the opportunities for the provision of canopy trees and deep soil planting.</p> <p>Finally, the site coverage ratios, usability of the balconies / secluded private open space and landscaping opportunities within the site are all acceptable and consistent with Council's Housing Diversity Strategy and the specific Clause 55 requirements to the zone (recently introduced via C200 amendment).</p>
B2	Residential Policy	✓	✓	<p>The site is located within a Residential Growth Zone and is within a Neighbourhood Renewal Change Area of Council's Housing Diversity Strategy.</p> <p>The proposed building height is considered to be of a human scale and built form is innovatively designed to integrate with the existing housing stock.</p> <p>In addition, the siting and massing of the built form and design of the dwellings is consistent with the zoning of the site and Council's Housing Diversity Strategy.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B3	Dwelling Diversity	✓	✓	The proposal contains a combination of one- and two-bedroom dwellings, with varying dwelling sizes across the three levels of the residential building. It is considered Standard B3 has been satisfied.
B4	Infrastructure	✓	✓	
B5	Integration with the street	✓	✓	<p>The entry / lobby is clearly identified from The Boulevard. It provides a sense of address and identity for the proposal. In conjunction with balconies and dwellings that front the street, the proposal provides a well-articulated and activated frontage to the public realm.</p> <p>All vehicle access is via a single crossover to maximise landscaping opportunities at the street frontage.</p> <p>In addition, no front fence is proposed.</p>
B6	Street setback	✓	✓	The design response proposes a front setback of 7.5m to the street, this setback complies with the specific requirement of the schedule to the zone (Residential Growth Zone Schedule 1).
B7	Building height	✓	✓	The maximum building height for the proposed building is 11.1metres, which despite the increase Finished Floor Level requirements of the Special Building Overlay, achieves compliance with the maximum allowable height of 13.5 metres.
B8	Site coverage	✓	✓	The site coverage is 60% which complies with the standard.
B9	Permeability	✓	✓	On site permeability is 20.5% of the total site area, which complies with the standard
B10	Energy efficiency	N/A	N/A	
B11	Open space	N/A	N/A	
B12	Safety	✓	✓	<p>The dwellings have easily identifiable front entries from the common foyer.</p> <p>Car parking for all dwellings is appropriately located within the secure basement.</p> <p>Proposed planting will not create unsafe spaces along streets and accessway.</p>
B13	Landscaping	✓	Condition	A Landscape plan will be required to be provided should a permit be issued.
B14	Access	✓	✓	The removal of two crossovers and replacement with one single crossover is compliant with the standard and maximises on street parking.

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B15	Parking location	✓	✓	Car parking spaces are conveniently located within the basement.
B17	Side and rear setbacks	✓	x	Excluding two minor balcony screening encroachments, the proposal complies with Standard B17 and is considered acceptable.
B18	Walls on boundaries	N/A	N/A	
B19	Daylight to existing windows	✓	✓	
B20	North-facing windows	N/A	N/A	
B21	Overshadowing open space	✓	✓	Standard B21 requires that each abutting area of secluded private open space must have 40.0m ² free of shadows for five hours between 9:00am and 3:00pm. Submitted shadow diagrams (<i>Attachment 2</i> pp. 14-17) demonstrate that the secluded private open spaces of adjoining properties will not be unreasonably overshadowed by proposed development.
B22	Overlooking	✓	Condition	The use of planter boxes for the balconies of dwelling at first and second level to address overlooking is considered a high-quality design response providing an innovative response to the standard as well as ensuring better internal amenity. All other first and second floor windows along the south, east and west elevations will be screened with obscure glazing or windows sill heights of 1.7m in accordance with Standard B22 – Overlooking of Clause 55 – ResCode, this will be included as a condition should a permit be issued as this matter is not clearly outlined on submitted plans.
B23	Internal views	✓	✓	
B24	Noise impacts	N/A	N/A	
B25	Accessibility	N/A	N/A	
B26	Dwelling entry	N/A	N/A	
B27	Daylight to new windows	✓	✓	All dwellings will receive adequate daylight into new habitable room windows in accordance with the requirements of this standard.

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B28	Private open space	✓	✓	<p>At the ground floor, each dwelling is provided with elevated balconies.</p> <p>At the first and second level each dwelling is provided with appropriate dimensioned balconies.</p> <p>The dimensions and sizes of balconies achieve compliance with the requirement of this standard, and the specific requirements to the zone.</p>
B29	Solar access to open space	✓	✓	
B30	Storage	N/A	N/A	
B31	Design detail	✓	✓	<p>The proposed development is an appropriate response to the existing and preferred neighbourhood character of the site and presents an opportunity for the development to merge the existing built form with a contemporary design.</p> <p>The proposal appropriately responds to the site and surrounding area by providing appropriate façade articulations, material variations, height and setbacks.</p>
B32	Front fences	✓	✓	No front fence is proposed.
B33	Common property	✓	✓	
B34	Site services	✓	Condition	<p>The proposal has been designed to ensure that site services can be installed and easily maintained within accessible locations throughout the development.</p> <p>Bin storage areas and storage units are provided and blend in with the development.</p> <p>Whilst mailboxes locations are not provided on the submitted plans, this can be addressed via a condition should a permit be issued.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B35	Energy Efficiency	✓	✓	<p>The objective of this standard is to achieve and protect energy efficient of dwellings and buildings.</p> <p>The proposed building has been designed to minimise energy consumption and has adopted relevant environmental sustainability design (ESD) principles throughout. ESD initiatives are outlined in the ESD report prepared by Low Impact Development Consulting (<i>Attachment 3</i>)</p> <p>More specifically, the proposal has been designed to maximise energy efficiency and each dwelling will achieve an average of 6.7 stars (10% improvement on 6 stars) across the development.</p> <p>Where possible living areas and private open space have been oriented on the north side of the development.</p>
B36	Communal Open Space	N/A	N/A	
B37	Solar access to communal outdoor space	N/A	N/A	
B38	Deep soil areas and canopy trees	✓	✓	<p>This standard promotes climate responsive landscape design and water management to support thermal comfort and reduce the urban heat island effect.</p> <p>The layout of the development and extent of the basement provides sufficient space for landscaping around the perimeter of the building.</p> <p>The development is capable of providing canopy trees within deep soil areas within the 5m front setback and 3m rear setback.</p> <p>Additionally, the perimeter of the site has access to natural soil volume, which will be able to support the planting of medium and large canopy trees, exceeding the requirement of 1 medium canopy tree per 50sqm recommendation.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B39	Integrated water	✓	Condition	<p>This standard encourages the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>As per the submitted Stormwater Management Report prepared by Low Impact Development Consulting (<i>Attachment 4</i>), the proposal has been designed to capture and make use of alternative water sources such as rainwater and stormwater runoff. Specifically, the rainwater collection and reuse system is projected to avoid up to 10,000 litres of mains water consumption per year.</p> <p>However, the proposed stormwater sensitive designs are not outlined on the submitted architectural plans, therefore a water sensitive urban design plan will be required as a condition should a permit be issued.</p>
B40	Noise Impacts	✓	✓	<p>The objective of this standard is to protect residents from external and internal noise sources.</p> <p>Noise from the carpark and associated lift system can be addressed with appropriate equipment selection and isolation from the building structure.</p> <p>The proposed noise sensitive rooms adjoining the lift will be constructed to include acoustic attenuation measures to reduce noise levels from onsite noise sources.</p> <p>Noise from domestic waste collection can be controlled by adherence to the EPA (Vic) Publication No. 1254, Noise Control Guidelines, this should be addressed via a waste managed plan.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B41	Accessibility	✓	✓	<p>The objective of this standard is to ensure the design of dwellings meets the needs of people with limited mobility. And requires at least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7. <p>The internal layout of the majority of the proposed apartments have been designed to ensure they can be easily accessed and/or can be easily retrofitted to meet the needs of people with limited mobility.</p> <p>Specifically, over 50 per cent of apartments meet the accessibility requirements, confirming the proposal's compliance with this standard.</p>
B42	Building entry and circulation	✓	✓	<p>The objective of this standard is to provide each dwelling and building with its own sense of identity.</p> <p>The overall development has been designed to provide their own sense of identity and address. The proposed sheltered building entry has been designed to be convenient and clearly identifiable from the street.</p> <p>The internal layout of the building also provides for the safe, functional and efficient movement of residents in and around the building whilst ensuring adequate natural ventilation and solar access to common areas.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments												
B43	Private open space above ground floor	✓	✓	<p>This standard is to ensure adequate private open space is provided for the reasonable recreation and service needs of residents And requires dwellings to have private open space consisting of:</p> <ul style="list-style-type: none">• An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or• A balcony with an area and dimensions specified in Table B8 and convenient access from a living room. <p>Table B8</p> <table><tr><th>Dwelling Type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td>Studio or 1 bedroom</td><td>8sqm</td><td>1.8m</td></tr><tr><td>2 bedroom dwelling</td><td>8 sqm</td><td>2m</td></tr><tr><td>3 + bedroom dwelling</td><td>12 sqm</td><td>2.4m</td></tr></table> <p>The proposal provides adequate private open space (balconies) for the reasonable recreation and service needs of residents. Specifically, all apartments meet the prescribed minimum areas and minimum dimensions requirements for balconies.</p>	Dwelling Type	Minimum area	Minimum dimension	Studio or 1 bedroom	8sqm	1.8m	2 bedroom dwelling	8 sqm	2m	3 + bedroom dwelling	12 sqm	2.4m
Dwelling Type	Minimum area	Minimum dimension														
Studio or 1 bedroom	8sqm	1.8m														
2 bedroom dwelling	8 sqm	2m														
3 + bedroom dwelling	12 sqm	2.4m														

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments															
B44	Storage	✓	Condition	<p>This standard is to ensure that all dwellings have convenient access to usable and secure storage space. And requires the total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9.</p> <p><i>Table B9</i></p> <table><tr><th>Dwelling type</th><th>Total minimum storage</th><th>Minimum storage volume within the dwelling</th></tr><tr><td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr><tr><td>1-bedroom dwelling</td><td>10 cubic metres</td><td>6 cubic metres</td></tr><tr><td>2-bedroom dwelling</td><td>14 cubic metres</td><td>9 cubic metres</td></tr><tr><td>3 or more-bedroom dwelling</td><td>18 cubic metres</td><td>12 cubic metres</td></tr></table> <p>6 cubic metres of external storage spaces are proposed for each dwelling, it is unclear whether the proposal meets the required minimum storage volume within the dwelling, therefore minor modifications of storage arrangement will be required, and this can be addressed via a condition should a permit be issued.</p>	Dwelling type	Total minimum storage	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1-bedroom dwelling	10 cubic metres	6 cubic metres	2-bedroom dwelling	14 cubic metres	9 cubic metres	3 or more-bedroom dwelling	18 cubic metres	12 cubic metres
Dwelling type	Total minimum storage	Minimum storage volume within the dwelling																	
Studio	8 cubic metres	5 cubic metres																	
1-bedroom dwelling	10 cubic metres	6 cubic metres																	
2-bedroom dwelling	14 cubic metres	9 cubic metres																	
3 or more-bedroom dwelling	18 cubic metres	12 cubic metres																	

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B45	Waste and recycling objectives	✓	Condition	<p>This standard is to ensure the followings:</p> <ul style="list-style-type: none"> • dwellings are designed to encourage waste recycling. • waste and recycling facilities are accessible, adequate and attractive. • waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. <p>The proposal has been designed to ensure that waste and recycling facilities are accessible, adequate and attractive. The waste storage room nominated within the basement car parking area is acceptable, however a waste management plan is not submitted as a part of the application.</p> <p>The refuse bins are proposed to be stored in the basement car park and would be serviced by a 6.35 m long waste collection vehicle from within the basement car park by a private contractor.</p> <p>Council's Waste Management and Resource Recovery Strategy ('The Strategy') sets out the requirements for the storage and collection of waste for medium density development. The Strategy also states developments of six or more dwellings are required to provide on-site waste collection services within the confines of the development, unless permitted otherwise by officers.</p> <p>Private collection is required for the proposed development and this can be addressed via a condition requiring a waste management plan be submitted and approved in accordance with council's Waste Management and Resource Recovery Strategy.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments																		
B46	Functional layout	✓	✓	<p>This standard is to ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Bedrooms should:</p> <ul style="list-style-type: none">• Meet the minimum internal room dimensions specified in Table B10.• Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p><i>Table B10</i></p> <table><tr><td>Bedroom type</td><td>Minimum width</td><td>Minimum depth</td></tr><tr><td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr><tr><td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr></table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.</p> <p><i>Table B11</i></p> <table><tr><td>Dwelling type</td><td>Minimum width</td><td>Minimum area</td></tr><tr><td>Studio and 1-bedroom dwelling</td><td>3.3 metres</td><td>10 sqm</td></tr><tr><td>2 or more-bedroom dwelling</td><td>3.6 metres</td><td>12 sqm</td></tr></table> <p>The proposal has been designed to ensure all dwellings are provided functional areas that meet the needs of residents. Specifically, all bedrooms and living areas meet or exceed the prescribed requirements.</p>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1-bedroom dwelling	3.3 metres	10 sqm	2 or more-bedroom dwelling	3.6 metres	12 sqm
Bedroom type	Minimum width	Minimum depth																				
Main bedroom	3 metres	3.4 metres																				
All other bedrooms	3 metres	3 metres																				
Dwelling type	Minimum width	Minimum area																				
Studio and 1-bedroom dwelling	3.3 metres	10 sqm																				
2 or more-bedroom dwelling	3.6 metres	12 sqm																				

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B47	Room depth	✓	✓	<p>The purpose of this standard is to allow adequate daylight into single aspect habitable rooms.</p> <p>This standard specifies the followings:</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>The proposal has been designed to ensure adequate daylight is provided to all single aspect rooms. Specifically, all apartments have 2.7m clear ceilings over living spaces and meet the standards for room depth.</p>
B48	Windows	✓	✓	<p>This standard is to ensure adequate daylight into new habitable room windows.</p> <p>The proposal has been designed to allow adequate daylight to filter into habitable rooms across the development. Specifically, all windows of habitable rooms are located on an external façade.</p>

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B49	Natural ventilation	✓	✓	<p>This standard is to encourage natural ventilation of dwellings and allow occupants to effectively manage natural ventilation and requires the design and layout of dwellings to maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>The proposal has been designed to encourage the natural ventilation of the apartments across the development. All habitable rooms have been provided with convenient access to an external window to effectively manage the natural ventilation within the dwelling/building.</p> <p>More than 40 per cent of the proposed dwellings can achieve cross ventilation, which complies with the objectives of this standard.</p>

CAR PARKING

Clause 52.06 of the Whittlesea Planning Scheme prescribes the rate and design standards for car parking spaces required on site. Pursuant to this clause the following car spaces are required:

Dwelling No.	No. of bedrooms	Car spaces required	Car spaces provided	Complies
1-7, 9-15,8	1	1	1	Yes
8,16,17,19,20	2	1	1	Yes
Visitor	N/A	Not Required	0	Yes

Pursuant to Claus 52.06-5 of the Whittlesea Planning Scheme, visitor car space is not required as the subject site is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018).

The proposal is also assessed with the following Design Standards: -

Requirements	Compliance	Comment
Number of Car Parking Spaces Required Under Table 1	✓	The proposed on-site parking provision of 20 spaces satisfies the proposal's statutory parking requirements of 20 occupier spaces
Design Standard 1 – Accessways	x	The width of the access way at the entrance to the proposed development is 0.5m less than the required 6.1m, it is considered this 0.5m variation is acceptable as the submitted swept paths indicates vehicles can safely entering and existing the basement car parking simultaneously (please refer

Requirements	Compliance	Comment
		to <i>Attachment 5 Traffic Assessment Report</i>). In addition, the provision of 300 mm wide kerbs along the length of the ramp are provided in accordance with Australian Standard.
Design Standard 2 – Car Parking Spaces (dimensions)	✓	The dimensions of all car parking spaces accord with the requirements and all vehicles can safely enter and exit all parking bays.
Design Standard 3 – Gradients	✓	The proposed basement parking gradients comply with the requirements of Clause 52.06-9 of the Whittlesea Planning Scheme (design standard 3) and the Australian Standards for off-street car parking, AS 2890.1:2004.
Design Standard 4 – Mechanical Parking	N/A	
Design Standard 5 – Urban Design	✓	The proposed basement car park and accessway design satisfies the requirements of this standard.
Design Standard 6 – Safety	✓	Car parking for all dwellings is appropriately located secure within the basement.
Design Standard 7 – Landscaping	N/A	

BICYCLE FACILITIES

Clause 52.34 of the Whittlesea Planning Scheme prescribes the rate of bicycle parking spaces. As the proposed residential building is less than 4 storeys, this particular provision does not apply to the proposed development. Notwithstanding there being no requirement, the proposal includes provision for ground level bicycle parking at the entrance to the building.

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (SCHEDULE 3)

The site is affected by the Development Contributions Plan Overlay. Pursuant to Clause 45.06 of the Whittlesea Planning Scheme, the Development Contributions Plan Overlay enables the levying of contributions for the provision of works, services and facilities prior to development commencing. Schedule 3 to the Overlay requires contributions for drainage infrastructure for medium density residential development at a current rate of \$2.19 per square metre of the total site area. This requirement must be included as a condition on any planning permit that is issued.

SPECIAL BUILDING OVERLAY

The application was referred to Melbourne Water who offered no objection to the application, subject to the inclusion of conditions on any planning permit issued.

COMPARISON WITH PREVIOUS DECISION

Although the previous proposal was for a larger building, it is important to understand the previous issues and themes and how the current proposal differs and addresses those issues. A comparison is provided in the table below:

Grounds of Refusal	Previous Proposal	Current Proposal
Clause 55.02-1 - Neighbourhood Character	The previous proposal lacked elements from the existing character such as use of brick features, development scale at four storeys and space for setbacks and landscaping.	Elements of the current proposal include the use of brick, pitched roof elements, greater setbacks, reduced form and greater provision for landscaping.
Clause 55.02-2 - Residential Policy	The previous proposal whilst appropriately located, lacked a satisfactory response to Council's Housing Diversity Strategy (HDS) through built form/massing, landscaping opportunities and setbacks.	The siting and massing of the built form and design of the current residential building is more appropriate and consistent with the zoning and Housing Diversity Strategy (HDS) through reduced height, mass, form, increased setbacks and increased landscaping opportunities.
Clause 55.02-5 – Integration with the Street	The previously proposed fencing and landscaping treatments within the front setback resulted in unacceptable integration with The Boulevard.	The entry / lobby of the current proposal is clearly identified from The Boulevard. It provides a sense of address and identity for the proposal. In conjunction with balconies and dwellings that front the street, the current proposal provides a well-articulated and activated frontage to the public realm.
Clause 55.03-2 – Building Height	The previous maximum building height was 14.7m.	The proposed maximum building height is now 11.1metres (3.6m less).
Clause 55.03-4 – Permeability	The previous proposal only included a pervious area of 17.5% of the site.	The on-site permeability of the current proposal is 20.5% of the total site area (3% greater).
Clause 55.03-8 – Landscaping	The previous setbacks of 1.1m from the side boundaries and 1.9m from the rear boundary did not allow sufficient space for landscaping and where possible were shallow planting conditions.	The current proposal can accommodate canopy trees within deep soil areas within the 5m front setback and 3m rear setback. Additionally, the perimeter of the site has access to natural soil volume, which will be able to support the planting of medium and large canopy trees.

Clause 55.04-5 - Overshadowing Open Space	The previous proposal generated shadow over the existing secluded private open spaces of adjoining properties due to its built form and height.	The secluded private open spaces of adjoining properties will not be unreasonably overshadowed by the current proposal as a result of the reduced building height and built form.
Clause 55.04-6 – Overlooking	The previous proposal relied on excessive use of screening to address overlooking.	The current proposal nominates the use of planter boxes for the balconies at first and second level to address overlooking, providing an innovative response to balance overlooking and internal amenity.
Clause 55.05-1 – Accessibility	Universal design and access was not considered with the previous proposal.	The internal layout of the majority of the apartments have been designed to ensure they can be easily accessed and/or can be easily retrofitted to meet the needs of people with limited mobility.
Clause 55.05-4 - Private Open Space	Previously several dwellings failed to satisfy the minimum open space requirements and several balconies were entirely screened, impacting on internal amenity	The current proposal provides adequate private open space and meets the minimum areas and minimum dimension requirements for balconies.
Clause 55.05-6 – Storage	Previously, sufficient external storage areas were not provided for all dwellings.	Storage spaces are provided for all apartments and meet minimum requirements.
Clause 55.06-1 - Design Detail	The previous proposed finishes were contemporary and clean, with a lack of articulation on the building.	The proposed use of characteristic materials, planter boxes, and reduced third floor all provide a greater response to the design detail of the area.
Clause 55.06-2 – Front Fences	The previous design response included a 1.6m high steel frame front fence.	No front fence is currently proposed.
Clause 55.06-4 - Site Services.	Private waste collection was previously nominated to occur from The Boulevard where a large 660litre bin would be transported out.	The proposed refuse will all be managed within the site by a private contractor.
Does not comply with Clause 52.34-4 – Bicycle Facilities.	Details to ensure bicycle facilities comply with Clause 52.34-4 – Design of Bicycle Spaces were not provided with the previous proposal.	Although bicycle parking is not required, 4 bicycle parking spaces are proposed at ground level.
Overdevelopment of the site - Adverse impact on neighbourhood character and onsite amenity.	The previous proposal was determined to be inappropriately designed and had a detrimental impact on the character of the neighbourhood and on existing surrounding residential properties.	The current proposal demonstrates a satisfactory level of compliance with all the relevant requirements.

COMMENTS ON GROUNDS OF OBJECTION**The triple storey nature of the dwellings, which does not accord with the existing neighbourhood character**

Triple storey dwellings within an area dominated by single and double storey dwellings is an acceptable level of change. The Residential Growth Zone contains an overall height limit of 13.5m, which can accommodate up to four storeys, and the Victorian Civil and Administrative Tribunal (VCAT) have consistently upheld this position.

Overlooking into the adjoining land

The use of planter boxes for the balconies of dwelling at first and second level to address overlooking is considered a high-quality design response and complies with Standard B22 – Overlooking.

All other first and second floor windows along the south, east and west elevations will be screened with obscure glazing or windows sill heights of 1.7m in accordance with Standard B22 – Overlooking of Clause 55 – ResCode.

Overshadowing adjoining land

Submitted shadow diagrams (*Attachment 2* pp. 14-17) demonstrates that the adjoining properties will not be unreasonably overshadowed by proposed development.

The structural impact of the basement construction

Not a relevant planning consideration, this is a matter for assessment under the Building Code of Australia and will be considered by the relevant building surveyor.

Rubbish bin placement

The waste storage room nominated within the basement car parking area is considered acceptable.

The refuse bins are proposed to be stored in the basement car park and would be serviced by a 6.35m long waste collection vehicle from within the basement car park by a private waste contractor.

Insufficient car parking

The required number of car parking spaces for residents has been provided in accordance with the Whittlesea Planning Scheme.

Planning Scheme Amendment VC148, gazetted on 31 July 2018, amended the number of car parking spaces required for visitors to the site. As the site is located within the Principal Public Transport Network, i.e. within walking distance to Thomastown train station, no visitor car parking is required to be provided on site.

Increases in traffic;

The Parade has the capacity for the additional traffic generation expected from the proposed development and the increase in traffic volumes is considered an acceptable outcome for the site and surrounds due to the proximity to the local activity centre.

Overdevelopment of the site;

The proposal is appropriately located within a Residential Growth Zone, where increased densities are encouraged. It is considered the proposed development appropriately balances the need to increase residential densities and diversity in areas which are well serviced by existing infrastructure.

The lack of available on-street car parking;

The proposal includes a 6.2 m wide crossover, which will not result in any additional loss of on-street car parking. Further, the required number of car parking spaces for residents and has been provided in accordance with the Whittlesea Planning Scheme.

Property value;

VCAT has determined on many occasions that property values are not a relevant planning consideration.

Excessive noise.

The residential related noise generated by the proposal is acceptable for a residential area.

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

The application has been assessed against the Whittlesea Planning Scheme and in particular the objectives and standards of Clause 32.08, Clause 52.06, Clause 55 as well as the relevant State and Local Planning Policy Frameworks, including the Housing Diversity Strategy. The proposal demonstrates a satisfactory level of compliance, subject to minor modifications. While the proposal will change the existing character of the area, it is considered that the proposal will not have a detrimental impact on the character of the neighbourhood and on existing surrounding residential properties. Accordingly, approval of the application is recommended.

RECOMMENDATION

THAT Council resolve to approve Planning Application No. 718184 and issue a Notice of Decision to Grant a Permit for the construction of a three storey residential building (plus a basement) comprising 20 dwellings in accordance with the endorsed plans, at 47 and 53 The Boulevard Thomastown, and subject to the following conditions: -

Payments Required

1. Prior to the endorsement of the plans required under Condition No. 2 of this Permit, the Permit Holder must pay to Council a contribution for drainage pursuant to Clause 45.06 of the Whittlesea Planning Scheme. The drainage contribution will be subject to the Consumer Price Index (CPI) applicable at the time of payment.

Plans Required

2. Before the development hereby permitted starts, a digital copy of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be generally in accordance with Drawing no. 33-3071 Revision No. G, dated 15.05.19, by Mazark & Associates, but modified to show:
 - (a) All first and second floor external windows along the south, east and west elevations will be screened with obscure glazing or windows sill heights of 1.7m in accordance with Standard B22 - Overlooking of Clause 55 of the Whittlesea Planning Scheme.
 - (b) Storage area within each dwelling in accordance with Standard B44 – Storage of Clause 55 of the Whittlesea Planning Scheme, this should include a schedule of internal and external storage areas for all dwellings.

- (c) Initiatives contained with the Sustainable Design Assessment in accordance with Condition 4;
 - (d) Water Sensitive Urban Design and on-site stormwater treatments as per STORM report and in accordance with Condition 5;
 - (e) A Landscape Plan in accordance with Condition No. 3 of this Permit; and
 - (f) A schedule of all proposed external materials finishes and colours.
 - (g) Bicycle parking in accordance with the Australian Standard for Bicycle Parking (AS2890.3).
 - (h) Mailboxes location in accordance with Australian Post Standard.
3. Concurrent with the endorsement of plans under Condition No. 2 and before the development hereby permitted commences, a digital copy of a Landscape Plan, prepared by a suitably qualified (or experienced) Landscape Designer, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of this Permit. The Landscape Plan must show: -
- (a) A survey of all existing vegetation and natural features;
 - (b) The area or areas set aside for landscaping;
 - (c) A schedule of all proposed trees, shrubs / small trees and ground cover;
 - (d) The location of each species to be planted and the location of all areas to be covered by grass, lawn or other surface material;
 - (e) Paving, retaining walls, fence design details and other landscape works including areas of cut and fill;
 - (f) Appropriate irrigation systems;
 - (g) The provision of canopy trees within the front and rear setbacks;
 - (h) Stormwater management details in accordance with condition 5, including the specific location of rainwater harvesting tanks, and if proposed; a section detail of permeable paving.

Sustainable Design Assessment

4. Prior to the endorsement of plans, an amended Sustainable Design Assessment (SDA) must be submitted to and approved by the Responsible Authority. The Sustainable Design Assessment must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the submitted Environmentally Sustainable Design Report prepared by Low Impact Development Consulting and dated 16/05/2019 but modified to show the correct dwelling configuration and street address to the satisfaction of the Responsible Authority.

Stormwater Management Assessment

5. Prior to the endorsement of plans, an amended Stormwater Management Assessment Report must be submitted to and approved by the Responsible Authority. The Stormwater Management Assessment Report must be generally in accordance with the submitted Stormwater Management Assessment Report prepared by Low Impact Development Consulting and dated 16/05/2019 but modified to show the correct street address and dwelling configurations to the satisfaction of the Responsible Authority.

Acoustic Assessment

6. Prior to the endorsement of plans, an Acoustic Assessment of the development must be submitted to and approved by the Responsible Authority. The assessment must be prepared by a suitably qualified acoustic engineer and must detail recommended treatments of the development and/or the adoption of appropriate measures to ensure noise emissions from the development (including operation of plant, lift, roller doors and use of the basement car park) do not impact adversely on the amenity of the dwellings within the development to the satisfaction of the Responsible Authority.

Waste Management Plan

7. Before the use and/or development hereby permitted starts, a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority. Once satisfactory, such a plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority. The Plan must provide the following details of a regular private waste (including recyclables) collection service for the subject land including:-

- (a) The type/s and number of waste bins.
- (b) Screening of bins.
- (c) Type/size of trucks.
- (d) Frequency of waste collection.
- (e) The provision and use of a bin-tug. The bin-tug must be maintained in an operational state at all times;
- (f) Hours of collection (to comply with EPA Regulations).

To the satisfaction of the Responsible Authority. The endorsed Waste Management Plan must not be amended without prior written consent of the Responsible Authority.

Layout Not Altered

8. The development allowed by this Permit and shown on the plans and / or schedules endorsed to accompany this Permit must not be amended for any reason without the consent of the Responsible Authority.
9. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping and Stormwater Management

10. Prior to the occupation of the dwellings hereby approved, landscaping works and stormwater management shown on the endorsed plan must be completed and then maintained to the satisfaction of the Responsible Authority.

Actions Before Use Commences

11. Prior to the occupation of the dwellings hereby approved, the car parking areas and access ways must be drained, fully sealed and constructed with asphalt, interlocking paving bricks, coloured concrete or other similar materials to the satisfaction of the Responsible Authority.

In areas set aside for car parking, measures must be taken to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.

12. Vehicular access to the site must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will be using the crossing(s). The location, design and construction of the vehicle crossing(s) must be approved by the Responsible Authority. Any existing unused or redundant crossing(s) must be removed and replaced with concrete kerb, channel and naturestrip to the satisfaction of the Responsible Authority. All vehicle crossing works are to be carried out with Council supervision under a Road Opening Permit.
13. The Permit Holder must be responsible to meet all costs associated with reinstatement and / or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Permit Holder shall be responsible for obtaining prior specific written approval for any works involving the alteration of Council or other Public Authority assets.
14. Prior to occupation of any dwelling on the subject site, a letter box and house number to the satisfaction of the Responsible Authority must be provided for each dwelling.
15. At all times during the construction phase of the development, the Permit Holder must take measures to ensure that pedestrians are able to use with safety any footpath along the boundaries of the site.
16. Upon completion of all buildings and works authorised by this Permit, the Permit Holder must notify the Responsible Authority of the satisfactory completion of the development and compliance with all relevant conditions.

Infrastructure

17. Before starting any buildings or works, engineering plans showing a properly prepared design (with computations) for the internal drainage and method of disposal of stormwater from all roofed and sealed areas, including the use of an on-site detention system (if required), must be submitted to Council for approval. These internal drainage works must be completed to Council's satisfaction prior to using or occupying any building on the site.
18. Prior to the occupation of the dwellings hereby approved, the permit holder is required to construct at no cost to Council, drainage works between the subject site and the Council nominated point of discharge. Such drainage works must be designed by a qualified engineer and submitted to and approved by Council. Computations will also be required to demonstrate that the drainage system will not be overloaded by the new development. Construction of the drainage system must be carried out in accordance with Council specifications and under Council supervision.

19. Prior to the occupation of the dwellings hereby approved, reticulated (water, sewerage, gas and electricity) services must be constructed and available to the satisfaction of the Responsible Authority.

General Amenity – Construction Works

20. Prior to commencement of any works, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The plan must include details in relation to:-

- (a) Vehicle access to the site;
- (b) Parking of construction vehicles; and
- (c) Storage of materials / goods.

The developer must keep the Responsible Authority informed in writing of any changes to the Site Management Plan. If in the opinion of the Responsible Authority the changes represent a significant departure from the approved Site Management Plan then an amended Site Management

21. Prior to commencement of any works, the permit holder must contact Council's Infrastructure Protection Unit on 9401 5532 to arrange a site inspection to ensure all requirements of the Construction Management Plan have been completed to the satisfaction of the Responsible Authority.
22. Any litter generated by building activities on the site shall be collected and stored in an appropriate enclosure which complies with Council's Code of Practice for building/development sites. The enclosures shall be regularly emptied and maintained such that no litter overflows onto adjoining land. Prior to occupation and/or use of the building, all litter shall be completely removed from the site.
23. During the construction phase, any mud or other materials deposited on roadways as a result of construction works on the site must be cleaned to the satisfaction of the Responsible Authority within two hours of it being deposited.

Melbourne Water Conditions

24. Finished floor levels of the dwelling must be constructed no lower than 108.55 metres to Australian Height Datum (AHD)
25. The basement carpark must incorporate a flood proof apex and associated bunding constructed no lower than 108.55 metres to AHD.
26. Any new or modified stormwater connection to Melbourne Water's drainage system must obtain separate approval from Melbourne Water's Asset Services Team.
27. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

Permit Expiry

28. In accordance with the Planning and Environment Act 1987, a permit for the development expires if:

- (a) The approved development does not start within 3 years of the date of this permit; or
- (b) The approved development is not completed within 5 years of the date of this permit.

The Responsible Authority may extend the periods referred to above if a request is made in writing. This request must be made before or within 6 months after the permit expiry date where the development has not yet started and within 12 months after the permit expiry date where the development allowed by the permit has lawfully started before the permit expires.

Notes**Advanced Trees**

An advanced tree under this Permit shall generally constitute the following:-

- Evergreen – minimum container size 45 litre spring ring, calliper at ground level 50mm.
- Deciduous – minimum calliper at ground level 65mm, minimum height 2 metres.

Easements

No structure may be built over an easement on the subject site without the consent of the relevant Responsible Authority.

Property Numbering

Please note that property addresses and numbering is allocated by Council. This is usually formalised at the time of the subdivision, please check with Council's Subdivision Department to verify all street numberings.



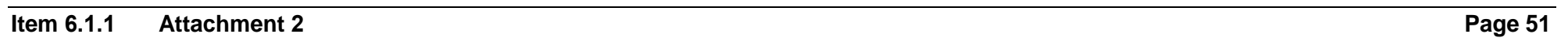


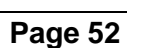


3D IMAGES THE BOULEVARD THOMASTOWN

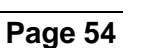
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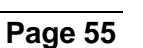


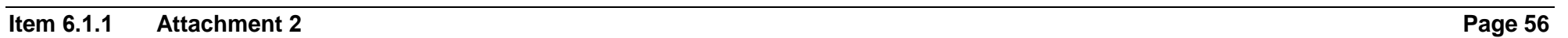




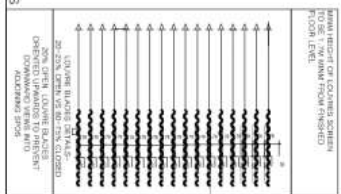












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lid Low Impact Development Consulting



Environmentally Sustainable Design

Sustainable Design Assessment for:

47 The Boulevard, Thomastown

Prepared for: Spiro Nicolau

Prepared by: RG – Low Impact Development Consulting

30/01/2019

Amended on 16/05/2019

e: info@lidconsulting.com.au

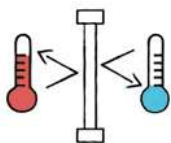
p: 03 9016 9486

a: Suite 7, 252 St Georges Rd, Fitzroy North Vic 3068

Development highlights



Energy efficient dwellings that exceed the 6 star energy rating average



Improved energy efficiency - use of double glazed windows



Energy and water efficient heating and cooling



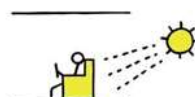
Energy efficient hot water service



Potable (drinking) water efficient fixtures



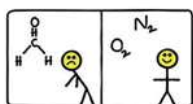
Potable (drinking) water savings - 10000L Rainwater tank connected to toilets and irrigation



Sunlight (and daylight) maximised for this design



Cross ventilation designed into all dwellings



Improved indoor air quality due to reduced use of off-gassing materials



Daylight maximised for this design



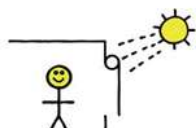
Environmentally friendly materials choices



Tap on balconies to help facilitate balcony vegetation



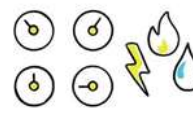
Well insulated building fabric and windows



West facing windows will have the ideal adjustable external shading



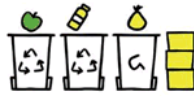
Energy and water efficient appliances



Individual metering of services to each dwelling



Excellent public
transport on your
doorstep



Separate waste
stream and
recycling facilities

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Quantified benefits

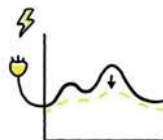
Energy



Energy efficient dwellings that exceed the 6 star energy rating average



64% reduction in Green House Gas emissions



3% reduction in Peak time power load



66% reduction in annual electricity consumption



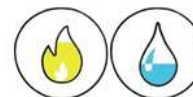
46% reduction in annual gas consumption



45% reduction in annual HWS energy consumption



>20% less power consumed by lighting



46% reduction in annual gas and HWS energy consumption

Indoor Environment



80% of dwellings have cross ventilation

Water



30% reduction in potable water use



100% Reduction in potable (mains) water use due to capture and re-use of rainwater

Urban ecology



29% of the site is covered by vegetation

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Contents

Executive summary	i
1 Energy Efficiency	1
2 Indoor Environment Quality	6
3 Water Conservation.....	9
4 Stormwater Management.....	10
5 Material Selection	11
6 Location and Transport	14
7 Waste Management	15
8 Urban Ecology	18
9 Management, Innovation and Community Benefit	18
Appendix 1 - BESS Report.....	20
Appendix 2 - STORM Report	38
Appendix 3 - STORM Area proof	39
Appendix 4 - Preliminary Energy ratings	40
Appendix 5 - Public Transport Local Area Map	51

Executive summary

Project summary

This ESD report is for the proposed residential development of 20 apartments at 47 The Boulevard, Thomastown and is based on the drawing set provided by Mazark & Associates Pty Ltd on the 14th of May, 2019. This report addresses the environmentally sustainable development requirements under Clause 22.01 of the City of Whittlesea Planning Scheme, demonstrating best practice energy performance, water efficiency, indoor environment quality, stormwater management, sustainable transport, waste management and urban ecology.

This sustainability report details measures that meet and often exceed mandatory Environmentally Sustainable Design (ESD) requirements for this type of residential development. The body of the report contains a full list of ESD initiatives to be included in the development. A summary of the major ESD initiatives committed to are included below:

- Energy
 - Energy efficient dwellings that exceed 6 star requirement
 - Improved energy efficiency Double glazed windows throughout the development
 - Energy efficient heating and cooling systems beyond minimum standards (within one star of best available)
- Water
 - On-site water use and infiltration measures to meet CSIRO Best Practice Stormwater Management (Water Sensitive Urban Design) treatment quality requirements
 - Rainwater tank(s) of size 10000L connected to all toilets to reduce potable water consumption
 - Potable (drinking) water saving measures including low flow toilets, showers and taps
- Indoor Environment Quality (IEQ)
 - Improved occupant health due to having undertaken a review of the daylight performance of the design to maximise daylight for this design
 - Daylight levels assessed to Best Practice standards
 - Reduced indoor pollutants from the use of low off-gassing materials such as low VOC paints, carpets and adhesives, and low formaldehyde products
- Sustainable materials
 - Avoidance of the use of endangered rainforest timbers in this development.
 - Use of more environmentally friendly material alternatives for concrete, insulation and other building components
- Urban ecology
 - Retention/inclusion of significant vegetation for Urban Heat Island benefits

Generally, other non-mandatory guidelines and good design principles (eg. Green Star) have also been incorporated where deemed to be relevant in respect to the scope and nature of this development. This encourages further levels of sustainability above and beyond the mandatory requirements.

The proposed development advances basic sustainability principles by increasing the potential use of the site, in line with the surrounding environment. In the context of rising living costs and a need to limit use of material, energy and land resources, the proposed

development enables a more affordable and energy efficient model of housing. The expected design life of this development would be in excess of 40 years.

Mandatory guidelines and tools addressed in this report as relevant to sustainability include:

- National Construction Code (NCC) / Building Code of Australia (BCA) Volume One Section J and Volume Two part 3.12 as relevant;
- Victorian Planning Policy (VPP) and Local Planning Policy (LPP) clauses including
 - 11 Settlement
 - 12 Environmental and Landscape Values
 - 15 Built Environment and Heritage
 - 15.02 Sustainable Development
 - 18.02-1R Sustainable Personal Transport
 - 19.01-2R Renewable Energy – Metropolitan Melbourne
 - 21 municipal Strategic Statement
 - 22.01 Environmentally Sustainable Development
 - 53.18 Stormwater Management in Urban Development
 - 55.07 Apartment Developments
- Built Environment Sustainability Scorecard (BESS); and
- The STORM assessment.

The proposed development will address the relevant ESD requirements of the above planning scheme provisions.

Results summary

Further to the above initiatives and in conjunction with others listed in this report, the development was assessed using the 'Built Environment Sustainability Scorecard' (BESS), obtaining a total score of **55% and passing all mandatory categories**. A score greater than 50% (including compliance under water, energy, stormwater and IEQ categories) demonstrates a Best Practice environmentally sustainable development.

Commitment & documentation on plans

The "ESD initiatives" in each section can be included in a notes box on the plans, or the report can be referenced in a single note, such as: "The ESD report associated with these plans forms a part of the town planning submission, it is therefore required to be read in conjunction with drawings' notes and specifications, and applied accordingly."

Where applicable, also indicate on the relevant parts of the plans the water tank size and location, raingarden size and location, shading devices, the openable component of a window, air-conditioners condensers, clotheslines, bicycle racks, external materials, solar panels, hot water system type, car park CO sensor, EV charging station and other relevant readily shown items.

Abbreviations used in this report include:

- BCA – Building Code of Australia
- SDAPP – Council Sustainable Design Assessment in the Planning Process
- STEPS – Sustainable Tools for Environmental Performance Strategy
- SDS – Sustainable Design Scorecard
- BESS – Built Environment Sustainability Scorecard

1 Energy Efficiency

Goals

- To improve the efficient use of energy by ensuring the development demonstrates potential for ESD initiatives at the planning stage
- To reduce total operating greenhouse gas emissions
- To reduce energy peak demand through particular design measures (e.g. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling)

Initiatives

Energy Rating	Current mandatory 6 star average (5 star minimum) energy efficiency requirements for class 2 dwellings will be met or exceeded. The development dwellings will achieve an average of 6.7 stars (10% improvement on 6 stars) across the project.	SDAPP – Energy efficiency / BESS tool / BCA (Exceeded)
Maximum Cooling Loads	The proposed development will meet the maximum cooling load requirement for the relevant climate zone. This development is located in NatHERS climate zone '60 - Tullamarine' with an annual cooling limit of 22MJ/m².	Planning scheme clause 55.07-1 / 58.03-1
General insulation comments	Insulation installed in residential dwellings will meet minimum BCA requirements as appropriate to exceed 6 star energy ratings. Timber stud wall and ceiling space construction will allow for good levels of insulation as required to meet the 6 star energy rating.	BCA Part 3.12 / Part J
Building sealing	Building sealing will be to BCA standards including the following or equivalent: compressible foam or similar seals provided around doorways from conditioned to non-conditioned spaces, draft protection devices along the bottom edge of external swing doors, multi-fit cable and pipe seals/adhesive membrane grommets for sealing around pipes or conduits passing through the building envelope, and exhaust fans will have self-closing dampers fitted. Building sealing prevents un-intended heat gain or heat loss.	Part J
	No power data points etc. will be installed on external walls where insulation removal for electrical safety would compromise the external wall envelope. Alternatively, if installed, acoustic fire rated wall boxes will be installed behind these power and data points.	Additional sustainability practice

	Insulation between all windows and wall frames behind architraves will be inspected during an additional inspection by the building surveyor and confirmed before internal plaster lining is fitted.	Additional sustainability practice
Hot water supply	The hot water supply for residences will be from gas instantaneous units (minimum 6 stars energy efficiency), energy efficient heat pumps.	SDAPP - Energy efficiency / BESS tool / STEPS tool
Hot water meters in apartments	Hot water meters will be included for each apartment to determine the amount of energy used in generating hot water for each apartment. See additional details.	Additional sustainability practice
Heating and cooling	Heating and cooling will be efficient inverter reverse cycle air-conditioners and selected to be within 1 star of the best available system on the market of relevant size/capacity.	SDAPP - Energy efficiency / BESS tool
Windows	Windows will be aluminium double glazing as required to meet energy efficiency ratings/performance. For more details on windows see IEQ natural ventilation in this report.	NCC-BCA Section J, NatHERS
External shading	Larger east and west facing windows/sliding doors will be shaded by adjustable canopies, adjustable external blinds, adjustable or fixed vertical or horizontal louvres, sliding screens etc. These shading devices should be selected determined on whether there is access or not to the outside of the window and on whether they will not shade windows in winter. Adjustable systems such as external roller type blinds are often preferred and might suit windows/doors where there is balcony or ground level access. The roller can be designed to sit within the window reveal to reduce the visual impact. Adjustable roller blinds should cover the majority of a sliding door/window installation, although can exclude a space of 800mm in front of the sliding door component to allow access out of the door.	Additional sustainability practice
Flyscreens	All sliding doors and windows will have the capacity to simply retro-fit fly screens.	Additional sustainability practice
Natural ventilation	Where provided, one window or sliding door included on each elevation to each room will be openable to provide natural ventilation and reduce the need for mechanical cooling. The openable component is to be shown on the plans.	Additional sustainability practice

Carpark ventilation	The carpark roller door will contain openings and allow for natural ventilation in order to reduce the need for operation of mechanical ventilation system.	Additional sustainability practice
CO sensors	Carbon monoxide sensors will be installed in carparks to control variable speed fan drives and save energy	BESS
Lighting in dwellings	Lighting density in dwellings will be reduced to at least 20% below the maximum allowed by the BCA 2016 (e.g. 4W/m2 rather than 5W/m2). Good LED residential downlights at 13W now provide better lighting output than 50W halogens so generally make this target easy to achieve.	BCA Part J6 – Additional sustainability practice
Downlights	If installed on upper levels, downlights will be LED IC rated (insulation contact) type, running cooler and more efficiently than halogen type and allowing for insulation to be directly installed over the downlight fitting itself (as per manufacturer's instructions). This will reduce the heat losses and gains through gaps in ceiling insulations. IC rated products are available at comparative prices to non-IC rated LED downlights.	Green Star
Lighting in common areas	The BCA 2016 allows a lighting density of 8W/m2 for common area corridors. In most cases corridors do not need to be better lit than dwellings, so corridors will be lit to 4W/m2 to produce energy savings. In addition, common areas will have motion sensors to reduce power consumption and Owners Corporation costs further.	BCA Part J6 – Additional sustainability practice
Lighting	Lighting density throughout the development will be reduced to at least 20% below the maximum allowed by the BCA (e.g. <ul style="list-style-type: none"> • 4W/m2 rather than 5W/m2 for dwellings • 6.4W/m2 rather than 8W/m2 for storage • 20W/m2 rather than 25W/m2 for carpark • 6.4W/m2 rather than 8W/m2 for common areas such as corridors). Good LED residential downlights at 13W now provide better lighting output than 50W halogens so generally make this target easy to achieve. Motion sensors will be included in lighting circuits to common areas.	BCA Part J6 – Additional sustainability practice
External lighting	External lighting to paths and driveways/carparks will have a daylight sensor and either timer or motion sensors installed.	BCA Part J6

Encouraging stair use rather than lift	Once in the building no access cards or passcodes will be required to move between floors unless fire engineers require otherwise.	Additional sustainability practice
Energy and water efficient dishwashers	Where installed dishwashers will be minimum 4.0 star energy and 4.0 star water.	Green Star
Individual metering of services	Electricity will be individually metered for each dwelling, and other tenancy ensuring energy saving behaviour is rewarded.	Additional sustainability practice
Energy efficient cooking	Kitchen cooktops will be lower greenhouse generating gas or induction type rather than electric coil or ceramic top electric.	Additional sustainability practice

Additional Details

Preview energy ratings

A sample of 5 dwellings (4, 6, 11, 15, 19, and 21 – see below) indicates that the average energy rating achieved for the dwellings in this development is 6.8 stars. Dwellings were selected to provide a representation of similar or likely poorer performing similar dwellings.

Apartment	Number of thermally similar dwellings	Thermally similar dwellings	Cooling Load (MJ/m ²)	Star Rating
4	5	1,2,3,4,5	7.7	6.8
6	3	6,7,8	16.2	6.3
11	5	9,10,11,12,13	13.6	7.4
15	3	14,15,16	19.4	6.3
19	4	17,18,19,20	20.9	6.4
Total/average	20		<22	6.7

These ratings were based on the following assumptions:

- Floor insulation: R2.0 under where there is unconditioned space below.
- Roof/ceiling insulation: R6.0 added insulation with single side foil when exposed to outside air /unconditioned space above.
- External wall insulation: R2.0 added insulation with airgap
- Internal wall insulation: R2.0 added insulation to internal wall frames between conditioned and non-conditioned spaces
- Windows:
 - Apt 4 and 6 – Aluminium double glazed frame, air filled gap, High solar gain Low-E-clear (U-value = 4.3, SHGC = 0.47)
 - Apt 11 and 15 – Aluminium double glazed frame, air filled gap, clear-clear (U-value = 4.8, SHGC = 0.51)
 - Apt 19 – Aluminium double glazed frame, air filled gap, low solar gain low-E-clear (U-value = 4.9, SHGC = 0.33)

Maximum Cooling Loads

The proposed development commits to achieving the maximum cooling load for the climate zone '60 - Tullamarine' of 22MJ/m² per annum per clause '55.07-1 Energy Efficiency'.

Cooling loads for each dwelling will be assessed during the building certification energy ratings and adjusted as appropriate. Should a reduction in a dwelling cooling loads be required there is potential for this development to adapt through the specification of higher performing glazing and/or improved local shading as appropriate.

Further information is contained within the appendices.

Hot water meters in apartments

Meters are usually installed by the builder or developer within the building, and are usually located in a Common area such as a hallway cupboard, garage, basement, behind a ceiling or wall access panel in the foyer or in the corridor on each floor.

In some cases, the builder may have installed the meter in your apartment. These can often be located under the sink or vanity unit in the bathroom or behind a hidden access panel in the wall. Refer to Origin Energy's fact sheet Information about your Hot Water meter <https://www.originenergy.com.au/content/dam/origin/residential/docs/hot-water/your-centralised-hot-water.pdf>

Equivalent annual COP/EER

Star rating is voluntary for 3 phase air-conditioning systems, the below table provides the equivalent annual coefficient of performance and/or energy efficiency ratio

Star rating	ACOP/AEER
1	2.75
1.5	3
2	3.25
2.5	3.5
3	3.75
3.5	4
4	4.25
4.5	4.5
5	4.75
5.5	5
6	5.25

Downlights

Previously, downlights were installed with clearances around the fitting leaving gaps in the ceiling insulation. This created a point undesirable for heat losses and gains to occur. By installing IC rated downlights, the insulation can be installed without interruption over the downlight.

Example stockists include:

- **Beacon Lighting** Commercial (Victorian head office: 8415 0277 or visit <http://www.beaconlightingcommercial.com.au/lighting/lighting-tips-1/ic-rating.html>). LEDlux models City, Comparda, Element, Infinity and Tone models are IC rated.
- **Rexel Electrical** (Melbourne CBD store: 9670 5522). Atom lighting models AT9012, AT9015, AT9016, AT9020, AT9021, AT9022, AT9027 are IC rated. For technical information, contact Atom lighting head office on (07) 5537 1022
- **Cetmaj** (South Melbourne Store: 8632 3100). SAL Sunny Australia Lighting: The Ecogem S9041 model is IC rated and able to be covered by insulation.

- **Bunnings** (Victorian head office: 8831 9777 or visit www.bunnings.com.au). Select Deta LED Downlights rated as IC abutted and covered.

2 Indoor Environment Quality

Background

Access to daylight and sunshine is advantageous to the wellbeing of humans.

Many paints, adhesives, sealants and flooring types contain Volatile Organic Compounds (VOCs) which are released into the air in our homes. Joinery has, over the last 30 years, contained high levels of formaldehyde. VOCs and formaldehyde are recognised as potentially harmful to humans as well as contributors to atmospheric pollution.

Goals

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals levels.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Initiatives

Natural ventilation	Dwelling windows will meet or exceed BCA minimum 5% room area allowance. The openable component of is to be shown on the plans.	BCA requirement
	All dwelling windows will include an openable component.	Additional sustainability practice
	Hinged doors to habitable rooms will have mechanical or magnetic door catches, enabling natural (cross) ventilation between rooms.	BESS tool
Daylight	Glazing levels will meet the BCA minimum 10% room allowance in all habitable rooms.	NCC-BCA Section F
	All rooms have 2.7m ceilings and there is 2.7m high glazing to living room to maximise daylight ingress.	Additional sustainability practice
	There are no saddleback/battle-axe bedrooms included in this development that would prevent daylight getting to half of a room.	Additional sustainability practice

	Daylight levels have been calculated and the results included in the attached BESS / Daylight report.	BESS tool
	Light coloured walls internally will help to maximise daylight levels.	Additional sustainability practice
Glare (external sources)	Internal blinds will be installed to manage glare rather than rely on tinted glass.	Green Star - Visual Comfort
Glare (internal sources)	All bare light sources will be managed with baffles, louvres, translucent diffusers, ceiling design or other means that obscures the direct light source from all viewing angles of occupants.	Green Star
Indoor air quality (pollutant minimisation)	The ventilation system will ensure the entry of outdoor pollutants is minimised by locating outdoor air intakes away from pollution sources.	Green Star
Lighting Comfort	Lights installed in the development will be flicker-free.	Green Star
Low VOC products	Paints and adhesives are required to be low VOC types or water based. Carpets will be low VOC and comply with the limits as outlined in additional details. Contractors are required to provide evidence of these.	Green Star / BESS tool
Low formaldehyde products	Engineered wood products (including MDF, particleboard and plywood) will be Class E1 formaldehyde or better. Formaldehyde is used in the production of resins that act as glues for engineered wood products and is a colourless gas with a strong odour. Exposure to formaldehyde can cause irritation in the eyes, nose and throat with various authorities recommend E1 as a maximum emissions class.	Green Star
Green painters quote	A quote will be obtained from accredited green painters on this job - sourced from www.greenpainters.com.au	Additional sustainability practice

Additional details

Ventilation paths	Suppliers of mechanical or magnetic door latch stops that can keep doors open include: Gainsborough, Architect and Scope and Bellvue Imports.
Low VOC	Volatile Organic Compounds is the term used to describe several hundred petrochemical solvent type compounds found in paints, adhesives, sealants carpets, reconstituted wood products, and new furniture. Newer buildings generally have higher concentrations of these VOC's that contribute to headache, lethargy etc. in occupants.

Low VOC product details:

Low VOC paints, adhesives and sealants – the VOC content of paints, adhesives and sealants will not exceed the levels listed in the table below (VOC limits are less water and exempt compounds) (from the Green Star Design and As Built v1.1 guidelines). Low VOC adhesives and sealants are readily available and can be purchased in bulk to minimise the price premium. Mapei adhesives offer a full low VOC adhesives range.

Product category	Maximum VOC content (g/litre)
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membrane and sealant, fire retardant sealant and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesive and sealants	100

Low VOC paints are readily available at all suppliers:

- Wattyl ID Eco System Low VOC
- Haymes - www.haymespaint.com.au
- Porters Paints - www.porterspains.com
- Bio Products Aust - www.bioproducts.com.au
- Ecolor - www.ecolour.com.au
- Livos - www.livos.com.au
- Murobond - www.murobond.com.au
- Oikos non toxic Paints - www.designerpaintco.com
- The Natural Paint Company - www.naturalpaint.com.au

Low VOC carpets – the VOC content of carpets will not exceed the levels listed in the table below in accordance with the relevant test protocols (from Green Star Design and As Built v1.1 guidelines).

Test protocol	Limit
ASTM D5116 – Total VOC limit	0.5mg/m ² per hour
ASTM D5116 – 4-PC (4-Phenylcyclohexene)	0.05mg/m ² per hour
ISO 16000/EN13419 – TVOC at three days	0.5mg/m ² per hour
ISO 10580 / ISO/TC 219 (document N238) – TVOC at 24 hours	0.5mg/m ² per hour

Low formaldehyde products

Reduced formaldehyde emissions in engineered wood products are classed as below:

Class	Limits (mg/L)
Super E0	Less than or equal to 0.3
E0	Less than or equal to 0.5
E1	Less than or equal to 1.0
E2	Less than or equal to 2.0

E3	Greater than 2.0
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Companies offering low formaldehyde products include:

- Polytec offers E1 and E0.
- Nikpol offers E1, E0 and Super E0 for select products.
- Austral Plywood E1, E0 and Super E0 for select products.
- Laminex Australia offer E1, E0, Super E0 and no added formaldehyde for select products.

3 Water Conservation

Background

As populations increase and global warming contributes to fast climate change, the access to clean potable water will become more of an issue to Australians and the world. Inefficient use of water can lead to the destruction of habitat for dams, over-use of artesian water supplies creating a rising water table or intensive energy use for desalination plants.

Goals

- To ensure the efficient use of water.
- To reduce total operating potable water use.
- To encourage the collection and re-use of stormwater
- To encourage the appropriate use of alternative water sources.
- To minimise associated water costs.

Initiatives

Water efficient fixtures, fittings and appliances	Water efficient fixtures, fittings and appliances have been selected in line with the following WELS ratings: <ul style="list-style-type: none"> • 3 star shower (6-7.5L/min) • 4 star toilets • 5 star bathroom taps • 5 star kitchen taps • 4.0 star dishwasher 	BESS, Green Star
Rainwater collection and use	Rainwater collection and use will involve the installation of a rainwater tank of minimum 10,000L capacity, collecting water from all roof areas to all toilets in the development.	STORM, BESS tool, Green Star
Accessibility of pumps	Water pumps and manual over-ride switches will be readily accessible for access in the event of malfunction.	Additional sustainability practice

Additional details

Water efficient fixtures & fittings

All fittings to be specified are based on recommendations from www.savewater.com.au or from the product search on the following site www.waterrating.gov.au and will be amongst the most efficient

on the market, and a significant improvement on fittings historically used in most buildings. Traditionally shower heads would use more than 16 litres of water per minute. One star shower heads use between 12 – 16 litres per minute, 2 star shower heads use between 9-12 litres per minute. To reduce this to 7.5-9 litres per minute with a 3 star shower head is a significant improvement.

Further water efficient appliances will be determined from sources such as the following web site <http://www.waterrating.gov.au>.

Potential water savings (using rainwater tanks)

Based on the SE water allowance of 6 flushes per day per person for working people, water efficient 3 / 4.5 litre toilets (average flush 3.75L), the savings for 25 persons living in this development (assumed 1 person per bedroom) could amount to 4725L per week, when connected to a rainwater tank.

4 Stormwater Management

Background

Pollutants that build up on impervious surfaces get washed into the stormwater system and end up in local waterways. Water Sensitive Urban Design is now a major goal of urban development to prevent this occurring.

The quality of water leaving a site (and peak and total stormwater run-off volumes) can be improved by collection of water in water tanks, natural infiltration through gardens and lawns into the soils, and minimisation of impervious pavements or the shedding of water from impervious surfaces into garden beds that have particularly good infiltration into the ground – known as infiltration beds. The following measures have been adopted to ensure these concerns are addressed.

Goals

- To reduce the impact of stormwater run-off
- To improve the quality of stormwater run-off
- To achieve best practice stormwater quality outcomes

Initiatives

Best Practice Stormwater treatment	<p>The following is proposed to achieve 100% of Melbourne Water STORM calculator Best Practice Stormwater treatment goals:</p> <ul style="list-style-type: none"> • Rainwater shed from roof areas and balcony of the second floor (minimum 589m²) will be collected in a rainwater tank of 10,000L capacity. • Leaf diverting rain heads and first flush diverters will be included upstream of the tank to divert the initial sediment flow when rain events occur from entering the tank. • Rainwater tanks will be connected to all toilets in the development for flushing purposes. • Balconies have been excluded from rainwater collection areas, as these 	STORM, Planning scheme clause 55.07-7 / 58.03-8
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	<p>typically contain more rubbish and other contaminants (eg. food scraps, cigarette butts, cleaning products).</p> <ul style="list-style-type: none"> • Paved paths will shed water to adjoining soft landscaped areas allowing ground infiltration via a buffer strip. 	
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Additional details

Water sensitive urban design - rainwater tanks

The proposed rainwater tank collection system provides benefits of reducing the peak and total stormwater run-off when it rains. Since the water tanks are connected to all toilets, the tank water volumes are run down regularly.

This leaves spare capacity to collect new rainfall water and hence reduces the level of rain from the roofs going down the drains. In addition, the pollutants leaving the site to the stormwater system (and hence local creeks) is reduced, by water collected off the roofs, going via the toilets into the sewer system rather than stormwater system as would otherwise have been the case.

The final design of the Stormwater system will meet council drainage engineers' requirements. The designed system complies with Melbourne Water STORM requirements ie meets Victorian Best Practice Stormwater guidelines – see appendix 2.

5 Material Selection

Background

Careful selection of construction materials can help to limit the environmental impacts of the production, transport and incorporation of these materials in our buildings. In many cases there are similarly performing, comparable but more environmentally friendly product selection options available.

Goals

The goals in environmentally sustainable construction material selection should be to:

- Limit the use of new materials where possible - to help minimise the detrimental outcomes of product manufacture or modification
- Select durable materials and re-use materials where possible – increase the lifespan of all products.
- To minimise the environmental impacts materials used by encouraging the use of materials with a favourable lifecycle assessment based on the fate of materials, their recycling / reuse potential, their embodied energy, their biodiversity, human health, and environmental toxicity impacts.

Initiatives

Supplementary Cement materials SCMs	<p>20-35% partial cement replacement (Geopolymer - Supplementary cement materials - slag and/or flyash) will be incorporated in on-site on-ground poured structural and paving concrete mixes where vehicles will not be regularly driving over the concrete subject to structural engineers approval.</p> <p>These concrete mixes have a complying strength, are a similar price and use a reduced amount of high greenhouse gas producing Portland cement when compared with standard cement mixes. They also incorporate the recycling of industrial waste products such as fly ash and slag and reduce the amount of raw resources required to produce the end product.</p>	Green Star, STEPS
Sustainable timbers	No unsustainable rainforest timbers will be incorporated i.e. no Oregon, Western Red Cedar, Meranti, Merbau, Teak or Luan.	Green Star
Accredited plantations	All framing timber will be from accredited plantations - either FSC or PEFC/AFS.	Green Star, STEPS
Glasswool insulation	Where glasswool insulation is to be used, a product with greater than 50% recycled glass and without the use of formaldehyde as a binder (such as Earthwool or Green Tag certified CSR Bradford Gold batts) will be used.	Additional sustainability practice
Polyester insulation	Where polyester insulation is to be used, products with recycled content will be specified. Polyester insulation is also recyclable.	Additional sustainability practice
Carpet underlay	<p>Where carpet is installed, underlay with recycled content will be used under carpets</p> <p>Alternatively, a carpet underlay that is third party GECA certified will be used (e.g. Cloudwalk carpet cushion range).</p>	Additional sustainability practice
Marmoleum flooring	Marmoleum flooring will be used in place of PVC based vinyl flooring. Marmoleum costs the same as vinyl flooring once installed. It is made of 97% natural ingredients; including wood pulp, linseed oil, Rosins and pigments.	Additional sustainability practice

Additional details

Partial cement replacement in concrete

Cement production is the single biggest industrial producer of greenhouse gas generating emissions. Cement production causes 8% of global emissions – more than the global car fleet. (From page7 of the BZE Rethinking Cement report which references International Energy Agency 2015. Various data sources <http://www.iea.org/statistics/>).

The industry standard cement type has been Portland cement, for which the raw material is limestone. The first stage of cement making is to transform limestone (calcium carbonate - CaCO₃) into lime (CaO), thus releasing carbon dioxide (CO₂) a Greenhouse Gas as a waste product. This single process accounts for about half of the carbon emissions associated with cement making, and therefore around 4% of the world's total emissions. The rest comes from the heat required to drive the production processes and the energy to grind and transport material.

Suppliers of geopolymers – Supplementary Cementitious Materials cement:

- **Hansen Concrete** – common mixes include 30-50% fly ash/slag component. Contact Bob Aldersy ph 03 9274 3700 or Kevin Skilling on 9570 3244 for details. Ask for the Green Star mix. Dave Miller is the rep 0418 548 321.
- **Boral Concrete** – product is Envirocrete. Ph 13 30 06 rep is Tania Neil 0401 892 027.
- **Barro Concrete** – triple blend mix is the fly ash/slag/cement mix – generally has 20-35% fly ash and/or slag. Contact Tom Kovaks ph 9646 5520 – Technical Manager if there are any questions. Rep is Piero 0438 181 681.
- **Holcim** – concrete mixes incorporating SCM's are typically available for 5% extra cost for standard strength. Contact Daniel Bylewski (0429 790 701).

Polyester insulation

Polyester insulation is recyclable and generally contain 80% recycled PET bottles. Polyester batts can readily be re-used without handling issues from the fibreglass, and do not disintegrate when wet.

Polyester Solutions will take back clean insulation for recycling at end of life. Batts must not contain metal or other contaminants. Recycling closes the loop for a circular product lifecycle – the ideal sustainability outcome.

Polyester batts supply \$12-15/m²
Glasswool batts supply \$8-10/m²

90mm R2.5 polyester batts

- Polyester Solutions
- Autex Greenstuf
- CSR Bradford
- Or equivalent

Carpet underlay

Carpet underlay with significant recycled content (per above) or other environmental benefits will be used.

Suggested recycled underlay products include:

- **Dunlop flooring** - <http://www.dunlopflooring.com.au/sustainability/recycle-by-dunlop.asp>
- **Airstep carpet underlay** - <http://www.airstep.com.au/environmental-overview/recycling/>
- **Cloudwalk carpet cushion** - <http://cloudwalk.com.au/product-category/carpet-cushion/>

The Cloudwalk carpet cushion range of underlay is third party GECA certified – it has very low VOC emissions avoids toxic or hazardous chemicals in the manufacturing and the underlays are fully recyclable if the user drops them off at Cloudwalk (TBC if collections also occur in Victoria). Their manufacturing processes are also ISO9001 Quality Management System and ISO14001 Environmental Management System certified.

6 Location and Transport

Location

The location of this development meets urban consolidation goals as set out in government policy documents. The development is relatively close to public transport and facilities.

The location achieves a **Walk Score** of 80 which is considered very walkable.

Initiatives

Bicycle paths	The development is located approximately 5.7 Km from the Merri Creek Trail.	Additional sustainability practice
Bicycle parking	As a residential development of less than four storeys, there is no formal planning scheme requirement for bicycle parking. Residents can securely store bicycles within their garage. The proposed residential development meets BESS transport guidelines by providing 1 formal bicycle parking space in each dwelling garage (eg. 1 wall mounted bicycle rack).	Planning Scheme clause 52.34 / SDAPP – Transport / BESS
Local public transport information packs	Relevant local train, tram and bus timetables will be included in the Building Users Guide provided. Also included will be brief details of the Melbourne myki public transport payment card system including how to register and load funds against a myki card.	SDAPP - Transport
Public transport	The proposed location is serviced by the following public transport options: <ul style="list-style-type: none"> • Train(Thomastown station) – 550 metres from the site • Bus (route 570) – 140 metres from the site These are able to be viewed on the public transport Local Area Map attached in the appendices.	Additional sustainability practice

Additional details

Bicycle paths Principal Bicycle Network (PBN) routes for each council area are available via the following link

<https://www.vicroads.vic.gov.au/traffic-and-road-use/cycling/bicycle-network-planning>

From the VicRoads website: <https://www.vicroads.vic.gov.au/traffic-and-road-use/cycling/bicycle-network-planning>:

Bicycle Priority Routes (BPRs) are mainly priority sections of the PBN. They identify those routes that should be elevated to a higher order of priority, mainly on the basis of potential for separation from motorised traffic. BPRs are identified on VicRoads' SmartRoads Road Use Hierarchy (RUH) map for Metropolitan Melbourne's local government areas. The map shows the priority modes on each road that have been developed for each council area, and forms the foundation for the network operating plan. Use the [SmartRoads interactive map\(External link\)](#) to access available maps.

Strategic Cycling Corridors (SCCs) are a recent addition to bicycle network planning in metropolitan Melbourne. Identification of SCCs is part of the initiative in Plan Melbourne to 'Support Walking and Cycling in Central Melbourne'. They are corridors developed to improve cycling to an around major activity centres in metropolitan Melbourne. SCCs are a subset of the PBN.

Public transport Tram, bus and train timetables can be accessed from <http://ptv.vic.gov.au/timetables/>

A full range of Public Transport Victoria maps can be sourced from <http://ptv.vic.gov.au/getting-around/maps/>
For more train specific information visit www.metrotrains.com.au

A Travel Smart map showing major local travel interchanges can be obtained for the councils listed on the site <http://www.transport.vic.gov.au/projects/travelsmart/maps>

7 Waste Management

Goals

- To promote waste avoidance, re-use and recycling during the design, construction and operation stages of development.
- To ensure durability and long term re-usability of building materials.

Initiatives

Demolition stage	<p>The developer has committed to ensuring the demolition contractor recycles a minimum of 70% of materials from the existing building to be demolished. This will include recycling building materials.</p> <p>The demolition contractor will be required to identify in advance what materials will be recycled, and confirm in writing on company letterhead the percentage of materials by mass actually recycled on completion of works.</p>	SDAPP - Waste
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Removal of refrigerant from decommissioned air-conditioning units	Before disposing of air conditioners, all units are to have the refrigerant 'recovered' by a licensed Australian Refrigeration Council (ARC) member technician. See more details below	Additional sustainability practice
Construction waste	A minimum of 70% of materials will be recycled during construction. Written documentation required from contractor(s) in advance on company letterhead confirming items to be recycled, and on completion, confirmation of percentage of materials recycled.	SDAPP - Waste
Plastering waste	The plastering contractor will be required to supply their own bin and recycle plasterboard off-cuts.	Additional sustainability practice
Dual bins in dwellings	Dual bins will be supplied under each kitchen bench to facilitate separation of garbage and recycling in dwellings.	SDAPP - Waste
Separate waste stream collection	Shared bin storage includes separate garbage and recycling bins and facilitates separate collection of the recycling stream.	SDAPP - Waste

Additional details

Early Online marketplace sales

Use online marketplace for readily removed items

1. Gumtree for free advertising of items for collection or sale <http://www.gumtree.com.au/s-home-garden/c18397> - Easy to use and the most effective in our experience. Note most people want to collect items on the weekend or after work.
2. Freecycle <https://www.freecycle.org/>
3. Zilch <http://au.zilch.com/>

Relocate existing house in lieu of demolishing

Sell and relocate the existing house

1. Kilmore House Removals www.khr.com.au
2. Homesmart <http://houseremovalsand relocation.com.au/>
3. Moving Views <http://www.movingviews.com.au/>

Recyclable materials

The following materials can generally be recycled:

- bricks
- concrete products (ie. blocks, roof tiles, pavers etc)
- unpainted or treated timber
- steel / metal products
- glass
- plasterboard
- plastics
- carpet or carpet underlay
- asphalt
- cardboard
- green waste

Bin companies or similar that recycle more than others include:

- Jobsite Recyclers. <http://www.jobsiterecyclers.com.au/>
- Mobius Waste <http://www.mobiusmr.com.au/>
- Konstruct Recycling www.konstructrecycling.com.au
- Eastern Recycling www.easternrecycling.com.au
- National Recycling Group / Harpers Bins / Quicksips
www.nationalrecyclinggroup.com.au
- Combined Bulk Bins Pty Ltd
<http://www.combinedbulkbins.com.au/service.html>

Plastering
(recycling)

Bins are available from plasterboard recyclers such as Regyp (www.regyp.com.au) and ecoGypsum (<http://www.ecogypsum.com.au/collections.html>) or contact recycling companies such as T&L recycling on 0407 867 133 or similar firms.

Removal of
refrigerant from
decommissioned
air-conditioning
units

Air-conditioners on site to be decommissioned are likely to have CFC (ChloroFluouroCarbons), HCFC (HydroChloroFluouroCarbons) or HFC (HydroFluouroCarbons) as the refrigerant. These refrigerants are either very harmful to the ozone layer or very significantly greenhouse gas contributors. If units are not disposed of properly, refrigerant may escape into the atmosphere, contributing significantly to global warming. CFC and HCFCs have been banned for a while now. The alternative, HFCs are being gradually phased out. The federal government has started to cap the amount of refrigerant using HFCs that enters Australia as a start to outlawing such refrigerants including the common R-410A.

<http://www.environment.gov.au/protection/ozone/hfc-phase-down/hfc-phase-down-faqs>

Before disposing of air conditioners, all units are to have the refrigerant 'recovered' by a licensed Australian Refrigeration Council (ARC) member technician <https://www.arctick.org/>. ARC members must hold a Full Refrigerant and Air-conditioning (Full RAC) licence or Restricted Refrigerant Recoverer licence (RRRL).

The recovered refrigerant is generally returned to a refrigerant gas retailer or wholesaler who will recycle the gas if possible. Where maintenance regimes have not used the manufacturers recommended gases or have used different gases over time, the refrigerant is less likely to be recyclable. If recycling is not possible, when enough gas is collected the retailer/wholesaler will forward the gas to the refrigerant gas product stewardship organisation Refrigerant Reclaim Australia (RRA)

<https://refrigerantreclaim.com.au/>. RRA has a facility in Melbourne (the sole approved facility in Australia) for destroying refrigerant gases in an environmentally friendly manner. Gas is sent to this facility from all over Australia.

8 Urban Ecology

Background

Urban development has seen the destruction and displacement of plant species and in turn wildlife habitat. With new developments there is an opportunity to redress this that should be taken up. In all infill development cases there should be an improvement on the current environment.

Goals

- To protect and enhance habitat bio-diversity of the urban environment
- To encourage the retention of significant trees
- To encourage the planting of indigenous vegetation.
- To reduce CO2 in the atmosphere through increased vegetation

Initiatives

Vegetative cover	Approximately 29% of the proposed development has garden area, helping to minimise the urban heat island effect and increasing opportunities for biodiversity on site.	BESS tool
Indigenous planting	New plantings will be predominantly indigenous natives.	Additional sustainability practice
Facilitating balcony gardens	A tap will be installed on all balconies to help facilitate watering and maintenance of balcony planting.	Additional sustainability practice

9 Management, Innovation and Community Benefit

Goals

- To encourage design and innovation in the development, which positively influence the improved life of, and sustainability of, the building.
- To encourage a holistic and integrated design and construction process and ongoing high performance.

Initiatives

Building Users Guide	An appropriate short Building Users Guide will be provided for tenants explaining some of the sustainability features and intents of this development.	Green Star
Innovation	The following items included in the Materials and IEQ sections are included in the BESS tool under innovation: <ul style="list-style-type: none"> • Commitment to use SCM (partial cement substitutes slag and/or flyash) in concrete 	BESS tool

	<ul style="list-style-type: none"> • Commitment to use of sustainable timbers (eg. non-rainforest timbers, FCS timbers etc.) • Commitment to low VOC paints, adhesives, sealants and carpets. • Commitment to use of low/no formaldehyde products • Commitment to recycling at least 70% of construction and demolition waste 	
Access to Premises – Buildings	The development will comply with the Disability (Access to Premises – Buildings) Standard.	Disability (Access to Premises – Buildings) Standard 2010

Additional details

Building users guide

A short building user's guide might include details on:

- The connection of the water tanks to the toilets
- Waste minimisation and recycling strategy and arrangements within the building
- Energy and water metering facilities for each dwelling, and what the readings represent
- Energy portals details from energy suppliers – can provide your energy use up to the previous day if used in conjunction with in house devices
- Energy efficient design choices and materials options that have been incorporated in this building
- Specifications for energy efficient items such as lights and plumbing fittings, and recommendation that replacements obtain or improve on these efficiency levels
- Local public transport stops and routes and timetables. Also included will be brief details of the Melbourne myki public transport payment card system including how to register and load funds against a myki card.
- Building management contact details

Appendix 1 - BESS Report

16/05/2019

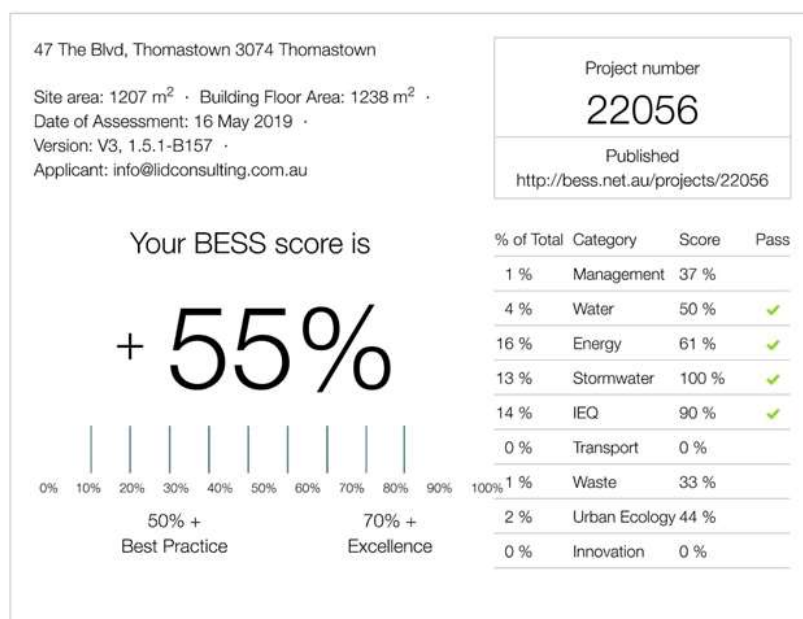
BESS - 47 The Blvd, Thomastown VIC 3074, Australia

BESS Report



This BESS report outlines the sustainable design commitments of the proposed development at 47 The Blvd Thomastown VIC 3074. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Whittlesea City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

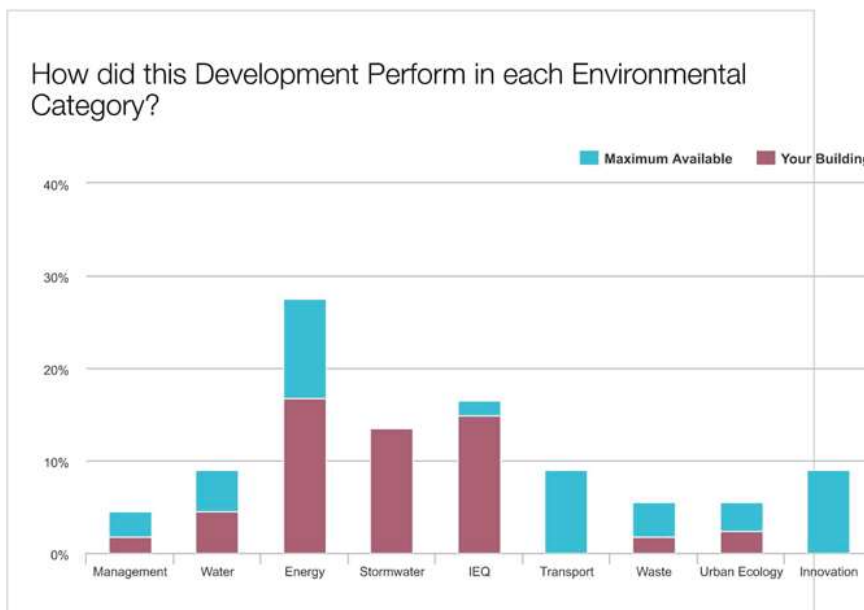
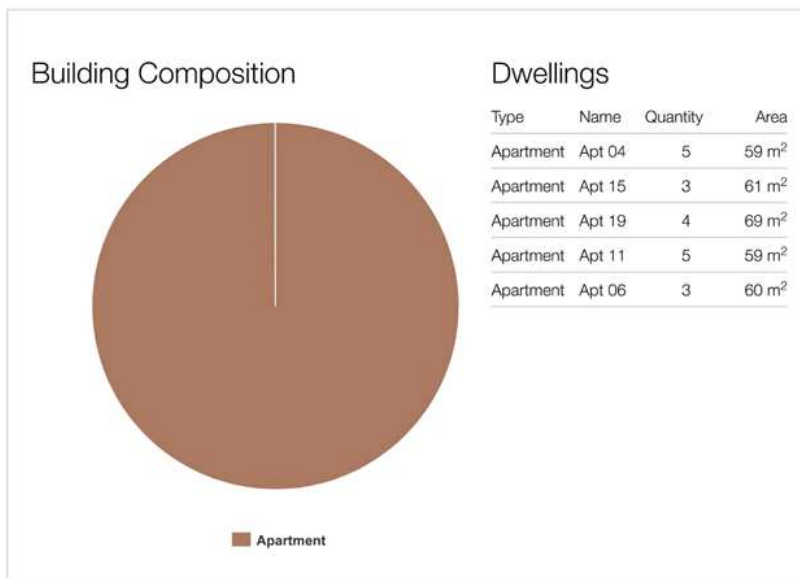


<https://bess.net.au/projects/22056/report-print>

1/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia



Sustainable design commitments by category
<https://bess.net.au/projects/22056/report-print>

2/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

The sustainable design commitments for this project are listed below. These are to be incorporated into the design documentation and subsequently implemented.

Management

37% - contributing 1% to overall score

Credit	Disabled	Scoped out	Score
Management 3.1 Metering			100 %
Management 3.3 Metering			100 %
Management 4.1 Building Users Guide			100 %

Management 3.1 Metering

100%

Score Contribution	This credit contributes 12% towards this section's score.
Aim	To provide building users with information that allows monitoring of energy and water consumption

Questions

Have utility meters been provided for all individual dwellings?

Yes

Management 3.3 Metering

100%

Score Contribution	This credit contributes 12% towards this section's score.
Aim	To provide building users with information that allows monitoring of energy and water consumption

Questions

Have all major common area services been separately submetered?

Yes

Management 4.1 Building Users Guide

100%

Score Contribution	This credit contributes 12% towards this section's score.
Aim	To encourage and recognise initiatives that will help building users to use the building efficiently

Questions

<https://bess.net.au/projects/22056/report-print>

3/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Will a building users guide be produced and issued to occupants?

Yes

Water

50% - contributing 4% to overall score

Credit	Disabled	Scoped out	Score
Water 1.1 Potable Water Use Reduction (Interior Uses)			50 %
Water 2.1 Rainwater Collection & Reuse (Additional Uses)			100 %

Water Approachs

What approach do you want to use
Water? Use the built in calculation tools

Project Water Profile Questions

Are you installing a rainwater tank? Yes

Water fixtures, fittings and connections

	Apt 04	Apt 15	Apt 19
Showerhead	3 Star WELS (> 6.0 but <= 7.5)	3 Star WELS (> 6.0 but <= 7.5)	3 Star WELS (> 6.0 but <= 7.5)
Bath	Medium Sized Contemporary Bath	Medium Sized Contemporary Bath	Medium Sized Contemporary Bath
Kitchen Taps	> 5 Star WELS rating	> 5 Star WELS rating	> 5 Star WELS rating
Bathroom Taps	> 5 Star WELS rating	> 5 Star WELS rating	> 5 Star WELS rating
Dishwashers	> 4 Star WELS rating	> 4 Star WELS rating	> 4 Star WELS rating
WC	> 4 Star WELS rating	> 4 Star WELS rating	> 4 Star WELS rating
Urinals	Scope out	Scope out	Scope out
Washing Machine Water Efficiency	Scope out	Scope out	Scope out
Rainwater connected to: Toilets	Yes	Yes	Yes
	Apt 11	Apt 06	
Showerhead	3 Star WELS (> 6.0 but <= 7.5)	3 Star WELS (> 6.0 but <= 7.5)	
Bath	Medium Sized Contemporary Bath	Medium Sized Contemporary Bath	
Kitchen Taps	> 5 Star WELS rating	> 5 Star WELS rating	

<https://bess.net.au/projects/22056/report-print>

4/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

	Apt 11	Apt 06
Bathroom Taps	> 5 Star WELS rating	> 5 Star WELS rating
Dishwashers	> 4 Star WELS rating	> 4 Star WELS rating
WC	> 4 Star WELS rating	> 4 Star WELS rating
Urinals	Scope out	Scope out
Washing Machine Water Efficiency	Scope out	Scope out
Rainwater connected to: Toilets	Yes	Yes

Rainwater Tanks

	RWT
What is the total roof area connected to the rainwater tank? <small>Square Metres</small>	589.0
Tank Size <small>Litres</small>	10000.0

Water 1.1 Potable Water Use Reduction (Interior Uses) 50%

Score Contribution	This credit contributes 50% towards this section's score.
Aim	Water 1.1 Potable water use reduction (interior uses) What is the reduction in total water use due to efficient fixtures, appliances, and rainwater use? To achieve points in this credit there must be >25% potable water reduction. You are using the built in calculation tools. This credit is calculated from information you have entered above.
Criteria	Percentage reduction in potable water use

Questions

Percentage Achieved ? Percentage %
%

Calculations

Annual Water Consumption (kL) (Reference)
1937

Annual Water Consumption (kL) (Proposed)
1340

% Reduction in Potable Water Consumption Percentage %
30 %

<https://bess.vic.gov.au/projects/22056/report-print>

5/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Water 2.1 Rainwater Collection & Reuse (Additional Uses) 100%

Score Contribution	This credit contributes 25% towards this section's score.
Aim	What is the additional reduction in potable (mains) water use due to rainwater harvesting? Additional water uses for rainwater include non-potable demands such as irrigation, pools, commercial process uses and taps for washdown. Note: tank water will only be available for additional uses if it not required for internal uses. If the property uses an alternative water source, the alternative water source is deemed to meet 90% of additional non-potable water use requirements. You are using the built in calculation tools. This credit is calculated from information you have entered above in the rainwater tanks section.
Criteria	What is the additional reduction in potable (mains) water use due to using rainwater or an alternative water source?

Questions

Percentage Achieved ? Percentage %

%

Calculations

Rainwater collection & reuse (additional uses) Percentage %

100 %

Energy 61% - contributing 16% to overall score

Credit	Disabled	Scoped out	Score
Energy 1.2 Thermal Performance Rating - Residential			16 %
Energy 2.1 Greenhouse Gas Emissions			100 %
Energy 2.3 Electricity Consumption			100 %
Energy 2.4 Gas Consumption			100 %
Energy 3.1 Carpark Ventilation			100 %
Energy 3.2 Hot Water			100 %
Energy 3.4 Clothes Drying			100 %
Energy 3.6 Internal Lighting - Residential Multiple Dwellings			100 %

Dwellings Energy Approachs

What approach do you want to use for Energy? Use the built in calculation tools

<https://bes.at.au/projects/22056/report-print>

6/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Project Energy Profile Questions

Gas Supply	Natural Gas		
Dwelling Energy Profiles			
	Apt 04	Apt 15	Apt 19
Below the floor is	Ground or Carpark	Another Occupancy	Another Occupancy
Above the ceiling is	Another Occupancy	Another Occupancy	Outside
Exposed sides	2	2	2
NatHERS Annual Energy Loads - Heat MJ/sqm	99.6	107.8	102.6
NatHERS Annual Energy Loads - Cool MJ/sqm	7.7	19.4	20.9
NatHERS star rating	6.8	6.3	6.4
Type of Heating System	D Reverse cycle space	D Reverse cycle space	D Reverse cycle space
Heating System Efficiency	std/MEPS	std/MEPS	std/MEPS
Type of Cooling System	Refrigerative space	Refrigerative space	Refrigerative space
Cooling System Efficiency	Current Default / MEPS	Current Default / MEPS	Current Default / MEPS
Type of Hot Water System	J Gas Instantaneous 6 star	J Gas Instantaneous 6 star	J Gas Instantaneous 6 star
Clothes Line	F Other permanent indoor in dwelling with 4 metres/bedroom	F Other permanent indoor in dwelling with 4 metres/bedroom	F Other permanent indoor in dwelling with 4 metres/bedroom
Clothes Dryer	A No clothes dryer	A No clothes dryer	A No clothes dryer
	Apt 11	Apt 06	
Below the floor is	Another Occupancy	Ground or Carpark	
Above the ceiling is	Another Occupancy	Another Occupancy	
Exposed sides	2	2	
NatHERS Annual Energy Loads - Heat MJ/sqm	70.7	111.1	
NatHERS Annual Energy Loads - Cool MJ/sqm	13.6	16.2	
NatHERS star rating	7.4	6.3	
Type of Heating System	D Reverse cycle space	D Reverse cycle space	
Heating System Efficiency	std/MEPS	std/MEPS	
Type of Cooling System	Refrigerative space	Refrigerative space	
Cooling System Efficiency	Current Default / MEPS	Current Default / MEPS	
Type of Hot Water System	J Gas Instantaneous 6 star	J Gas Instantaneous 6 star	

<https://bes.at.au/projects/22056/report-print>

7/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

	Apt 11	Apt 06
Clothes Line	F Other permanent indoor in dwelling with 4 metres/bedroom	F Other permanent indoor in dwelling with 4 metres/bedroom
Clothes Dryer	A No clothes dryer	A No clothes dryer

Energy 1.2 Thermal Performance Rating - Residential 16%

Score Contribution	This credit contributes 28% towards this section's score.
Aim	Reduce reliance on mechanical systems to achieve thermal comfort in summer and winter - improving comfort, reducing greenhouse gas emissions, energy consumption, and maintenance costs.
Criteria	What is the average NatHERS rating?

Questions

NATHERS Rating ? Stars

-

Calculations

Average NATHERS Rating (Weighted) Stars

6.7

Energy 2.1 Greenhouse Gas Emissions 100%

Score Contribution	This credit contributes 9% towards this section's score.
Aim	Reduce the building's greenhouse gas emissions
Criteria	Are greenhouse gas emissions >10% below the benchmark

Questions

Criteria Achieved ?

-

Calculations

Reference Building with Reference Services (BCA only) kg CO2

93224.4

Proposed Building with Proposed Services (Actual Building) kg CO2

<https://bes.at.au/projects/22056/report-print>

8/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

33438.0	
% Reduction in GHG Emissions	Percentage %
64 %	
Energy 2.3 Electricity Consumption 100%	
Score Contribution	This credit contributes 9% towards this section's score.
Aim	Reduce consumption of electricity
Criteria	Is the annual electricity consumption >10% below the benchmark
Questions	
Criteria Achieved ?	
-	
Calculations	
Reference kWh	
68198.6	
Proposed kWh	
22631.2	
Improvement	Percentage %
66 %	
Energy 2.4 Gas Consumption 100%	
Score Contribution	This credit contributes 9% towards this section's score.
Aim	Reduce consumption of electricity
Criteria	Is the annual gas consumption >10% below the benchmark?
Questions	
Criteria Achieved ?	
-	
Calculations	
Reference MJ	

<https://bessnet.au/projects/22056/report-print>

9/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

235107.0	
Proposed MJ	
126765.8	
Improvement Percentage %	
46 %	
Energy 3.1 Carpark Ventilation 100%	
Score Contribution	This credit contributes 9% towards this section's score.
Questions	
If you have a basement carpark, is it either: (a) fully naturally ventilated (no mechanical ventilation system), or (b) use Carbon Monoxide monitoring to control the operation and speed of the ventilation fans	
Yes	
Energy 3.2 Hot Water 100%	
Score Contribution	This credit contributes 4% towards this section's score.
Criteria	Does the hot water system use >10% less energy (gas and electricity) than the reference case?
Questions	
Criteria Achieved ?	
-	
Calculations	
Reference MJ	
65307.5	
Proposed MJ	
35315.6	
Improvement Percentage %	
45 %	

<https://bessnet.au/projects/22056/report-print> 10/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Energy 3.4 Clothes Drying 100%

Score Contribution	This credit contributes 4% towards this section's score.
Criteria	Does the combination of clothes lines and efficient dryers reduce energy (gas+electricity) consumption by more than 10%?
Questions	
Criteria Achieved ?	-
Calculations	
Reference kWh	8296.9
Proposed kWh	3318.8
Improvement Percentage %	60 %

Energy 3.6 Internal Lighting - Residential Multiple Dwellings 100%

Score Contribution	This credit contributes 9% towards this section's score.
Aim	Reduce energy consumption associated with internal lighting
Questions	
	Is the maximum illumination power density (W/m2) in at least 90% of the relevant Building Class at least 20% lower than required by Table J6.2a of the NCC BCA (2013) Volume 1 Section J (Class 2 to 9) and clause 3.12.5.5 NCC BCA (2013) Volume 2 Section J (Class 1 and 10)
Yes	

Stormwater 100% - contributing 13% to overall score

Credit	Disabled	Scoped out	Score
Stormwater 1.1 Stormwater Treatment			100 %

<https://bess.net.au/projects/22056/report-print>

11/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Which stormwater modelling are you using?

Melbourne Water STORM tool

Stormwater 1.1 Stormwater Treatment

100%

Score Contribution

This credit contributes 100% towards this section's score.

Aim

To achieve best practice stormwater quality objectives through reduction of pollutant load (suspended solids, nitrogen and phosphorus)

Criteria

Has best practice stormwater management been demonstrated?

Questions

STORM score achieved

120

Flow (ML/year)

% Reduction

-

Total Suspended Solids (kg/year)

% Reduction

-

Total Phosphorus (kg/year)

% Reduction

-

Total Nitrogen (kg/year)

% Reduction

-

Calculations

Min STORM Score

100

IEQ

90% - contributing 14% to overall score

Credit	Disabled	Scoped out	Score
IEQ 1.1 Daylight Access - Living Areas			100 %
IEQ 1.2 Daylight Access - Bedrooms			100 %
IEQ 1.3 Winter Sunlight			100 %
IEQ 1.5 Daylight Access - Minimal Internal Bedrooms			100 %
IEQ 2.1 Effective Natural Ventilation			66 %

<https://bessnet.au/projects/22056/report-print>

12/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Do all living areas and bedrooms have a floor-to-ceiling height of at least 2.7m? Yes

Does all glazing to living areas achieve at least 60% Visible Light Transmittance (VLT)? Yes

Dwellings IEQ Approachs

What approach do you want to use for IEQ? Use the built in calculation tools

Rooms

Please provide the following room profiling information below.

	Apt 04, Bedrooms Passed-DTS	Apt 04, Living rooms Passed-DTS	Apt 04, Living rooms Apt 2
Room Designation	Bedroom	Living	Living
Quantity	25	14	1
Auto-Pass	Yes	Yes	No
Room Floor Area <small>Square Metres</small>	-	-	33.0
Vertical Angle <small>Angle (degrees)</small>	-	-	90.0
Horizontal Angle <small>Angle (degrees)</small>	-	-	108.3
Window Area <small>Square Metres</small>	-	-	7.8
Window Orientation	North	South	East
Glass Type	Clear Double (VLT 0.71)	Clear Double (VLT 0.71)	Clear Double (VLT 0.71)
	Apt 04, Living rooms Apt 5	Apt 04, Living rooms Apt 7	Apt 04, Living rooms Apt 10
Room Designation	Living	Living	Living
Quantity	1	1	1
Auto-Pass	No	No	No
Room Floor Area <small>Square Metres</small>	34.3	35.4	33.8
Vertical Angle <small>Angle (degrees)</small>	90.0	90.0	90.0
Horizontal Angle <small>Angle (degrees)</small>	134.0	107.0	110.2
Window Area <small>Square Metres</small>	8.1	6.7	7.8
Window Orientation	South	West	East
Glass Type	Clear Double (VLT 0.71)	Clear Double (VLT 0.71)	Clear Double (VLT 0.71)
	Apt 04, Living rooms Apt 13	Apt 04, Living rooms Apt 15	
Room Designation	Living	Living	
Quantity	1	1	

<https://bess.net.au/projects/22056/report-print>

13/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

	Apt 04, Living rooms Apt 13	Apt 04, Living rooms Apt 15
Auto-Pass	No	No
Room Floor Area <small>Square Metres</small>	34.1	35.5
Vertical Angle <small>Angle (degrees)</small>	90.0	90.0
Horizontal Angle <small>Angle (degrees)</small>	131.3	108.5
Window Area <small>Square Metres</small>	8.1	7.9
Window Orientation	South	West
Glass Type	Clear Double (VLT 0.71)	Clear Double (VLT 0.71)

IEQ 1.1 Daylight Access - Living Areas 100%

Score Contribution	This credit contributes 27% towards this section's score.
Aim	To provide a high level of amenity and energy efficiency through design for natural light.
Criteria	What % of living areas achieve a daylight factor greater than 1%

Questions

Percentage Achieved ? Percentage %

%

Calculations

Calculated percentage Percentage %

100 %

IEQ 1.2 Daylight Access - Bedrooms 100%

Score Contribution	This credit contributes 27% towards this section's score.
Aim	To provide a high level of amenity and energy efficiency through design for natural light.
Criteria	What % of bedrooms achieve a daylight factor greater than 0.5%

Questions

Percentage Achieved ? Percentage %

%

Calculations

<https://bess.com.au/projects/22056/report-print>

14/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Calculated percentage	Percentage %
100 %	
IEQ 1.3 Winter Sunlight	100%
Score Contribution	This credit contributes 9% towards this section's score.
Aim	To provide a high level of amenity and reduce need for artificial heating in winter.
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?
Questions	
Criteria Achieved ?	-
IEQ 1.5 Daylight Access - Minimal Internal Bedrooms	100%
Score Contribution	This credit contributes 9% towards this section's score.
Aim	To provide a high level of amenity and energy efficiency through design for natural light and ventilation.
Questions	
Do at least 90% of dwellings have an external window in all bedrooms?	
Yes	
IEQ 2.1 Effective Natural Ventilation	66%
Score Contribution	This credit contributes 27% towards this section's score.
Aim	To provide fresh air and passive cooling opportunities.
Criteria	What % of dwellings are effectively naturally ventilated?
Questions	
% Achieved ?	
80 %	

<https://bess.net.au/projects/22056/report-print>

15/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Transport

0% - contributing 0% to overall score

Waste

33% - contributing 1% to overall score

Credit	Disabled	Scoped out	Score
Waste 2.2 - Operational Waste - Convenience of Recycling			100 %

Waste 2.2 - Operational Waste - Convenience of Recycling 100%

Score Contribution This credit contributes 33% towards this section's score.

Aim To minimise recyclable material going to landfill

Questions

Are the recycling facilities at least as convenient for occupants as facilities for general waste?

Yes

Urban Ecology

44% - contributing 2% to overall score

Credit	Disabled	Scoped out	Score
Urban Ecology 2.1 Vegetation			75 %
Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology			100 %

Urban Ecology 2.1 Vegetation 75%

Score Contribution This credit contributes 44% towards this section's score.

Aim To encourage and recognise the use of vegetation and landscaping within and around developments

Criteria How much of the site is covered with vegetation, expressed as a percentage of the total site area.

Questions

Percentage Achieved ? Percentage %

28 %

<https://bess.net.au/projects/22056/report-print>

16/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology 100%

Score Contribution	This credit contributes 11% towards this section's score.
Aim	Encourage plants to be grown on balconies and courtyards

Questions

Is there a tap and floor waste on every balcony / in every courtyard?

Yes

Innovation

0% - contributing 0% to overall score

Items to be marked on floorplans

0 / 14 floorplans & elevation notes complete.

Management 3.1: Individual utility meters annotated	Incomplete
Management 3.3: Common area submeters annotated	Incomplete
Energy 3.1: Carpark with natural ventilation or CO monitoring system	Incomplete
Energy 3.4: External lighting sensors annotated	Incomplete
Water 2.1: Location of rainwater tanks as described	Incomplete
Stormwater 1.1: Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	Incomplete
IEQ 1.1: If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	Incomplete
IEQ 1.2: If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	Incomplete
IEQ 1.3: If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	Incomplete
IEQ 1.5: Floor plans with compliant bedrooms marked	Incomplete
IEQ 2.1: Dwellings meeting the requirements for being 'naturally ventilated'	Incomplete
Waste 2.2: Location of recycling facilities	Incomplete
Urban Ecology 2.1: Vegetated areas	Incomplete
Urban Ecology 2.4: Taps and floor waste on balconies / courtyards	Incomplete

<https://bess.net.au/projects/22056/report-print>

17/18

16/05/2019

BESS - 47 The Blvd, Thomastown VIC 3074, Australia

Documents and evidence

0 / 8 supporting evidence documentation complete.

Energy 3.1: Provide a written explanation of either the fully natural carpark ventilation or carbon monoxide monitoring, describing how these systems will work, what systems are required for them to be fully integrated and who will be responsible for their implementation throughout the design, procurement and operational phases of the building life.	Incomplete
Energy 3.6: Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.	Incomplete
Stormwater 1.1: STORM report or MUSIC model	Incomplete
IEQ 1.1: If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	Incomplete
IEQ 1.2: If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	Incomplete
IEQ 1.3: If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	Incomplete
IEQ 1.5: A list of compliant bedrooms	Incomplete
IEQ 2.1: A list of naturally ventilated dwellings	Incomplete

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

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Appendix 2 - STORM Report



STORM Rating Report

TransactionID: 773332
 Municipality: WHITTLESEA
 Rainfall Station: WHITTLESEA
 Address: 47 The Boulevard

Thomastown
 VIC 3074

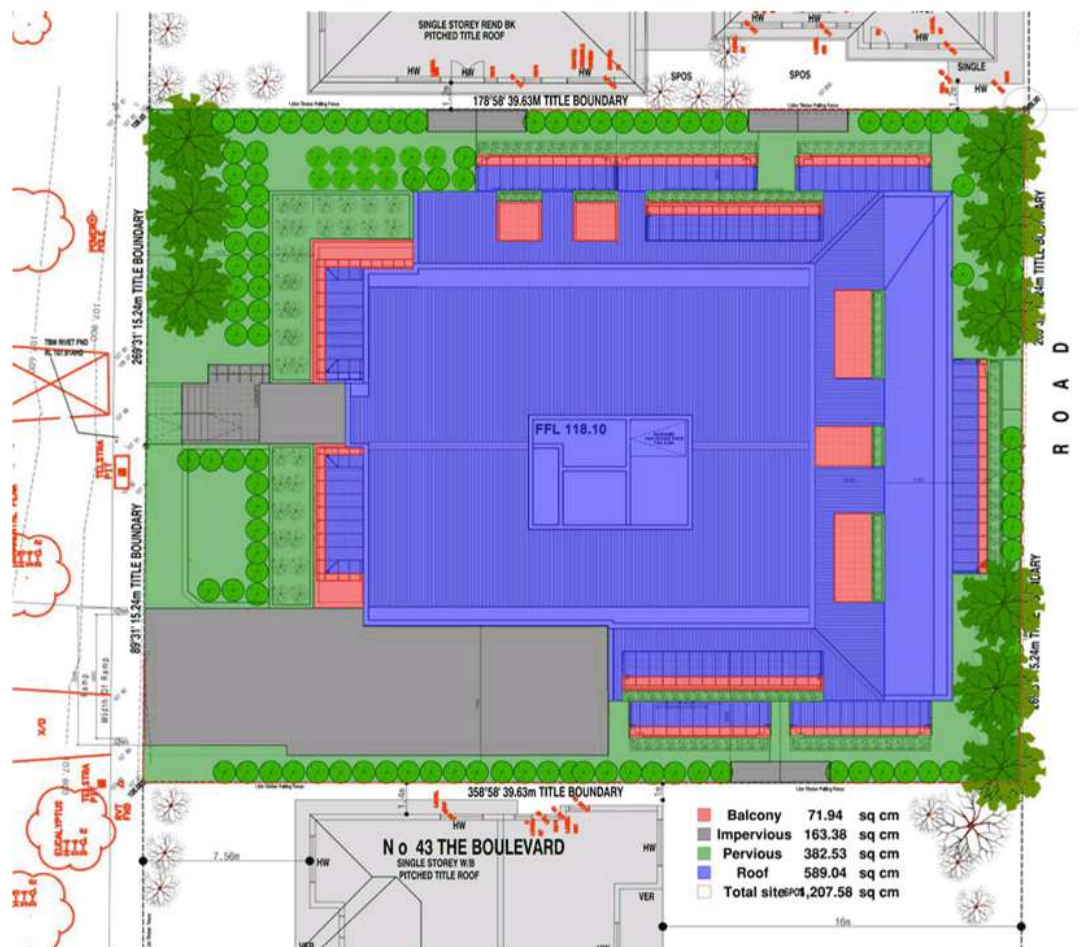
Assessor: LID consulting
 Development Type: Residential - Multiunit
 Allotment Site (m2): 1,207.70
 STORM Rating %: 120

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof to RWT	589.00	Rainwater Tank	10,000.00	25	168.00	76.70
Impervious- untreated	163.38	None	0.00	0	0.00	0.00
Balcony- untreated	71.94	None	0.00	0	0.00	0.00

Date Generated: 16-May-2019

Program Version: 1.0.0

Appendix 3 - STORM Area proof



Appendix 4 - Preliminary Energy ratings

The FirstRate5 preview energy rating for apartments 4, 6, 11, 15, and 19 incorporates the full list of assumptions as listed below. Note, additional glazing or shading specifications can be incorporated to improve these ratings.

Apartment	Number of thermally similar dwellings	Thermally similar dwellings	Cooling Load (MJ/m2)	Star Rating
4	5	1,2,3,4,5	7.7	6.8
6	3	6,7,8	16.2	6.3
11	5	9,10,11,12,13	13.6	7.4
15	3	14,15,16	19.4	6.3
19	4	17,18,19,20	20.9	6.4
Total/average	20		<22	6.7

Full list of assumptions:

- Offset from north point - 7 degrees
- Heating and cooling choices when optional - All rooms except as indicated.
- Floor type - suspended slab to all floors
- Floor coverings – carpet to bedrooms, timber to living areas, tiles to wet areas
- Floor insulation – R2.0 under floor above carpark and bin store
- Ceiling insulation – R6.0 + 1 reflective foil insulation
- Roof colour – medium light grey / dull zincalume.
- Wall colour – medium
- Wall height to ceiling – all floors generally 2.7m (ie measured floor to ceiling above)
- Exterior Walls –
 - LGF to 2F lightweight construction with FC sheet and R2.0 insulation.
- Interior walls – R2.0 insulation between conditioned and unconditioned spaces
- Windows –
 - Apt 4 and 6 – Aluminium double glazed frame, air filled gap, High solar gain Low-E-clear (U-value = 4.3, SHGC = 0.47)
 - Apt 11 and 15 – Aluminium double glazed frame, air filled gap, clear-clear (U-value = 4.8, SHGC = 0.51)
 - Apt 19 – Aluminium double glazed frame, air filled gap, low solar gain low-E-clear (U-value = 4.9, SHGC = 0.33)
 - All windows and doors weather stripped
- Skylights – included where appropriate
- Exhaust fans, all sealed –
 - All bathrooms and ensuites: 300mm
 - Kitchen: 180mm
- Ceiling fans – none
- Eaves – included where appropriate
- Wing walls – included where appropriate
- Fences – included where appropriate
- Lights – no unsealed downlights. Max 5W/m2 density. If downlights are installed they will be IC rated downlights with insulation installed over downlight as per manufacturer's recommendations.

Provisional Diagnostic Information

FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	60 Tullamarine
Site Exposure	suburban
Client Name	
Rated Address	The Boulevard Thomastown
Accredited Rater	
Date	
Reference	unit A04

Energy Usage

Type	Energy MJ/m²
Total	107.3
Heating	99.6
Cooling	7.7

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	57.6
Unconditioned Room Area	6.5
Garage Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Living & kitchen	32.9	kitchen	Y
Corridor	11.0	dayTime	Y
WC	6.5	unconditioned	N
Bedroom	13.7	bedroom	Y

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Fibre cement	2.0	0	40.2
Timber Party Wall	2.0	2	57.9
Internal Plasterboard Stud Wall	0.0	0	24.7
Internal Plasterboard Stud Wall	2.0	0	15.0

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m²)
------	---------------------	-------------	-----------

SuspSlab	2.0	encl	64.1
----------	-----	------	------

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Ceil: Ceiling	0.0	0.0	64.1

Windows

Type	U-Value	SHGC	Area (m²)
ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.30	0.47	14.30

Window Directions

Direction	Area (m²)
E	6.8
S	7.5

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	2	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Living & kitchen	117.2	3860.3	13.0	428.4
Bedroom	39.3	539.4	2.9	39.2
Corridor	159.2	1750.2	0.5	5.5

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Provisional Diagnostic Information

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Project Information

Mode	New Home
Climate	60 Tullamarine
Site Exposure	suburban
Client Name	
Rated Address	The Boulevard
Accredited Rater	
Date	
Reference	Unit 06

Energy Usage

Type	Energy MJ/m²
Total	127.3
Heating	111.1
Cooling	16.2

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	68.5
Unconditioned Room Area	8.8
Garage Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Living & Kitchen	50.6	kitchen	Y
Bedroom	17.8	bedroom	Y
WC & Bath	8.8	unconditioned	N

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Timber Party Wall	2.0	2	52.9
Fibre cement	2.0	0	46.8
Internal Plasterboard Stud Wall	0.0	0	13.6
Internal Plasterboard Stud Wall	2.0	0	26.3

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m²)
SuspSlab	2.0	encl	77.3

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Ceil: Ceiling	0.0	0.0	77.3

Windows

Type	U-Value	SHGC	Area (m²)
ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.30	0.47	23.91

Window Directions

Direction	Area (m²)
W	14.6
S	9.3

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	2	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Bedroom	63.9	1139.9	8.8	157.2
Living & Kitchen	138.4	7006.6	20.3	1029.1

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Project Information

Mode	New Home
Climate	60 Tullamarine
Site Exposure	suburban
Client Name	
Rated Address	The Boulevard
Accredited Rater	
Date	
Reference	unit 11

Energy Usage

Type	Energy MJ/m²
Total	84.4
Heating	70.7
Cooling	13.6

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	51.9
Unconditioned Room Area	6.7
Garage Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Bedroom	17.9	bedroom	Y
Living & Kitchen	33.9	kitchen	Y
WC and Bath	6.7	unconditioned	N

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Fibre cement	2.0	0	24.0
Timber Party Wall	2.0	2	69.3
Internal Plasterboard Stud Wall	0.0	0	14.2
Internal Plasterboard Stud Wall	2.0	0	15.1

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m²)
SuspSlab	0.0	encl	58.5

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Ceil: Ceiling	0.0	0.0	43.4
Framed:Flat - Flat Framed (Metal Deck)	6.0	0.0	5.7
Framed:Flat - Flat Framed (Metal Deck)	4.0	0.0	9.4

Windows

Type	U-Value	SHGC	Area (m²)
ALM-003-01 A Aluminium A DG Air Fill Clear-Clear	4.80	0.51	12.72

Window Directions

Direction	Area (m²)
E	12.7

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	2	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Bedroom	52.5	942.1	8.9	160.0
Living & Kitchen	95.7	3249.3	19.1	648.2

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Project Information

Mode	New Home
Climate	60 Tullamarine
Site Exposure	suburban
Client Name	
Rated Address	The Boulevard Thomastown
Accredited Rater	
Date	
Reference	Unit 15

Energy Usage

Type	Energy MJ/m²
Total	127.2
Heating	107.8
Cooling	19.4

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	49.9
Unconditioned Room Area	6.4
Garage Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Living & Kitchen	35.5	kitchen	Y
Bedroom	14.4	bedroom	Y
WC	6.4	unconditioned	N

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Timber Party Wall	2.0	2	37.2
Fibre cement	2.0	0	58.3
Internal Plasterboard Stud Wall	0.0	0	6.3
Internal Plasterboard Stud Wall	2.0	0	14.9

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m²)
SuspSlab	0.0	encl	56.4

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Ceil: Ceiling	0.0	0.0	44.4
Framed: Flat - Flat Framed (Metal Deck)	6.0	0.0	12.0

Windows

Type	U-Value	SHGC	Area (m²)
ALM-003-01 A Aluminium A DG Air Fill Clear-Clear	4.80	0.51	12.64

Window Directions

Direction	Area (m²)
W	12.6

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	2	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Bedroom	146.3	2111.0	23.2	334.5
Living & Kitchen	116.0	4118.4	22.2	788.4

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Provisional Diagnostic Information

FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	60 Tullamarine
Site Exposure	suburban
Client Name	
Rated Address	The Boulevard Thomastown
Accredited Rater	
Date	
Reference	Unit 19

Energy Usage

Type	Energy MJ/m²
Total	123.5
Heating	102.6
Cooling	20.9

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	77.4
Unconditioned Room Area	8.0
Garage Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Bedroom2	14.1	bedroom	Y
WC	8.0	unconditioned	N
Bedroom1	17.6	bedroom	Y
Living & Kitchen	45.7	kitchen	Y

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Timber Party Wall	2.0	2	56.3
Fibre cement	2.0	0	56.1
Internal Plasterboard Stud Wall	2.0	0	22.3
Internal Plasterboard Stud Wall	0.0	0	30.0

Floors

Type	Bulk Insulation (R)	Ventilation	Area (m²)
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SuspSlab	0.0	encl	85.4
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Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Framed:Flat - Flat Framed (Metal Deck)	6.0	0.0	85.4

Windows

Type	U-Value	SHGC	Area (m²)
ALM-003-04 A Aluminium A DG Air Fill Low Solar Gain low-E -Clear	4.90	0.33	22.85

Window Directions

Direction	Area (m²)
S	9.6
W	13.3

Air leakage

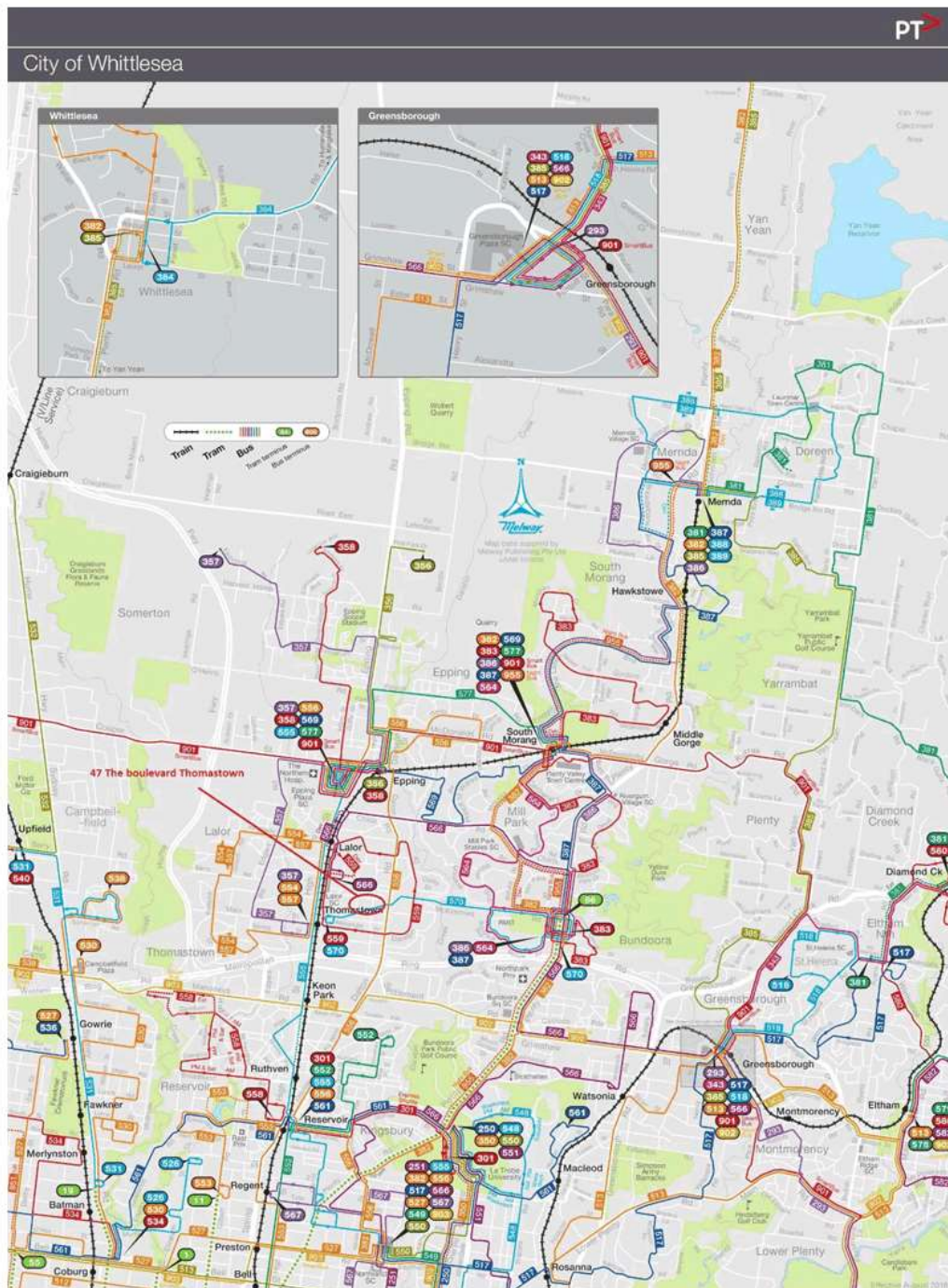
Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	2	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Bedroom2	94.3	1332.7	5.5	77.8
Bedroom1	57.4	1008.5	12.5	220.1
Living & Kitchen	141.1	6452.9	32.6	1489.6

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Appendix 5 - Public Transport Local Area Map



lid Low Impact Development Consulting



Stormwater Management

Water Sensitive Urban Design assessment for:

47 The Boulevard, Thomastown

Prepared for: Spiro Nicolau

Prepared by: RG – Low Impact Development Consulting

07/02/2019

Amended on 16/05/2019

e: info@lidconsulting.com.au

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Contents

1	Introduction	3
2	Site Layout	3
3	Proposed Response	4
4	Maintenance Plan	4
	Appendix 1 - Policy Objectives	6
	Appendix 2 - Site Layout Plan	7
	Appendix 3 - STORM Report	8
	Appendix 4 - Technical Measures Explained	9



1 Introduction

Low Impact Development (LID) Consulting was engaged by Mazark & Associates Pty Ltd to assess the proposed development at 47 The Boulevard, Thomastown and prepare a Stormwater Management (Water Sensitive Urban Design) response addressing the requirements of planning scheme clause 55.07-5 (Standard B39) / clause 58.03-8 (Standard D13).

This report is based on the drawing set provided by Mazark & Associates Pty Ltd on the 14th of May 2019.

The following documents informed the WSUD recommendations of this report:

1. Best Practice Environmental Management Guidelines for Urban Stormwater (CSIRO 1999) (BPEMG)
2. WSUD Engineering Procedures: Stormwater (CSIRO 2005 EPS)
3. WSUD Maintenance Guidelines – A guide for asset managers (Melbourne Water)

1.1 Development Summary

Address: **47 The Boulevard, Thomastown**
 Type: **Residential apartment**
 Site area: **1207.7 m²**
 Dwellings: **20**
 Bedrooms: **25**

1.2 Response Summary

The chosen response is to direct all roof rainfall runoff to a retention tank serving all toilets within the proposed development.

This corresponds to a STORM rating equation as follows:

Roof area + 2 nd floor balcony:	589m ²
Other impervious area:	163.38m ²
Untreated balcony:	71.94m ²
Pervious area:	382.53m ²
Rainwater tank:	10kL
STORM rating achieved:	120%

2 Site Layout

Refer to Appendix 2 for site layout plan.



3 Proposed Response

The proposed development achieves the Water-Sensitive Urban Design (WSUD) objectives of the City of Whittlesea by water harvesting and re-use. A Melbourne Water STORM assessment on the above property has been undertaken in order to demonstrate in-operation compliance with best-practice stormwater treatment objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines [1]. The proposed plans achieved a stormwater treatment STORM tool score of 120% (100% or greater shows compliance) with the following parameters:

- Rainwater shed from all roof areas (minimum 589m²) will be collected in rainwater tank(s) of minimum 10000L capacity (minimum size required unless a solar hot water service is provided).
- Leaf diverting rain heads and first flush diverters should be included upstream of the tank to divert the initial sediment flow when rain events occur from flowing into the tank.
- The rainwater tank will serve all toilets in the development.

4 Maintenance Plan

4.1 Rainwater Tanks

The following maintenance schedule is to be used as a guide for rainwater tank maintenance. It is based on average maintenance requirements for rainwater tanks in Victoria, and timings may need to be adjusted to suit specific site assets. Regular inspections should be undertaken every three months. Inspection and maintenance of all rainwater tanks will be the responsibility of the building management.

Refer to the Melbourne Water WSUD Maintenance Guidelines for further details.

Item	What to check for	Action	Frequency
Tank inlet	Tank inlet is not blocked by accumulated debris	Physically remove debris build up	1-3 months
First flush device and filters	First flush device and filters are not blocked and flow is not limited by litter or sediment accumulation	Physically remove litter and sediment from first flush device, or if it contains a flush-out valve, use water to remove sediment.	1-3 months
Tank outlet	Tank outlet is not restricted by sediment.	Flush tank as required.	1-3 months
Mosquito screens	Mosquito screens are not torn or loose	Replace mosquito screens if necessary. Put screens back carefully, ensuring they are tightly refitted.	1-3 months



Item	What to check for	Action	Frequency
Pumps	Water around pump equipment. Water pressure.	Replace seals where leaks are noted. Clean pumps as required to maintain pump pressure. Refer to pump manufacturer's maintenance requirements.	1-3 months
Roof and gutters	Accumulated debris in gutters. Discolouration of tank water, or notable odours.	Physically remove accumulated debris, including leaf and other plant material. More regular maintenance may be required where there are overhanging trees.	3-6 months
Overhanging trees	Vegetation overhanging roof and gutters	Prune overhanging trees where possible to reduce vegetation build up and chance of blockages in tank network.	3-6 months
Tank	Tank defects or damage. Sediment and sludge build up in tank, or sulphide/rotten egg odours.	Replace defect or damaged tank as necessary. Remove accumulated sediment and sludge from tank. Clean tank if required.	2-3 years



Appendix 1 - Policy Objectives

For information only, the objectives of the stormwater management policy (Planning Scheme, Clause 53.18) are shown here:

To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG), CSIRO 1999 (or as amended). The BPEMG objectives are outlined in the following table:

Table 1 - BPEMG Objectives

Pollutant	Required Removal Rate from Typical Urban Load
Total Suspended Solids (TSS)	80%
Total Phosphorus (TP)	45%
Total Nitrogen (TN)	45%
Gross Pollutants (GP)	70%

To promote the use of water sensitive urban design, including stormwater re-use.

To mitigate the detrimental effect of development on downstream waterways, by the application of best-practice stormwater management through water sensitive urban design for new development.

To minimize peak stormwater flows and stormwater pollutants to improve the health of water bodies including creeks, rivers and bays.



Appendix 2 - Site Layout Plan





Appendix 3 - STORM Report



STORM Rating Report

TransactionID: 773332
 Municipality: WHITTLESEA
 Rainfall Station: WHITTLESEA
 Address: 47 The Boulevard
 Thomastown
 VIC 3074
 Assessor: LID consulting
 Development Type: Residential - Multiunit
 Allotment Site (m2): 1,207.70
 STORM Rating %: 120

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof to RWT	589.00	Rainwater Tank	10,000.00	25	168.00	76.70
Impervious- untreated	163.38	None	0.00	0	0.00	0.00
Balcony- untreated	71.94	None	0.00	0	0.00	0.00



Appendix 4 - Technical Measures Explained

Rainwater Harvesting

Rain water tanks collect water from the roof via downpipes, providing flow detention capacity and storage for reuse. Rainwater tanks reduce stormwater run-off but also treat water by allowing particle settlement within the tank. Water can be generally used for irrigation, toilet flushing, laundry services and showers.

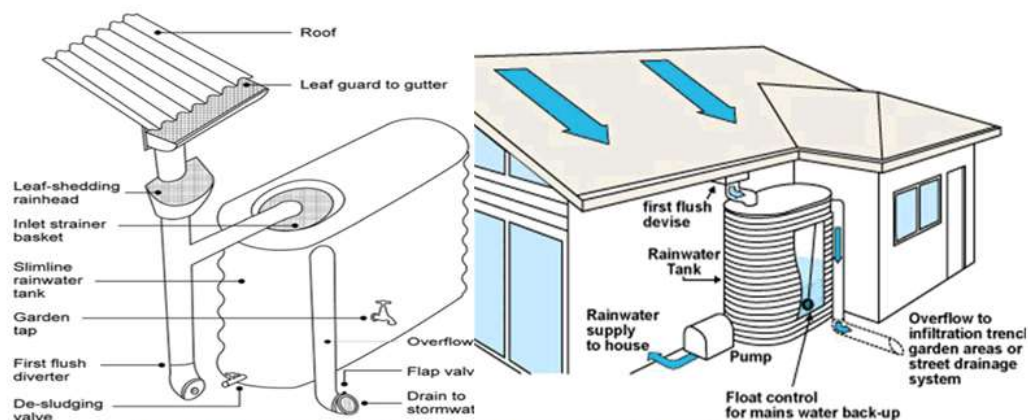


Figure 1 - Components of a Rainwater Harvesting System (Bluescope Steel)

Rainwater Filtration

Rainwater Filtration requirements depend upon intended end-use. See the following table for required quality levels across typical end-uses:

Table 2 - Required Rainwater Quality for Different End Uses

End Use	Required Quality			
	Clear	Odourless	Low in dissolved solids	No human pathogens, toxins or heavy metals
Garden/lawn irrigation				
Toilet flushing	X	X		
Clothes washing	X	X		
Showering/bathing	X	X	X	
Drinking	X	X	X	X

See the following table for appropriate treatment measures to meet the specified quality above:



Table 3 - Required Rainwater Filtration for Different End Uses

Fixture/use	Filter		
	Tannin filter (if tannins from overhanging trees expected)	Sediment filter (eg. 20 micron)	Sub 1 micron absolute filter
Irrigation and outdoor			
Hot water system	X	X	
Toilet cistern/washing machine	X		
Drinking water outlets (cold)	X	X	X

Further considerations:

- The simplest tank system is where downpipes can flow directly into the top of a water tank as shown above. Where a number of downpipes from around the building are collecting water for the same tank that is not underground, a charged pipe system might be required, where by water sits in the downpipes to the level of the top of the tank. When more water enters the downpipes, the existing water in the pipes will enter the tank as the water level stays balanced.
- A **first flush device** that diverts the initial most polluted 1-2 minutes of runoff from the roof into the garden should be incorporated in the system prior to the tank.
- **Connection to toilets** or other regularly used end-uses should ensure that tanks are run down regularly. This leaves spare capacity to collect new rainfall water and hence reduces the level of rain from the roofs going down the drains.
- **Tank to mains switches** which can divert water supply from tanks to mains need to be incorporated in any design, in the event that tanks empty or become near empty. Automated switch-over is ideal, but having good access to switches in the event of failure of the automated switches is also a good design consideration.



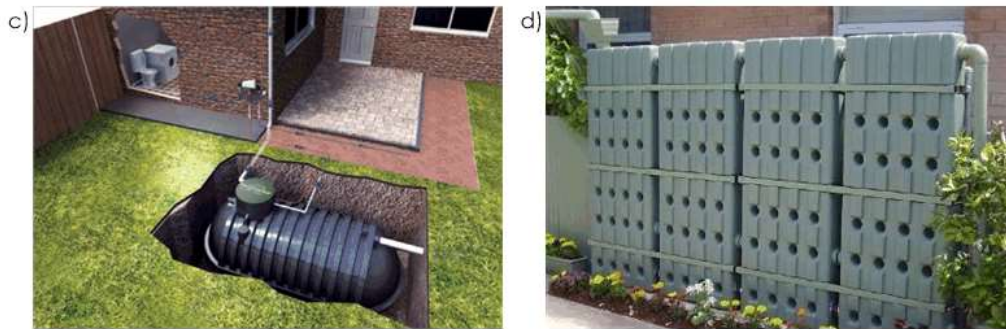


Figure 2 - Types of Rainwater Tanks a) Slimline; b) Storage walls; c) Underground; d) Modular
(www.yourhome.gov.au/water/rainwater & www.freshwater.com.au)



15 May 2019

Evan Boloutis
EB Traffic Solutions Pty Ltd
evan@ebtraffic.com.au
0408 395 729

Mr Daniel Bowden
dbowden@songbowden.com.au

Dear Mr Bowden

TRAFFIC ASSESSMENT: 47-53 THE BOULEVARD, THOMASTOWN

The traffic assessment has been based upon:

- Google maps, nearmap, PPTN maps;
- Whittlesea Planning Scheme (Clause 52.06);
- Discussions with the applicant and representatives from Melbourne Water;
- Australian Standard, Parking facilities, Off-street car parking, AS 2890.1 (2004); and
- Basement Floor plan of the proposed development prepared by Mazark & Associates Pty Ltd, Project 33-3072, Dwg TP03, Rev G, dated 15 May 2019.

The traffic assessment involves an assessment of the statutory parking requirements of the proposal, adequacy of the on-site parking supply to accommodate the development's statutory parking requirements and an assessment of the adequacy of the car park layout for the proposed development at 47-53 The Boulevard, Thomastown.

1. THE PROPOSAL

It is proposed to construct a three level residential development containing 20 apartments with the following breakdown:

- 14 x one bedroom dwellings;
- 6 x two bedroom dwellings; and

A total of 20 (occupier) spaces are proposed to be provided in a basement car park. The car park layout is shown in **Attachment A**.

A new crossover is proposed to be located adjacent to the proposal's southern boundary with a redundant crossover located midway along the proposal's frontage which will be reinstated with kerb and channel.

A total of three parked vehicles can be accommodated along the proposal's frontage.

2. CAR PARKING CONSIDERATIONS

2.1 Statutory Parking Requirements

The statutory requirements for car parking are set out in Clause 52.06 of the Whittlesea Planning Scheme, with parking rates stipulated in the table to Clause 52.06-5.

Reference to Clause 52.06-5 of the Whittlesea Planning Scheme indicates that the car parking requirements (Column A) for the proposed development should be provided as follows:

- One space to each one or two bedroom dwelling, plus
- Two spaces to each three or more bedroom dwelling, plus
- One space for visitors to every 5 dwellings for developments of five or more dwellings.

An assessment of the statutory parking requirements for the proposal indicates a total statutory car parking requirement of 23 spaces (20 occupier and three visitor spaces).

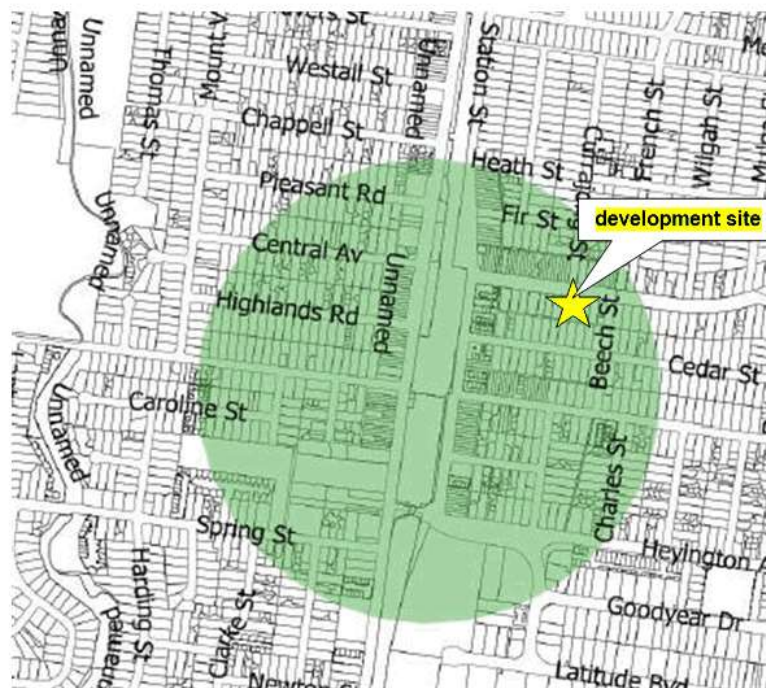
The proposed on-site parking provision of 20 spaces is less than the proposal's statutory parking requirements of 20 occupier and three visitor spaces.

Further, Amendment VC148 was gazetted on 31 July 2018 and, amongst other changes, reduces car parking requirements for uses in commercial areas and for land within walking distance of high-quality public transport.

The Clause 52.06 Column B parking rates now apply automatically to a site if any part of the land is "within the Principal Public Transport Network".

The Principal Public Transport Network (PPTN) reflects the routes where high-quality public transport services are or will be provided. It supports integrated transport and land use planning, by encouraging more diverse and dense development near high-quality public transport to help support public transport usage.

The PPTN is designed to support integrated transport and land use planning, by encouraging more diverse and dense development near high-quality public transport to help support public transport usage. An extract of the PPTN map for the Whittlesea municipality is shown in **Figure 2.1**.



Source: Department of Environment, Land Water and Planning

Figure 2.1: PPTN routes in vicinity of the proposed development

 Principal Public Transport Network Area



Specifically, the Clause 52.06 Column B car parking requirement applies if:

- any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, 2018); or
- a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.

Reference to **Figure 2.1** indicates that the proposed development is within walking distance of the Principal Public Transport Network (PPTN).

For a residential land use which is located within the PPTN area, there is no requirement for any visitor spaces. Therefore, the proposed on-site parking provision of 20 spaces satisfies the proposal's statutory parking requirements of 20 occupier spaces.

2.2 Bicycle Parking Requirements

Clause 52.34 of the Whittlesea Planning Scheme seeks to encourage cycling as a mode of transport with the provision of secure, accessible and convenient bicycle parking spaces.

The statutory bicycle parking requirements are set out in Clause 52.34 of the Whittlesea Planning Scheme.

Table 4.1: Assessment of Statutory Bicycle Parking Requirements

Description	Size	Bicycle Parking Rate		Bicycle Parking Requirement	
		Owner	Visitors	Owner	Visitors
Residential dwelling	20 apartments	1 per 5 dwellings	1 per 10 dwellings	4 spaces	2 spaces
Total				4 spaces	2 spaces

Application of the statutory parking requirements to the development indicates that there is a requirement to provide four bicycle spaces for occupiers and two bicycle spaces for visitors to the dwellings.

Reference to the layout plans indicate that 10 wall mounted bicycle spaces and four bicycle rails are proposed to be provided in the basement car park, which exceed the development's statutory bicycle parking requirements. It is also recognised that storage boxes provided for each apartment are also capable of storing a bicycle.

Further, the Australian Standard AS 2890.3:2015 requires that 20 % of bicycle parking be at ground level (horizontal) bicycle parking devices in any bicycle parking facility.

Reference to the layout plans indicate that five horizontal bike racks are proposed to be provided at ground level which accords with AS 2890.3:2015.

3. ASSESSMENT OF CAR PARK LAYOUT

3.1 Car Park Dimensions

The basement parking bays are provided at the dimensions of 2.6 m wide and 4.9 m wide with a minimum adjacent aisle width of 6.4 m.

The car parking bays provided adjacent to end walls and at the end of blind aisles have an offset clearance of 1 m which accords with the requirements stipulated in Clause 52.06-9 (design standard 2) of the Whittlesea Planning Scheme and the Australian Standard, Parking facilities, Off-street car parking, AS 2890.1 (2004).

The car parking bays and aisles accord with the requirements stipulated in Clause 52.06-9 (design standard 2) of the Whittlesea Planning Scheme.

3.2 Width of access ramp

Reference to Clause 3.2 of AS 2890.1:2004 indicates that, for a user class 1/1A (residential use) parking facility with between 25 and 100 spaces with frontage to a local road, the width of the access is required to be between 3 m and 5.5 m.

Further, Clause 52.06-9 of the Whittlesea Planning Scheme (design standard 1) states that:

"Accessways must provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces (applies here) and is either more than 50 metres long (not applies here) or connects to a road in a Road Zone (not applies here)."

Reference to the layout plan indicates that the access ramp has a width measuring 5.6 m wide (between kerbs) which satisfies Clause 52.06-9 of the Whittlesea Planning Scheme (design standard 1).

In addition, the provision of 300 mm wide kerbs along the length of the ramp accords with that specified by Clause 2.5.2 (a) (ii) of AS 2890.1:2004.

3.3 Access to/from car accommodation spaces

Clause 52.06-9 (design standard 1) of the Whittlesea Planning Scheme requires a motorist to exit from the site in a forward manner if *"the accessway serves four or more car spaces or connects to a road in a Road Zone."*

The swept paths of a vehicle entering and exiting the proposed on-site car spaces on the development site have been assessed with the use of the AutoTURN computer software for a B85 motor car, the analysis of which is shown in **Attachment B**.

Reference to the swept path analysis indicates that motorists can safely enter and exit all parking bays.

A further assessment was undertaken to examine the ability for a B85 and a B99 vehicle to simultaneously undertake turning manoeuvres between the top of the access ramp and The Boulevard.

The analysis, which is shown in **Attachment C**, indicates that motorists can safely undertake simultaneous turning manoeuvres between the car park access and The Boulevard.



In addition, a ground clearance assessment was undertaken with the use of the AutoTURN computer software to assess whether a B99 car would scrape its underside when travelling along the access ramp. The analysis shown in **Attachment D** indicates that a B99 car can safely travel along the ramp in either direction without scraping its underside.

3.4 Gradient of access ramp

The following gradients along the accessway have been assessed in accordance with the requirements in Clause 52.06-9 of the Whittlesea Planning Scheme (design standard 3) and the Australian Standards for off-street car parking, AS 2890.1:2004.

From RL=108.00 at the title boundary,

- Transition gradient (up) of 1:10 (10 %) for 6 m: RL = 108.6
- Level ground for 4 m: RL = 108.6
- Transition gradient (down) of 1:8 (12.5 %) for 2.4 m: RL = 108.35
- Intermediate gradient (down) of 1:4.18 (23.92 %) for 10.415 m: RL = 105.81
- Transition gradient (down) of 1:8 (12.5 %) for 2.5 m: RL = 105.5 (which matches FFL of basement car park)

These gradients comply with the requirements in Clause 52.06-9 of the Whittlesea Planning Scheme (design standard 3) and the Australian Standards for off-street car parking, AS 2890.1:2004.

3.5 Headroom clearance

Reference to the layout plans indicate that the height clearance along the access ramp and within the basement car park is a minimum of 2.44 m which accords with the requirements of Clause 52.06-9 (design standard 1) of the Whittlesea Planning Scheme.

3.6 Columns

The columns within the basement car park have been located between 0.25 m and 1.25 m from the edge of the access aisle, which accords with the requirements stipulated by Clause 52.06-9 (design standard 2) of the Whittlesea Planning Scheme.

3.7 Sight lines for exiting motorists

Clause 52.06-9 (design standard 1) of the Whittlesea Planning Scheme specifies that the development is required to:

"Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height."

Reference to the layout plans indicate that a clear sight line triangle is shown on either side of the crossover measuring 2 metres along the frontage road from the edge of the ramp and 2.5 metres along the ramp from the building line. Any obstructions or vegetation within the sight line triangles are to be less than 900 mm in height.

4. OTHER

4.1 Refuse

The refuse bins are proposed to be stored in the basement car park and would be serviced by a 6.35 m long SRV from within the basement car park by a private contractor.

The ability for a 6.35 m long SRV truck to enter and exit the basement car park to service the refuse bins was assessed with the use of the AutoTURN computer software, the analysis of which is shown in **Attachment E**.

The analysis indicates that a 6.35 m refuse truck can safely enter the basement car park in a forward manner, manoeuvre within the car park to then exit from the car park in a forward manner.

The requirements in AS 2890.2 (2002), which stipulate, amongst other things, that the maximum gradient for an SRV is 1:6.5 (15.4 %) with a maximum change of gradient of 1:12 (8.33 %) over a length of 4 m.

A ground clearance assessment has been undertaken with the use of the AutoTURN computer software to examine whether a 6.35 m truck would scrape the underside or top of the vehicle when travelling along the access ramp.

The analysis, which is shown in **Attachment F**, indicates that no scraping would occur to the underside or top of a 6.35 m refuse truck when travelling in both directions along the access ramp.

4.2 Traffic Impact

The impact of the proposed development can be assessed having regard to the anticipated number of vehicle movements likely to be generated at the development access during the commuter peak periods.

The residential dwellings are conservatively expected to generate in the order of 5 vehicle trips per dwelling per day (and up to 0.5 vehicle trips per dwelling during the weekday peak hours), as set out in the RTA Guide for Traffic Generating Developments (Vers 2.2, 2002). On this basis, it is anticipated that the proposed development will generate up to 10 vehicle movements during either of the weekday peak hours.

The directional distribution of these movements is based upon surveys undertaken by consultants which indicate that during the am peak hour, 80 % of traffic will exit the site and 20 % will enter and during the pm peak hour, 30 % of traffic will exit the site and 70 % will enter.

This corresponds to 2 entry and 8 exit movements during the am peak hour and 7 entry and 3 exit movements during the pm peak hour. It is noted that the existing dwellings would generate around two vehicle movements in either of the morning and late afternoon commuter peak hours.

Therefore, the net increase in vehicular movements to/from the site corresponds to eight vehicle movements during the commuter peak hours, which is considered minimal.

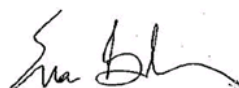
It is therefore considered that the proposed development will not represent any adverse impact upon the operation of the surrounding road network or the amenity of the adjacent residential precinct.

5. CONCLUSIONS AND RECOMMENDATION

Having regard to the above, it is considered that:

- the proposed on-site parking provision of 20 spaces satisfies the proposal's statutory parking requirements of 20 occupier spaces;
- the car park layout has been designed in accordance with the requirements of Clause 52.06-9 of the Whittlesea Planning Scheme and the Australian Standard, Parking facilities, Off-street car parking, AS 2890.1 (2004);
- use of the AutoTURN computer software for a B85 motor car indicates that motorists can safely enter and exit the on-site parking bays and exit from the car park in a forward manner; and
- a 6.35 m refuse truck can safely enter the basement car park in a forward manner, manoeuvre within the car park to then exit from the car park in a forward manner.

Further, it is recommended that the maximum height of any vegetation or obstructions within the clear sight line triangles on the either side of the access ramp be provided at a maximum height of 900 mm.



Evan Boloutis
Director
EB Traffic Solutions Pty Ltd

B.Eng (Civil), MEng Sc (Traffic), MBA

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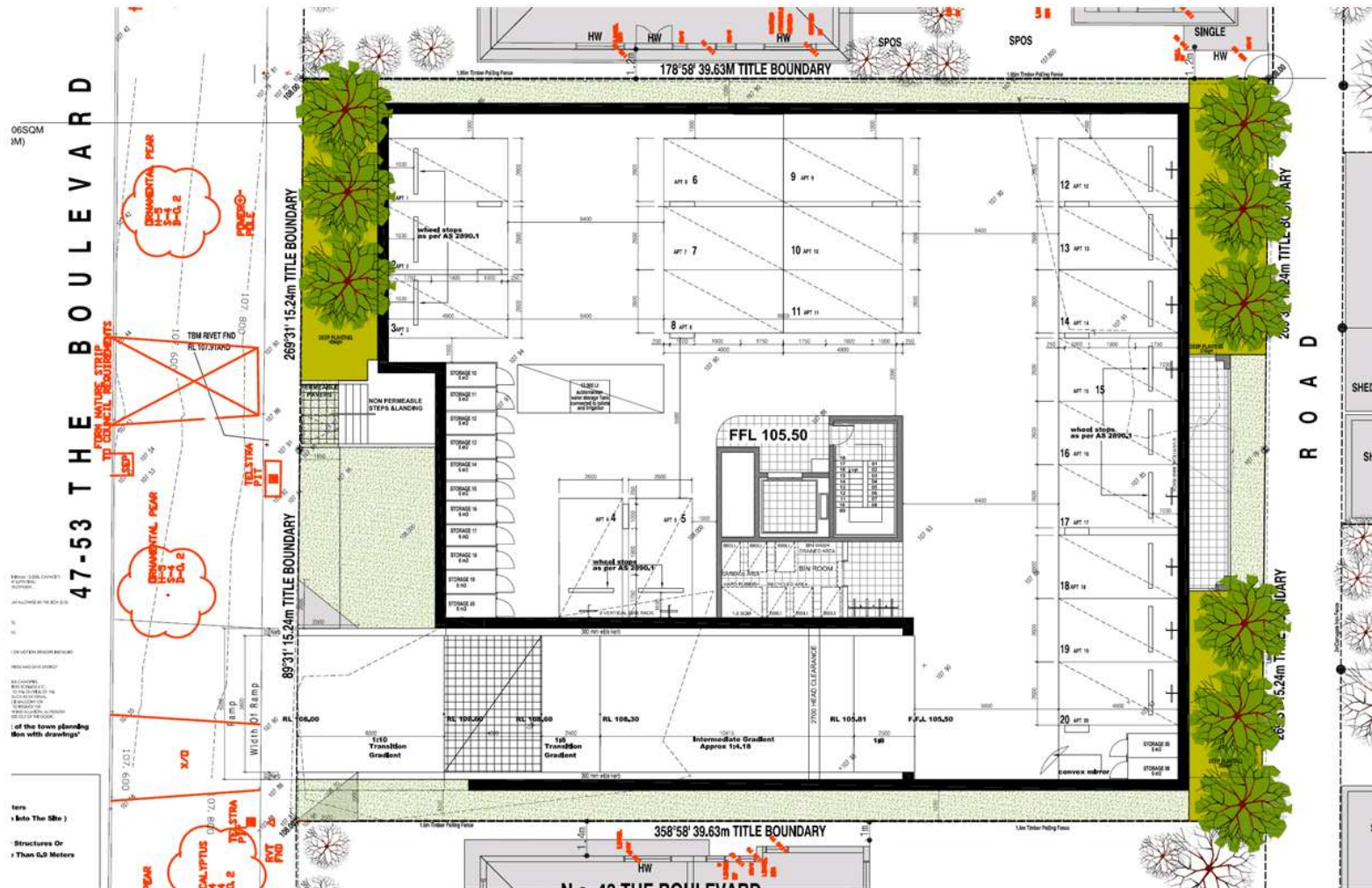
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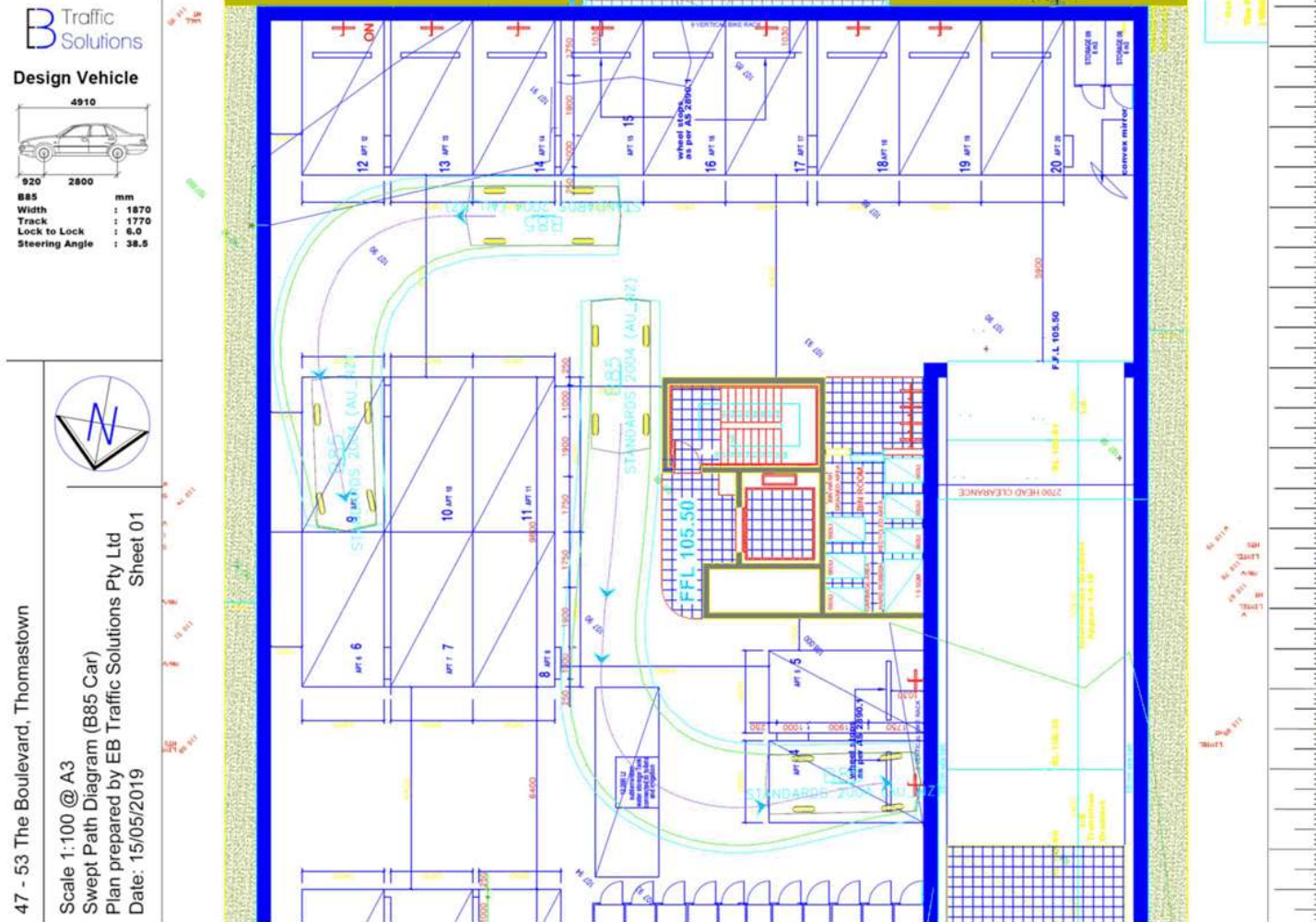
ATTACHMENT A
CAR PARK LAYOUT

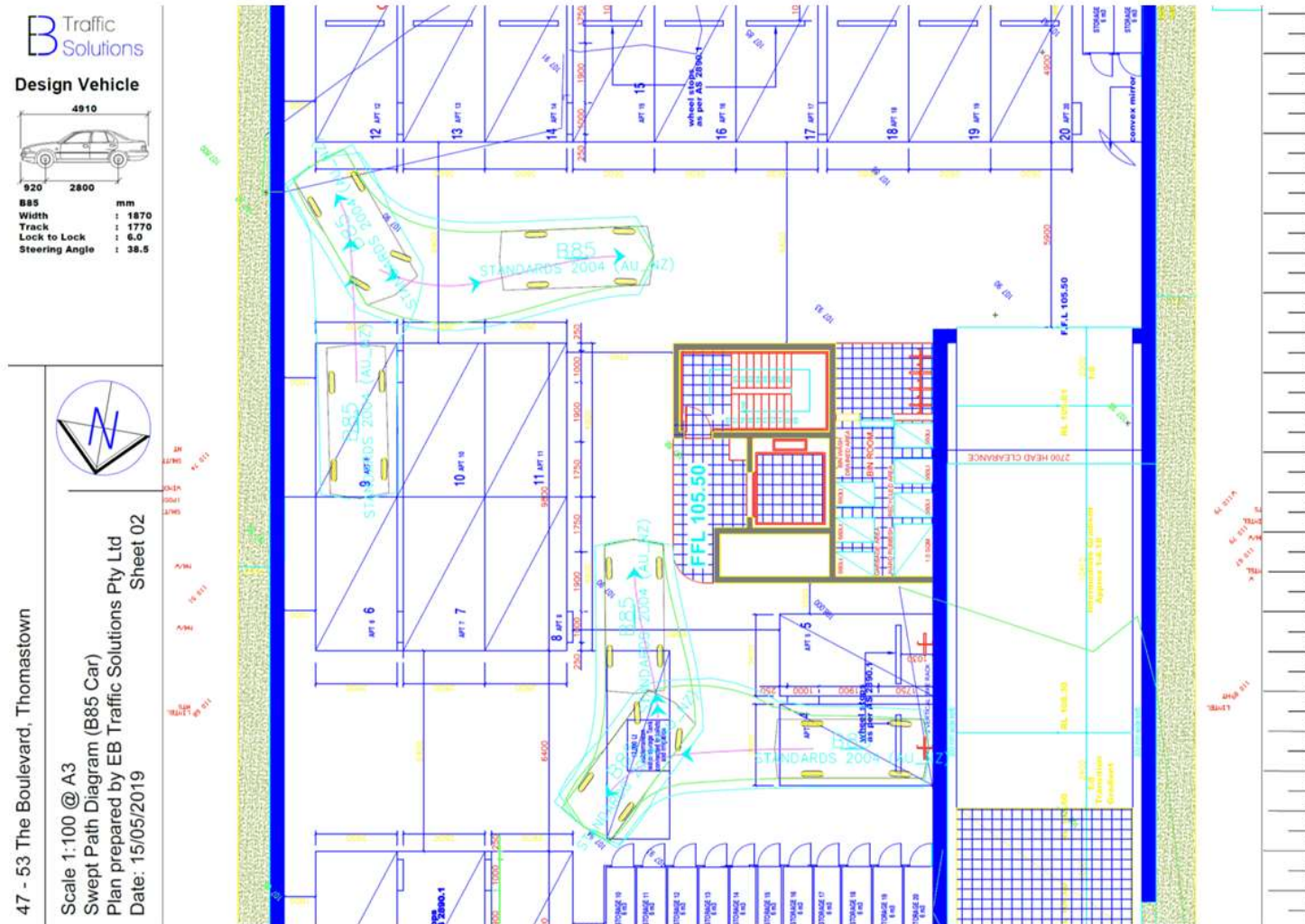


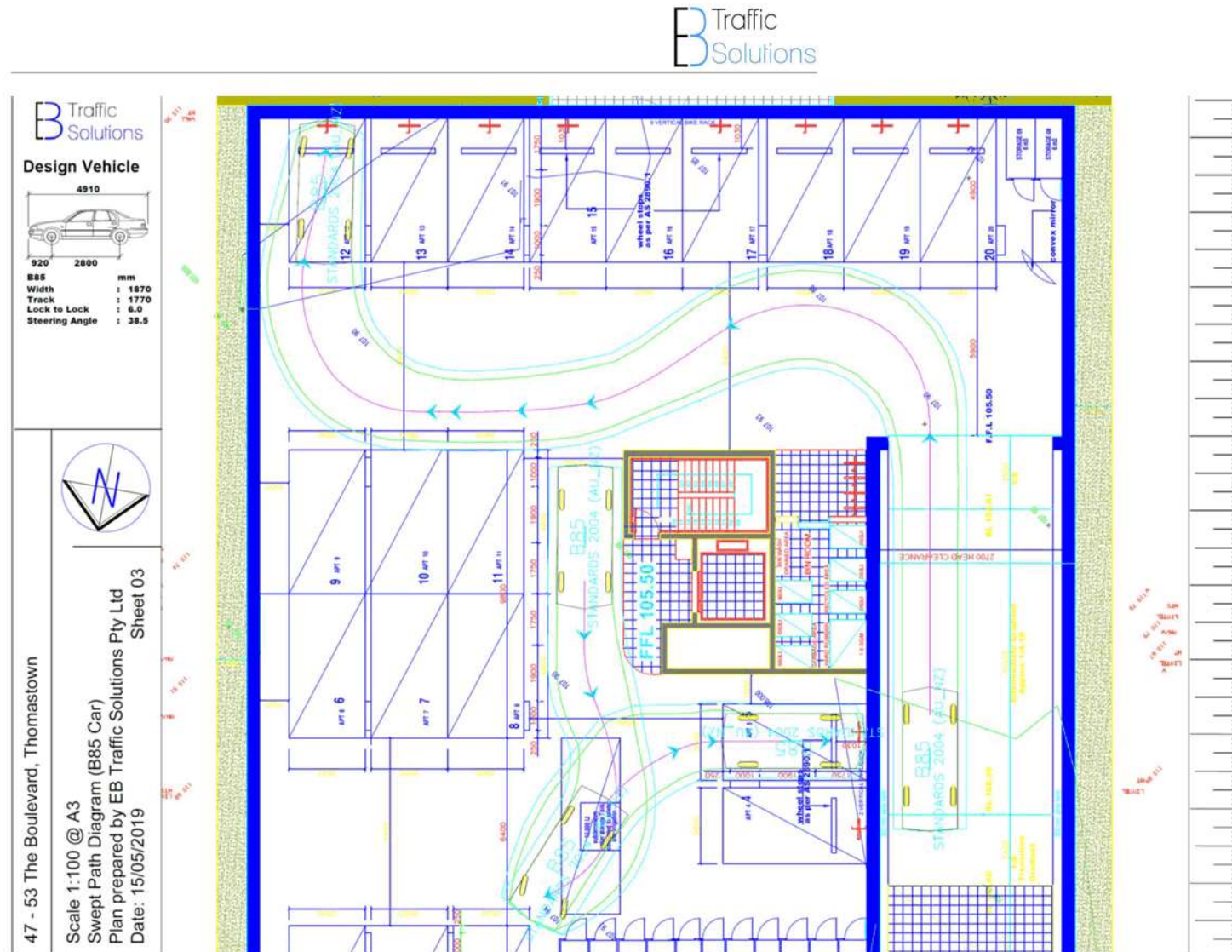


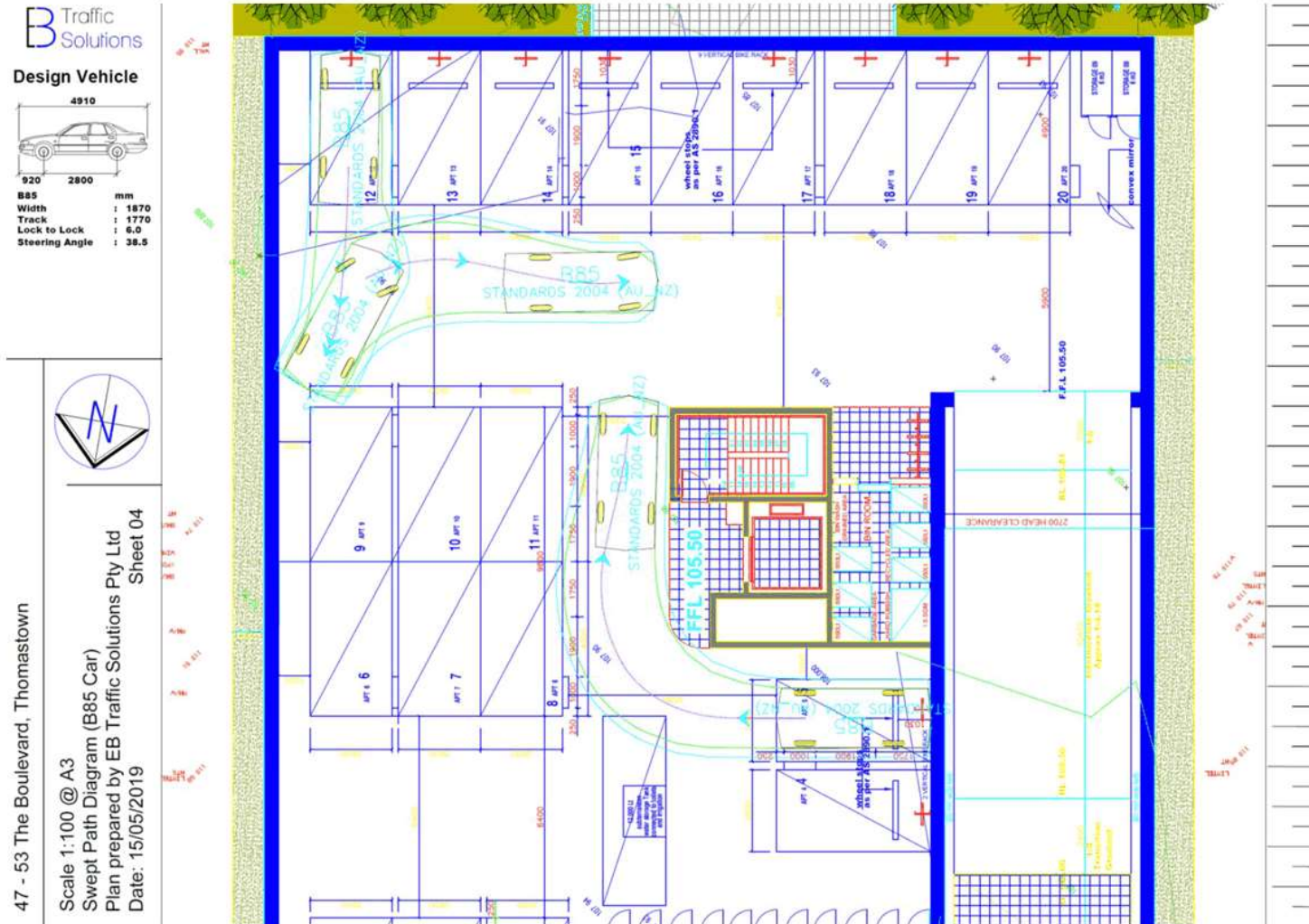
ATTACHMENT B

SWEPT PATH ASSESSMENT (B85 VEHICLE)

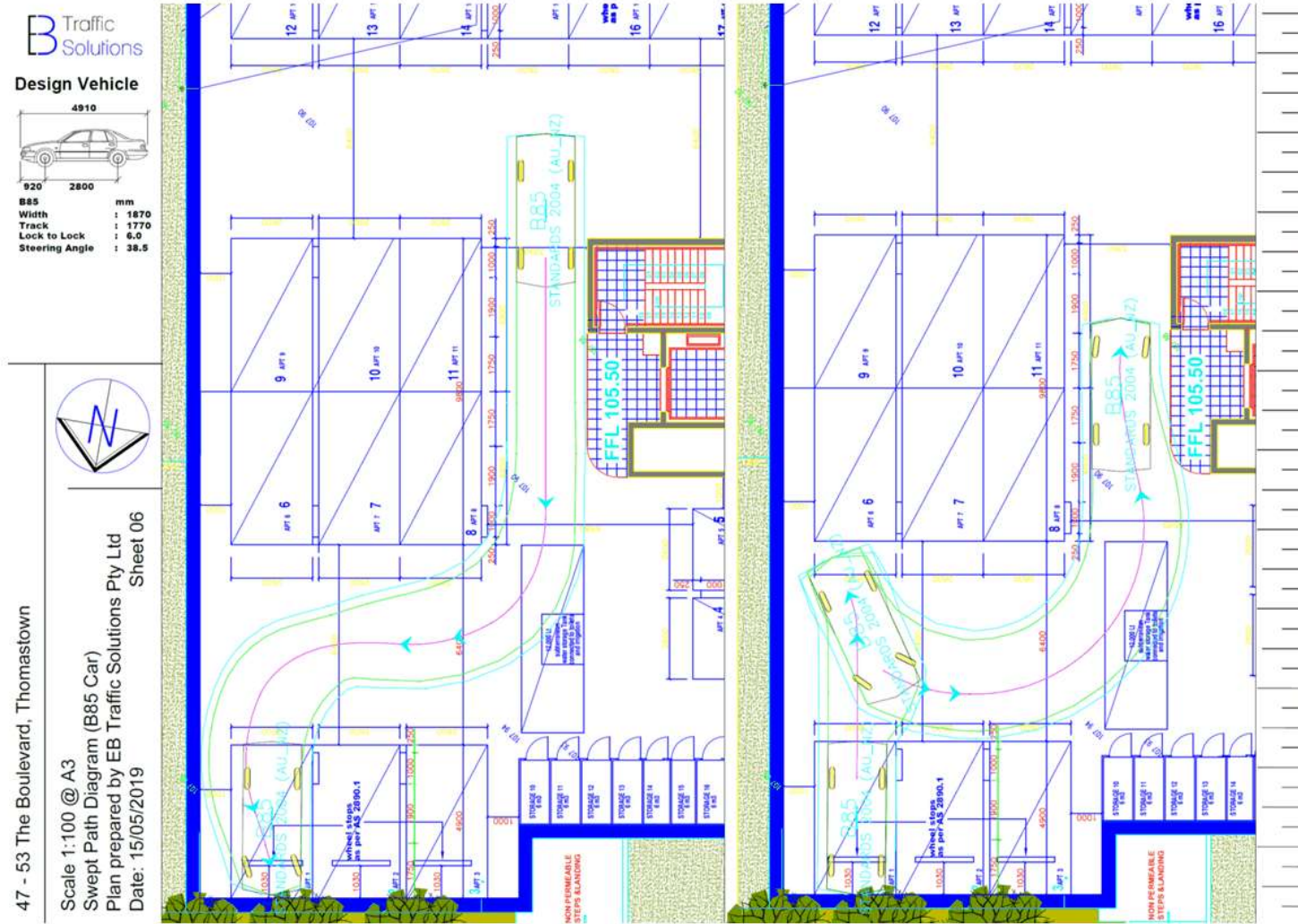














47 - 53 The Boulevard, Thomastown

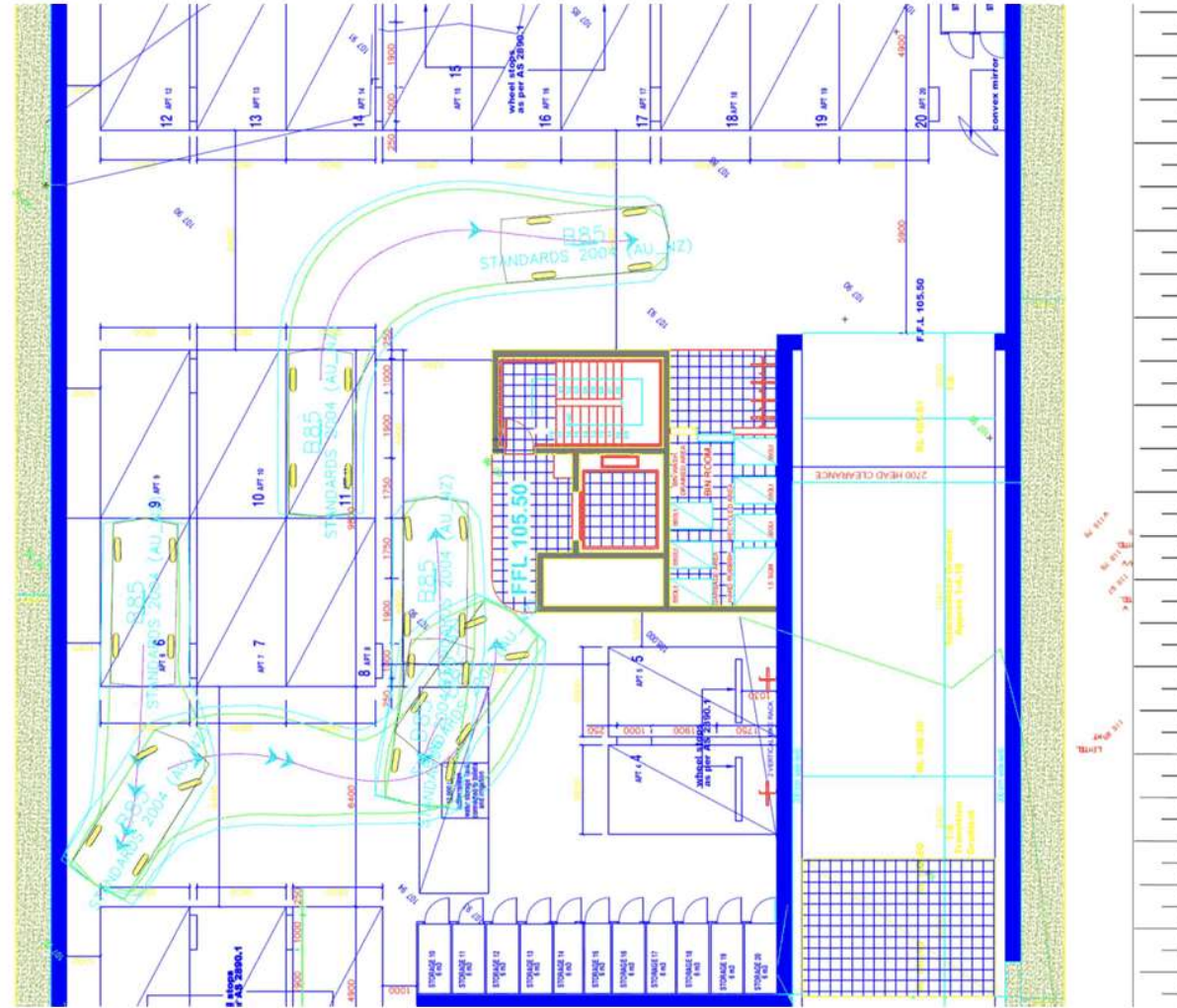
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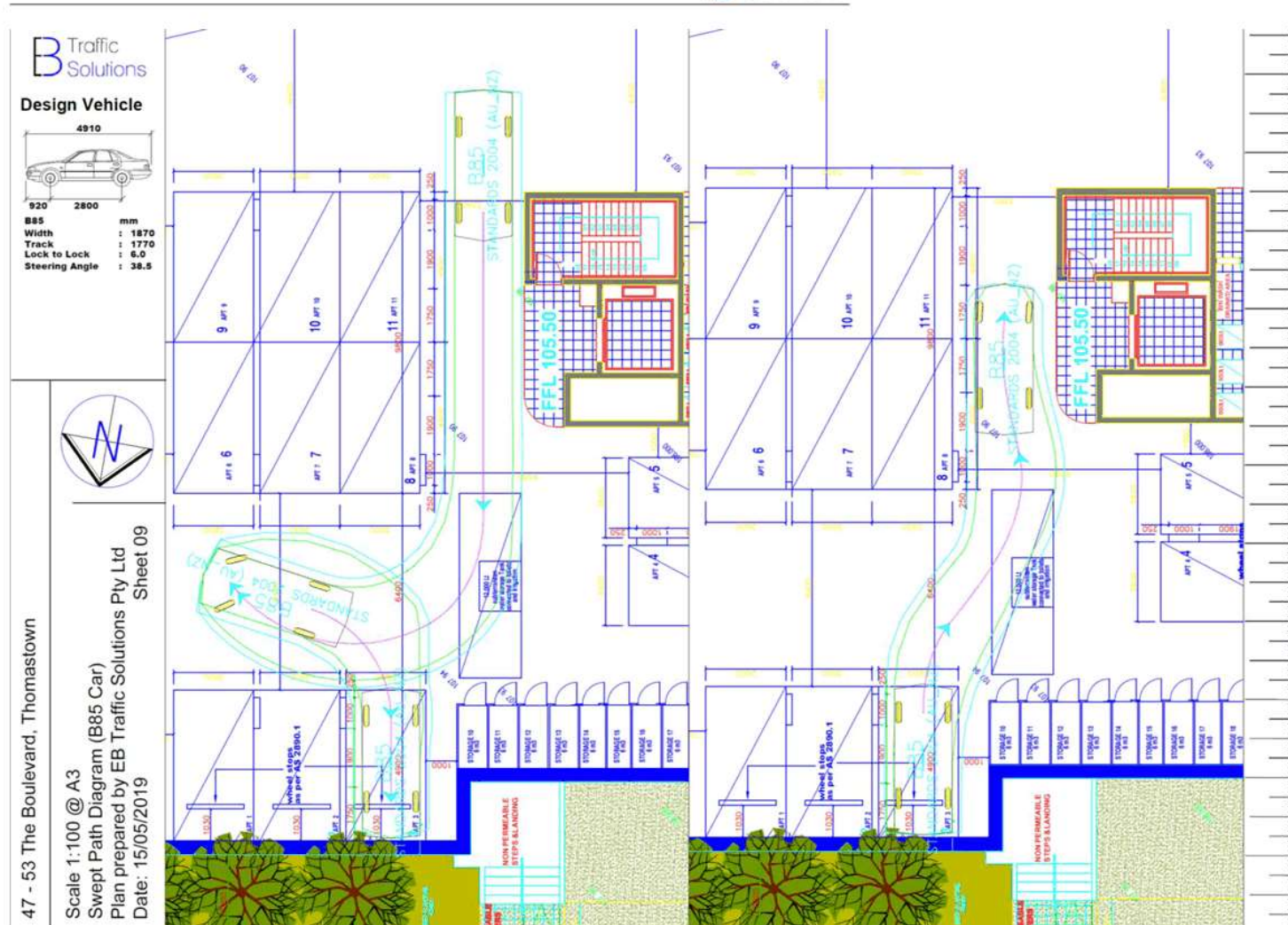
Swept Path Diagram (B85 Car)

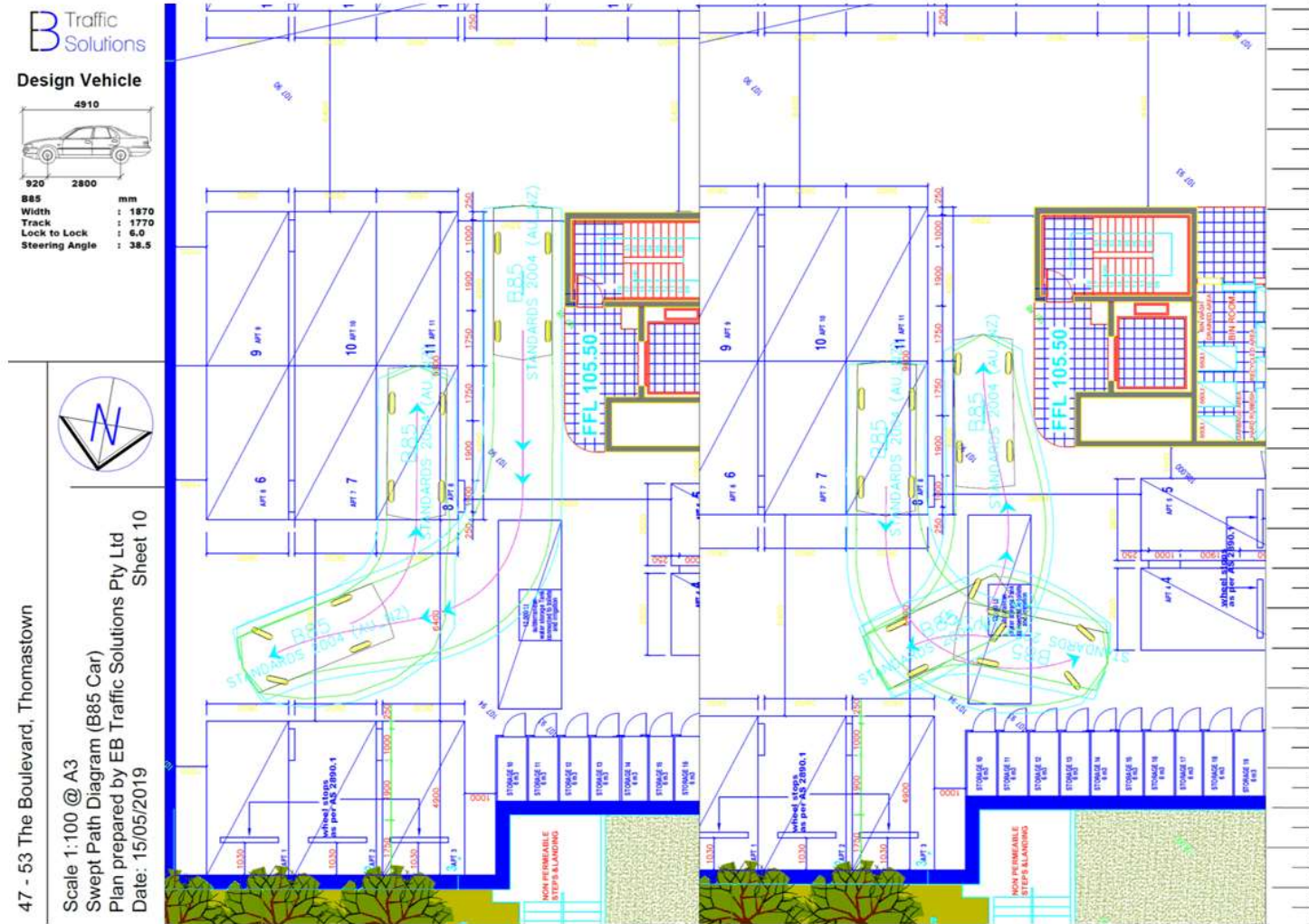
Plan prepared by EB Traffic Solutions Pty Ltd

Date: 15/05/2019

Sheet 08



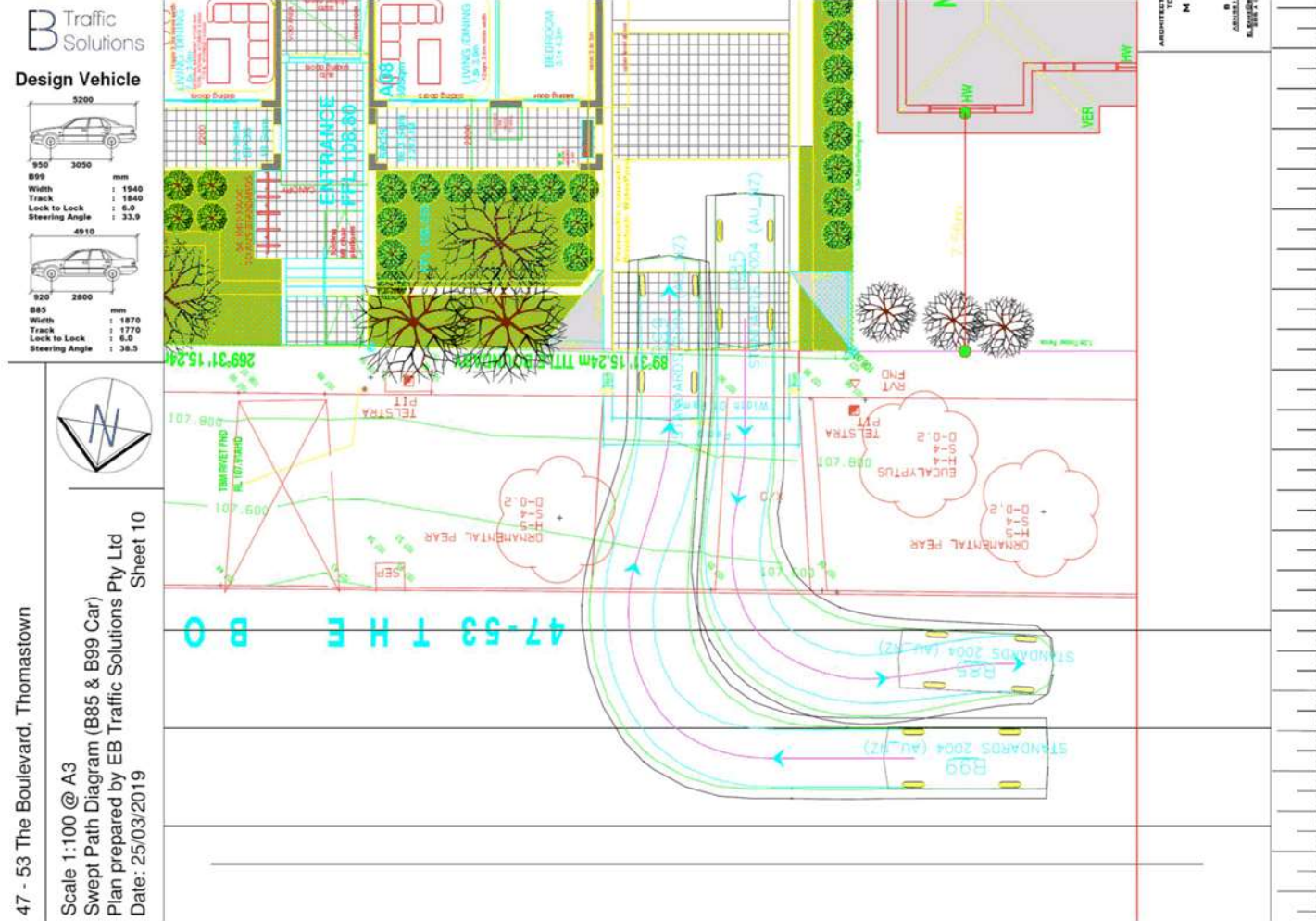






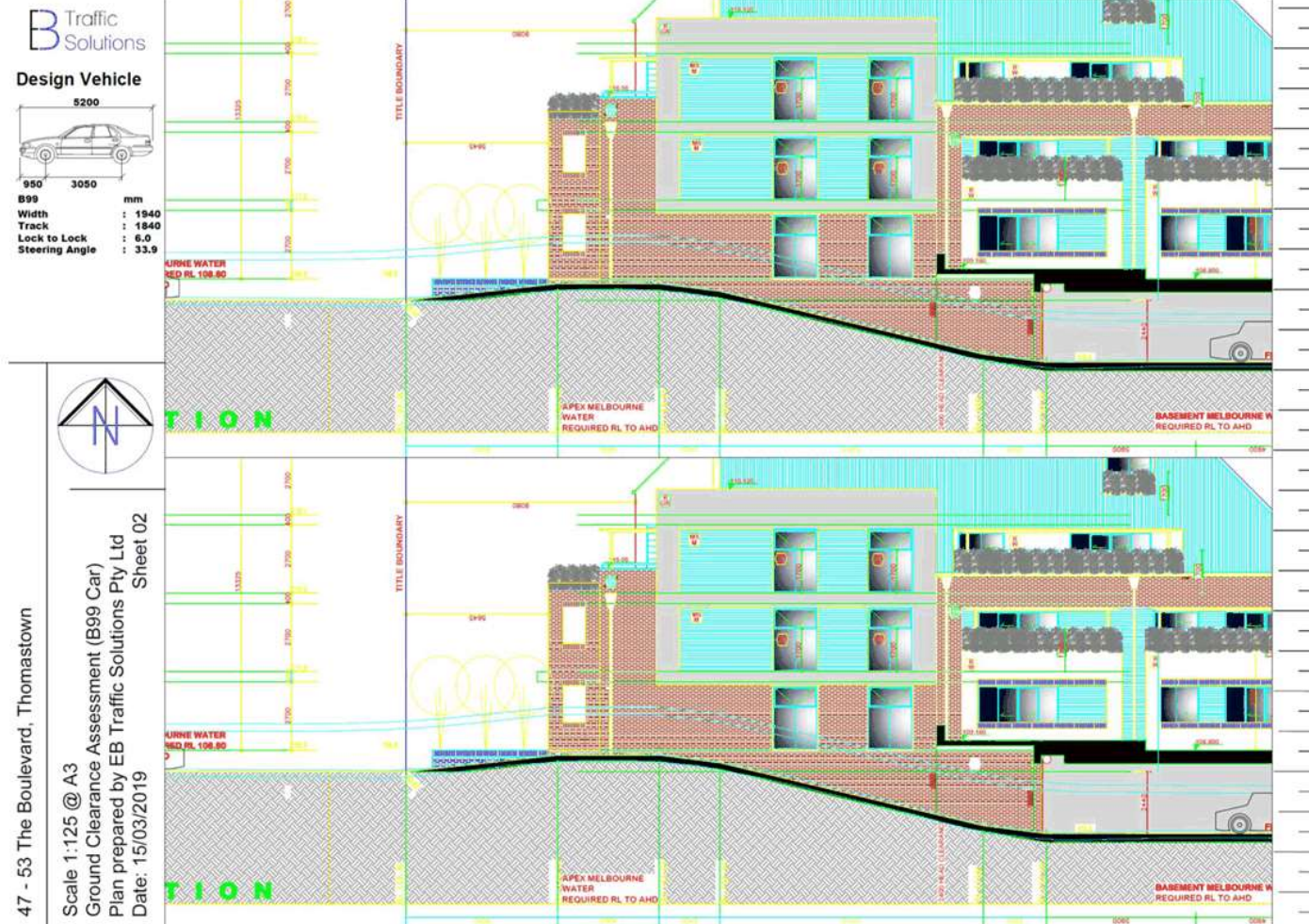
ATTACHMENT C

SWEPT PATH ASSESSMENT (B85/B99 VEHICLES)





ATTACHMENT D
GROUND CLEARANCE ASSESSMENT (B99 CAR)





ATTACHMENT E

SWEPT PATH ASSESSMENT (6.4 m REFUSE TRUCK)



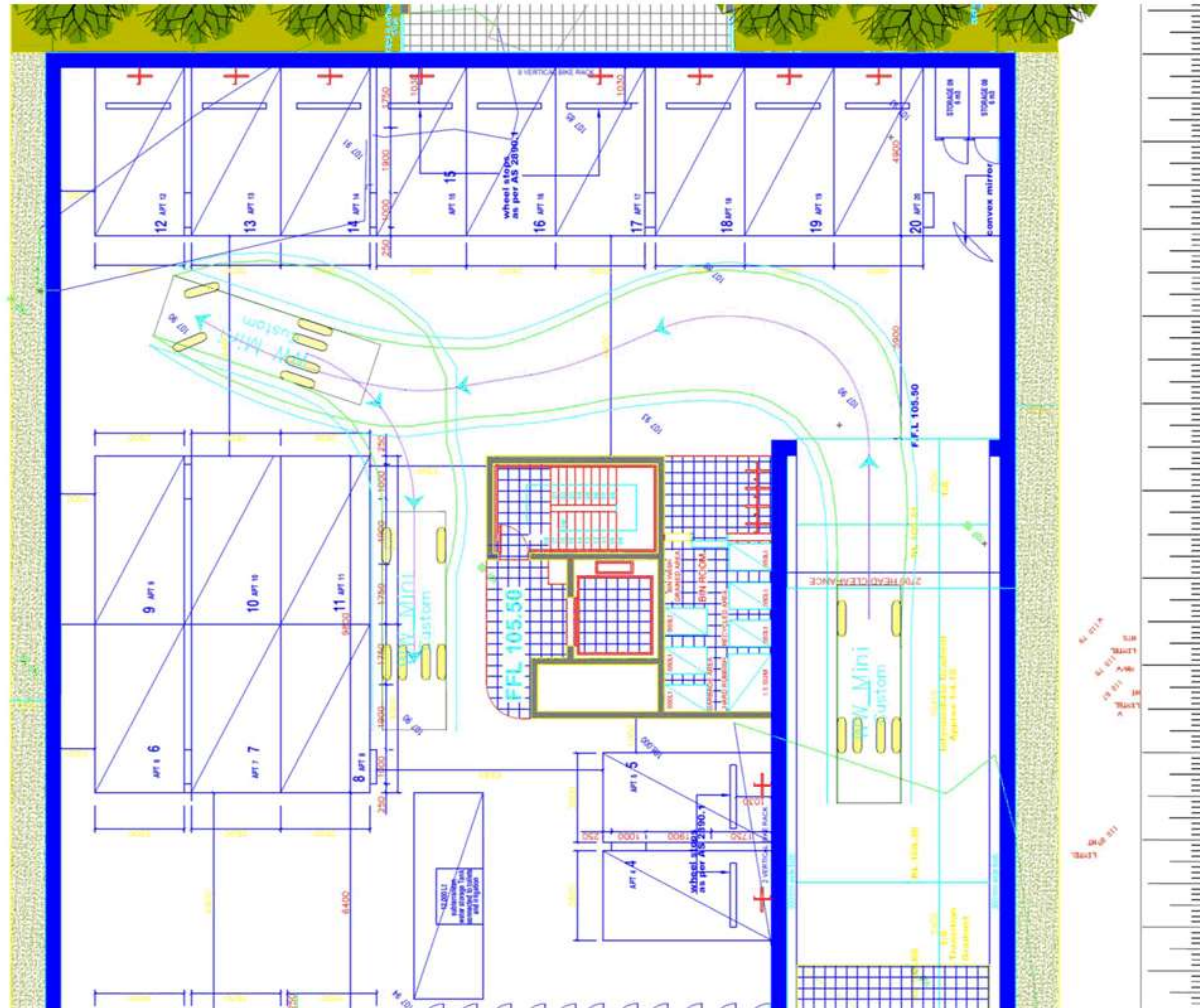
47 - 53 The Boulevard, Thomastown

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Swept Path Diagram (Refuse Truck)

Sweep Path Diagram (Reuse Truck)
Plan prepared by EB Traffic Solutions Pty Ltd
Date: 15/05/2019
Sheet 11

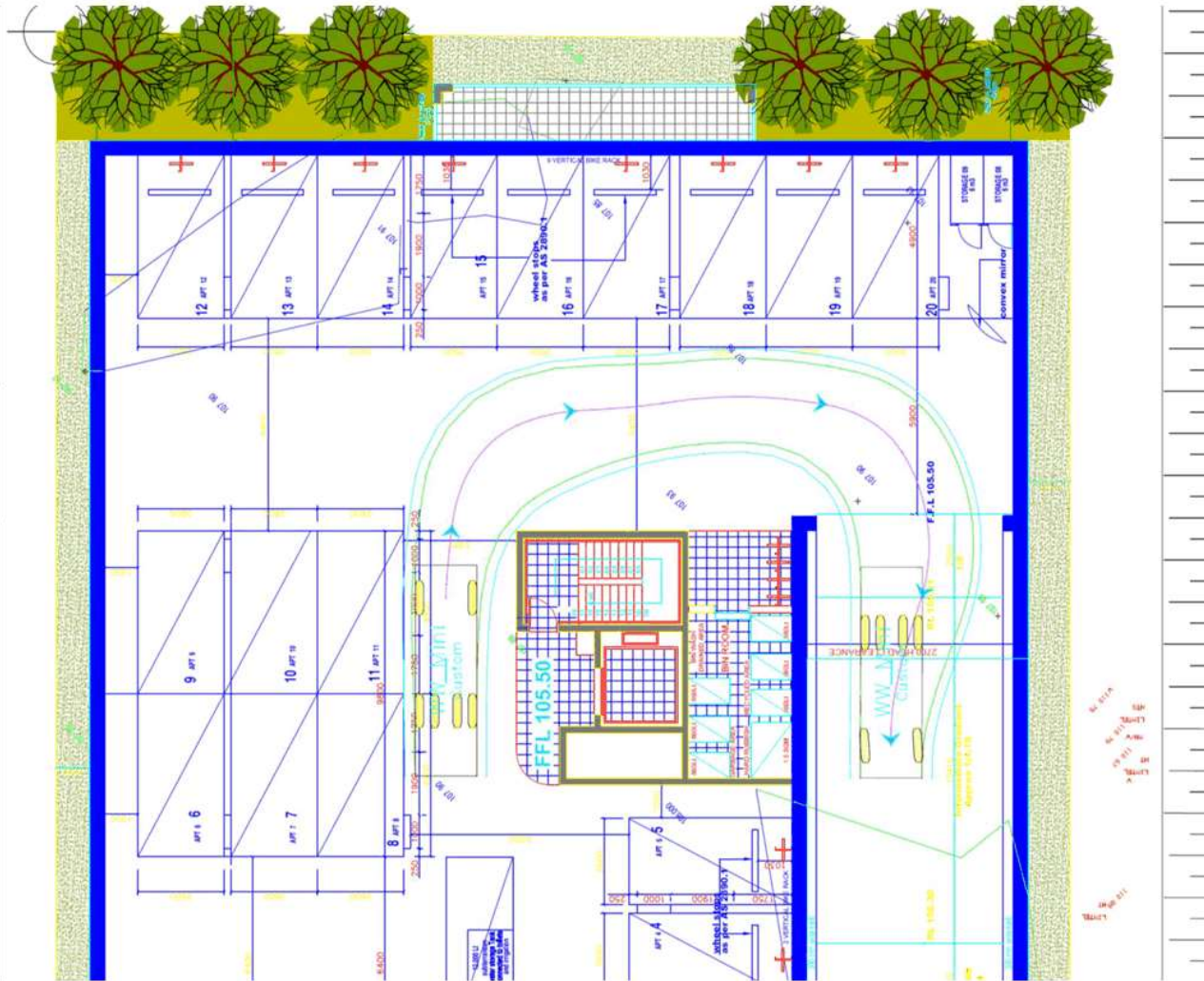
Sheet 11



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Track	: 1850
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Steering Angle	: 40.0



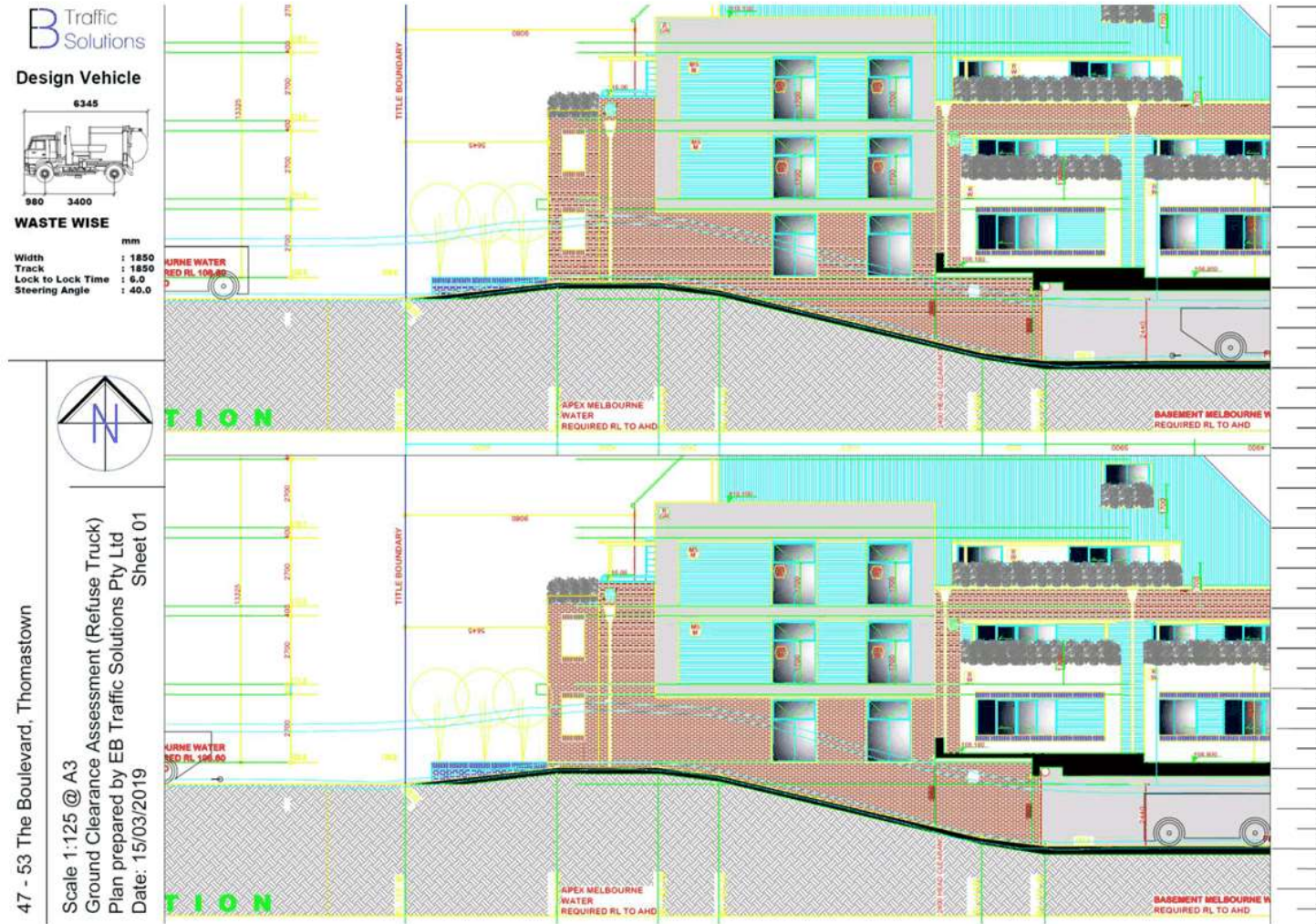
Scale 1:100 @ A3
Swept Path Diagram (Refuse Truck)
Plan prepared by EB Traffic Solutions Pty Ltd
Date: 15/05/2019
Sheet 12





ATTACHMENT F

GROUND CLEARANCE ASSESSMENT (6.4 m REFUSE TRUCK)



6.1.2 258 MAHONEYS ROAD THOMASTOWN - AMENDMENT TO PLANNING PERMIT 714406 TO ALLOW FOR THE CONSTRUCTION OF A PERMANENT CRANE WITH A HEIGHT OF 40 METRES

Attachments:	1 Locality Maps ↓
	2 Architectural Plans ↓
Responsible Officer:	Director Partnerships, Planning & Engagement
Author:	Planning Officer
APPLICANT:	Plan A Planning Pty Ltd
COUNCIL POLICY:	22.09 Industrial Development Policy
ZONING:	Industrial 1 Zone
OVERLAY:	Development Contributions Plan Overlay (Schedule 3) Land Subject to Inundation Overlay Aboriginal Cultural Sensitivity Area AusNet Transmission Line Easement
REFERRAL:	AusNet Transmission Group, VicRoads, Melbourne Airport, Melbourne Water
OBJECTIONS:	Exempt from notice and review

RECOMMENDATION SUMMARY

That Council resolve to refuse the Amendment to Planning Permit No. 714406 for Buildings and works associated with the construction of permanent crane with a height of 40 metres.

KEY FACTS AND / OR ISSUES

- It is proposed to construct a permanent crane at 258 Mahoneys Road Thomastown with a height of 40 metres for the purpose of crane assembling/dismantling and material loading/unloading which is currently undertaken by temporary and mobile cranes.
- The proposed structure is of a height and scale unprecedented for the area and there are concerns with its visual impact on the residential amenity to the south of the site as a result of its design and permanency that cannot be lowered when not in use.
- Unlike the temporary and mobile cranes which currently operate on the subject site the proposed permanent crane is subject to consideration under the relevant requirements of the Whittlesea Planning Scheme which it does not adequately satisfy.

REPORT**SITE AND SURROUNDING AREA**

The subject site is an industrial property located on the northern side of Mahoneys Road, Thomastown, approximately 300m east of Industrial Avenue. The site is irregular in shape with a frontage to Mahoneys Road of 184m and a total site area of 12,900m² (1.2ha) (see *Attachment 1 Locality Map*).

Access to the site is available via two existing crossovers from Mahoneys Road.

Central Creek, a tributary of Merri Creek, is located on the western boundary. The land slopes downwards slightly from east to west and sharply near the creek.

The surrounding land to the east and west is located within the Industrial 1 Zone where the land has been developed for various industrial uses. The land to the north is located within the Road Zone Category 1 and contains a large road reservation separating the subject site and the Western Ring Road. To the south Mahoneys Road (Road Zone Category 1) separates the subject site from residential properties located with the municipality of Darebin City Council.

There is an existing industrial business (MCG Cranes Pty Ltd) operating on the subject site which specialises in the design and fabrication of cranes for construction purposes.

BACKGROUND

Planning Permit No. 714406 was issued on 24 April 2014 for the Construction of a warehouse, office and covered vehicle storage area, the display of business identification signage, waiver of loading and unloading of vehicles provisions and alteration of access to a road in a Road Zone Category 1.

There is a history of enforcement action associated with the subject site which dates back to 2013. In more recent times enforcement action was taken in relation to non compliances with planning permit conditions as well as amenity based complaints.

The Planning Permit was later amended on 5 October 2017 to address the non compliances which related to incorrect crossover locations, works within a Melbourne Water easement and incomplete landscaping works.

RESTRICTIONS AND EASEMENTS

The Certificate of Title for the property shows that the site is not affected by any covenants or restrictions.

There is a Melbourne Water easement which is located along the western boundary.

PROPOSAL

The applicant is seeking permission for buildings and works associated with the construction of a permeant crane with a height of 40 metres.

The crane is known as a “luffing tower” which has a 40 metre radius (see *Attachment 2 Architectural Plans*). The swing area is shown to extend outside of the subject site along the northern boundary; however, the plans indicate that the crane will be controlled in order to ensure it does not operate outside the property boundaries.

The main body of the proposed luffing tower crane has a height of approximately 26 metres AHD, with the tip of the jib able to extend up to 50 metres when fully vertical; however, it is never intended to sit higher than 40 metres when in operation.

The base of the crane will be setback a minimum distance of 40 metres from eastern boundary, a minimum distance of 51.27 metres from the southern boundary and a minimum distance of 28 metres from the northern boundary.

The applicant has advised that no business or promotional signage is proposed to be placed on the 40 metre tall crane.

The crane is proposed to be erected on a concrete pad and used to assist with the following tasks:

- assembling cranes on site (which generally takes one day);
- loading of materials (including cranes) onto vehicles for distribution;
- delivering assembled cranes to, and receiving assembled cranes from, construction sites around metropolitan Melbourne; and
- dismantling cranes which have been returned to site (which generally takes less than one day).

It is worth noting these operations currently occur on the subject site via the use of temporary and mobile cranes. A temporary crane is often moved around the subject site multiple times a day in order to access all necessary areas of the site. When the relevant machinery and equipment is not in use it can then be stored within designated loading and equipment storage bays on the subject site.

PUBLIC NOTIFICATION

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Whilst there is a residential area directly to the south of the subject site it is setback approximately 44 metre. Therefore, as the buildings and works will not be within 30 metres of a residential zone it is exempt from notice and review provisions.

REFERRALS

AusNet Transmission Group

Notice of the application was given to AusNet Transmission Group as the proposed works fall within the transmission line referral area. AusNet Transmission Group's response is summarised as follows:

AusNet Transmission Group provided no objection to an amended planning permit to allow for the construction of the permanent crane subject to the following conditions:

1. The proposed Crane must be a minimum horizontal distance of 56 metres away from the nearest transmission line conductor.
2. Written agreement to the final location of the crane must be obtained from AusNet Transmission Group prior to the erection of the crane.

3. Details of all future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

It is noted that all these requirements are achievable.

VicRoads

Notice of the application was given to VicRoads who provided no objection to the proposed amendment application.

Melbourne Airport

Notice of the application was given to Melbourne Airport due to the scale of the proposed crane and its potential impact on flight paths. Melbourne Airport have advised that they have no objection to the proposal.

The existing Permit contains conditions (6, 40 and 41) that set out the parameters for the prescribed airspace, with 228m AHD being the limit which must not be breached without prior consent from APAM or CASA.

The proposed 40m crane will stand at a maximum height of 142.92m AHD, which is below the prescribed airspace level and is therefore considered acceptable.

Melbourne Water

Whilst the proposed works fall outside of the Land Subject to Inundation Overlay Notice of the application was still given to Melbourne Water as there were outstanding conditions on the existing permit imposed by Melbourne Water. Melbourne Water's response is summarised as follows:

Melbourne Water reviewed the proposal and provided no objection. There were conditional requirements imposed on the previous permit. Melbourne Water advised that Condition 42 has been satisfied which reads as follows:

Prior to the endorsement of amended plans, a survey plan must be submitted to Melbourne Water for review and approval to demonstrate that the land within 10 metres of the top of bank of Central Creek has been regraded and reinstated to be consistent with the 2009 Lidar surface levels.

It is worth noting that Condition 43 on the Planning Permit requires the submission of an amended landscaped plan to be approved by Melbourne Water. This condition is still outstanding and to date no amended landscape plan has been received or reviewed by Council or Melbourne Water.

PLANNING ASSESSMENT

The following Planning Policy Framework, Local Planning Policies, Zone and Overlays of the Whittlesea Planning Scheme (the Scheme) are considered relevant to this application.

Planning Policy Framework

Industrial Development Siting (Clause 17.03-2S)

The objective of this Clause is to facilitate the sustainable development and operation of industry.

It is considered that the land use for the current industrial purpose is a reasonable outcome; however, given the sensitive residential interface to the south of the site approval of a permanent 40 metre high crane has the potential to impact on the visual amenity of the area.

Cranes are not attractive within the built environment and are usually associated with short term construction as opposed to permanency.

Whilst cranes are not an uncharacteristic feature of the site where the use of mobile and temporary cranes currently operate, the more formal and permanent nature of the proposed crane will likely have a detrimental impact on the views from the residential properties to the south and form a dominant feature visible from all directions, including by drivers utilising the Metropolitan Ring Road and Mahoneys Road.

The visual impacts associated with the permanency can be avoided without impacting on existing business functions through continuing with the use of mobile or temporary cranes that are lowered or taken down when not in use, providing some visual relief.

Local Planning Policies

Industrial Development Policy (Clause 22.09)

The objective of Council's Industrial Development Policy is to achieve well designed, quality industrial developments that are suitably located so as to meet stated economic development objectives.

The site while large, is somewhat constrained in its ability to accommodate an efficient swing area for the proposed crane. The layout shows the swing area to extend outside of the title boundary. Whilst the plans demonstrate that the crane would be controlled in order to ensure it does not swing outside of this area it still presents visual concerns.

When considering the existing streetscape and elevations the proposed crane at its resting height of 26 metres is still double the height of existing buildings on neighbouring allotments. When the crane is operational and at a height of 40 metres this would likely have further impacts on the area and demonstrates that the scale and appearance of the crane is not consistent with the surrounding area.

The scale of the proposed 40 metre crane is unlikely able to be softened by any meaningful landscaping opportunities within the 3 metre wide front setback. Whilst the crane is setback internally on the subject site it would still be visible in the landscape.

The permanent crane would be a dominate feature for the immediate and wider area. It is not proposed to be dismantled or stored out of view when not in use and given its scale it is unable to be screened. Therefore, the proposal is not considered to adequately respond to Council's Industrial Development Policy.

Zoning and Overlay Provisions

Industrial 1 Zone (Clause 33.01)

The site is affected by the Industrial 1 Zone. The objectives of this zone include providing for manufacturing industry, the storage and distribution of goods and associated uses in a manner that does not affect the safety and amenity of local communities.

Planning approval is required under Clause 33.01-4 of the Whittlesea Planning Scheme for the proposed buildings and works.

It is acknowledged that whilst the use of the site for the purpose of warehousing and storage of cranes is an allowable use within the Industrial 1 Zone the buildings and works require consideration.

It is considered that the permanent crane does not result in a good design outcome and does not present an attractive or desirable appearance particularly to the residential properties directly south of the subject site. Approval of a permanent structure of this height, scale and nature would set an undesirable precedent for the area.

The permanent nature of the proposed crane is a fundamental difference between other cranes which are used on the site; however, there are also concerns with its design. Due to the scale of the crane it is required to be supported by a dominate base. The 'jib' which extends from the main body is considered bulky compared to mobile cranes which have a slender frame and are not required to be supported by a permanent structure. The design features required for the permanent 40 metre crane to operate add to its visual dominance in the landscape.

The site has an enforcement history which includes amenity based complaints. It is likely a permanent structure of this nature would add to visual clutter of the area and impact on existing view lines. The subject site has an area where machinery and equipment can be stored in a covered area. Mobile cranes and other machinery when not in operation can easily be moved and stored in this covered space. The proposed 40 metre permanent crane is not proposed to be dismantled and stored in this screened area and therefore would become a prominent feature within the area.

The proposed crane is required to improve the daily operations of the existing business; however, it is not considered that the economic benefits outweigh amenity based impacts particularly when the use is still able to operate with temporary and mobile cranes. Therefore, it is not considered a suitable outcome in relation to the purpose or objectives of the Industrial Zone, nor Council's Industrial Development Policy and will result in an undesirable outcome for the area.

Land Subject to Inundation (Clause 44.04)

The proposed works fall outside of the Land Subject to Inundation Overlay and therefore this clause was not considered as a part of the proposed works.

Development Contributions Plan Overlay (Clause 45.06)

The site is affected by the Development Contributions Plan Overlay. Pursuant to Clause 45.06 of the Whittlesea Planning Scheme, the Development Contributions Plan Overlay enables the levying of contributions for the provision of works, services and facilities prior to development commencing. Schedule 3 to the overlay requires development contributions for drainage infrastructure for industrial/commercial development at a rate of \$3.50 per square metre of new impervious floor space. This rate is subject to the Consumer Price Index at the time of payment.

The proposed works do not result in an increase in impervious areas and therefore this clause was not considered relevant in this instance.

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

The application has been assessed against the Whittlesea Planning Scheme and in particular the objectives of Council's Industrial Development Policy (Clause 22.09) and Industrial 1 Zone (Clause 33.01). The proposal demonstrates an unsatisfactory level of compliance with the Whittlesea Planning Scheme and it is considered it cannot be addressed by conditions. It is considered that the proposal will have a detrimental impact on the amenity of the area and in particular the residential areas to the south of the subject site. It is therefore recommended that the application be refused.

RECOMMENDATION

THAT Council resolve to refuse the amendment to Planning Permit No. 714406 and issue a Refusal to Grant an Amendment to Planning Permit for Building and works associated with the construction of a 40 metre high permanent crane on the following grounds:

- 1. The proposal fails to comply with the Planning Policy Framework in particular Clause 17.03-2S (Industrial development siting) of the Whittlesea Planning Scheme.**
- 2. The proposal fails to comply with the Local Planning Policy Framework in particular Clause 22.09 (Industrial Development Policy) of the Whittlesea Planning Scheme.**
- 3. The proposal fails to comply with the purpose of Clause 33.01 (Industrial 1 Zone) of the Whittlesea Planning Scheme.**
- 4. The proposal will detrimentally affect the amenity of the area through providing an inappropriate visual impact.**

PLANNING APPLICATION NO. 714406



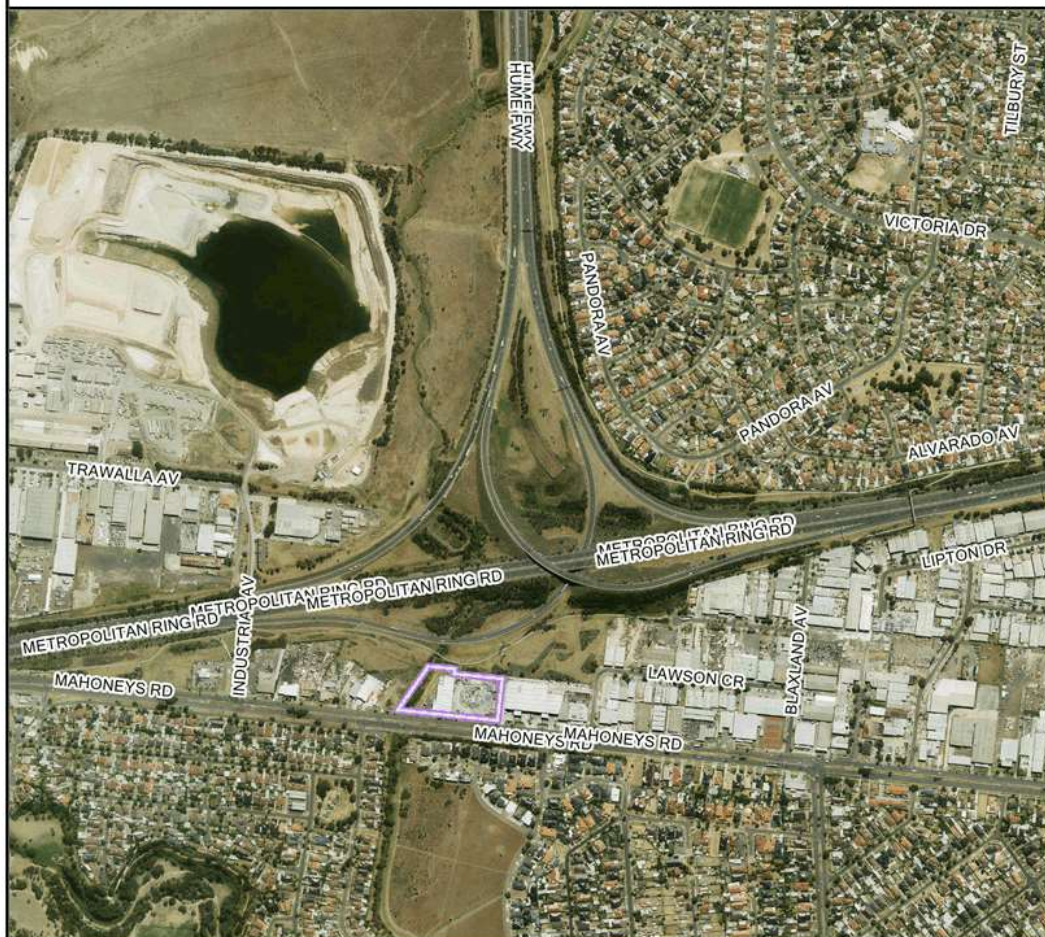
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**City of
Whittlesea**

BUILDING & PLANNING REPORT

PLANNING APPLICATION NO. 714406

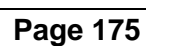


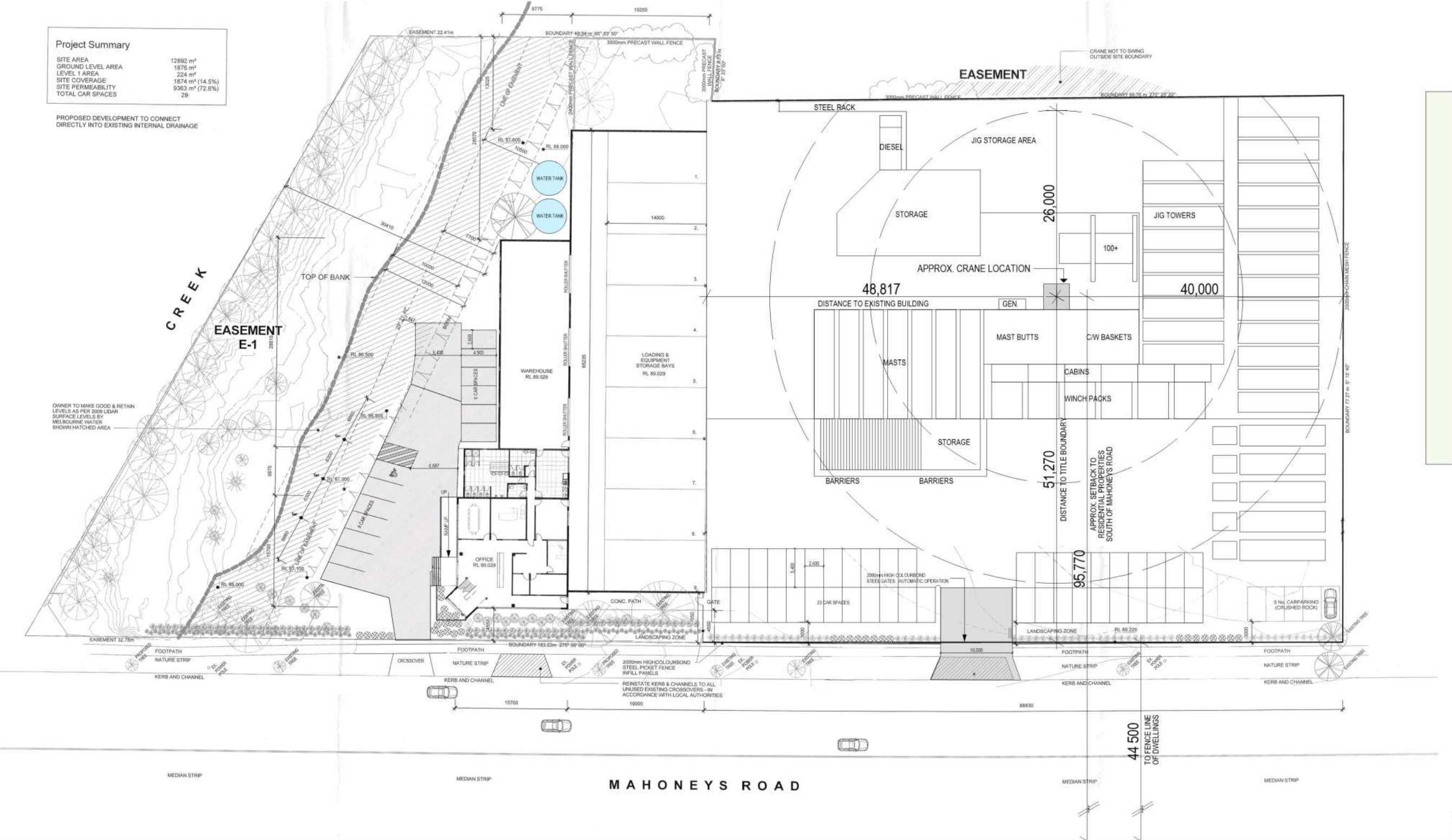
 Subject Land




City of
Whittlesea

BUILDING & PLANNING REPORT








M.J. DESIGN & DRAFTING
PO BOX 7559
GEELONG WEST
VIC. 3215 012 281

REVISED AS PER FURTHER INFORMATION REQUEST	07.03.19	
ISSUED FOR PLANNING APPROVAL	20.12.18	
Rev	Description	Date

Project North



The builder shall check and verify all dimensions and verify all errors and omissions to the design firm. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the designers for construction.

Client Name
MCG CRANES

Project Name
COMMERCIAL BUILDING
Project Address
258 MAHONEYS ROAD,
THOMASTOWN, 3074

Status
TOWN PLANNING

Design By
ML

Drawn By
ML

Scale
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Design By
ML

Checked By
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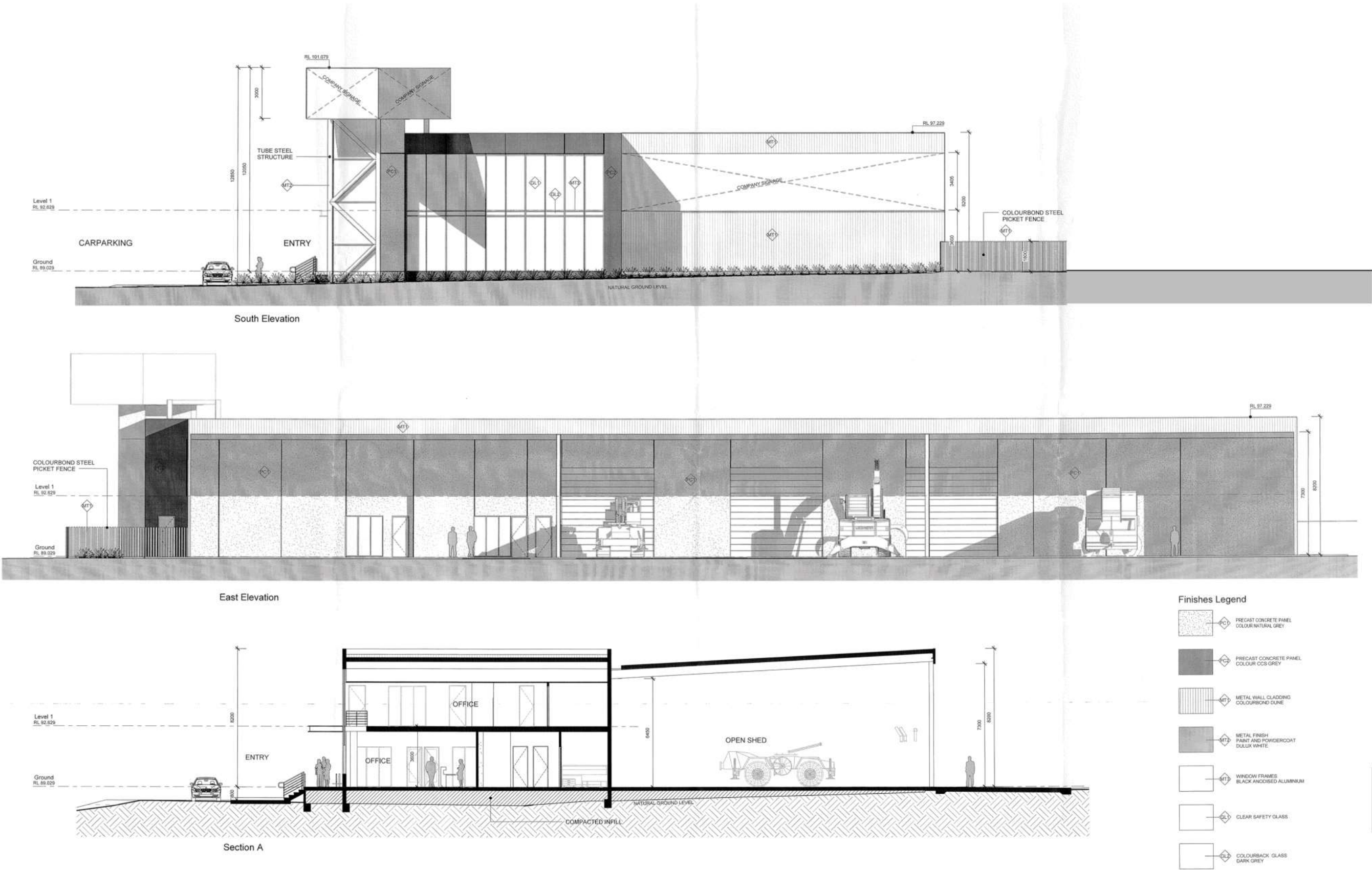
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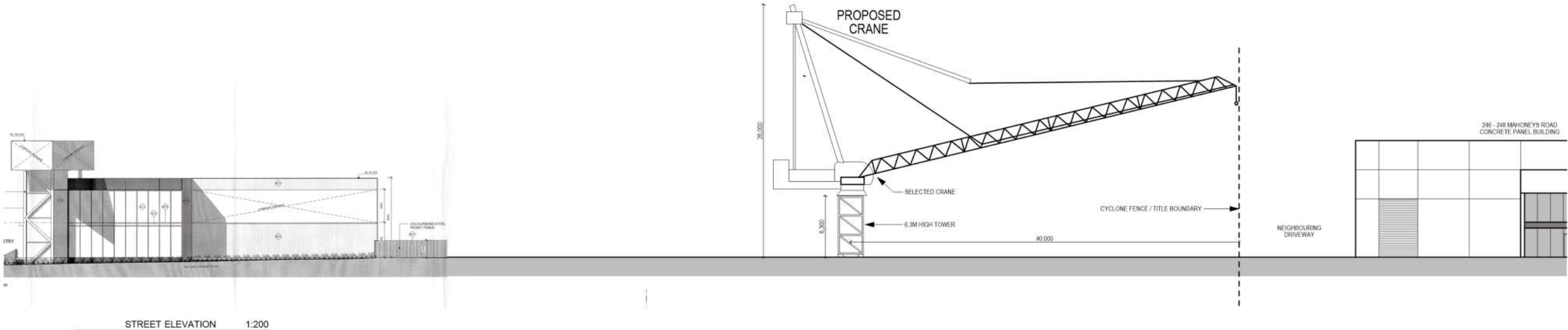
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Drawing No
TP02



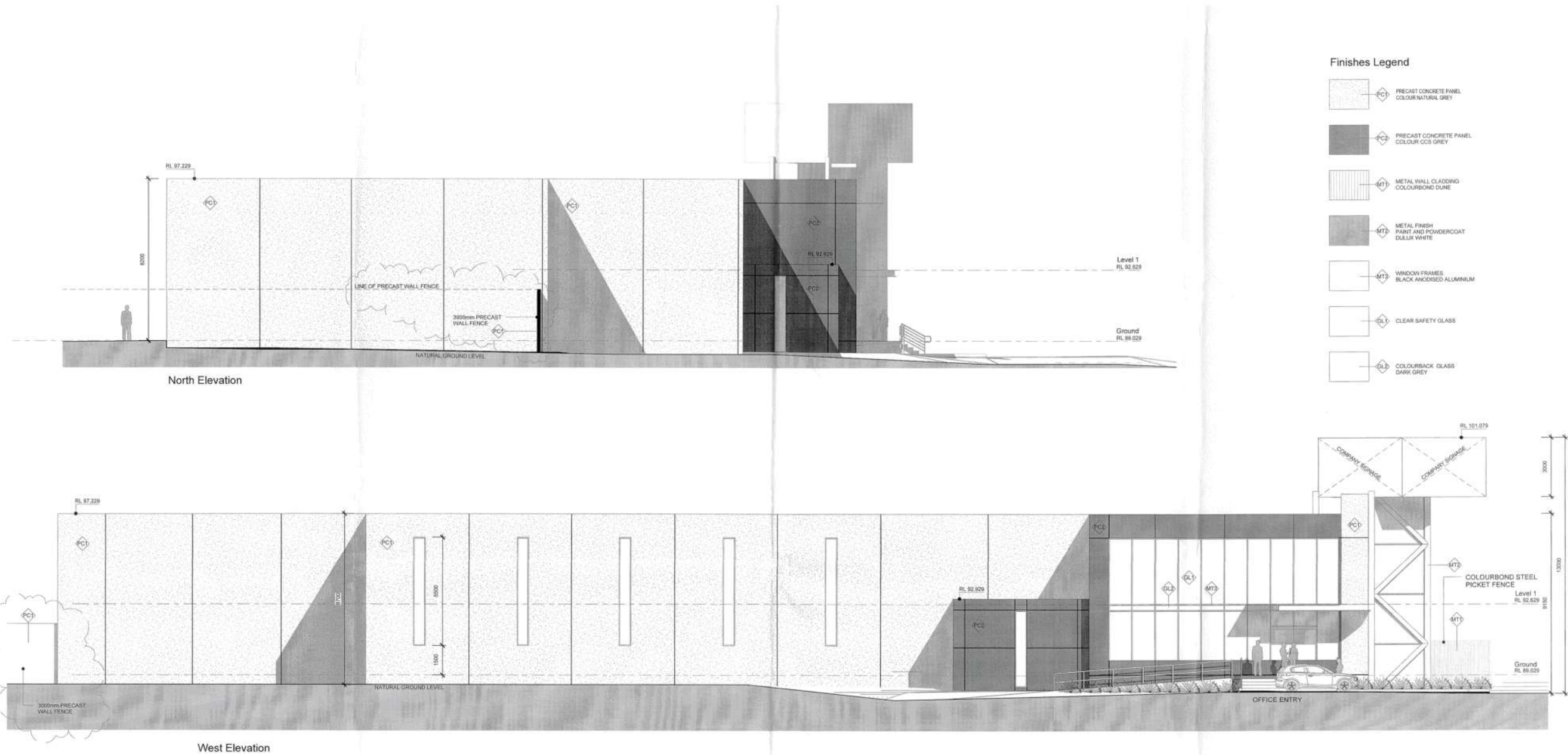
 M.J.L. DESIGN & DRAFTING PO BOX 7559 GEELONG WEST VIC. 3215 012 281	Project North		 The builder shall check and verify all dimensions and verify all errors and omissions to the design firm. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the designers for construction.	Client Name MCG CRANES	Project Name COMMERCIAL BUILDING Project Address 258 MAHONEY'S ROAD, THOMASTOWN, 3074	Status: TOWN PLANNING Design By: ML Drawn By: ML Scale: @A1 = 1:100	Drawing Title ELEVATIONS Checked By: ML - 00.00.00 Date: 20.03.17	Project No. 17_123 Drawing No. TP04 File Name: REV E.pln
	REVISED AS PER FURTHER INFORMATION REQUEST	07.03.19						
	ISSUED FOR PLANNING APPROVAL	20.12.18						
	Rev	Description	Date					



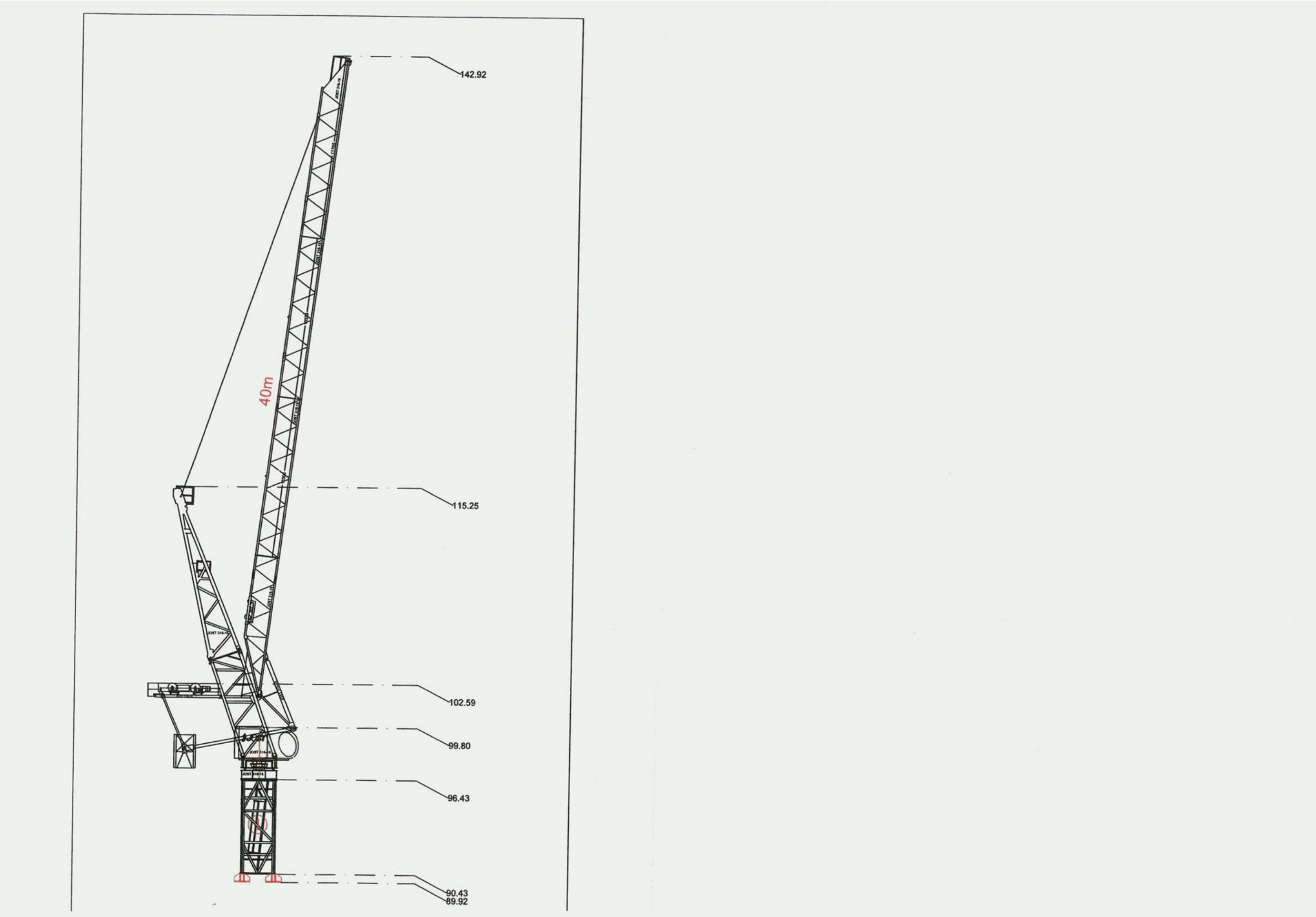
Finishes Legend

- PC1 PRECAST CONCRETE PANEL COLOUR NATURAL GREY
- PC2 PRECAST CONCRETE PANEL COLOUR CCS GREY
- MT1 METAL WALL CLADDING COLOURBOND DUNE
- MT2 METAL FINISH PAINT AND POWDERCOAT DULUX WHITE
- MT3 WINDOW FRAMES BLACK ANODISED ALUMINIUM
- GL1 CLEAR SAFETY GLASS
- GL2 COLOURBACK GLASS DARK GREY

 M.J.L. DESIGN & DRAFTING PO BOX 7559 GEELONG WEST VIC. 3419 012 281				The builder shall check and verify all dimensions and verify all errors and omissions to the design firm. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the designers for construction.	Client Name: MCG CRANES	Project Name: COMMERCIAL BUILDING Project Address: 258 MAHONEY'S ROAD, THOMASTOWN, 3074	Status: TOWN PLANNING Design By: ML Drawn By: ML Scale: @A1 = 1:200	Drawing Title: ELEVATIONS Checked By: ML - 00.00.00 Date: 20.03.17	Project No: 17_123 File Name: REV E.pln	Drawing No: TP05



 M.J.L. DESIGN & DRAFTING PO BOX 7659 GEELONG WEST VIC. 3219 012 261			The builder shall check and verify all dimensions and verify all errors and omissions to the design firm. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the designers for construction.	Client Name: MCG CRANES	Project Name: COMMERCIAL BUILDING Project Address: 258 MAHONEY'S ROAD, THOMASTOWN, 3074	Status: TOWN PLANNING Design By: ML Drawn By: ML Scale: @A1 = 1:100	Design By: ML Checked By: ML - 00.00.00 Date: 20.03.17	Drawing Title: ELEVATIONS	Project No: 17_123 File Name: REV E.pln	Drawing No: TP06



Attachment 1: Site Photographs



Figure 1. View south west from subject site over Mahoneys Rd



Figure 2. View south from subject site.



Figure 3. Panoramic view south from subject site.



Figure 4. View north west over Mahoneys Rd from residential properties to subject site.



Figure 5. View north over Mahoneys Rd from residential properties - Including temporary crane at subject site.



6.1.3 APPROVAL OF THE COOPER STREET WEST DEVELOPMENT PLAN

- Attachments:**
- 1 **Locality and Zoning Plan** [↓](#)
 - 2 **Development Plan Layout** [↓](#)
 - 3 **Dry Stone Wall Locations** [↓](#)

Responsible Officer: Director Partnerships, Planning & Engagement

Author: Strategic Planner

RECOMMENDATION SUMMARY

That Council:

1. Note the submission of the Cooper Street West Development Plan and delegate to the Chief Executive Officer the power to approve the Cooper Street West Development Plan under Schedule 24 to Clause 43.04 to the Whittlesea Planning Scheme, upon the Chief Executive Officer being satisfied that the following has adequately been addressed:
 - a. The owner of the land entering into a Section 173 Agreement to resolve the development contribution obligations for the land.
 - b. Incorporation of the amendments to the Development Plan as outlined in the officer recommendations within the Submission Response section of this report.
2. Advise the proponent and submitters of Council's resolution.

KEY FACTS AND / OR ISSUES

- The proposed *Cooper Street West Development Plan* has been prepared in accordance with the requirements of the relevant Development Plan Overlay (Schedule 24) and will allow the land at 410 Cooper Street and 315 O'Herns Road, Epping, to be developed for employment purposes.
- The Development Plan incorporates a road layout that responds to the surrounding road network and allows for connections to the south, north and west, while also accommodating for the existing site constraints.
- The Development Plan appropriately designates buffers for the adjoining active quarry to limit sensitive uses occurring in its proximity.
- The proposed Development Plan was placed on non-statutory exhibition. Two landowner and four agency submissions were received. Amendments are required to the exhibited Cooper Street West Development Plan to address the submissions received as outlined within the body of this report
- The landowner is required to enter into a Section 173 Agreement with Council to resolve the development contribution obligations for the land.
- It is recommended to delegate to the Chief Executive Officer the power to approve the Cooper Street West Development Plan subject to the landowner entering into an agreement providing for its development contribution obligations and subject to the amendments outlined in the body of this report.

REPORT

INTRODUCTION

The purpose of this report is to consider the *Cooper Street West Development Plan (CSWDP)* (June 2019), prepared by Mesh Urban Planning and Design. The objective of the CSWDP is to provide greater certainty about the future use and development of land for industrial purposes within the precinct.

The submitted CSWDP has been prepared in accordance with the provisions of Schedule 24 to the Development Plan Overlay. A Development Plan must be in place before any application for subdivision and/or development can be considered for the subject land.

This report will discuss the background and the merits of the CSWDP proposal in the context of the applicable statutory framework and the submissions received from the non-statutory exhibition process.

The report recommends approval of the CSWDP subject to minor changes to the Development Plan in order to address submissions made during the non-statutory exhibition period and upon the landowner entering into a Section 173 Agreement with Council to resolve the development contributions obligations for the land.

SITE DESCRIPTION & CONTEXT

The CSWDP area incorporates two properties, 410 Cooper Street and 315 O'Herns Road, Epping, which have a combined area of approximately 61 hectares (see *Attachment 1*). The subject site is located north of Cooper Street, south of O'Herns Road and directly west of the Hume Freeway. It forms part of the broader Cooper Street Employment Area.

The topography of the land is gently undulating with a slight fall from the north and south into the centre, which falls to the east toward the Craigieburn Bypass. Sparse native (planted) and exotic vegetation mainly associated with the former use of the land for agricultural purposes exists across the site.

A high-pressure gas pipeline extends through the site on a north/south alignment (known as Keon Park to Wollert T47.1) and 315 O'Herns Road contains a short section of the Somerton Gas Pipeline (T102).

Existing access is provided to the subject land via O'Herns Road and Cooper Street. Cooper Street and O'Herns Road form part of the declared arterial road network and the Hume Freeway forms part of the National Highway network. A full diamond interchange exists at the intersection of Cooper Street and the Hume Freeway and a new full diamond interchange is proposed between O'Herns Road and the Hume Freeway (to be constructed as part of O'Herns Road duplication project).

Land immediately west of the subject site at 335 O'Herns Road, Epping is owned by Council (see *Attachment 1*) and is a former quarry and landfill site. The northern part of this land is currently being leased as a concrete batching plant and materials recycling facility.

In its broader strategic context, the subject land is located to the west of the developed part of the Cooper Street employment area, to the north of the Biodiversity Business Park and the Melbourne Wholesale Fruit and Vegetable Markets. Land to the west of the subject land comprises a mix of uses including former landfill, an active quarry, a concrete batching plant, a materials recycling centre and the Epping Animal Welfare Facility. Land to the north-west known as the Vearings property is the subject of a current rezoning request which proposes to rezone land from the Farming Zone to the Industrial 1 Zone (north side of O'Herns Road).

The subject land is currently owned by Frasers Property Australia, who are an established developer of employment and mixed use land.

BACKGROUND

The Cooper Street West Position Paper was adopted by Council in June 2017. The paper establishes the City of Whittlesea's policy position with regard to the future use of land within this Precinct. The Position Paper identifies industrial activities located adjacent to Cooper Street including large scale warehousing, manufacturing and distribution activity. It notes that the proximity of the precinct to national road, rail, air and port transport linkages, makes the Cooper Street West precinct an ideal location for industrial development that is reliant on high quality transport networks and freight movement.

Based on this strategic justification, Amendment C113 to the Whittlesea Planning Scheme was prepared and ultimately gazetted on 11 October 2018. This amendment rezoned the subject land from Farming Zone to the Industrial 1 Zone and applied the Development Plan Overlay (Schedule 24) in addition to the Design and Development Overlay. This Planning Scheme Amendment transitioned approximately 61 hectares of rural land for employment purposes. On the basis of the strategic work undertaken and the Planning Scheme Amendment process, Frasers Property Australia purchased the property with the intention of commencing development of the land as soon as possible.

PLANNING ASSESSMENT

STRATEGIC POLICY

The subject site is affected by the *Cooper Street West Position Paper (CSWPP)* which is a strategic document adopted by Council in June 2017. The Precincts identified in the CSWPP forms part of the State Significant Northern Industrial Precinct in Plan Melbourne and part of the broader Cooper Street Employment Area. The designation of Cooper Street as a higher order employment area was initiated over 20 years ago, with the City of Whittlesea General Plan (1994). The Plan identified Cooper Street as an opportunity to promote well-designed employment land, which would enhance the image of the industrial areas in the municipality.

STATUTORY PLANNING FRAMEWORK

Zoning

The subject land is affected by the Industrial 1 Zone (**IN1Z**) (Clause 33.01). The primary purpose of the zone is to provide for manufacturing industry, in particular the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Additionally, the land is adjacent to Cooper Street and the Hume Freeway, roads in a Road Zone Category 1 (**RDZ1**) (Clause 36.04).

Overlays

The subject land is covered by 2 planning scheme overlays:

- Development Plan Overlay – Schedule 24 (**DPO24**) (Clause 43.04); and
- Design and Development Overlay – Schedule 2 (**DDO2**) (Clause 43.02).

Of specific interest in the context of this report is the DPO24. Prior to any subdivision, use and development on the land, a Development Plan must be approved in accordance with the provisions of the DPO24.

The purpose of the DDO2 is to ensure that the development of land adjacent to the alignment of the Hume Freeway is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.

Also, an existing Section 173 Agreement exists on the Title requiring a further Agreement to be entered into between Council and the landowner, resolving the Development Contributions obligations of the land.

DEVELOPMENT PLAN PROPOSAL

The CSWDP, includes an overarching Development Concept Plan and accompanying report. It has been prepared in accordance with the requirements of DPO24.

The draft Development Plan designates the land suitable for industrial land uses and seeks to deliver an internal road network that allows for a combination of lots suitable to accommodate larger scale proposals as well as smaller developments. The retarding basin adjacent to the Hume Freeway is utilised as a key feature within the precinct to provide for local amenity. A connector road interface is provided for a majority of its frontage in order to activate this area. Two remnant River Red Gums exist within the site, with one proposed for retention within a tree reserve and the other proposed for removal considering the impracticality of retaining it in its current location. A windrow of existing trees and a dry stone wall (DSW12) will be retained/re-constructed and stabilised within a linear green link adjacent to the central east-west connector road.

The Development Plan proposes access from the Cooper Street and Graystone Crescent intersection, triggering the need to upgrade this to a four way signalised intersection as part of the development. In addition, the layout provides for the potential of a future north-south connection to O'Herns Road via a left-in left-out intersection an additional east-west connection to link into the Vearings Road, creating a full access intersection at O'Herns Road and Vearings Road. Identifying this north-south and east-west local road connections preserve the development opportunities of adjacent land in the future.

In summary, the exhibited CSWDP (as shown in *Attachment 2*) proposes:

- Appropriate land use designations considering the surrounding extractive industries buffer;
- A logical internal road network suitable for the industrial nature of the development;
- A retarding basin for drainage purposes that also provides for local amenity and passive recreation opportunities;
- Retention of a remnant River Red Gum;
- Retention of an east-west windrow of various existing vegetation and dry stone walls; and
- Provision for future road connections west and north of the subject land.

Attachment 2 shows the proposed layout forming part of the submitted CSWDP.

The Development Plan represents the commencement of the implementation of the strategic direction and vision set by Council for the Cooper Street West precinct. Currently, there is high demand for employment land within the City of Whittlesea and therefore development of this area is important from an economic development perspective. It is anticipated that at full build out of the industrial estate it will result in the creation of well over 2,000 jobs.

Once the Development Plan is approved, planning permits can then be considered and issued for the subdivision and development of land.

NOTIFICATION

Since the formal submission of the Cooper Street West Development Plan in December 2018, there have been ongoing officer discussions with the proponent and relevant Council departments over various iterations of the proposal.

During this time, a range of changes were made to the CSWDP relating to the local road connections and alignments throughout the precinct, active interfaces to the future drainage asset and appropriate retention of existing remnant River Red Gums.

Following these discussions, the CSWDP was placed on non-statutory exhibition over a four week period between 25 June 2019 and 23 July 2019.

Whilst there is no statutory requirement to advertise the CSWDP document, in accordance with Council practice, a copy of the CSWDP land use plan was sent to all owners and occupiers of land adjacent to the subject site affected by the proposal, as well as relevant external authorities for comment.

At the conclusion of the exhibition period two landowner and four agency submissions were received.

SUBMISSIONS RESPONSE

Following the close of the exhibition period, Council Officers have reviewed each of the submissions.

The following table details the submissions received, the officer responses to them, and any recommendations for amendments to the Development Plan as necessary.

Submission Summary	Officer Response
Landowners/tenants	
1. 335-355 O'Herns Road, Epping (tenant) – Aurora Construction Materials Pty Ltd	
<p>The submission outlines that the traffic assessments supporting the Development Plan demonstrate that the land can be developed with sole access from Cooper Street and the additional north-south road connections.</p> <p>The submission requests removal of this north-south road connections from 335-355 O'Herns Road, Epping in order to reduce the infrastructure burden on the land.</p>	<p>The subject north-south road provides an additional left in left out access point to O'Herns Road, increasing the permeability of the development and relieving pressure on the sole access points to Cooper Street.</p> <p>It is noted that Council owns this parcel of land. The provision of this road connection preserves the opportunity to develop the unencumbered portions of the land in the future. The access generally follows the alignment of the existing driveway/road access to the property.</p> <p>Taking into account the proposed O'Herns Road diamond interchange works, this location represents the earliest opportunity to provide an additional north-south road connection. The Development Plan protect the opportunity to provide for this north south connection in the future.</p> <p><u>Officer Recommendation</u> No change recommended.</p>
2. 375 O'Herns Road, Epping – Conundrum Holdings Pty Ltd	
<p>The submission proposes that the Development Plan needs to further reinforce the discouragement of sensitive uses occurring within the extractive industries buffer area. The additional wording below is suggested to be included within the Development Plan:</p> <p>These sensitive uses are to be discouraged from locating within the extractive industry buffer area and their location in these areas would not be consistent with the objectives of the schedule or generally in accordance with the requirements of this development plan.</p>	<p>While it is considered that the Development Plan has responded adequately to the requirements of the Development Plan Overlay relating to sensitive uses and that they will not be supported within the extractive industries buffer, the additional wording is considered appropriate and will further emphasise such uses will be discouraged/not supported. Notwithstanding, it is important to note that the proponent has already proposed restrictions on sensitive uses for Stages 2 and 3 of the Development Plan (see Attachment 2) this has the effect of extending the sensitive use restrictions, the restriction way beyond the quarry buffer.</p>

	<p><u>Officer Recommendation</u></p> <p>Include the additional wording to this paragraph as requested and noted below:</p> <p>These sensitive uses are to be discouraged from locating within the extractive industry buffer area and their location in these areas would not be consistent with the objectives of the schedule or generally in accordance with the requirements of this development plan.</p>
Agencies	
3. Melbourne Water	
Melbourne Water offers no objection to the proposal.	<p>Noted. A detailed Stormwater Management Strategy will be required to be provided for Council and Melbourne Water assessment as part of any future planning application to subdivide, use and/or develop the land.</p> <p><u>Officer Recommendation</u></p> <p>No change recommended.</p>
4. Environment Protection Authority	
The submission indicates the EPA are comfortable with the Development Plan proposals however request that it be re-worded to reflect that the relevant Audit under Section 53V of the Environment Protection Act, has actually been completed and to ensure the implementation of the audits recommendations for any development within 100m of the landfill cell.	<p>The EPA comments are noted and accepted regarding the suggestion requiring development within 100m of the edge of the landfill cells to comply with the recommendations of the completed 53V Audit.</p> <p>The recommendations refer to particular building construction standards for development within the protection measure zone (land within 100m of the landfill cells).</p> <p>Currently the legend on the Development plan identifies the need for landfill Gas Assessment. To this end the EPA have noted that a Section 53V Audit has already been undertaken which is a more comprehensive and rigorous assessment. As such the EPA advise that a Landfill Gas Risk assessment is not required but rather the focus of the wording should be on ensuring implementation of the recommendation of the approved Section 53V Audit.</p> <p><u>Officer Recommendation</u></p> <p>Amend the legend of the Development Plan and any detail requiring land within 100m of the landfill cell (protection measure zone) to undertake a landfill gas risk assessment, and replace this with the requirement for land within 100m of the landfill cell (protection measure zone) to comply with the recommendations of the 53V Audit (EPA Reference: 75658-1).</p>
5. APA Gasnet	
The APA submission makes specific comment in relation to the gas pipeline infrastructure within the subject site.	<p>A number of the APA points are considered reasonable and should be included as part of the finalised Cooper Street West Development Plan. This includes ensuring all roads cross perpendicular to the gas easement rather than diagonal, as well as identifying the gas pipeline measurement lengths and above ground APA facility on the Development Plan.</p>

<p>Specifically, the following matters are raised:</p> <ol style="list-style-type: none"> 1. All road crossings over the pipeline should preferably be at 90 degrees to the pipeline or to the satisfaction of the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd). The details of the northern road crossing will need to be to the satisfaction of APA prior to the certification of a plan of subdivision for this stage of the industrial estate. 2. The plans should clearly identify the above ground APA facility located to the north of the subject site on the larger 35m wide easement. As previously discussed with the landowner there may be a need to expand this above ground facility in the future. 3. The future layout of any industrial lots containing the easement must ensure that the easement is not located in the rear of lots but rather the lot frontage. Where the easement is located in the frontage of a lot it may be utilised as a front landscape setback or car parking subject to the approval of the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd). 4. It should be noted on the development plan that; <ul style="list-style-type: none"> o The current ground level over the existing high pressure gas pipeline easement is not to be reduced and must be maintained to the satisfaction of the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd). o No buildings are to be constructed on the APA VTS gas transmission pipeline easement. o No stockpiles of material are to be stored on the gas pipeline easement at anytime. o Any future development of land containing the APA VTS gas transmission easement/pipeline is to be referred to the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd) for its consent. o Prior to the development and/or use commencing, a Safety Management Study, in accordance with Australian Standards 2885 for Pipelines – Gas and Liquid Petroleum, may be required by the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd) (subject to the proposal detail) and must be conducted by the landowner/applicant and its recommendations/actions must be implemented to the satisfaction of the pipeline licensee/operator ((APA VTS Australia (Operations) Pty Ltd). 	<p>Some points, in particular those in item 4 opposite, are more appropriate to be addressed at the planning application stage where APA will have the ability to provide a determining referral authority response to assist in considering any future subdivision application.</p> <p><u>Officer Recommendation</u></p> <p>Amend the Development Plan in the following ways to respond to APA GasNets submission (noting the numbers below correspond directly to each point raised in the APA submission):</p> <ol style="list-style-type: none"> 1. Provide a notation on the Development Plan stating: The alignment of roads crossing the APA Gas Pipeline are indicative only. The road alignment as part of any future application for subdivision must be to the satisfaction of Council and the pipeline licensee/operator (APA VTS Australia (Operations) Pty Ltd). 2. Identify the above ground APA facility in the northern area of the subject site on the plans. 3. Include a notation on the Development Plan indicating that private lots containing the gas easement must locate the easement at the site frontage and be utilised as a front landscape setback or car parking subject to further approval. 4. Identify the gas pipeline measurement length on the Development Plan and a notation requiring any development for the purpose of a sensitive use within the gas pipeline measurement length must be referred to APA GasNet in accordance with Section 52 of the Planning and Environment Act 1987. 5. Pursuant to Clause 66.01 of the Whittlesea Planning Scheme, a planning application to subdivide land crossed by a gas transmission pipeline or a gas transmission pipeline easement must be referred to the relevant gas supply authority as a referral authority. Any standard conditions APA GasNet wish to apply via the Section 55 determining referral authority status will be required on any permit that may be issued at the planning application stage.
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<p>5. APA VTS will also require that its standard planning permit condition be applied for any development and subdivision approval which impacts upon the existing easement. APA VTS will provide Council with these conditions once the relevant planning permit applications are referred.</p>	
<p>6. Department of Transport</p>	
<p>The Department of Transport submission highlighted two key points: The Department of Transport submission stated that a joint meeting between the proponent, the applicant and the Department of Transport would be a useful exercise to discuss their comments and the future development of the land. Particular points raised in the submission include:</p> <ol style="list-style-type: none"> 1. Maintain the provision for the potential future O'Herns Road upgrade. 2. The specific location of the left in left out access point to O'Herns Road relating to the Hume diamond interchange works. 	<p>The matters raised in the submission can be dealt via notations on the plan and can be addressed in detail as part of future planning permit process. They should not preclude the approval of the Development Plan.</p> <p><u>Officer Recommendation</u></p> <p>Amend the Development Plan in the following ways to respond to the Department of Transport submission:</p> <ol style="list-style-type: none"> 1. Include a notation on the Development Plan requiring the provision of land for the future upgrade and/or duplication of O'Herns Road, to be determined as part of the subdivision application to the satisfaction of Council and VicRoads. 2. Include a notation on the Development Plan stating that the location and the alignment of the subsection of O'Herns road intersection is indicative only and to be determined as part of the future subdivision application.

DISCUSSION

This section provides a more detailed discussion on the key themes arising from the Development Plan submissions as well as other matters raised by Council Officers in considering and finalising the CSWDP.

Land Uses

The original Development Plan submission identified Restricted Retail uses adjacent to Cooper Street. The Schedule to the Development Plan Overlay clearly discourages Restricted Retail and other sensitive uses throughout the precinct, particularly along arterial roads. Upon further discussions with the applicant, the Restricted Retail land uses were removed from the Development Plan area.

The land use designations now simply identify the land suitable for industrial purposes. In addition, the Development Plan restricts particular sensitive uses, having regard to the adjoining quarry buffer. The restrictions of these particular uses are applied to the land at 315 O'Herns Road, Epping, reflecting Stages 2 and 3 as identified on the Development Plan. This outcome restricts particular sensitive uses well over and above the actual extractive industry buffer.

Road Network

Amongst the issues raised in the original submission, the most significant relate to the road network throughout the site.

The original submission identified a service road across the frontage of Cooper Street. This service road provided access to proposed Restricted Retail uses and additionally allowed access and egress to and from the internal development. This was not supported due to the traffic conflict point created and thus was requested to be removed, with lots accessed only from the internal road network.

The road network to the north of the precinct was originally designed to terminate with a court bowl. This would have, in effect resulted in a court bowl in excess of 500m in length and only one entrance in and out of the land in the medium to longer term. Council advised that a court bowl of this length did not provide a permeable street network and thus an additional internal east-west road connection was required.

The provision of future north-south and east-west road connections through 335 O'Herns Road, Epping, were matters that required extensive discussion during the Development Plan assessments. It was determined that the preservation of these potential connections to intersections with O'Herns Road, and adjoining properties would provide multiple access and travel routes to service the development. In addition, it was considered prudent planning to ensure flexibility and allow for consideration of future development opportunities for adjacent parcels of land.

Drainage Asset Interface

The original submission of the Development Plan identified a significant amount of rear of warehouse development to the retarding basin land. This created an unsafe and underutilised pocket between the warehouse developments and the Hume Freeway. A road interface was requested adjacent to the wetland in order to activate the frontage and allow the area to be utilised for passive recreation and provide greater amenity to the industrial area.

Native Vegetation and Dry Stone Walls

The arboricultural report identified 260 individual trees across the site, mostly consisting of planted River Red Gums and other various native and exotic species. Planted native vegetation is exempt from requiring a planning permit for removal. Only one tree was confirmed to be a mature remnant River Red Gum (Tree 115), with another designated as potentially being remnant (Tree 107) (but considered as remnant for the purpose of this report). Two additional remnant River Red Gums (Trees 111 and 112) were identified outside the property boundary but directly adjoining the site within the O'Herns Road diamond interchange. A summary of the vegetation across the site is identified below:

Botanic name	Common Name	Origin	Number of Trees
<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	4
<i>Eucalyptus camaldulensis</i>	River Red Gum	Planted Indigenous	59
<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic conifer	26
<i>Eucalyptus sideroxylon</i>	Red Ironbark	Victorian native	15
<i>Cupressus sempervirens</i>	Italian Cypress	Exotic conifer	14
<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian native	12
<i>Eucalyptus blakelyi</i>	Blakely's Red Gum	Victorian native	10
<i>Eucalyptus cladocalyx 'Nana'</i>	Bushy Sugar Gum	Australian native	8
<i>Fraxinus angustifolia</i>	Narrow-leaved Ash	Exotic deciduous	7
<i>Cupressus torulosa</i>	Bhutan Cypress	Exotic conifer	6
<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle	Victorian native	4
<i>Eucalyptus cladocalyx</i>	Sugar Gum	Australian native	3
<i>Fraxinus angustifolia subsp. angustifolia</i>	Desert Ash	Exotic deciduous	3
<i>Prunus sp.</i>	Plum	Exotic deciduous	3
<i>Eucalyptus robusta</i>	Swamp Mahogany	Australian native	2
<i>Eucalyptus spathulata</i>	Swamp Mallet	Australian native	2
<i>Cupressus sp.</i>	Cypress	Exotic conifer	2
<i>Fraxinus 'Raywood'</i>	Claret Ash	Exotic deciduous	2
<i>Corymbia maculata</i>	Spotted Gum	Victorian native	2

The original Development Plan submission did not seek to retain any native vegetation as part of the development. Further consideration of the existing native vegetation was required in order to appropriately address the existing conditions and Council's River Red Gum protection policy. The Development Plan was revised in order to retain Tree 107 in a tree reserve at the intersection of a north-south local road with the east-west connector road. Council officers pursued the retention of Tree 115 within a similar tree reserve however it was demonstrated that due to the location and length from the proposed road reserve, it was impractical for this tree to be retained as part of the proposed development given the depth and width requirements of lots with a purpose for industrial uses. Locating the tree within a private lot was also impractical from a long-term protection prospective, particularly given the potential large scale industrial building footprint. Tree 111 and 112 are located outside of the boundary of the development and thus are not proposed to be removed.

Therefore, three out of the four remnant River Red Gums identified will be retained as part of the development.

Further to this, a key windrow of trees and existing dry stone wall (DSW12 as per the Dry Stone Wall Assessment and Management Plan prepared by Ecology and Heritage Partners) is to be retained and incorporated within the Development Plan as a key design feature. The Dry Stone Wall Assessment and Management Plan identified 13 dry stone walls across the subject site. Dry stone walls 1-8 and 13 are identified to be in poor condition and are recommended for removal. Dry stone wall 9 and 10 is designated as fairly well preserved, however is not appropriately located to be retained and incorporated into future development. Dry stone wall 11 is identified as well preserved, however is required to be removed due to the location of the Melbourne Water drainage asset along the eastern boundary of the subject site. The contextual location of all the dry stone walls across the site can be found within the Dry Stone Wall Assessment and Management Plan (*see Attachment 3*). The stone blocks from the walls to be removed will be stored for re-construction purposes as recommended within the Dry Stone Wall Assessment and Management Plan. There is potential to re-construct these walls within the Drainage Reserve and will be further considered as part of the future planning application.

DEVELOPMENT CONTRIBUTIONS

An existing Section 173 Agreement applies to the land requiring the landowner to enter into a further Agreement prior to the approval of a Development Plan in order to resolve the development contribution obligations of the land.

Negotiations with the landowner are advanced and are required to be resolved prior to the formal approval of the Cooper Street West Development Plan. A key component of this will be signalisation of the Cooper Street and Greystone Court intersection.

CRITICAL DATES

- **September 2016** – Planning Scheme Amendment request proposing to rezone 410 Cooper Street, Epping and 315 O'Herns Road, Epping from Farming Zone to Industrial 1 Zone and to apply a Development Plan Overlay to the land.
- **June 2017** – Cooper Street West Position Paper was adopted by Council.
- **October 2018** – Planning Scheme Amendment C113 gazetted into the Whittlesea Planning Scheme.
- **December 2018** – Formal Cooper Street West Development Plan submission from Mesh on behalf of Frasers Property Australia.

POLICY STRATEGY AND LEGISLATION

It is considered that the CSWDP, is generally consistent with the objectives and general provisions of the Planning Policy Framework and the Local Planning Policy Framework.

Clause 13 – Environmental Risks and Amenity

The CSWDP is consistent with the objectives of this clause as it appropriately considers matters related to land contamination and buffers from adjoining quarry and landfill activities.

Clause 17 – Economic Development

The CSWDP is consistent with the objectives of this clause as the development will increase the supply of industrial land from a former under-utilised site used for agricultural purposes. The development will create local jobs for the surrounding community.

Clause 18 – Transport

The CSWDP is consistent with the objectives of this clause as it outlines a suitable road hierarchy for the industrial land use designation, providing appropriate connections to existing roads and allowing for the provision of future connections. The proposal also has consideration for active transport throughout the Development Plan.

Clause 19 – Infrastructure

The CSWDP is consistent with the objectives of this clause as it provides for road and drainage infrastructure to ensure the development is appropriately serviced.

Clause 21.10 – Economic Development

The CSWDP is consistent with the objectives of this clause as it provides for future employment opportunities for the local community.

Clause 22.09 – Industrial Development Policy

The CSWDP is consistent with the objectives of this clause as it provides the framework for the delivery of a high quality industrial development to occur within the municipality.

Clause 22.1 – River Red Gum Protection Policy

The CSWDP is consistent with the objectives of this clause by retaining a mature remnant River Red Gum as part of the development proposal. As part of this Development Plan, a mature River Red Gum is identified for removal however this is considered appropriate due to the impracticality of its location.

Clause 22.11 – Development Contributions Plan Policy

The CSWDP is consistent with the objectives of this clause by ensuring that the landowner enters into an Agreement as per Section of the *Planning and Environment Act 1987* to manage the development contributions obligations prior to the formal approval of the Cooper Street West Development Plan.

LINK TO STRATEGIC RISKS

Strategic Risk *Environmental - Failure to prevent significant negative impact of Council's decisions on land use planning relating to contaminated sites*

Advice has been sought from the Environment Protection Authority to ensure that the Development Plan appropriately adopts a best practice approach to dealing with potentially contaminated land and development within an extractive industry buffer.

As per the submission received through the non-statutory exhibition period, a 53V Environmental Audit was undertaken and completed in 2018 at the subject site (EPA Reference: 75658-1). The 53V Audit assessed the risk of harm from landfill gas generated at the adjacent landfills to the proposed use of land at the audit site. The audit concluded that the site is characterised as 'low risk' and provided recommendations on how to manage ongoing risk posed by landfill gas migration onto the audit site. The Development Plan will require the recommendations of the 53V Audit to be considered and adopted as part of any future development.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Strong local economy
Whittlesea 2040 Key Direction	Increased local employment
Strategic Objective	We have access to local employment opportunities
Council Priority	Jobs and Investment

The development of the Cooper Street West area will contribute to the wider employment precinct by providing a high level and well considered land use and design framework for future development. The approval of the Cooper Street West Development Plan and future industrial development in accordance with this, will increase local employment opportunities as envisaged by the Cooper Street West position paper (2017).

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

The *Cooper Street West Development Plan* has been developed in consultation between Council officers and the proponent. The plan itself has been the subject of a planning process which has resulted in refinements to the plan, with further recommended amendments in the body of this report to address submissions made during the non-statutory exhibition period.

The development of the Cooper Street West precinct will create a high quality industrial area, leveraging off the existing road infrastructure and proximity to the Hume Highway. This represents an important step in the implementation phase, and realising Council's strategic vision for employment development within the Cooper Street West precinct.

At full development, the Cooper Street West Development Plan area will result in the creation of over 2,000 jobs.

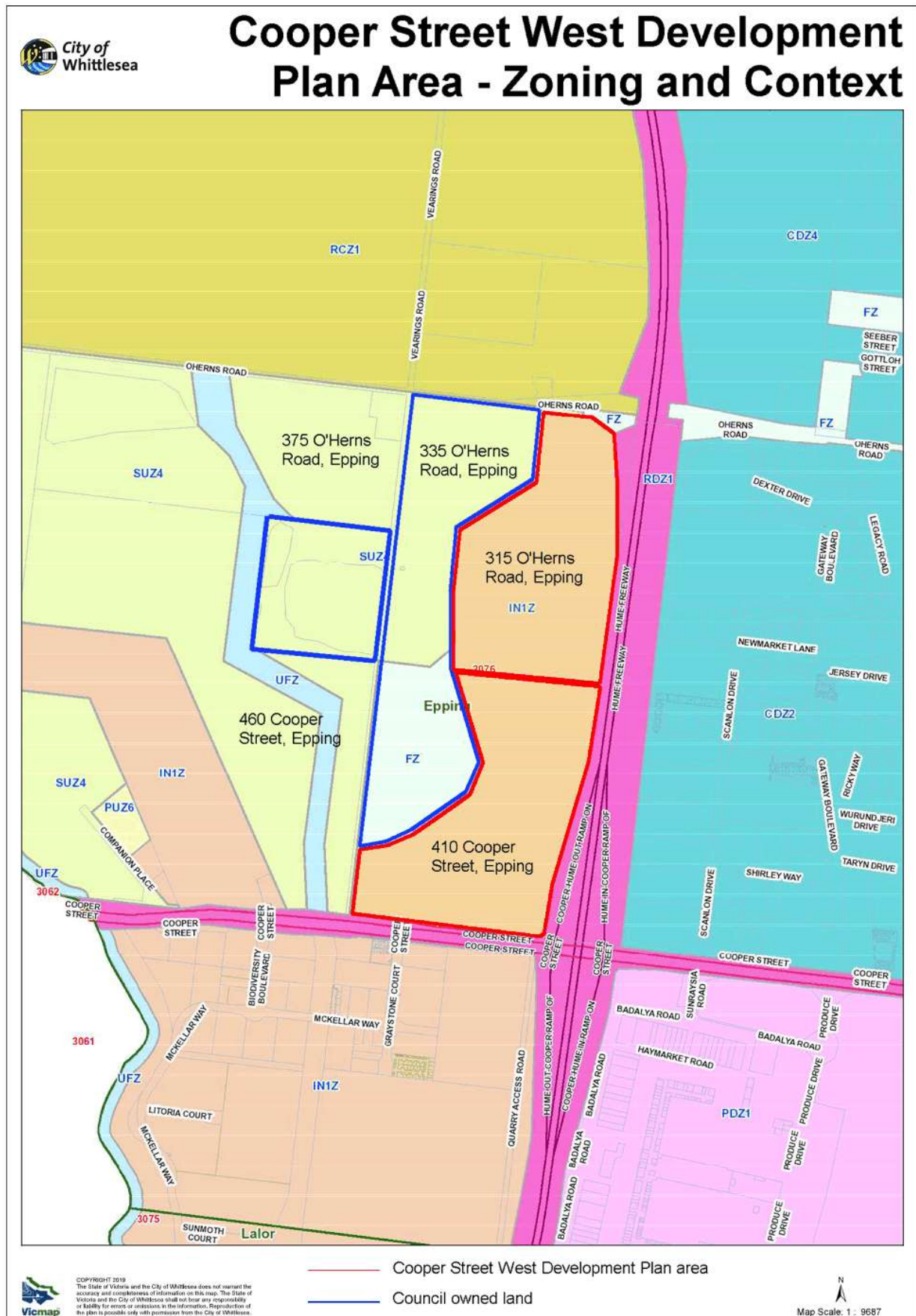
Accordingly, it is recommended that the Cooper Street West Development plan is approved, subject to amendments as outlined in the officer recommendations within the submissions response section of this report of this report, and subject to the landowner entering into a Section 173 Agreement in order to resolve the development contribution obligations for the land.

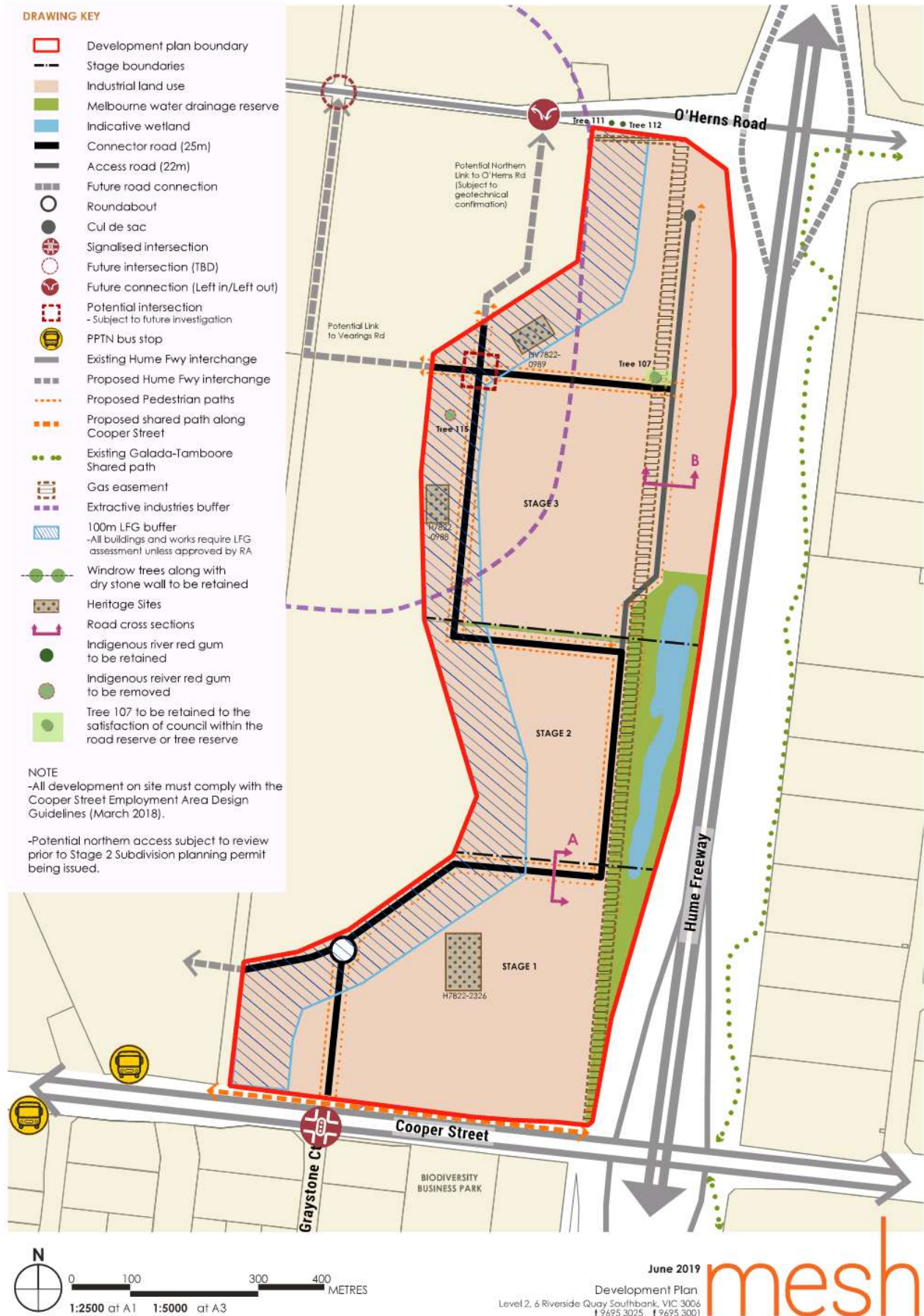
Furthermore, it is recommended to delegate to the Chief Executive Officer the power to approve the *Cooper Street West Development Plan* once the owner of the land has entered into the Section 173 Agreement resolving the development contributions obligations and incorporation of the amendments outlined in officer recommendations within the body of this report arising from the submission process.

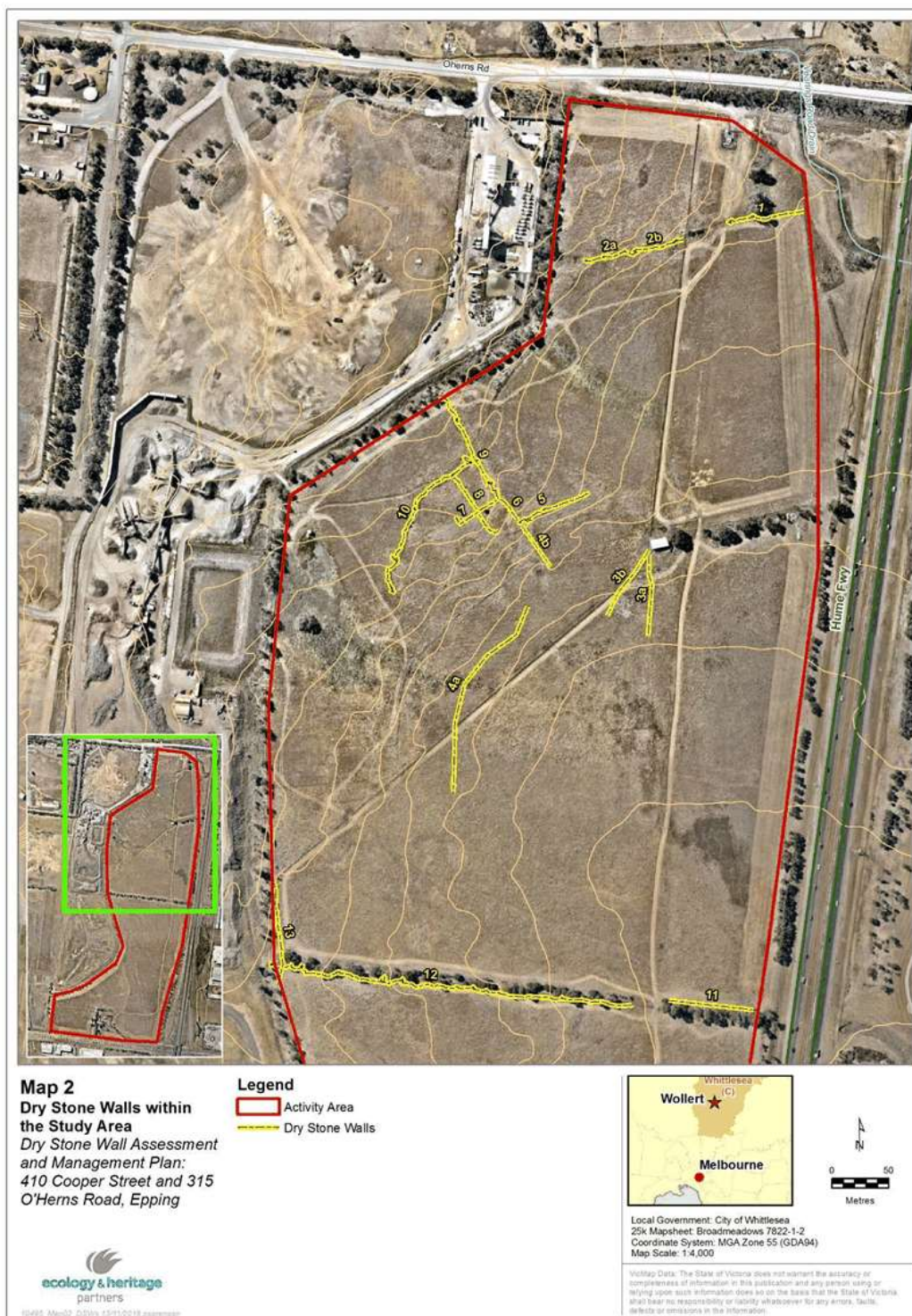
RECOMMENDATION

THAT Council resolve to:

- 1. Note the submission of the Cooper Street West Development Plan and delegate to the Chief Executive Officer the power to approve the Cooper Street West Development Plan under Schedule 24 to Clause 43.04 to the Whittlesea Planning Scheme, upon the Chief Executive Officer being satisfied that the following has adequately been addressed:**
 - a. The owner of the land entering into a Section 173 Agreement to resolve the development contribution obligations for the land.**
 - b. Incorporation of the amendments to the Development Plan as outlined in the officer recommendations within the Submission Response section of this report.**
- 2. Advise the proponent and submitters of Council's resolution.**







Aerial source: Nearmap 2018

6.1.4 DOMESTIC ANIMAL WELFARE SUPPORT POLICY

Attachments: 1 Domestic Animal Welfare Support Policy [↓](#)

Responsible Officer: Director Partnerships, Planning & Engagement

Author: Manager City Safety and Amenity

RECOMMENDATION SUMMARY

That Council resolve to adopt the Domestic Animal Welfare Support Policy.

KEY FACTS AND / OR ISSUES

The Domestic Animal Welfare Support Policy outlines temporary care arrangements for cats and dogs owned by residents at risk of, or in a crisis due to family violence.

- The City of Whittlesea experiences a high rate of family violence.
- Pets often cannot be taken with a person into crisis accommodation or a family violence refuge, which can result in a crisis being prolonged because the person impacted by family violence does not want to leave their pet.
- The policy primarily caters to temporary accommodation for cats and dogs, however other pets will be considered on a case by case basis and will be accommodated where possible.
- The scope of the policy currently includes people who are experiencing family violence. The intention is to trial the practicalities of the policy prior to giving consideration to expanding the policy to include other vulnerable people.
- The policy has been developed by the three Epping Animal Welfare Facility partners (Whittlesea, Darebin and Moreland City Councils) and RSPCA (Vic).
- Funding is usually available via specialist family support services to recover the cost of temporary boarding. In instances where this is not possible, the three partner councils will cover the cost of accommodation up to a limit of three weeks.

REPORT**INTRODUCTION**

Threatening to harm or kill pets is a known method used by some perpetrators of family violence as a means to exert control over their partners. Research reveals one in three women who had experienced violence from a partner had delayed leaving their partner because of fear for a pet's safety. (Volant, A.M. et al. (2008) "The Relationship Between Domestic Violence and Animal Abuse". *Journal of Interpersonal Violence* 23:9. P.12)

The partnership created through the Epping Animal Welfare Facility (City of Whittlesea, Darebin City Council and Moreland City Council) presented an opportunity for a regional approach to providing temporary accommodation for the pets of people experiencing family violence.

The Domestic Animal Welfare Support Policy outlines the proposed assistance to be provided in such circumstances.

BACKGROUND

Preventing family violence and responding to the needs of victims is a key requirement of Council through the Public Health and Wellbeing Act.

The Domestic Animal Welfare Support Policy reflects the commitment that each of the three councils has to assisting residents impacted by family violence.

The policy supports the implementation of the Municipal Public Health and Wellbeing Plan and the Equal and Safe Strategy.

PROPOSAL

To provide a timely response to requests for temporary boarding of cats and dogs at the Epping Animal Welfare Facility where residents are at risk of, or in a crisis due to family violence.

CONSULTATION

The policy was developed by the three partner Councils operating out of the Epping Animal Welfare Facility (Whittlesea, Darebin and Moreland), RSPCA (Vic) and specialist family violence support agencies including Safe Steps and Merri Community Health.

Consultation was also undertaken with the Victoria Police Whittlesea Family Violence Investigation Unit.

FINANCIAL IMPLICATIONS

Funding is usually available via specialist family support services to recover the cost of temporary boarding.

In instances where this is not possible, the three partner councils will cover the cost of accommodation up to a limit of three weeks (maximum cost of \$735 per pet).

Councils will waive microchipping and registration fees where applicable.

POLICY STRATEGY AND LEGISLATION

The Domestic Animal Welfare Support Policy has key linkages with a range of legislation and Council policies and strategies, including:

- Municipal Public Health and Wellbeing Plan
- Equal and Safe Strategy
- Domestic Animal Management Plan
- Family Violence Protection Act
- Public Health and Wellbeing Act.

LINK TO STRATEGIC RISKS

Strategic Risk *Health, Safety and Welfare - Failure of safety management or controls resulting in serious injury or harm to staff or member of public.*

The policy aims to support the welfare of people experiencing family violence by removing barriers to obtaining safe accommodation through temporarily housing their pets.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Connected community
Whittlesea 2040 Key Direction	A healthy and safe community
Strategic Objective	We have access to family violence prevention programs
Council Priority	Community Safety

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

Family violence is an increasing issue within the broader and Whittlesea communities, and often pets can be a barrier for people experiencing family violence to access safe accommodation.

This initiative can be implemented at little, or no cost to Council and will contribute to our responsibilities under the Public Health and Wellbeing Act and our commitment to addressing family violence as stated in the Municipal Public Health and Wellbeing Plan and Equal and Safe Strategy.

The policy reflects the commitment and partnership between the participating councils, RSPCA (Vic) and specialist support agencies to respond to an important community need.

RECOMMENDATION

THAT Council resolve to adopt the Domestic Animal Welfare Support Policy.



Domestic Animal Welfare Support Policy

Policy statement

Darebin, Moreland and Whittlesea Councils (the three Councils) are committed to providing temporary care of domestic animals (pets) owned by residents at risk of or in a crisis due to family violence.

Principles

The Domestic Animal Welfare Support Policy is informed by the following City of Whittlesea Community Building Principles:

Equity, access and inclusion

We support the development of a safe and inclusive community, and promote respect for diverse values, abilities, beliefs, cultural practices and ways of living. Council ensures safe and inclusive practices and respect for community members experiencing hardship or crisis.

Collaboration and partnerships

We support, coordinate or lead community building efforts in a spirit of partnership and collaboration with relevant local stakeholders and all levels of government to achieve positive community outcomes.

Community outcomes

We are focused on achieving positive and equitable community outcomes by gathering, analysing and sharing information to inform decision making with a consideration for long term planning.

In addition, this Policy is informed and guided by the principles and practices of specialist family violence support services and Victoria Police Family Violence Units.

Objectives

The Domestic Animal Welfare Support Policy will:

- Provide a timely response to requests for temporary boarding of domestic animals (cats and dogs) at the Epping Animal Welfare Facility (EAWF) by liaising with Victoria Police and/or relevant support agencies. Other animals may be considered on a case by case basis.
- Provide the framework for the development of procedures to:
 - Develop formalised agreements with relevant support agencies.
 - Promote the Council support to relevant service providers and Victoria Police and ensure that these agencies are aware of legislative requirements for domestic animals that need temporary boarding.
 - Ensure the occupational health and safety of Council staff and contractors through the implementation of approved service procedures.

Future Direction	Date of Adoption	Date of Review	Directorate Responsible
Connected Community	September 2019	September 2020	Partnerships, Planning and Engagement



- Promote consultation and engagement and seek feedback from service providers and Victoria Police to inform service development and reviews.
- Facilitate collaboration between EAWF partners and RSPCA (Vic) contractors in regular service reviews to ensure that the service objectives continue to be met.

Context

This Policy has been developed jointly by the Cities of Darebin, Moreland and Whittlesea and RSPCA (Vic) regarding the shared Epping Animal Welfare Facility (EAWF).

Each of the three Councils has a commitment to assisting residents impacted by family violence where domestic animals are involved.

The three Councils recognise that for many reasons, domestic animals ('pets') cannot always be taken with a person into crisis accommodation and/or family violence refuge.

This can mean that a crisis is prolonged because the person impacted by family violence does not want to leave their pet.

In family violence situations, victims will often remain in the violence out of fear for the pets' safety and wellbeing.

Recognising this, the three Councils firmly believe they can assist in emergency/crisis situations by providing temporary care for domestic animals until the person and their pet can be reunited.

This Policy supports the implementation of each Council's Domestic Animal Management Plan and Municipal Public Health and Wellbeing Plan and provides the context for how and when temporary care for domestic animals will be provided.

Scope

This policy applies to Darebin, Moreland and Whittlesea Councils and RSPCA (Vic) through the partnership in place at the Epping Animal Welfare Facility and relates to residents and their domestic animals within these municipalities. This policy does not apply to restricted breed or declared dangerous dogs.

Implementation

Type of care and time limits

Temporary care for domestic animals will be provided for up to three weeks and can be a combination of foster care and through the EAWF. Extended timeframes will be considered on a case by case basis. Animals other than cats or dogs may be considered on a case by case basis.

Nominated Contact Person/Agency

If the owner of the domestic animal in care is unable to maintain suitable contact with the EAWF for the duration of its stay, a case worker or other person or agency must be nominated to fulfil this role.

Future Direction	Date of Adoption	Date of Review	Directorate Responsible
Connected Community	September 2019	September 2020	Partnerships, Planning and Engagement



Costs

Specialist family violence services (or other relevant service agency) are requested to cover the cost of RSPCA (Vic)'s daily welfare boarding fee (currently \$5 per day) plus fees for vaccinations if applicable.

Microchipping and registration fees will be waived by each Council.

The cost of basic medical care will be borne by RSPCA (Vic) in accordance with its policies. More complex medical care will not be undertaken without the Owner's or Nominated Contact Person/Agency's consent as these costs will be borne by the Owner or via a support service.

Councils may opt to pay the initial costs and be reimbursed by the relevant specialist support service.

In instances where this is not possible, Councils will cover the cost of accommodation up to a limit of three weeks.

Reunification

Upon approaching the end of the domestic animal's stay, the Owner or Nominated Contact Person/Agency will be contacted by EAWF to arrange reunification.

RSPCA (Vic) will make all reasonable attempts to reunite the animal with its Owner, including contacting the local Victoria Police Family Violence Investigation Unit/s.

Where repeated attempts to contact the Owner or Nominated Contact Person/Agency have failed over a period of two weeks (after the agreed care period has ended), the animal will be deemed to be abandoned and will be subject to usual RSPCA processes.

Monitoring and review

The three Councils are committed to service and performance review and to comply with all relevant legislation, regulations, standards and sector best practice.

A review will occur in 12 months from the date of endorsement or earlier to respond to amended legislation or contract arrangements.

Relevant procedures and a Memorandum of Understanding with RSPCA (Vic) and relevant specialist support services will be developed.

Key linkages

All City of Whittlesea policies comply with the *Victorian Charter of Human Rights and Responsibilities*.

This policy has clear linkages to a range of codes, charters, legislation and Council documents:

- Victorian Domestic Animals Act 1994
- Victorian Family Violence Protection Act 2008
- Domestic Animal Management Plan (Darebin, Moreland, Whittlesea Councils)

Future Direction	Date of Adoption	Date of Review	Directorate Responsible
Connected Community	September 2019	September 2020	Partnerships, Planning and Engagement



- Municipal Public Health and Wellbeing Plan (Darebin, Moreland, Whittlesea Councils)
- Preventing Violence Against Women and/or Family Violence Strategy/Plan (Darebin, Moreland, Whittlesea Councils)
- RSPCA (Vic) Visitation Procedures.

Future Direction	Date of Adoption	Date of Review	Directorate Responsible
Connected Community	September 2019	September 2020	Partnerships, Planning and Engagement

6.1.5 ASSEMBLIES OF COUNCIL - 3 SEPTEMBER 2019

Responsible Officer: Director Partnerships, Planning & Engagement

Author: Governance Officer

RECOMMENDATION SUMMARY

That Council note the record of the Assemblies of Councillors meetings as set out in the table in the report.

KEY FACTS AND/OR ISSUES

To report to Council the records of Assemblies of Councillors in accordance with Section 80A(2) of the Local Government Act.

REPORT

BACKGROUND

The Local Government Act 1989 requires records of Assemblies of Councillors to be reported to an ordinary Council meeting and recorded in the minutes of that meeting.

A meeting is an assembly of Councillors if it considers matters that are likely to be the subject of a Council decision or the exercise of a Council delegation and the meeting is:

- A planned or scheduled meeting that includes at least half the Councillors and a member of Council staff; or
- An advisory committee of Council where one or more Councillors are present.

A record must be kept of an assembly of Councillors which lists the Councillors and members of Council staff attending, the matters discussed, disclosures of conflict of interest and whether a Councillor left the meeting after making a disclosure.

PROPOSAL

Assemblies of Councillors records not previously reported to Council are detailed in the following table:-

Assembly Details	Councillor attendees	Officer attendees	Matters discussed
Councillor Briefing 16 July 2019	Cr Cox (Mayor) Cr Alessi Cr Desiato Cr Kelly Cr Kozmevski Cr Monteleone Cr Sterjova	CEO DCS DCRS DCTP AMCP EPO MCAP TLCPI EO	1. Food Waste Recycling Trial 2. Service Review Update 3. Councillors Working Relationship 4. General Business a) Corporate Credit Card Policy b) Streamlining Management positions c) Process on seeking IT assistance d) Update on recycling services <i>Nil disclosures</i>
Arts Cultural and Sporting Grants Program for Young People 22 July 2019	Cr Cox (Mayor) Cr Pavlidis	TLCI DSO	1. Successful Interstate Sporting Grant – River Walker 2. Successful Interstate Sporting Grant – Shante Pisani 3. Successful Interstate Sporting Grant – Jasmine Galea <i>Nil disclosures</i>
City of Whittlesea Australia Day Committee 22 July 2019	Cr Cox (Mayor)	TLGA GO	No quorum achieved, meeting adjourned to August.
Councillor Briefing 23 July 2019	Cr Cox (Mayor) Cr Alessi Cr Kelly Cr Kirkham Cr Kozmevski Cr Monteleone Cr Pavlidis Cr Sterjova	CEO DCTP AMCP	1. Councillors' Working Relationship 2. Extraordinary Recycling Processing Issues Briefing <i>Nil disclosures</i>

Councillor Briefing 30 July 2019	Cr Cox (Mayor) Cr Joseph (Deputy Mayor) Cr Alessi Cr Desiato Cr Kirkham Cr Kozmevski Cr Pavlidis Cr Sterjova	CEO DCS DCRS DCTP DPPE MCCD TLACD TLRE RO	<ol style="list-style-type: none"> 1. Aboriginal Gathering Place – Business Case 2. Local Government Victoria Community Satisfaction Survey 2019 3. General Business <ol style="list-style-type: none"> a) Advertised position – Manager Aged & Disability b) Recycling update c) Cross cultural program 4. CEO/Councillor Time <p style="text-align: right;"><i>Nil disclosures</i></p>
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The table below represents an Index of Officer titles:

Initials	Title of Officer	Initials	Title of Officer
AMCP	Acting Manager City Presentation – Anthony Kyrkou	GO	Governance Officers – Amanda Marijanovic & Diana Vukic
CEO	Chief Executive Officer – Simon Overland	MCAP	Manager Corporate Accountability & Performance – Frank Joyce
DCS	Director Community Services – Russell Hopkins	MCCD	Manager Community Cultural Development – Catherine Rinaudo
DCRS	Director Corporate Services – Helen Sui	RO	Research Officer – David Trathen
DCTP	Director City Transport and Presentation– Nick Mann	TLACD	Team Leader Aboriginal & Cultural Diversity – Nick Butera
EPO	Environmental Project Officer – Simon Chetwynd-Brown	TLCI	Team Leader Community Inclusion – Kelisha Nikitas
DPPE	Director Partnerships, Planning and Engagement – Liana Thompson	TLCPPI	Team Leader Corporate Planning & Improvement – Robert Kisgen
DSO	Department Support Officer – Cheryl Gallagher	TLGA	Team Leader Governance Administration – Avi Maharaj
EO	Executive Officer – Karen Leeder	TLRE	Team Leader Research Engagement – Caralene Moloney

CONSULTATION

Consultation has taken place with internal Council Officer representatives of each of the meetings and committees that qualify as an Assembly of Councillors.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

POLICY STRATEGY AND LEGISLATION

Section 3C(2)(g) of the Local Government Act 1989 provides that one of Council's facilitating objectives is to have regard to ensuring transparency and accountability in Council decision making.

Accordingly, section 80A of the Local Government Act 1989 requires that the Chief Executive Officer must ensure that the written record of an assembly of Councillors is, as soon as practicable:-

- (a) reported at an ordinary meeting of the Council; and
- (b) incorporated in the minutes of that Council meeting.

LINK TO STRATEGIC RISKS

Strategic Risk *Governance - Management - Ineffective governance of Council's operations and activities by Management resulting in either a legislative or policy breach*

Reporting assemblies of Councillor meetings is a legislative requirement which also promotes open and transparent decision making.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal **Enabling the vision**

Whittlesea 2040 Key Direction **Making it happen**

Strategic Objective **Our Council monitors and evaluates all of its operations**

Council Priority **Organisational Sustainability**

The provision of this report is in line with Whittlesea 2040 and the Council Plan by ensuring Council monitors and evaluates all of its operations.

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

It is recommended that the report containing details of the business transacted at recent Assemblies of Councillors meetings be noted.

RECOMMENDATION

THAT Council note the record of the Assemblies of Councillors meetings in the table set out in the report.

6.2 COMMUNITY SERVICES

NIL REPORTS

6.3 CITY TRANSPORT AND PRESENTATION**6.3.1 RESPONSE TO PETITION FOR A CULL OF KANGAROOS AROUND LAURIMAR**

Attachments: 1 Laurimar Town Centre Map [↓](#)

Responsible Officer: Director City Transport & Presentation

Author: Team Leader Land Management & Biodiversity

RECOMMENDATION SUMMARY

That Council resolve to not support a cull of kangaroos around Laurimar.

KEY FACTS AND / OR ISSUES

- Council received a petition signed by 24 residents at a meeting on the 2 July 2019, calling for a cull of kangaroos in Laurimar.
- The Eastern Grey Kangaroo *Macropus giganteus* is a native Australian marsupial. It is found throughout the eastern states of Australia and is abundant in many areas of its range.
- Wildlife in Victoria is protected under the Wildlife Act 1975. This Act is administered by the Department of Environment Land Water & Planning (DELWP) and Council is not responsible for the management of wildlife.

Section 7A of the Wildlife Act 1975 provides circumstances under which protected wildlife may be killed. DELWP will consider applications where wildlife is:

- damaging buildings, pasture, crops or other property
- posing a risk to human health and safety, or
- damaging the environment
- Laurimar Estate is a densely populated area of Doreen on the edge of Whittlesea's Green Wedge and Rural Conservation Zones. The City of Whittlesea manages open space areas within the Laurimar Estate.
- Calls from residents to Council regarding kangaroos increased in many urban areas including Laurimar over summer as kangaroos moved into suburbs in search of green grass in gardens, sports fields and school grounds.

REPORT**BACKGROUND**

At the end of Summer and the start of Autumn 2019 Council experienced an increase in residents contacting Council regarding kangaroos. Calls to Council's Customer Service team peaked in March 2019 with a total of 74 reports of dead kangaroos compared to 56 reports for March 2018 and 34 in March 2017. Kangaroos are common along the urban fringes of Melbourne and Council's experience with them is shared by neighbouring municipalities.

A "Living With Kangaroos" forum was organised in response to a resolution arising from Council Meeting of 7 May 2019. The event was attended by approximately 120 residents. Attendees came from suburban parts of the municipality as well as the rural north.

The session was an opportunity for residents to talk to Agency representatives about their concerns regarding kangaroos, receive information and to record problem areas and issues on printed maps. The concerns expressed by residents included:

- the need to extend the Council funded euthanasia service for injured kangaroos when wildlife carers and police were unavailable;
- reduced speed limits and roadside signage in known problem areas;
- welfare for kangaroos with expanding urban development;
- concern about personal safety when kangaroos are in suburban yards and parks; and
- the impact of kangaroo numbers on farming operations.

This information will be provided to DELWP for consideration during the development of the State-wide Kangaroo Management Strategy.

During the event, a petition to cull kangaroos in the Laurimar Estate was handed to Council officers. The resident petition was signed by 24 residents. Council manages and owns numerous open space areas in the Laurimar Estate (Attachment 1) that are inhabited by kangaroos at times. This includes the Laurimar Recreation Reserve and sports fields, which is the subject of this resident petition. The irrigated sports fields provided a food supply for the kangaroos in the dry summer period and the nature and design of public open space allows for movement of kangaroos along constructed wetlands and other water sources.

PROPOSAL

The petition requests that Council cull kangaroos that are using the Laurimar Recreation Reserve and sports fields, citing several concerns mainly relating to the health and safety of residents. These are briefly discussed below.

Fear of kangaroo attack / personal safety of residents

Kangaroos are not typically aggressive animals and, in most circumstances, avoid interactions with humans. Despite this, they are known to adapt to the presence of humans and will tolerate humans in their search for food and water.

Circumstances where kangaroos "attack" people are considered to be avoidable and the best method to do this is through changing the behaviour of people. Council is attempting to educate local residents and has added information to its website on *Living With Kangaroos* on how to behave in the presence of kangaroos and will install signs at known problem locations to raise awareness.

Health concerns regarding kangaroo faeces

The petition has raised concerns about the presence of ‘kangaroo poop’ on sports grounds. Kangaroos are herbivores and only eat plant material. Their faeces are unlike those of a domestic dog or other carnivorous mammals. Kangaroo faeces are dry, pelletised and odourless. The risk of disease from contact with kangaroo faeces is low.

Risk of vehicle accidents because of kangaroo movements

Doreen and South Morang are in the top 10 animal collision hotspots for Victoria according to insurance industry statistics. This aligns with data from Wildlife Victoria that shows South Morang had the highest number of animal rescues. There is no physical way to prevent kangaroos crossing roads. Possible traffic control measures to reduce collisions include driver awareness and enforced speed reductions. Council’s traffic engineers are investigating opportunities for increased signage in consultation with local wildlife carers and VicRoads.

Permit requirements to undertake a kangaroo cull

As a land manager, Council can apply to DELWP for an Authority to Control Wildlife (ATCW). Culling protected native wildlife is possible under Section 7A of the Wildlife Act 1975.

DELWP will consider applications for an ATCW where wildlife is:

- damaging buildings, pasture, crops or other property
- posing a risk to human health and safety, or
- damaging the environment

Information is required to support an ATCW application including actions that have been taken to manage the wildlife problem that do not require an ATCW. Lethal control of wildlife should only be considered when all practical non-lethal methods have been investigated and were proven to be ineffective or impractical in managing the wildlife problem.

Assessment of Cull Request

As a land manager, Council could apply for an ATCW, however officers do not consider that a cull is either an effective or necessary approach to managing kangaroos in this context.

The Laurimar Estate is surrounded by privately owned farm land outside the urban growth boundary. The public open space network provides connectivity for kangaroos to move between the surrounding land uses and the town centre when seasonal conditions require them to seek out new food sources.

Any action to remove kangaroos that are transiently present within the estate would not be effective in the long term as the main population will continue to seek refuge on the irrigated sports grounds and gardens in dry seasons.

The low risk associated with interacting with kangaroos in urban areas can be mitigated through community education. Signage and other road management measures can also be applied on the surrounding road network to increase driver awareness of the presence of kangaroos.

Notwithstanding the above management measures, a cull of kangaroos in an urban environment is not practical and is likely to be distressing for some residents.

What is Council doing to manage kangaroos

While Council is not directly responsible for the management of kangaroos, there are a number of actions that Council is taking to reduce the impact and negative interactions between kangaroos and residents:

- Roadside signage: install wildlife signage in problem areas using local knowledge
- Education: raising awareness of local residents through the provision of information on Council's website and temporary signage in public parks that kangaroos are known to use.
- Planning: Require Kangaroo Management Plans (KMP) in all proposed developments where kangaroos have been identified.
- Liaising with DELWP and local wildlife carers: Providing information to the department to contribute towards the State-wide Kangaroo Management Plan.
- Euthanasia Service: City of Whittlesea currently provides a euthanasia service for injured kangaroos during business hours when called upon by local wildlife carers or Victoria Police. Wildlife carers and Victoria Police perform these duties out of business hours.

CONSULTATION

Council officers from Parks and Urban Design, Leisure and Community Facilities and Sustainability Planning have been consulted in the preparation of this report.

The Regional Manager of Environmental Compliance for DELWP was also consulted and visited the site with a Council Officer.

FINANCIAL IMPLICATIONS

Signage will be installed and funded within existing operational budgets.

POLICY STRATEGY AND LEGISLATION

City of Whittlesea Biodiversity Strategy

Objective 6: Collaborate With Other Land Management Agencies Priority Action B Advocate for State support to collaboratively develop a region wide kangaroo management plan (or similar) to address the issue of kangaroo movement in developing areas.

DELWP *Living With Wildlife* Action Plan.

Action 2.4 A Victorian Kangaroo Management Strategy will be developed to inform the sustainable management of Victoria's kangaroo populations and to guide future actions and decisions

LINK TO STRATEGIC RISKS

Strategic Risk *Not linked to the risks within the Strategic Risk Register.*

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Sustainable environment
Whittlesea 2040 Key Direction	Valued natural landscapes and biodiversity
Strategic Objective	We maintain and improve rural land health and protect native flora and fauna
Council Priority	Environmental Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

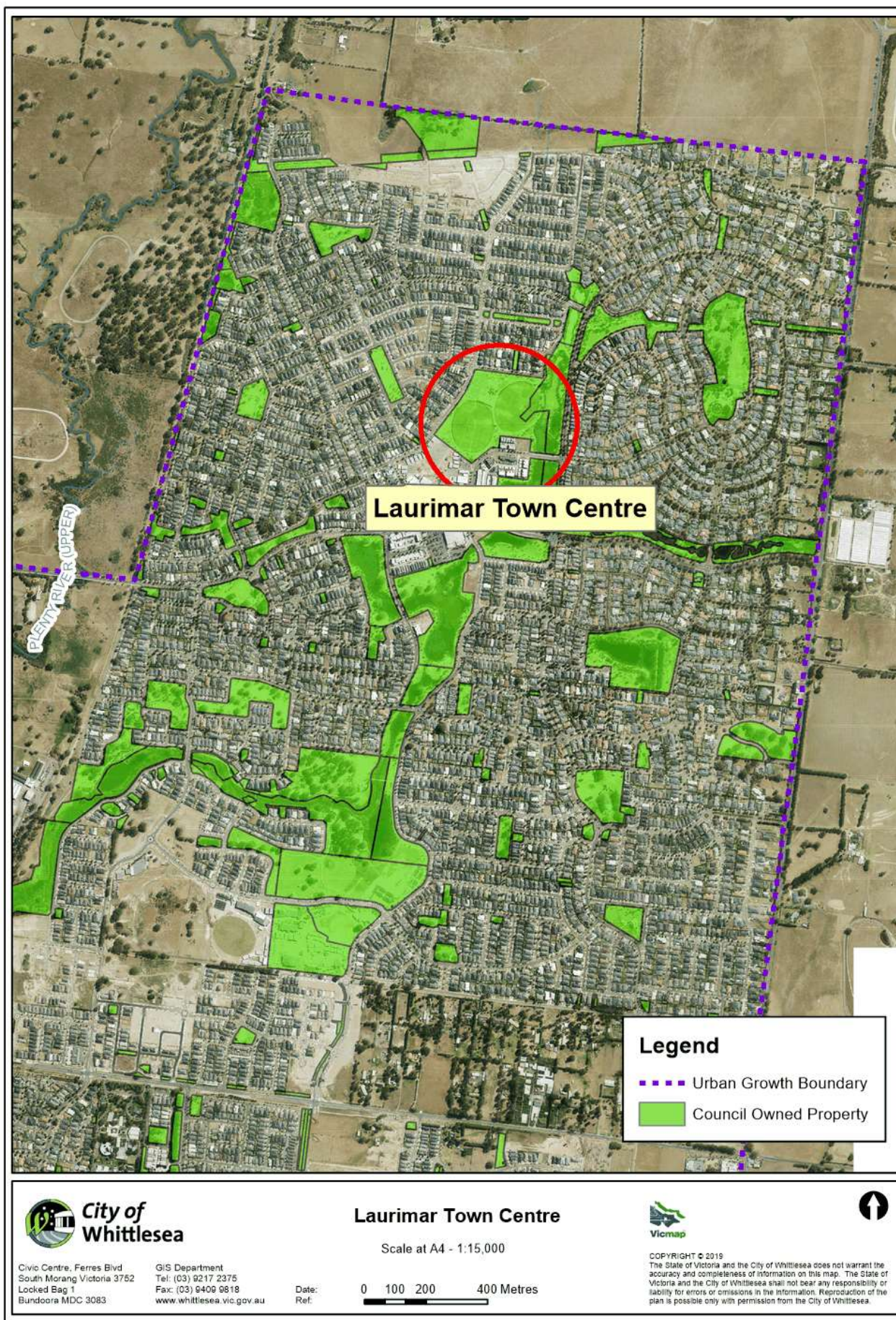
The petition to cull kangaroos in the Laurimar Estate is not supported by Council officers for the following reasons:

- Management measures exist which mitigate the risk of interaction between residents and kangaroos;
- Any reduction of kangaroo populations through culling would only be temporary given connectivity to surrounding rural land uses and larger kangaroo populations;
- Notwithstanding the above, a cull in urban areas is not practical from a safety perspective, and could be distressing for some residents.

RECOMMENDATION

THAT Council resolve to:

1. **Not support a cull of kangaroos around Laurimar; and**
2. **Advise the Head Petitioner of Council's decision.**



6.4 CORPORATE SERVICES

6.4.1 2019-71 TEMPORARY AGENCY STAFF MANAGEMENT

Attachments: 1 **Contract Evaluation Report - Confidential**

Confidential in accordance with Section 89(2)(d) of the Local Government Act 1989 as it contains details relating to contractual matters.

Responsible Officer: Director Corporate Services

Author: Team Leader Human Resources

RECOMMENDATION SUMMARY

It is recommended that contract number 2019-71 for the Provision of Labour Hire Neutral Vendor Managed Services - A Collaboration of the Northern Regional group of Councils:

- Is awarded to Comensura.
- For the tendered schedule of rates with total expenditure limited to \$2,750,000.
- For a term from 1 November 2019 to 31 October 2021 with extension options to 31 October 2023.

KEY FACTS AND / OR ISSUES

The tender evaluation panel advises that:

- This was a collaborative tender with the Northern Regions Councils which included the following officers and Councils:
 - Human Resources and Procurement representatives from Hume City Council, Moreland City Council, City of Whittlesea, Nillumbik Shire Council and Darebin City Council.
- A total of five tenders were received.
- The recommended tender from Comensura was the only conforming tender. Therefore, the highest ranked and is considered best value because of their experience in the local government sector and evidence of systems capacity to deliver the services concurrently across all participating councils.
- Council currently has a contract with Comensura and is achieving savings on labour hire services of 7.6%. On award of this new contract, Council will achieve additional savings of up to 3.5%.

REPORT**BACKGROUND**

The purpose of this contract is to replace the current contract 2014-190 Temp Agency Staff Management System. This tender will continue to provide the provision of temporary labour services through a contracted neutral vendor which will provide a single solution to enable staff to source, engage, track, manage and pay temporary staff. On entering this contract Council will be able to continue sourcing temporary labour hire via a single online sourcing portal which reduces repetitive administrative processes, escalates, tracks the approval process and ensures achieving competitive industry rates. Agency staff are used predominantly to cover unplanned staff absence or to meet short term needs, often for critical service delivery areas. Agency staff may be engaged:

- For ad hoc requirements (eg. catering, functions, events)
- To address unexpected absences (eg. sick leave) for critical service areas such as Aged and Disability Services, Local Laws and Litter Collection
- For short term requirements (eg. backfilling a key position whilst recruitment action is undertaken)
- To assist with short term project work.

Tenders for the contract closed on 23 August 2018 via Hume City Council's electronic tendering portal. The tendered prices and a summary of the evaluation are detailed in the confidential attachment.

EVALUATION

No member of the Tender Evaluation Panel declared any conflict of interest in relation to this tender evaluation.

A Tender Probity & Evaluation Plan was designed specifically for this tender process and it was authorised prior to this tender being advertised. All tenders received were evaluated in accordance with that plan. The evaluation involved scoring of conforming and competitive tenders according to these pre-determined criteria and weightings:

Criteria	Weighting
Price	50%
Capability	25%
Capacity	20%
Impact	5%

The weightings reflect the relative importance of each element to this contract. They were determined as being most appropriate after considering numerous factors including (but not restricted to) the time, quality, risk and contract management requirements which were likely to have the most impact on the achievement of best value.

Comensura was the only tender that was fully scored as it was the only tender that was conforming and competitive. Tender submissions that were evaluated as non-conforming or not sufficiently competitive were set aside from further evaluation. In cases where this occurred the reasons for that outcome are detailed in the confidential attachment.

The evaluation outcome was as follows:

TENDERER	CONFORMING	COMPETITIVE	SCORE	RANK
Comensura	Yes	Yes	94.5	1
Tenderer B	No	No	NA	N/A
Tenderer C	No	No	NA	N/A
Tenderer D	No	No	NA	N/A
Tenderer E	No	No	NA	N/A

Refer to the confidential attachment for further details of the evaluation of all tenders.

FINANCIAL IMPLICATIONS

Each department funds recruitment and temporary agency staff procured under the contract within its own recurrent budget.

On entering into this contract Council will be able to source temporary labour hire services via a single online sourcing portal which reduces repetitive administrative processes, escalates, tracks the approval process and ensure achieving competitive industry rates.

LINK TO STRATEGIC RISKS

Strategic Risk *Service Delivery - Inability to plan for and provide critical community services and infrastructure impacting on community wellbeing*

The availability and use of agency and temporary staff is a key control to ensure we can maintain service delivery levels in times of unexpected leave, or where additional resources are required for short term projects.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Enabling the vision
Whittlesea 2040 Key Direction	Making it happen
Strategic Objective	Our Council strives to achieve long term financial sustainability
Council Priority	Organisational Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

The tender from Comensura was determined to be best value and it is considered that this company can perform the contract to the required standards.

RECOMMENDATION

THAT Council resolve to:

- 1. Accept the tender submitted by Comensura for the schedule of rates detailed in the confidential attachment for the following contract:**

Number: 2019-71

Title: Temporary Agency Staff Management

Term: 1 November 2019 to 31 October 2021

Options: Term extensions up to 31 October 2023 (only to be exercised if separately approved by Council)

Value: Total expenditure is limited to a maximum of \$2,750,000 (excluding GST) unless otherwise approved by Council

subject to the following conditions:

- a) Tenderer to provide proof of currency of insurance cover as required in the tender documents.**
 - b) Price variations to be in accordance with the provisions as set out in the tender documents.**
- 2. Approve the funding arrangements detailed in the confidential attachment.**

6.4.2 COMMITTEE OF COUNCIL RECOMMENDATION - LEASE - CITYWIDE SERVICE SOLUTIONS - EPPING DEPOT - 68-96 HOUSTON STREET EPPING

Attachments:

1	Houston Street Accommodation ↓
2	Duffy Street Accommodation ↓

Responsible Officer: Director Corporate Services

Author: Senior Property Officer

RECOMMENDATION SUMMARY

1. That Council officers have completed the statutory processes required under *Sections 190 and 223 of the Local Government Act 1989*, and that part of Council's land located at 68-96 Houston Street, Epping and 51-59 Duffy Street, Epping ('Epping Depot').
2. That:
 - The lease be awarded to CityWide Service Solutions for the purposes of providing suitable accommodation facilities to house its staff within the Epping Depot along with the provision of suitable material stock-piling areas.
 - The lease, commencing on 1 April 2019, will be offered for an initial period of six years and with an option of one further term of three years and a further term of one year.
 - A commencement date rental of \$44,000 per annum (plus GST & outgoings) in accordance with the rates tendered under the Parks & Open Space maintenance contract CT 2016-201.

KEY FACTS AND / OR ISSUES

- Council, at its meeting of 4 June 2019, resolved to invite public submissions on the proposed lease with CityWide Service Solutions ('CityWide') to lease part of Council's land located at 68-96 Houston Street Epping and 51-59 Duffy Street Epping ('Epping Depot').
- No submissions were received as part of the advertising process and the elected Committee of Council was advised that a submissions hearing was not required. The matter may now be presented to Council for their final recommendation.

REPORT**BACKGROUND**

Council, at its meeting of 4 June 2019, resolved to invite public submissions on the proposed lease with CityWide Service Solutions ('CityWide') to lease part of Council's land located at 68-96 Houston Street Epping and 51-59 Duffy Street Epping ('Epping Depot').

The proposed lease will grant CityWide suitable accommodation facilities to house its staff within the Epping Depot (see *Attachment 1 – Houston Street Accommodation*) along with the provision of suitable material stock-piling areas (*Attachment 2 - Duffy Street Accommodation*). The lease areas would replicate that tendered and awarded to CityWide Service Solutions in 2009 under contract CT090801.

PROPOSAL

To seek Council's approval on the proposed lease in consideration that no submissions were received throughout the public submission process.

FINANCIAL IMPLICATIONS

A lease gross rental of \$44,000 per annum (plus GST & outgoings) is to be charged in accordance with the rates tendered under the Parks & Open Space maintenance contract CT 2016-201.

POLICY STRATEGY AND LEGISLATION

Council officers have completed the statutory processes required under Sections 190 and 223 of the *Local Government Act 1989*. Submissions were invited for a period no less than 28 days. No submissions were received as part of the advertising process and the elected Committee of Council was advised that a submissions hearing was not required. The matter may now be presented to Council for their final recommendation.

LINK TO STRATEGIC RISKS

Strategic Risk *Contractor Management - Failure to manage contractors to deliver agreed outcomes*

The proposed lease to CityWide Service Solutions will ensure that suitable staff accommodation and material stock-piling facilities are provided under the Parks & Open Space maintenance contract CT 2016-201. The provision of facilities ensures will boost efficiencies of services carried out and ensure Council officers retain a direct and accessible relationship with its appointed contractors.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Sustainable environment
Whittlesea 2040 Key Direction	Valued natural landscapes and biodiversity
Strategic Objective	We support our community to be environmentally aware and active
Council Priority	Environmental Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

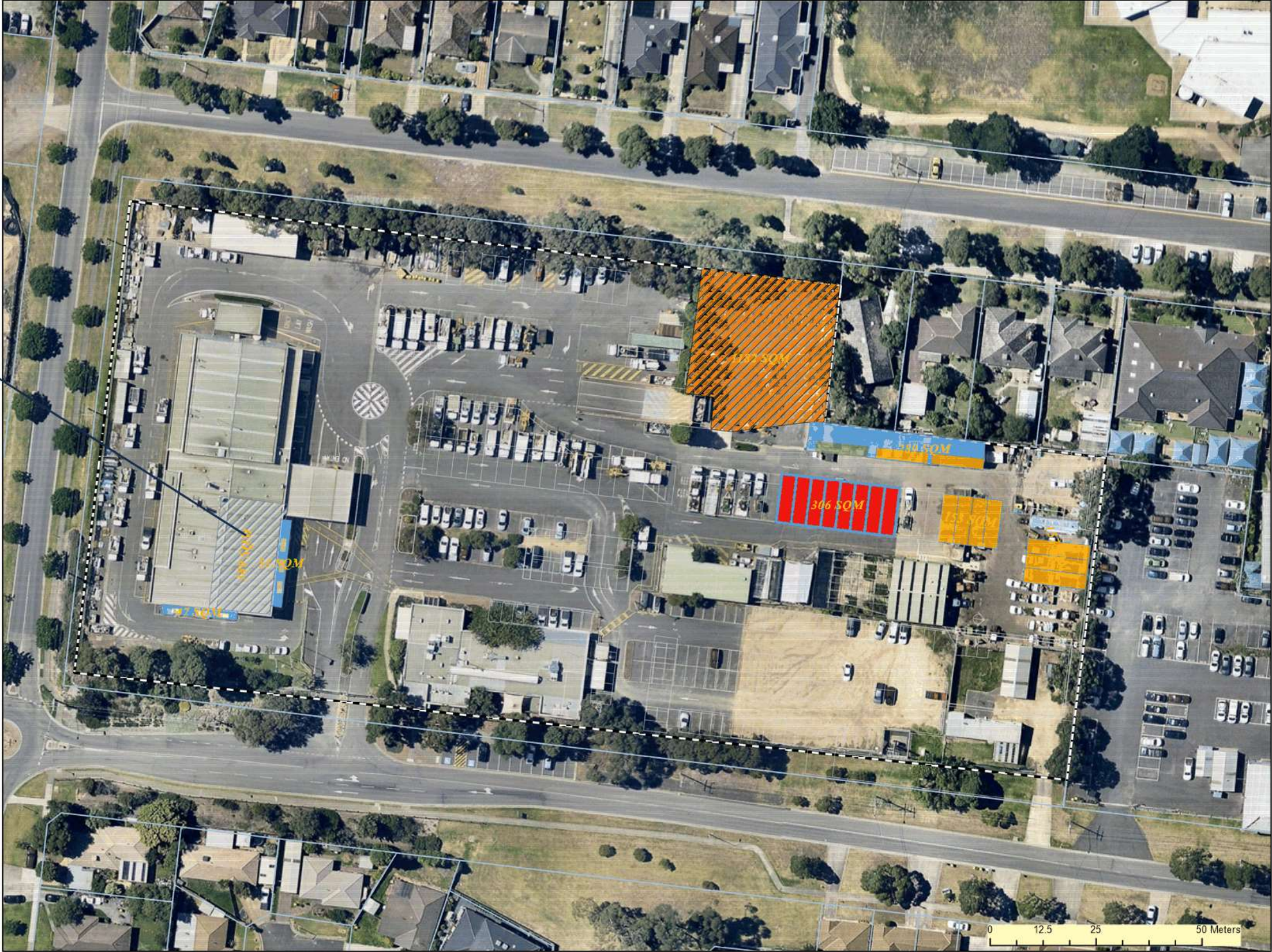
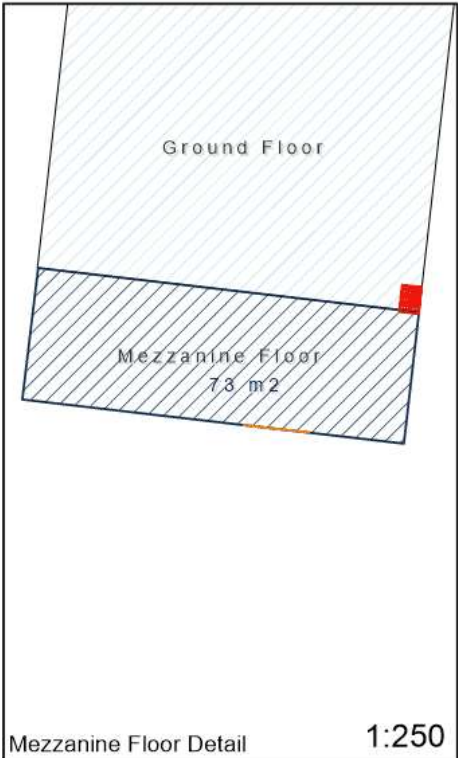
CONCLUSION

The proposed lease will enable CityWide Service Solutions ('CityWide') to provide suitable staff accommodation facilities and material stock-piling areas within part of Council's land located at 68-96 Houston Street, Epping and 51-59 Duffy Street, Epping ('Epping Depot').

RECOMMENDATION

THAT Council resolve to:

1. **Note that public submissions on the proposed lease with CityWide Service Solutions were invited in accordance with Section 223 of the *Local Government Act 1989* and that no submissions were received at the close of the public submission period.**
2. **Enter in to a lease with CityWide Service Solutions for part of Council's land located at 68-96 Houston Street, Epping and 51-59 Duffy Street, Epping ('Epping Depot'). The lease will be drawn under the following terms and conditions –**
 - a) **The Tenant will be offered a lease for an initial period of six years with an option of one further term of three years and a further term of one year.**
 - b) **The lease will charge a gross rental of \$44,000 per annum (plus GST & outgoings) in accordance with the rates tendered under the Parks & Open Space maintenance contract CT 2016-201.**
 - c) **The rent will be reviewed annually to CPI ('*All Melbourne index*') at the anniversary date of the lease commencement date (1 April 2019). Council will reserve the right to undertake a market rent review at the expiry of the initial term and each of the further terms.**
3. **Authorise the Chief Executive Officer to negotiate all other terms and conditions, and execute the lease.**





City of Whittlesea
Produced by: Sultana Nasrin | Senior GIS Officer
Date of plot: 19/02/2018
Council Ref: 171832

Provision of Parks & Open Space Maintenance Services 2016-201
PART B- Tree Maintenance
Appendix 6: Accommodation - Houston Street, Epping Depot

Parks & Open Space Department
Tel: (03) 9401 0564
Fax: (03) 9409 9841
Internet: <http://www.whittlesea.vic.gov.au>

Accommodation
TOTAL AREA 2187 SQM

- 22 M TRAVEL TOWER [1]
- OFFICE /MACHINERY STORAGE 389 SQM
- LARGE HEAVY FLEET [8]
- SHARED SPACE 1182 SQM
- OPERATIONAL LIGHT FLEET [6]
- PARKING ALLOCATION = 1005 SQM
- HEAVY FLEET + MOBILE PLANT [9]


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**City of
Whittlesea**

Provision of Parks & Open Space Maintenance Services-2016-201
PART B- Tree Maintenance
Appendix 7 : Accommodation - Duffy Street, Epping Depot

Parks & Open Space Department
Tel: (03) 9401 0564
Fax: (03) 9409 9641
Internet: <http://www.whittlesea.vic.gov.au>

Produced by: Sultana Nasrin | Senior GIS Officer
Date of plot: 19/02/2018
Council Ref: 171832

Legend

TYPE
 Shared Use Area



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6.4.3 COMMITTEE OF COUNCIL RECOMMENDATION - LEASE - 3ME NETWORK AUSTRALIA (RADIO) - PART OF 100W GREAT EASTERN WAY SOUTH MORANG

Attachments:

- 1 Site Plans [↓](#)
- 2 Construction Drawings [↓](#)

Responsible Officer: Director Corporate Services

Author: Senior Property Officer

RECOMMENDATION SUMMARY

1. That Council officers have completed the statutory processes required under *Sections 190 and 223 of the Local Government Act 1989*, and that a lease may be negotiated for part of Council's land located at 100W The Great Eastern Way, South Morang.
2. That:
 - The lease be awarded to 3ME Network Australia for the purposes of constructing a new telecommunication tower within Council's reserve (in accordance with planning permit 2018-717318) and enable the decommissioning of the existing tower situated within the Melbourne Water's land at 91 Williamsons Road, South Morang.
 - A commencement date rental of \$24,000 per annum (plus GST) be charged and reviewed annually by fixed 4% increments. Council will reserve the right to undertake a market rent review at the end of the initial term and all further terms.
 - The lease, commencing on 1 September 2019, will be offered for an initial period of ten years with options for two further terms of five years each.

KEY FACTS AND / OR ISSUES

- Council, at its meeting of 4 June 2019, resolved to invite public submissions on the proposed lease with 3ME Network Australia to lease part of Council's land located at 100W The Great Eastern Way, South Morang.
- 3ME Network Australia will construct a new telecommunication tower (30m high) and equipment shelter within a 25m² footprint (5m x 5m) of the reserve, located south of the Hillsview Recreation Reserve soccer pitches (within the Ausnet high voltage powerline easement).
- No submissions were received as part of the advertising process and the elected Committee of Council was advised that a submissions hearing was not required. The matter is now presented to Council for its final recommendation.

REPORT

BACKGROUND

Council, at its meeting of 4 June 2019, resolved to invite public submissions on the proposed lease with 3ME Network Australia to lease part of Council's land located at 100W The Great Eastern Way, South Morang (*see Attachment 1 - Site Plans and Attachment 2 – Construction Drawings*).

The proposed lease will enable 3ME Network Australia to construct a new 30m high telecommunication facility and equipment shelter within a 25m² footprint of the reserve, located south of the Hillview Recreation Reserve soccer pitches. The facility will be built in accordance with planning permit 2018-717318.

PROPOSAL

To seek Council's approval on the proposed lease in consideration that no submissions were received throughout the public submission process.

FINANCIAL IMPLICATIONS

Council's Manager Property, Rates & Valuations has proposed that a commencement rental of \$24,000 per annum plus GST (full market rental) be charged and reviewed annually by fixed 4% increments. Council will reserve the right to undertake a market rent review at the end of the initial term and all further terms.

POLICY STRATEGY AND LEGISLATION

Council officers have completed the statutory processes required under Sections 190 and 223 of the *Local Government Act 1989*. Submissions were invited for a period no less than 28 days. No submissions were received as part of the advertising process and the elected Committee of Council was advised that a submissions hearing was not required. The matter may now be presented to Council for their final recommendation.

LINK TO STRATEGIC RISKS

Strategic Risk *Service Delivery - Inability to plan for and provide critical community services and infrastructure impacting on community wellbeing*

The proposed lease will ensure that 3ME Network Australia's 24-hour Arabic radio broadcasting network is retained despite the de-commissioning and sale of Melbourne Water's land located at 91 Williamsons Road, South Morang.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Strong local economy
Whittlesea 2040 Key Direction	Successful, innovative local businesses
Strategic Objective	Our local, industrial and regional business communities are supported to thrive in our City
Council Priority	Health and Wellbeing

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

The proposed lease will enable 3ME Network Australia to construct a new 30m high telecommunication facility and equipment shelter within a 25m² footprint of the reserve, located south of the Hillsview Recreation Reserve soccer pitches. The facility will be built in accordance with planning permit 2018-717318.

RECOMMENDATION

THAT Council resolve to:

1. **Note that public submissions on the proposed lease with 3ME Network Australia were invited in accordance with Section 223 of the *Local Government Act 1989* and that no submissions were received at the close of the public submission period.**
2. **Enter into a lease with 3ME Network Australia for the purposes of constructing a new 30m high impact telecommunication facility within part of Council's land located at 100W The Great Eastern Way, South Morang. The lease will be drawn under the following terms and conditions –**
 - a) **The Tenant will be offered a lease for an initial period of ten years with an option for two further terms of five years each.**
 - b) **The Tenant will pay a commencement date rental of \$24,000 per annum (plus GST) be charged and reviewed annually by fixed 4% increments. Council will reserve the right to undertake a market rent review at the end of the initial term and all further terms.**
 - c) **The construction of a new telecommunication facility will be built in accordance with planning permit 2018-717318.**
3. **Authorise the Chief Executive Officer to negotiate all other terms and conditions and execute the lease.**

ATTACHMENT 1 – SITE PLANS



Lease – 100W The Great Eastern Way South Morang



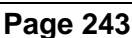
Future Findon Road extension

Melbourne Water land– 91 Williamsons Rd South Morang (telecommunication tower)

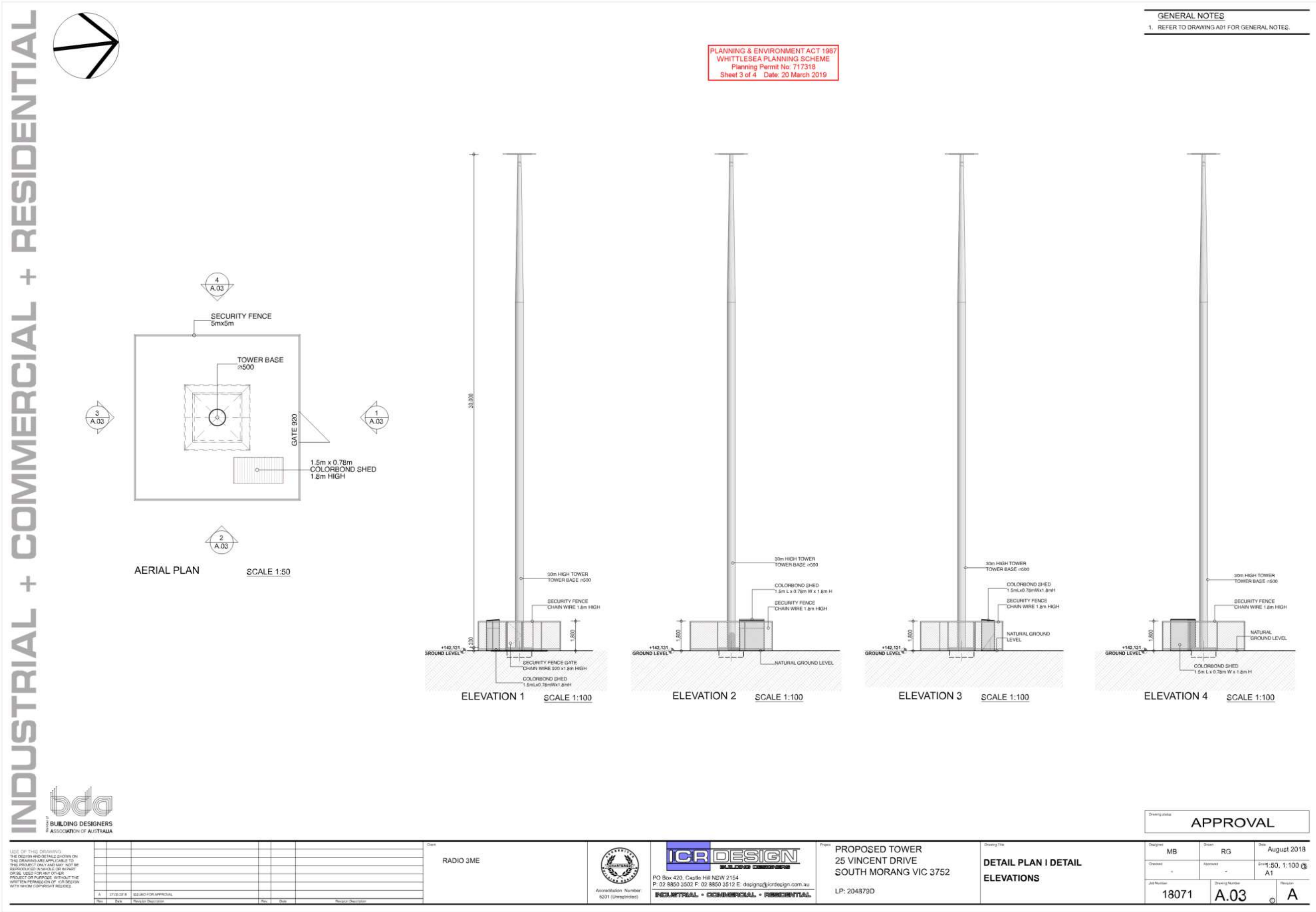


**Lease – 100W The Great Eastern Way
South Morang**

**Melbourne Water land– 91 Williamsons Rd
South Morang (telecommunication tower)**



Page 244





6.4.4 COMMITTEE OF COUNCIL RECOMMENDATION - LEASE - AUSNET SERVICES - MILL PARK LEISURE CENTRE REDEVELOPMENT

Attachments: 1 Site Plan [↓](#)

Responsible Officer: Director Corporate Services

Author: Senior Property Officer

RECOMMENDATION SUMMARY

1. That Council officers have completed the statutory processes required under Sections 190 and 223 of the *Local Government Act 1989*, and that a lease may be negotiated for part of Council's land located at 29W Morang Drive, Mill Park (Mill Park Leisure Centre), to Ausnet Services ('Ausnet').
2. That:
 - The lease be awarded to Ausnet Services
 - A commencement date rental of \$0.10 per annum (plus GST) will be charged in lieu of the financial contribution provided by Ausnet installing the new power kiosk (total cost of the works is \$121,931).
 - The lease commencing 1 September 2019, be offered for an initial period of 30 years with an option of one further term of 20 years.

KEY FACTS AND / OR ISSUES

- Council, at its meeting of 4 June 2019, resolved to invite public submissions on the proposed lease with Ausnet Services ('Ausnet') to lease Council's land located at 29W Morang Drive, Mill Park (Mill Park Leisure Centre).
- No submissions were received as part of the advertising process and the elected Committee of Council was advised that a submissions hearing was not required. The matter may now be presented to Council for their final recommendation.

REPORT

BACKGROUND

Council, at its meeting of 4 June 2019, resolved to invite public submissions on the proposed lease with Ausnet Services ('Ausnet') to lease Council's land located at 29W Morang Drive, Mill Park (Mill Park Leisure Centre).

The proposed lease will enable Ausnet to install a new power supply kiosk as part of the redevelopment works to the Mill Park Leisure Centre (see *Attachment 1 – Site Plan*). The total cost of the works is \$121,931 for which Ausnet has only asked Council to contribute \$500 plus GST.

PROPOSAL

To seek Council's approval on the proposed lease in consideration that no submissions were received throughout the public submission process.

FINANCIAL IMPLICATIONS

A commencement date rental of \$0.10 per annum (plus GST) will be charged in lieu of the financial contribution provided by Ausnet installing the new power kiosk (total cost of the works is \$121,931).

POLICY STRATEGY AND LEGISLATION

Council officers have completed the statutory processes required under Sections 190 and 223 of the *Local Government Act 1989*. Submissions were invited for a period no less than 28 days. No submissions were received as part of the advertising process and the elected Committee of Council was advised that a submissions hearing was not required. The matter may now be presented to Council for their final recommendation.

LINK TO STRATEGIC RISKS

Strategic Risk *Service Delivery - Inability to plan for and provide critical community services and infrastructure impacting on community wellbeing*

The proposed lease and installation of the new power supply kiosk will ensure suitable delivery of the Mill Park Leisure Centre redevelopment at a minimal financial cost to Council. The kiosk will also enable other neighbouring community services (i.e. DPV Health, Mill Park softball) to have access to power supply upgrades.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Enabling the vision
Whittlesea 2040 Key Direction	Making it happen
Strategic Objective	Our Council explores and develops collaborative approaches and partnerships to deliver services, buildings and community spaces
Council Priority	Organisational Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

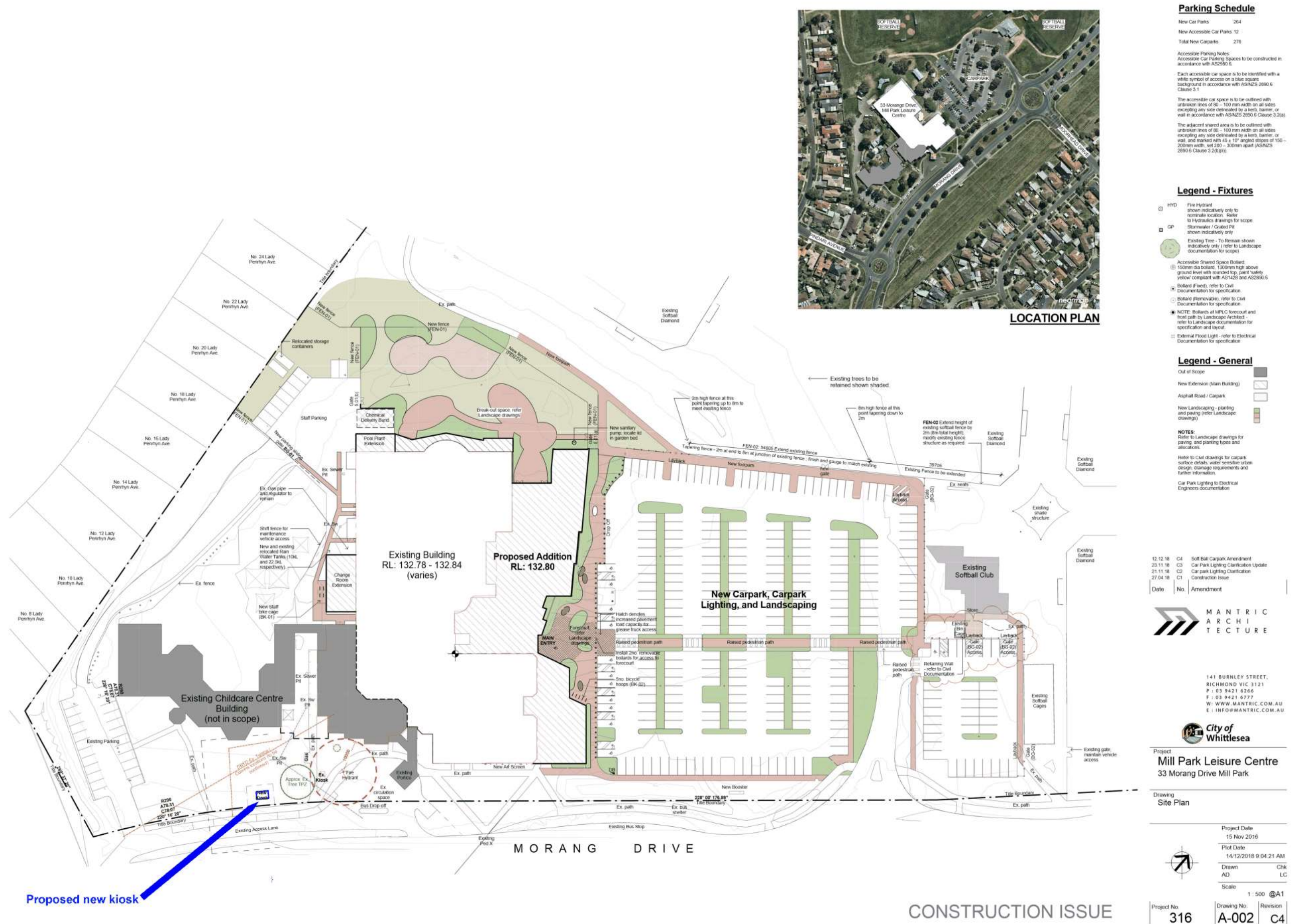
CONCLUSION

The proposed lease will enable Ausnet Services to install a new power supply kiosk within part of Council's land located at 29W Morang Drive Mill Park. The services will be used to enable the delivery of the Mill Park Leisure Centre redevelopment.

RECOMMENDATION

THAT Council resolve to:

1. **Note that public submissions on the proposed lease with Ausnet Services were invited in accordance with Section 223 of the *Local Government Act 1989* and that no submissions were received at the close of the public submission period.**
2. **Enter into a lease with Ausnet Services to enable the installation of new power kiosk within part of Council's land located at 29W Morang Drive, Mill Park (Mill Park Leisure Centre). The lease will be drawn under the following terms and conditions –**
 - a) **The Tenant will be offered a lease for an initial period of 30 years with an option for one further term of 20 years.**
 - b) **A commencement date rental of \$0.10 per annum (plus GST) will be charged in lieu of the financial contribution provided by Ausnet installing the new power kiosk (total cost of the works is \$121,931).**
3. **Authorise the Chief Executive Officer to negotiate all other terms and conditions, and execute the lease.**



6.4.5 2019-20 GROWING SUBURBS FUND - PROJECT APPLICATIONS

Attachments: 1 **Prioritised Projects** [↓](#)

Responsible Officer: **Director Corporate Services**

Author: **Business Projects Officer**

RECOMMENDATION SUMMARY

That Council approve the following seven projects listed in priority order for application to the 2019/20 round of the Growing Suburbs Fund:

1. Development of Quarry Hills Regional Parkland (PID 0408) for \$2,500,000.
2. Streetscape Improvement Program – Stage 2 & 3, Lalor (PID 2072) for \$1,500,000.
3. Community Energy Efficiency Program (PID 1914) for \$750,000.
4. Whittlesea Community Skate Park Activation (PID 0632) for \$375,000.
5. Mernda Village Adventure Park Development (PID 3113) for \$500,000.
6. McLeans Road Kindergarten Upgrade (PID 2073) for \$500,000.
7. Whittlesea Public Gardens Revitalisation (PID 0405) for \$2,000,000.

KEY FACTS AND / OR ISSUES

- Applications for the 2019/20 round of the Growing Suburbs Fund (GSF) opened on 19 August 2019. It is proposed that Council submit applications for seven projects, totalling \$8,125,000 which will need to be matched by Council funding. This report seeks Council's approval to proceed with the GSF applications and a priority order for the funding submissions.
- GSF guidelines require that a council resolution be made to support the project applications in priority order.
- A working group containing a cross section of Council Officers identified seven priority projects from the 4 Year New Works Program that best aligned with the GSF Guidelines.
- All project proposals have been discussed with the funding agency, the Department of Environment, Land, Water and Planning (DELWP) and site visits undertaken as required in the grant guidelines. Applications for projects that have not been discussed with DELWP will not be considered by them.
- The guidelines place a strong emphasis on projects that are ready to commence work within 18 months of the funding announcement (expected in late 2019) and for construction to be completed within three years of commencement of works.

REPORT

INTRODUCTION

Applications for the 2019/20 round of the Growing Suburbs Fund (GSF) opened on 19 August 2019. It is proposed that Council submits an application for seven projects, totalling \$8,125,000. This report seeks Council's approval to proceed with the GSF application based on the proposed priority. The listed order of priority is a requirement for DELWP to understand Council's relative priority of the projects.

BACKGROUND

The GSF program is aimed towards funding critical local infrastructure needs to promptly respond to the pressures experienced by interface communities by bringing forward local infrastructure projects. It will support interface councils to better meet the needs of their diverse communities and improve amenity, liveability and resilience of these communities.

The GSF is open to ten interface councils including the City of Whittlesea and will fund a mix of projects that have a direct benefit to communities across the following broad infrastructure categories:

- Community health, well-being and social interaction
- Early education, learning and training
- Sport, recreation and leisure facilities that support multi use purposes
- Environmental and climate change resilience
- Place-making, civic amenity and community connecting.

The maximum allocation to any of the 10 eligible councils is 20% of the \$50 million fund (i.e. \$10 million). The City of Whittlesea has been very successful in past GSF Rounds and on average has successfully received \$5-\$6 million per round from this funding program.

It is important to note that the funding agency DELWP, will award the entire \$50 million grant from November 2019. Interface councils must be prepared to enter into funding agreements with DELWP during December 2019, and all successful projects must commence construction within 18 months of the funding announcement (no later than June 2021). Emphasis is on projects ready to proceed and construction must be completed within three years of commencement of works.

The key difference from previous rounds of this grant program is the requirement to discuss all eligible project applications with DELWP before submission of the applications. The proposed list of projects has been discussed with DELWP and seven have been supported for application to the GSF.

The GSF will generally not fund:

- Projects that have already commenced construction
- Land acquisition
- Infrastructure that is fully scoped and funded through a developer contributions plan
- Maintenance works
- Recurrent operating costs
- Drainage, waste, roads and associated footpaths, as well as public transport infrastructure
- Infrastructure that does not have direct community benefit or address an identified community need
- Service connections.

In addition, the 2019/20 round of the GSF has the following specific rules:

- Bundling of small projects into a larger project for submission must:
 - clearly demonstrate the need and benefit of each individual element
 - must be costed individually; and
 - must identify timeframes for each element.
- Unspent funds must be returned.

Applications for infrastructure funding will be assessed against the following five criteria:

Criterion 1 - Why is the project required? – (25% weighting)

- Extent to which the project addresses an identified need in the community.

Criterion 2 - Who will benefit and how? – (25% weighting)

- Extent to which the project will deliver benefits to the locality.

Criterion 3 - What will be delivered? – (20% weighting)

- Relationship between what the project will deliver, the need for the project, and the expected benefits.

Criterion 4 - How will the project be delivered? – (20% weighting)

- Realistic timeframes for delivery and demonstration that projects are financially viable and value for money.

Criterion 5 - Extent of council and community support for the project – (10% weighting)

- Recognised council priority and supported by the community.

Each project must be supported by a business case, concept plan, cost estimates and a project plan. These are currently being prepared for the proposed projects. Applications close 2.00pm on 30 September 2019.

PROPOSAL

A cross-organisation working group was established to identify opportunities in the 4 Year New Works Program and shortlist projects that best met the Grant guidelines.

Council officers then met with the funding agency, the Department of Environment Land Water and Planning (DELWP) to discuss the shortlisted projects as identified by the working group (refer to Attachment 1 for summary of project opportunities). DELWP provided feedback on the likely strength of the shortlisted projects against the Grant fund objectives and criteria, which further helped prioritise the list of possible projects.

The projects listed below were identified as best meeting the Grant funding objectives and criteria and are listed in priority order (as Per Attachment 1).

Project	PID	Proposed Funding	
		Growing Suburbs Fund	Proposed Council Matching Funds/Year
Development of Quarry Hills Regional Parkland Delivery of Stage 1 of the Council endorsed Quarry Hills Masterplan. The development of Granite Hills Park as a new major community park within Regional Parkland.	0408	2,500,000	2,500,000 (2020/21+)
Streetscape Improvement Program - Stage 2 & 3, Lalor Lalor Shopping Precinct Streetscape Improvement Program is being implemented to enhance access and amenities in line with the Lalor Thomastown Masterplan.	2072	1,500,000	1,500,000 (2020/21+)
Community Energy Efficiency Program Implementation of energy efficient systems at community facilities to minimise energy consumption, reduce corporate greenhouse gas emissions and the impact on the environment.	1914	750,000	750,000 (2020/21+)
Whittlesea Community Skate Park Activation Upgrade of the Whittlesea Township skate park as identified in the City of Whittlesea Cycle and Skate Strategy to provide stronger connections to adjacent community facilities.	0632	375,000	375,000 (2020/21+)
Mernda Village Adventure Park Development Upgrade of the Mernda Village Adventure Park to ensure these highly frequented assets meet community needs.	3113	500,000	500,000 (2020/21+)
McLeans Road Kindergarten Upgrade Upgrade of facility to improve and increase the kindergarten's capacity to 66 places to service the surrounding community. This will address the needs for forecast demand for 3 and 4 year-old kindergarten programs.	2073	500,000	500,000 (2020/21)

Project	PID	Proposed Funding	
		Growing Suburbs Fund	Proposed Council Matching Funds/Year
Whittlesea Public Gardens Revitalisation One of four major community parks identified for upgrade and renewal in the City of Whittlesea Open Space Strategy to strengthen community use and connection.	0405	2,000,000	2,000,000 (2020/21+)
Total		\$8,125,000	\$8,125,000

In summary, the proposed seven project applications listed above best meet the GSF grant criteria for a total application of \$8,125,000. An equivalent funding contribution is required from Council.

CONSULTATION

A series of meetings and site visits were undertaken with DELWP to discuss potential project applications and feedback was received regarding their suitability.

Community consultation will be undertaken on a project by project basis.

CRITICAL DATES

- All project proposals must be discussed with DELWP prior to applications being made. This has occurred.
- Applications close on 30 September 2019.
- Funding announcements are expected from November 2019.
- Funding Agreements are to be executed from December 2019.
- Successful projects are to commence by June 2021.

FINANCIAL IMPLICATIONS

The proposed seven projects listed above amount to a total application amount of \$8,125,000. Council must contribute a matching funding amount to that of the Growing Suburbs Fund application and all projects must commence no later than June 2021 and be completed within 3 years.

The projects are listed and budgeted in the 4 Year New Works Program. If the grant applications are all successful, this will result in offsets to Council's future New Works Program budget of \$8,125,000.

POLICY STRATEGY AND LEGISLATION

Council has benefited from previous rounds of the Growing Suburbs Fund to deliver significant community infrastructure identified in the Council Plan.

The projects identified in this current round have been selected based on their strength of meeting the grant guidelines and their strategic importance to Council as identified in the 4 Year New Works Program.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Liveable neighbourhoods
Whittlesea 2040 Key Direction	Well-designed neighbourhoods and vibrant town centres
Strategic Objective	We have neighbourhoods defined by attractive, well connected streets and public spaces
Council Priority	Planning and Infrastructure

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

Applications to 2019/20 round of the Growing Suburbs Fund will close on 30 September 2019. After extensive consideration of the projects currently listed in Council's 4 Year New Works Program, seven projects were found to best meet the criteria and are recommended for Council approval in the priority order for submission to the Grant program.

RECOMMENDATION

THAT Council resolve to approve the submission of the following seven projects listed in priority order to the 2019/20 round of the Growing Suburbs Fund:

- 1. Development of Quarry Hills Regional Parkland (PID 0408) for \$2,500,000.**
- 2. Streetscape Improvement Program – Stage 2 & 3, Lalor (PID 2072) for \$1,500,000.**
- 3. Community Energy Efficiency Program (PID 1914) for \$750,000.**
- 4. Whittlesea Community Skate Park Activation (PID 0632) for \$375,000.**
- 5. Mernda Village Adventure Park Development (PID 3113) for \$500,000.**
- 6. McLeans Road Kindergarten Upgrade (PID 2073) for \$500,000.**
- 7. Whittlesea Public Gardens Revitalisation (PID 0405) for \$2,000,000.**

2019-20 Growing Suburbs Fund

Proposed Applications in Priority Order

3rd September 2019



Development of Quarry Hills Regional Parklands



This project involves the delivery of Stage 1 of the Council endorsed Quarry Hills Masterplan. The development of Granite Hills Park as a new major community park within Regional Parkland. The new park will form the main visitor destination within the broader Quarry Hills Park and will build upon the distinctive geology, topography, historical and biodiversity values of the area encouraging both children and adults to be active, social and outdoors.

Project Scope

- New regional playground including junior and toddler play facilities, high ropes course and flying fox - zip line for older children and adults.
- Basketball court and irrigated lawn areas for informal games, large and medium scaled community events and celebrations
- Sealed and unsealed walking tracks and circuits for people of all abilities and fitness levels.
- Barbecue facilities and picnic shelters with tables for large family groups.
- Public toilets and car parking including 50 spaces, designated bus and disabled parking and grass overflow area for major events.
- Ornamental lake and wetland with boardwalk.
- Cultural heritage and biodiversity values interpretation and self guided walking discovery trails.

Total Project Cost: \$6,256,000

Delivery Timeframe: Construction 2021/22



Streetscape Improvement Program Stage 2 & 3 – High Street, Lalor



The Streetscape Improvement Program for the Lalor Shopping Precinct has been implemented to enhance access and amenities in line with the Lalor Thomastown Masterplan. This will ensure the precinct remains economically and socially sustainable in the context of growing larger retail centres.

Project Scope

Stage 2 – May Rd

- Installation of a safer crossing, connecting Peter Lalor Walk (Coles) and the Lalor Library
- Installation of social space and seating in the median between Coles and the Lalor Library
- Planting of new trees
- Installation of three additional safer crossings over May Road, parallel to Cyprus Street, David Street and Messmate Street.



Streetscape Improvement Program Stage 2 & 3 – High Street, Lalor (cont'd)



Stage 3 – David St

- The creation of an inviting and open social space
- New garden beds and tree planting
- Installation of a new public toilet
- New seating and footpaths



Total Project Cost: \$3,000,000

Delivery Timeframe: Stage 2 & 3 Construction 2020/21

Community Energy Efficiency Program



The Community Energy Efficiency Program has been developed to ensure community facilities continue to minimise energy consumption, reduce Council's corporate greenhouse gas emissions and Council's impact on the environment.

Project Scope

- Solar Photovoltaic Systems - Provide renewable energy, reducing reliance on grid-sourced electricity, reducing the cost of electricity for community site users and reducing corporate GHG emissions.
- Solar Battery Installations - Provide renewable energy and storage for night time use at community centres, reducing reliance on grid-sourced electricity, reducing the cost of electricity for site users and reducing corporate GHG emissions.

Total Project Cost: \$1,500,000

Delivery Timeframe: 2020-2021



Whittlesea Community Skate Park Activation



Skate and cycle sports motivate people both young and old to be outdoors and to exercise. They provide an outlet for self-expression, physical challenge, exhilaration, social stimulation and environmental appreciation. For young people, skating and cycling are crucial in offering affordable access to friends, recreation and community life. This project involves the upgrade of the Whittlesea Township skate park as identified in the City of Whittlesea Cycle and Skate Strategy.

Project Scope

- Upgrade street skate area
- Pump track / Scooter Loop
- Improve BMX Track
- Improve public furniture and shelters
- Provide stronger connections between adjacent community facilities including Whittlesea Swim Centre, Whittlesea Lions Club, Whittlesea Township Park and Whittlesea dog off leash area.

Total Project Cost: \$750,000

Delivery Timeframe: Construction 2021/22



Mernda Village Adventure Park Development



The adventure park located on Mernda Village Drive, commonly known as the Horse Park, was constructed in 2005 and is showing high signs of wear and severe deterioration. The playground is extremely popular with the local community however requires a vital upgrade to ensure the highly frequented assets within the adventure park are safe and accessible

Project Scope

- Replace deteriorated playground features, slides, swings, see-saw to meet community needs
- Revegetation works
- New public toilet
- Refurbish hand rails and climbing wall
- Improvements to path networks to encourage passive recreation activities such as Mernda Park Run

Total Project Cost: \$1,000,000

Delivery Timeframe: Construction 2020/21



McLeans Road Kindergarten Upgrade



The McLeans Road Kindergarten Project will deliver a new facility that will improve and increase the kindergartens capacity to 66 places to service the surrounding communities.

The project will address the needs for forecast demand for 3 and 4 year old kindergarten programs and provide a nurturing environment for children and families of the Bundoora community.

Project scope

- An integrated outdoor play space
- Foyer and multipurpose room
- Two kindergarten rooms and associated fit out
- Offices
- Storage Space
- Staff and children's amenities

Total Project Cost: \$4,500,000

Delivery Timeframe: Construction 2020



Whittlesea Public Gardens Revitalisation



Whittlesea Public Gardens is one of four major community parks identified for upgrade and renewal in the City of Whittlesea Open Space Strategy (2016). The park is located in Lalor, and through this upgrade will become one of the key parks in Melbourne's north. Council endorsed the masterplan which consists of \$6M worth of upgrade works to strengthen community use and connection.

Project Scope

- A significant overhaul of the park facilities, including development of a major new \$3M playground .
- Improvement to the landscape character and quality to broaden the appeal and use of the public gardens.
- Create safe, connected and well maintained public space.
- Promote sustainability practices through well considered landscapes and water sensitive urban design.

Total Project Cost: \$4,000,000

Delivery Timeframe: Construction 2020



6.4.6 2018/19 NEW WORKS PROGRAM - YEAR END REPORT

Attachments:	1	Financial Summary ↓
	2	Project Progress Report ↓
	3	Project Status Photos ↓
	4	Proposed Carry Forward ↓

Responsible Officer: Director Corporate Services

Author: Business Support Officer

RECOMMENDATION SUMMARY

That Council resolve to:

1. Note the 2018/19 Year End New Works Program report.
2. Note the adjusted delivery rate of 87%.
3. Approve the proposed carry forward of projects totalling \$16,857,344.

KEY FACTS AND / OR ISSUES

This report provides an overview of the financial performance and status of the New Works Program at the end of the 2018/19 financial year with the following key points:

- The 2018/19 New Works Program adopted budget is \$95,700,031.
- The adjusted budget for 2018/19 is \$88,855,570 due to individual project budget adjustments as reported through the Quarterly Reports to Council.
- The value of work completed to the end of the financial year is \$70,515,995.
- The adjusted delivery rate is 87% after consideration of abnormal items.
- The proposed carry forward is \$16,857,344.

REPORT**INTRODUCTION**

This report provides an overview of the financial performance and status of the New Works Program at the end of the 2018/19 financial year and the proposed carry forward into the 2019/20 New Works Program. This report includes:

- A financial summary of the 2018/19 program to the end of June 2019 (*Attachment 1*).
- A detailed progress report on individual projects within the New Works Program (*Attachment 2*).
- Photos on the progress of a sample of completed and significant projects (*Attachment 3*).
- Proposed carry forward of budget into the 2019/20 program (*Attachment 4*).

The year-end expenditure for the 2018/19 New Works Program is \$70,515,995, which includes payments and accruals for work completed to the 30 June 2019.

The adjusted delivery rate is 87% taking into consideration abnormal items such as surplus, unbudgeted income (eg grants) and unavoidable circumstances.

The fourth quarter was a period when many projects progressed to completion or substantially near completion. In particular, the following key projects have achieved significant milestones throughout the year:

Completion of:

- Project ID 0002 – Sportsfield Upgrade, Epping Recreation Reserve
- Project ID 0076 – Local Road Resurfacing Program
- Project ID 0077 – Local Road Reconstruction/Rehabilitation Program
- Project ID 0118 – Renewal of Playgrounds and General Landscape Improvements Program
- Project ID 0252 – Street Tree Renewal Program
- Project ID 1915 – Stage 1 refurbishment of Whittlesea Aquatic Facility
- Project ID 2206 – Construction of Rotunda and Pathway Lighting Installation, Mill Park Lakes
- Project ID 2214 – CCTV in May Road Lalor
- Project ID 2215 – Portable Change Rooms – A F Walker Reserve, Whittlesea Township
- Project ID 2222 – Lighting Upgrade – Church Street, Whittlesea Township
- Project ID 2228 – Yan Yean Pipe Track – Rail Reserve to Williamsons Road
- Project ID 2231 – Stage 1 Upgrade – Bubup Wilam Early Learning Centre

- Project ID 2247 – Pathways to Stations
- Project ID 3024 – Blackspot Funding - Great Brome Ave Traffic Management Works

Significant Projects nearing Completion in Q1 2019/20:

- Project ID 0696 – Construction of two soccer fields and pavilion – Lalor West Reserve (Mosaic)
- Project ID 0703 – Construction of two soccer fields and pavilion – Painted Hills Recreation Reserve
- Project ID 1324 – Construct Pavilion at Harvest Home Recreation Reserve
- Project ID 1698 - Pavilion Upgrade at Main Street Reserve, Thomastown
- Project ID 1701 – Conversion of Janefield School Building into Community Facility, University Hill.

Commencement of:

- Project ID 1462 – Upgrade Pavilion, Duffy Street Reserve, Epping
- Project ID 1589 – Redevelopment of Mill Park Leisure Centre
- Project ID 1915 – Stage 2 refurbishment of Whittlesea Aquatic Facility
- Project ID 2039 – Signalise Intersection - Ferres Blvd/Findon Road, South Morang
- Project ID 2052 and 2053 – Upgrade of Sycamore Reserve BMX Facility
- Project ID 2145 – Masterplan Implementation of Norris Bank Reserve, Bundoora

BACKGROUND

Council adopted the 2018/19 New Works Program on 26 June 2018 with a budget of \$78,326,437 plus \$17,373,594 carry forward budget providing a total New Works Program budget for 2018/19 of \$95,700,031.

Throughout the year individual project budget adjustments have been reported through Quarterly Reports to Council providing a revised annual budget of \$88,855,570.

This is a result of projects being completed with savings, unbudgeted external funding received, projects delivered as Works in Kind and new and existing projects that required additional funds.

PROPOSAL

The proposed carry forward of funds into 2019/20 is \$16,857,344 of which the majority have contracts in place. The key contributors to this carry forward are:

- Multi-year projects that have contracts awarded with obligations to deliver projects.
- Extraordinary and unforeseen delays due to petitions, inadequate tender submissions and land acquisition delays due to land owner negotiations.
- Unbudgeted external grant funding agreements (eg Urbanise Cookes Road, Refurbishment of Whittlesea Aquatic Facility Stage 2 and Bubup Wilam Facility Upgrade Stage 2).

Many of the carry forward projects are also multi year and have the appropriate resources in place to deliver.

A complete list of proposed carry forward projects are included in *Attachment 4*.

CONSULTATION

External stakeholder consultation and engagement is undertaken in relation to individual projects and programs and reported to Council as required. This occurs throughout the financial year.

CRITICAL DATES

This report is to be read in conjunction with the 2018/19 Annual Financial Statement.

FINANCIAL IMPLICATIONS

A summary of the program performance by asset group can be found below, whilst a list of all projects with their current progress status has been included in *Attachment 2*.

Financial Status of the New Works Program by Group:

Group	Year End Actual Expend.	Annual Budget	Variance to Annual Budget	Revised Budget	Variance to Revised Budget	Proposed Carry Forward Budget
Buildings	25,812,645	39,206,646	13,394,001	34,596,336	8,783,691	6,377,060
Drains	65,361	92,819	27,458	92,819	27,458	0
Planning & Feasibility	512,441	500,000	-12,441	500,000	-12,441	0
Open Space	22,280,584	22,378,315	97,731	24,647,875	2,367,291	3,402,644
Plant & Equipment	4,516,141	4,002,436	-513,705	4,322,436	-193,705	715,533
Roads & Paths	11,181,592	23,623,408	12,441,816	17,894,911	6,713,319	6,275,974
Transport	6,147,231	5,896,407	-250,824	6,801,193	653,962	86,133
Total	70,515,995	95,700,031	25,184,036	88,855,570	18,339,575	16,857,344

Key projects contributing to this variance are:

- Project ID 104 - Replacement of Council Fleet. This is overspent as purchases were delayed in 2017/18 until 2018/19 to achieve best value.
- Project ID 1218 - Construct Findon Road extension - Williamsons Road to Danaher Drive. The finalisation of the land acquisition with the developer was delayed and settlement is scheduled to take place in the first quarter of 2019/20.
- Project ID 1589 - Redevelopment of Mill Park Leisure Centre. The excavation works experienced delays due to extensive latent conditions such as rock and poor ground conditions.
- Project ID 2192 - All Abilities Play Space. Receipt of a community petition delayed the award of contract for stage 1 of the play space.

The 2018/19 Program year-end result was a net deficit of \$708,112 being the direct result of some multi-year projects being ahead of schedule. These projects have funding available in the 2019/20 budget to offset this deficit and adjustments will be made to the 2019/20 budgets to accommodate the respective project deficits.

A number of key projects will be continuing into the 2019/20 financial year, which have significant commitments and contracts in place and expenditure expected within the first six months of the new financial year. Examples include the Painted Hills Recreation Reserve, Main Street Reserve Pavilion and the Harvest Home Recreation Reserve Pavilion projects.

POLICY STRATEGY AND LEGISLATION

The business case associated with individual projects identifies the respective policy to which they relate.

Lessons learnt, and continuous improvement plans are implemented to enhance systems, processes and practices to improve the planning and delivery of the New Works Program.

LINK TO STRATEGIC RISKS

Strategic Risk *Service Delivery - Inability to plan for and provide critical community services and infrastructure impacting on community wellbeing*

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Enabling the vision
Whittlesea 2040 Key Direction	Making it happen
Strategic Objective	Our Council strives to achieve long term financial sustainability
Council Priority	Organisational Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

This report provides a summary of the status of the New Works Program at the end of the 2018/19 financial year.

The adjusted delivery rate is 87% after taking into consideration abnormal items such as net surplus, unbudgeted income (grants) and unavoidable delays.

The total number of projects included in the 2018/19 New Works Program was 135. Of this, 41 projects have been completed and 80 are ongoing or multi year.

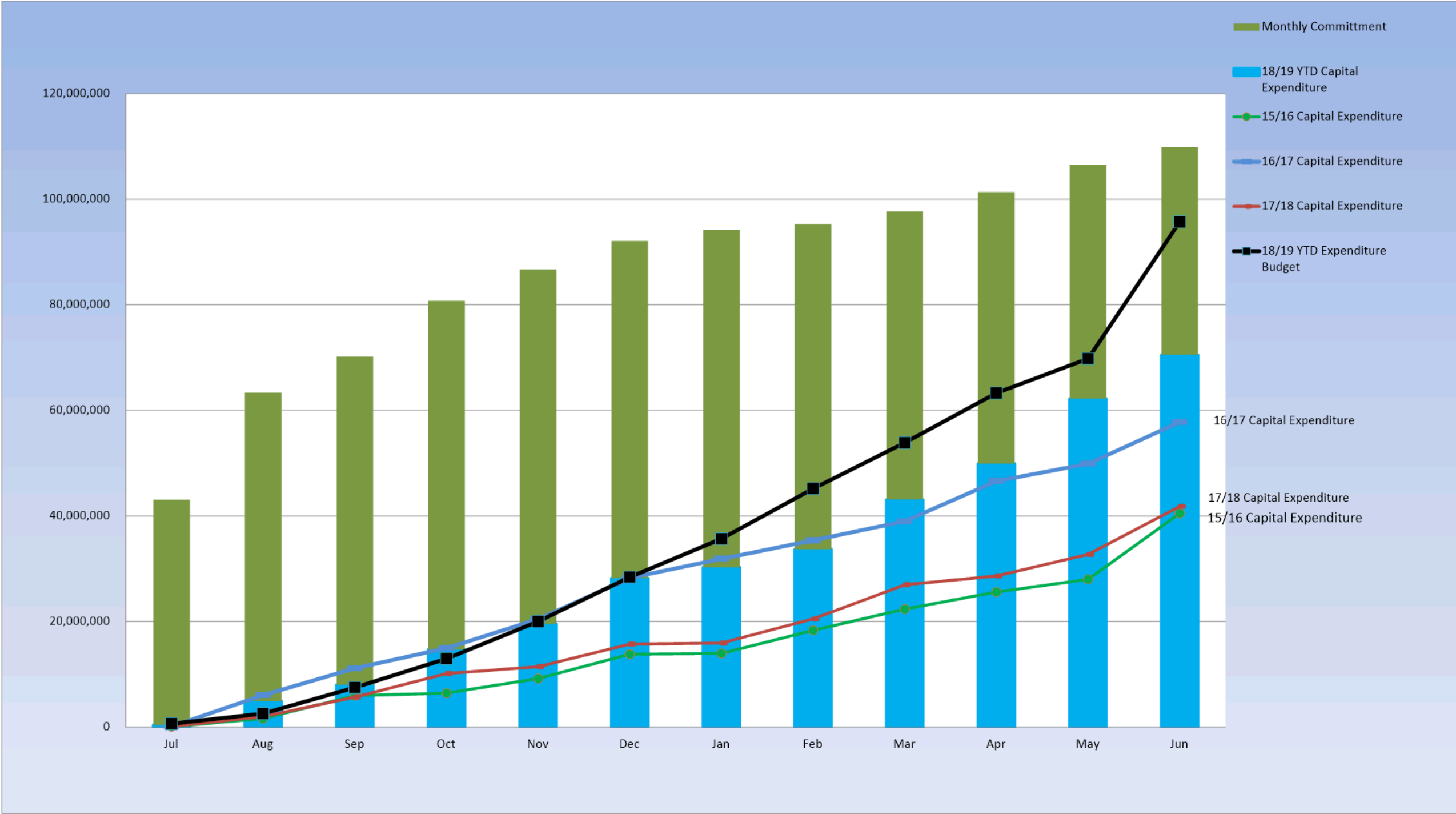
RECOMMENDATION

THAT Council resolve to:

- 1. Note the 2018/19 Year End New Works Program report.**
- 2. Note the adjusted delivery rate of 87%.**
- 3. Approve the proposed funding of carry forward projects totalling \$16,857,344 (as per Attachment 4).**








NEW WORKS PROGRAM - FINANCIAL PERFORMANCE - June 2019

New Works	Year to Date \$'000s				Full Year Budget \$'000s
	Budget	Actuals	Variance	Commitments	
Total New Works Program	95,700	70,515	25,185	39,338	95,700































The chart above provides a financial summary on the status of the New Works Program as at the end of June 2019. The value of work completed to the end of June is \$70,515,995 (blue column) with contracts and purchase orders committing another \$39,338,376 (green column). The black line indicates the accumulative original approved budget for 2018/19 (The lines above and below show previous years' expenditure).








2018/19 New Works Project Progress Report - June 2019

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
Favourable		Completed
Favourable		Ahead of Schedule
Favourable		On Track
Neutral		Not Yet Commenced
Neutral		Behind Schedule
Unfavourable		Project Not Proceeding
Unfavourable		On-Hold


























Carry forward projects from 2017/18

PID	Project Name	YTD Actuals	YTD Budget	Variance	Annual Budget	Revised Budget	Physical Status	Quarterly Comment
Building								
0175	Disability Action Plan - Ongoing Program	101,490	120,000	18,510	120,000	120,000		All abilities upgrade works at Harbard Street Preschool are complete.
0177	Office Refurbishment and Alterations - Various Locations	287,014	290,000	2,986	290,000	290,000		Ongoing program involving improvements to offices to provide greater flexibility and occupational functionality.
1324	Construct pavilion and car park - Harvest Home Road soccer pitches	4,534,860	4,971,398	436,538	4,971,398	4,971,398		Building at Lock Up stage with fit out scheduled for Q1 2019/20. Proposed carry forward to complete contract works. Multi year project to be completed in 2019/20.
1382	Mernda Recreation and Leisure Centre	56,573	1,067,218	1,010,645	1,067,218	1,067,218		During its meeting of February 2019 Council considered the facility options analysis, and provided direction on two options being further explored through a preliminary business case. Further information to be provided in a report to Council in Q1 2019/20.
1413	Construct Social Support Services Facility - Mernda Villages CAC (DPC)	-	90,000	90,000	90,000	90,000		Project on hold pending outcomes from the <i>Aged Care Reform Implementation Project</i> which is expected in 2019/20. This will inform an updated project scope and business case. Project design is scheduled to commence in 2020/21.
1419	Construct Community Activity Centre - Epping North - Edgars Creek	-	7,000,000	7,000,000	7,000,000	- 0		Project is being delivered as Works In Kind with Lendlease.
1462	Upgrade pavilion - Duffy Street Reserve	243,679	1,090,060	846,381	1,090,060	1,208,170		Construction contract has been awarded. Detailed design is underway with preliminary site works expected to commence in July 2019. Unbudgeted grant received from <i>SRV - Female Friendly Facilities Fund</i> Proposed carry forward - multi year project.
1486	Construct AFL/Tennis/Cricket Pavilion - Edgars Creek	-	150,000	150,000	150,000	150,000		Discussions with the developer in recent months have progressed from the design and delivery of the CAC to the design and delivery of the remaining community infrastructure in the precinct. Developer proposal to deliver pavilion, car park and tennis courts at Edgars Creek on Council's behalf is currently being evaluated.
1589	Redevelop Mill Park Leisure Centre	10,928,607	13,887,113	2,958,506	13,887,113	13,887,113		Concrete work is currently being undertaken on the warm water and 25M pools, with the leisure and learn to swim pools about to commence. Works are approximately 40% complete to date as large amounts of rock and latent conditions have been encountered. Balance of budget to be carried forward to complete this multi year project.
1698	Upgrade pavilion - Main Street Reserve Thomastown	4,139,665	2,552,503	- 1,587,162	2,552,503	3,552,503		Building works on the pavilion have accelerated ahead of schedule with a portion of the 2019/20 project budget brought forward. Completion of this multi year project is expected in Q1 2019/20
1701	Conversion of Janefield School Building into Community Facility - University Hill	351,036	405,219	54,183	405,219	405,219		Stage 1 - Building refurbishment works complete. Stage 2 - External pedestrian access ramp and new decking construction complete. Proposed carry forward to enable completion of project in July 2019.
1849	Civic Precinct - HVAC and Refurbishment (Sustainable Climate Control Project)	832,261	3,370,000	2,537,739	3,370,000	3,370,000		Multi year project - balance of unspent funds proposed to be carried forward to complete Stage 4 basement/end of trip facilities improvements.
1914	Energy Efficiency Program - Various	337,822	275,000	- 62,822	275,000	275,000		Installation of Solar PV and battery systems for 2018/19 have been completed at the following locations - Epping Animal Welfare Facility - Laurimar Community Centre - PRACC North Office Additional unbudgeted revenue received to offset project overspend.
1915	Refurbish building - Whittlesea Aquatic Facility	1,077,249	940,579	- 136,670	940,579	1,307,809		Stage 1 works completed and facility reopened in November 2018. Stage 2 concept design complete and Request for Tender is being prepared. Grant application to <i>Growing Suburbs Fund</i> towards Stage 2 was successful (\$312,000). Multi year project - balance of budget to be carried forward to complete Stage 2 in 2019/20.
1919	Leased Building/Property Renewal Program - Various	56,875	100,000	43,125	100,000	100,000		2018/19 Program of works completed.
1920	Implementation of Signage Management Plan - Various	20,672	200,000	179,328	200,000	200,000		Draft Signage Management Plan has been presented to Council on 14 May 2019. Plan has been finalised and incorporates construction drawings and templates for sign design and delivery.
1923	Planned renewal - Minor works	471,930	500,000	28,070	500,000	500,000		2018/19 minor renewal works program completed.
2053	Sycamore BMX Facility Improvement - Sycamore Reserve, Mill Park	657,247	567,556	- 89,691	567,556	567,556		Project complete. Delivered in conjunction with <i>Project ID 2052 Sycamore BMX Track Development and 2205 Sycamore BMX Track & Car Park Lighting</i> .
2184	Hazelglen ELC - environmental improvements	-	5,000	5,000	5,000	5,000		Project complete.
2185	Mill Park Library refurbishment	908,854	940,000	31,146	940,000	975,000		Library refurbishment works are progressing well with project scheduled for completion in July 2019. Partially funded by <i>DELWP Living Libraries Program (\$559,493)</i> Carry forward required to finalise contractual obligations.
2188	Construct Kindergarten - Thomastown Primary School	127,219	100,000	- 27,219	100,000	100,000		Road discontinuance report to be presented to Council August 2019, to be followed by public submissions. Tender for construction works scheduled for advertisement in September 2019. Multi year project.
2215	Portable change rooms - A.F. Walker Reserve, Whittlesea	274,413	300,000	25,587	300,000	400,000		Project completed under budget.
2231	Bubup Wilam ELC facility upgrade - Stage 1	105,163	-	- 105,163	-	109,350		Project fully funded externally by <i>DELWP - Aboriginal Community Infrastructure Program</i> . All works completed.
2235	Whittlesea Library Study Space	17,080	35,000	17,920	35,000	35,000		Project completed under budget.
2253	Additional Storeroom Spring Street Hall, Thomastown	203,082	250,000	46,918	250,000	215,000		Project completed under budget.
3010	Review of security measures at Council sites	-	-	-	-	330,000		Scope is being reviewed to ensure aims of project are met. Proposed carry forward to enable completion of project.
3025	Bubup Wilam ELC facility upgrade - Stage 2	68,151	-	- 68,151	-	235,000		Landscape/playspace works completed. Design of building works and public realm landscaping currently underway with construction programmed to commence Q2 2019/20. Multi year project with external grant funding from <i>DELWP - Aboriginal Community Infrastructure Program</i> .
3026	Barry Road CAC - bus shed	11,704	-	- 11,704	-	130,000		Design and construct contract awarded and works have commenced on site. Balance of funds to be carried forward for project completion.
	Total Building	25,812,645	39,206,646	13,394,002	39,206,646	34,596,336		








2018/19 New Works Project Progress Report - June 2019

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
Favourable		Completed
Favourable		Ahead of Schedule
Favourable		On Track
Neutral		Not Yet Commenced
Neutral		Behind Schedule
Unfavourable		Project Not Proceeding
Unfavourable		On-Hold


































Carry forward projects from 2017/18

PID	Project Name	YTD Actuals	YTD Budget	Variance	Annual Budget	Revised Budget	Physical Status	Quarterly Comment
Drains								
1064	Drainage improvement works - Various Locations	61,269	60,000	- 1,269	60,000	60,000		2018/19 Program of Works complete.
1802	Hillcroft Estate Drainage Issues	4,092	32,819	28,727	32,819	32,819		Routine maintenance works programmed to address drainage issue in lieu of capital works. Remaining project budget no longer required.
	Total Drains	65,361	92,819	27,458	92,819	92,819		
Feasibility & Planning								
1847	Planning and Feasibility Studies for Future Projects	512,441	500,000	- 12,441	500,000	500,000		Investigations and site assessment works such as building condition audits, CCTV drainage inspections, feature and level surveys, geotechnical assessments, site assessment and concept planning work has been completed to inform future projects.
	Total Feasibility & Planning	512,441	500,000	- 12,441	500,000	500,000		
Open Space								
0002	Implement Sportsfield Strategy - Sportsfield Upgrades	2,014,882	2,075,639	60,757	2,075,639	2,075,639		Oval redevelopment works have been completed at Epping Recreation Reserve in conjunction with <i>Project ID 2115 Sportsfield Lighting Upgrades</i> . Project completed under budget.
0118	Renewal of playgrounds and general landscape improvements	1,503,879	1,440,053	- 63,826	1,440,053	1,440,053		The following playgrounds have been completed and are open for public use: Pandora Park, Thomastown Thomastown East Reserve, Thomastown Nickson Street, Bundoora Buckmaster Park, Mill Park VR Michael Reserve, Epping Willow Park, Whittlesea
0252	Street Tree Renewal Program - Ongoing	420,055	450,000	29,945	450,000	450,000		Programmed street tree removals and installations for 2018/19 are complete.
0259	Reconstruct courts - Dr Harry Jenkins Reserve, Mill Park	46,330	240,000	193,670	240,000	240,000		Stage 1 works to be undertaken on Courts 5 and 6, comprising replacement courts, fencing and lighting. Commencement of works delayed until club competition finals are complete. Contract awarded and works are scheduled to commence July 2019.
0405	Whittlesea Public Gardens Master Plan	32,718	460,000	427,282	460,000	460,000		Whittlesea Public Gardens Master plan and discontinuation of Downs Road has been endorsed by Council. Review of urban design arrangement of proposed lots, roads and parking in progress. Multi year project - funds to be carried forward to commence detailed design and construction works.
0632	Skate Parks - Growth Areas - Various Locations	31,546	40,000	8,454	40,000	40,000		The design of the Laurimar Skate Park Extension is complete. Construction tender is currently being evaluated.
0685	Construct two soccer pitches and pavilion - Koukoura Drive	-	50,000	50,000	50,000	0		Project budget no longer required. Works have been completed utilising developer bonds.
0696	Construct playing fields and pavilion - Lalor West Reserve (Mosaic)	6,025,010	5,150,190	- 874,820	5,150,190	5,450,190		Building works on the pavilion have accelerated ahead of schedule with a portion of the 2019/20 project budget brought forward.
0703	Painted Hills Rec Reserve and Community Pavilion	7,448,940	4,776,578	- 2,672,362	4,776,578	6,624,138		Building works on the pavilion have accelerated ahead of schedule with a portion of the 2019/20 project budget brought forward.
1107	Construct shared path - Bruce's Creek reserve - Kinglake Views to Yea Road	5,540	30,000	24,460	30,000	30,000		Design of shared path complete. Proposed carry forward of unspent funds for the completion of Cultural Heritage Management Plan currently in progress. Construction planned for 2020/21 & 2021/22.
1142	Upgrade tennis courts and pavilion - TH Hurrey Reserve	1,978,531	2,920,171	941,640	2,920,171	2,920,171		Pavilion, car park, landscaping, Plenty Road upgrade and two new courts have been completed. Replacement of courts 1 & 2 is in progress. Carry forward of unspent budget to enable completion of the final stages of this multi year project.
1563	Upgrade Coaches Boxes - Various Locations	41,164	55,000	13,836	55,000	55,000		Project complete.
1564	Cricket Practice Net Upgrade (various locations)	174,495	210,000	35,505	210,000	210,000		Project complete.
1627	Upgrade tennis courts and pavilion - Lalor Tennis Club	139,220	300,000	160,780	300,000	150,000		This multi year project to upgrade the tennis courts and pavilion at Lalor Tennis Club has been completed successfully under budget.
1636	Growling Frog Golf Course - course improvement works	70,914	20,000	- 50,914	20,000	72,000		Project complete. Council approved a revised budget in Q1 report 13 November 2018 to enable replacement of failed pump.
1717	Establishment of additional dog off leash areas - Various Locations	59,960	60,000	40	60,000	60,000		Project complete.
1834	Cricket Wickets Upgrade (various locations)	63,736	70,000	6,264	70,000	70,000		Project complete.
2052	Sycamore BMX Track Development	111,618	279,036	167,418	279,036	279,036		Contract awarded and track refurbishment works have commenced. Commencement of project has been delayed due to tendering three times to find a suitable contractor within available budget. Unspent budget proposed to be carried forward to complete project in 2019/20. Project being delivered with <i>Project ID 2053 Sycamore BMX Facility Improvement & 2205 Sycamore BMX Track and Car Park Lighting</i> .
2054	Vehicle Exclusion Fencing	100,198	100,000	- 198	100,000	100,000		Vehicle exclusion fencing has been completed at the following sites; - Armitage place, South Morang - Benjamin Close Bundoora - Darebin creek trail bike exclusion gate removal, Bundoora - Erskine road, Mernda - Glenn Park, Bundoora - Lucy Court, Bundoora - Manning Clarke Drive interface with Civic Drive, South Morang - Pandora Park, Thomastown - Parklands Drive, Thomastown - Tooth Court, Mill Park
2115	Sports Ground Lighting Upgrade - Various Sites	215,996	220,000	4,004	220,000	220,000		Sportsground lighting upgrade has been completed at Epping Recreation Reserve in conjunction with <i>Project ID 0002 Sportsfield Upgrades</i> . Project completed under budget.
2125	Huskisson Reserve - Master Plan	19,300	25,000	5,700	25,000	25,000		Final master plan endorsed by Council on 4th June 2019.
2145	Norris Bank Reserve Master Plan, Bundoora	259,601	800,000	540,399	800,000	800,000		Multi year project with successful grant funding for 2019/20 from <i>Sport & Recreation Victoria (\$106,000)</i> and <i>DELWP Growing Suburbs Fund (\$500,000)</i> . Construction has commenced on the following: - Demolition of the existing play space, picnic area and public toilets. - Set out - installation of underground services - Commencement of earthworks.

2018/19 New Works Project Progress Report - June 2019

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
Favourable		Completed
Favourable		Ahead of Schedule
Favourable		On Track
Neutral		Not Yet Commenced
Neutral		Behind Schedule
Unfavourable		Project Not Proceeding
Unfavourable		On-Hold

Carry forward projects from 2017/18

PID	Project Name	YTD Actuals	YTD Budget	Variance	Annual Budget	Revised Budget	Physical Status	Quarterly Comment
2153	Waterview Reserve - Additional Shelter	70,340	51,660	- 18,680	51,660	71,660		Construction of Northern and Southern shade structures is complete. Revised budget approved via Q1 Council Report 13 November 2018.
2172	Sportsfield Irrigation upgrade program	119,013	120,000	987	120,000	120,000		Project complete.
2174	Boardwalk/ bridges refurbishment	113,644	200,000	86,356	200,000	200,000		Bridge at Bruces Creek and pedestrian bridge in Whittlesea Park are complete.
2176	Quarry Hills Regional Parkland drainage issues	162,562	150,000	- 12,562	150,000	150,000		Project complete.
2192	All Abilities Playspace - Mill Park	461,415	1,237,457	776,042	1,237,457	1,237,457		Stage 1 carpark is complete and is open to the public. Stage 1 of the play space will commence construction in July 2019 and be opened before the end of the year. Detailed design for Stage 2 of the playspace has commenced with tender to be advertised in Q1 2019/20. Multi year project with funding from DELWP Growing Suburbs Fund (\$1,000,000).
2205	Sycamore BMX Lighting - Track and Car Park	9,336	393,420	384,084	393,420	393,420		Tender submission for construction are currently being reviewed. Project delivered with Project ID 2052 Sycamore BMX Track Development & 2053 Sycamore BMX Facility Improvement.
2206	Construction of Rotunda & Pathway Lighting Installation Mill Park Lakes	85,699	75,421	- 10,278	75,421	75,421		Project complete. Delivered in conjunction with Project ID 2213 Safety Lighting Border Drive, Mill Park.
2210	May Road Community Precinct/Library Landscaping	1,350	38,690	37,340	38,690	38,690		Design complete. Unspent budget to be carried forward to enable works to commence in 2019/20.
2222	Lighting Upgrade - Church St Whittlesea	78,571	160,000	81,429	160,000	160,000		Project completed under budget.
2232	Mosaic Reserve - Pump Shed Accoustic Treatment	136,373	120,000	- 16,373	120,000	120,000		Project complete.
2246	Laurimar Primary School Netball Courts Lighting and Shelter	217,148	-	- 217,148	-	250,000		A grant was provided to fund the project from the Victorian School Building Authority for the installation of shelter and lighting over an existing netball court at Laurimar Primary School. Delivery of the project was undertaken in conjunction with Laurimar Primary School and the VSBA which includes use for the community outside school hours. Project complete.
2250	Botanica Park master plan implementation	61,500	60,000	- 1,500	60,000	60,000		The Botanica Park Master Plan outlines, as part of "Future Works", for the installation of outdoor fitness equipment in the place of the recently removed play equipment and removal of understorey vegetation to improve sightlines through the park. Construction works for the removal of vegetation and installation of the fitness equipment and picnic area are now complete.
Total Open Space		22,280,584	22,378,315	97,731	22,378,315	24,647,875		
Plant & Equipment								
0104	Replacement of Council fleet - Ongoing Program	2,394,644	796,000	- 1,598,644	796,000	796,000		Ongoing program for the replacement of existing fleet items - funded from the Plant Replacement Reserve.
0106	Furniture and equipment purchases	69,954	70,000	46	70,000	70,000		Purchase of furniture and equipment due to OH&S requirements and replacement of existing due to wear and tear.
0225	IT - Various computer system hardware and other IT equipment	75,422	111,000	35,578	111,000	111,000		Ongoing program for the replacement of hardware and IT equipment on a needs basis.
0241	Acquisition of Visual Art - Civic Centre	10,187	10,000	- 187	10,000	10,000		Project complete. Twenty five photographs have been acquired for Council's Civic History Collection. Nine acquisitions were made for the visual art collection, building upon the existing strengths in the Collection.
0369	Furniture and fittings for halls and CACs - Various Locations	93,142	80,000	- 13,142	80,000	80,000		Project complete.
0419	Management of the Public Art Collection	58,950	59,000	50	59,000	59,000		Project complete.
1874	IT - ICT Network Infrastructure	89,061	317,236	228,175	317,236	317,236		Design phase has been delayed. Carry forward of unspent budget to enable final payment to vendor once satisfied with testing and implementation.
1877	IT - Computer System Hardware & Mobility Equipment	-	90,000	90,000	90,000	90,000		Project has been merged with Project ID 0225 Various computer system hardware and other IT equipment.
1878	IT - A0 Plotters / Scanners and IM Scanner	-	25,000	25,000	25,000	25,000		Project budget is proposed to be carried forward to continue sourcing a suitable scanner. Scanning of plans and other documents into a digital format is a crucial component of the ICT & Digital Strategy.
1944	IT - HRIS Review	-	168,290	168,290	168,290	168,290		Project complete.
1945	IT - Online GIS	-	8,930	8,930	8,930	8,930		Project complete.
1946	IT - SharePoint/PROV	45,335	45,350	15	45,350	45,350		Project complete.
2003	IT - MCH and Remote Network Link	44,063	34,245	- 9,818	34,245	34,245		Project complete.
2035	IT - Telephone System BCP and Renewal	-	100,000	100,000	100,000	100,000		Telstra will no longer be supporting the current ISDN telephone network and require Council to upgrade to SIP (internet based network). Proposed carry forward of budget to continue sourcing best fit phone system options.
2110	IT - Health Systems and Mobile Application	68,675	100,000	31,325	100,000	100,000		Online portal is open for public use to register permits and applications. Proposed carry forward for final contract payment upon successful testing and implementation.
2112	IT - Smartphones for MCH Centres	26,608	26,640	32	26,640	26,640		Project complete.
2113	IT - PC Replacement	1,100,963	1,500,000	399,037	1,500,000	1,440,000		Mobile device rollout program is in progress.
2173	IT - Replacement of Infringement Issuing Devices and Provision of an Integrated Infringement Management System	49,750	220,000	170,250	220,000	280,000		Contract has been awarded. Proposed carry forward of balance for implementation to commence in 2019/20.
2175	IT - Plan mark up and data capture improvement	177,642	200,000	22,358	200,000	200,000		Implementation of Trapeze has enabled several teams across the organisation to digitally stamp and send permits and compliance documents, minimising paper wastage. Proposed carry forward of balance for final payment to vendor once integration testing is complete.
2214	May Road Lalor CCTV Project	209,179	40,745	- 168,434	40,745	240,745		Project complete.
2252	Relocatable Changing Places Toilet Facility	2,567	-	- 2,567	-	120,000		Tender is currently being evaluated. Unspent project funds to be carried forward to enable construction of relocatable toilet facility to comply with external grant from DHHS Changing Places.
Total Plant & Equipment		4,516,141	4,002,436	- 513,705	4,002,436	4,322,436		

2018/19 New Works Project Progress Report - June 2019

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
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Unfavourable	●	Project Not Proceeding
Unfavourable	●	On-Hold

Carry forward projects from 2017/18

PID	Project Name	YTD Actuals	YTD Budget	Variance	Annual Budget	Revised Budget	Physical Status	Quarterly Comment
Roads & Paths								
0076	Local road resurfacing works - Ongoing Program	2,863,612	2,000,000	- 863,612	2,000,000	2,000,000	●	2018/19 Program of Works complete. Unbudgeted external funding received from <i>Roads to Recovery</i> . Project delivered in conjunction with <i>Project ID 77 Local Road Reconstruction/Rehabilitation</i>
0077	Local Road Reconstruction / Rehabilitation	1,831,779	2,500,000	668,221	2,500,000	2,500,000	●	2018/19 Program of Works complete. Project delivered in conjunction with <i>Project ID 76 Local Road Resurfacing</i> .
0157	Upgrade road east side Betula Avenue - between Belmont Ave & McKimmies Rd	36,470	37,000	530	37,000	37,000	●	Design of Betula Avenue between Belmont Avenue and McKimmies Road is complete. Construction will take place under <i>Project ID 304 LATM Schemes</i> .
0361	Car Park rehabilitation - various	64,999	65,000	1	65,000	65,000	●	2018/19 Program of Works complete.
1113	Bicycle facilities - provide new on-road & off-road paths	67,278	100,000	32,722	100,000	100,000	●	2018/19 Program of Works complete.
1218	Construct Findon Road extension - Williamsons Road to Danaher Drive	1,197,095	3,416,474	2,219,379	3,416,474	3,416,474	●	Tender for the construction of the Findon Road extension is currently being evaluated. Carry forward of unspent funds for settlement of land acquisition; scheduled to take place in Q1 2019/20.
1258	Upgrade disabled parking bays to DDA requirements - Various locations - DDA Work	79,137	50,000	- 29,137	50,000	70,000	●	2018/19 Program of Works complete.
1265	Kerb Ramp DDA Upgrades - Kerb Alignment	42,096	40,000	- 2,096	40,000	40,000	●	2018/19 Program of Works complete.
1736	Construct road - Edgars Road - O'Herns Road to Harvest Home Road	-	6,744,019	6,744,019	6,744,019	- 0	●	Project is being delivered as Works In Kind with Development Victoria.
1789	Safe Routes to Schools	14,809	25,000	10,191	25,000	25,000	●	2018/19 Program of Works complete.
1812	Upgrade shared path - Darebin Creek - Metropolitan Ring Road to Findon Road	334,894	413,928	79,034	413,928	413,928	●	All civil works and signage has been completed. Carry forward of remaining unspent funds is proposed to complete landscaping and road safety works.
1815	Bundoora Shopping Centre Upgrade	65,967	302,859	236,892	302,859	427,859	●	Contract awarded for Stage 2 Works - pavement, street furnishing and lighting. Multi year project.
1875	Construct Road - Regent Street - Sackville St to Grafton St	574,678	221,137	- 353,541	221,137	221,137	●	Project complete. Unbudgeted income from <i>Roads to Recovery</i> received which offsets project overspend.
1896	Retail Activity Centres - Streetscape Condition Audit & Improvements - Various Locations	4,300	250,000	245,700	250,000	125,000	●	Outdoor furniture has been installed as per the opportunities highlighted in the streetscape audit report. \$125,000 transferred to <i>Project ID 1815 Bundoora Shopping Centre Upgrade</i> to address pavement deterioration and installation of a raised platform/stage area.
1956	Construct shared path - McDonalds Road (north side) - Darebin Creek to Civic Dr	152,971	140,453	- 12,518	140,453	140,453	●	Shared path construction from Darebin Creek to Scarborough Road is complete. Multi year project continues in 2019/20.
1970	Acquire land - Grange Drive construction - Williamsons Road to future Findon Rd	-	280,000	280,000	280,000	280,000	●	Negotiations are ongoing with the Developer regarding land acquisition relating to the Findon Road Extension project. Unspent project budget is proposed to be carried forward in anticipation that these discussions will progress.
1992	Construct shared path - Plenty Road (west side) - McKimmies Drive to Weathiland	-	700,000	700,000	700,000	700,000	●	Project delivered by Major Road Projects Victoria as part of the Plenty Road Upgrade.
2008	Construct shared path - Hendersons Road Drain - Childs Road to Findon Road	83,405	85,000	1,595	85,000	85,000	●	Design of Henderson Creek Shared Path has been completed.
2014	Construct Shared Paths - Findon Road to Gordons Road South Morang	17,220	20,000	2,780	20,000	20,000	●	Design of the shared path has been completed.
2072	Streetscape improvements program - Lalor High Street Shops	878,297	1,896,359	1,018,062	1,896,359	1,896,359	●	Stage 1 Station Street upgrade works are nearing completion. Stage 2 May Road upgrade designs are in progress. Multi year project - remaining unspent funds to be carried forward for construction works in 2019/20.
2077	Streetscape improvements program - Thomastown High Street Shops	45,790	283,460	237,670	283,460	383,460	●	Streetscape Upgrades include: street trees, furnishings and pavement to Shopping Strip. Public Realm Improvements: to memorial site, frontage to Thomastown School & central carpark. Design and tender documentation are in progress. The war memorial site is on hold pending further land use negotiations with Metro Trains and the Department of Transport. Project implementation is over multiple years with partial funding from <i>DELWP Growing Suburbs Fund</i> .
2114	Missing Footpath Links Program - Various locations	671,770	710,000	38,230	710,000	658,122	●	2018/19 Program of Works complete.
2119	Street Light bulk replacement program	393,427	400,000	6,573	400,000	400,000	●	Installation of 580 energy efficient LED street lights completed. Planning commenced for the changeover to energy efficient LEDs of the remaining standard street lights over the next two years and also all decorative street lights over the next four years. Ongoing program of works.
2121	High Street Epping Streetscape Upgrade	1,000	30,000	29,000	30,000	30,000	●	Framework Options completed and presented at Council Forum on 11th September to provide an update on the project in line with the Epping Central Structure Plan review. Streetscape Upgrade scope on hold until completion of Structure Plan Review.
2136	Construct shared path - Bridge Inn Road - Towerhill Ave to Mernda Station	-	563,000	563,000	563,000	0	●	Project completed and expended through <i>Project ID 2247 Pathways to Stations</i> .
2140	Construct Shared Path - Davisson Street - McDonalds Road to Cooper Street	10,900	32,000	21,100	32,000	32,000	●	Detailed design for Davisson Street shared path has been completed.
2142	480 Cooper Street - Fire main	-	235,670	235,670	235,670	235,670	●	Review of project scope and requirements are being negotiated with stakeholders. Proposed carry forward to deliver project in 2019/20.
2179	Bridge Upgrade - Plenty River Bridge - Cades Road	-	20,000	20,000	20,000	20,000	●	Proposed bridge upgrade was considered to have very low benefit for community and high cost for implementation. Instead, flood management signage has been installed.
2190	Reconstruct car park - Mill Park Leisure Centre	-	967,500	967,500	967,500	967,500	●	The Mill Park Leisure Carpark is being undertaken in conjunction with <i>Project ID 1589 Redevelop Mill Park Leisure Centre</i> - the building works are currently in progress. Proposed carry forward to deliver project in 2019/20.
2213	Safety Lighting along path at Border Dve Mill Park	4,506	92,200	87,694	92,200	92,200	●	Project completed under budget in conjunction with <i>Project ID 2206 Pathway Lighting Installation Mill Park Lakes</i> .
2217	Station Street, between Childs Road and Heyington Avenue, Thomastown / Lalor	316,349	340,349	24,000	340,349	340,349	●	Project complete.
2225	Riverside CAC - Indented parking bay in Doreen Rogan Way	105,074	100,000	- 5,074	100,000	100,000	●	Project complete.

2018/19 New Works Project Progress Report - June 2019

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
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Carry forward projects from 2017/18

PID	Project Name	YTD Actuals	YTD Budget	Variance	Annual Budget	Revised Budget	Physical Status	Quarterly Comment
2227	Safety lighting along path – Gorge Road South Morang	1,450	100,000	98,550	100,000	25,000	●	Project completed under budget.
2228	Yan Yean Pipe Track - Rail Reserve to Williamsons Road	427,014	-	427,014	-	265,000	●	Project complete.
2247	Pathways to Stations	807,178	450,000	357,178	450,000	1,270,400	●	2018/19 Program of Works complete.
2255	Pedestrian Barrier/Fence Breadalbane Ave, Mernda	11,906	12,000	94	12,000	12,000	●	Project complete.
3022	Urbanise Cookes Road - Bridge Inn Rd to 45 Cookes Rd, Doreen	76,219	-	76,219	-	500,000	●	Detailed design in progress. Unbudgeted income received to deliver this project. Multi year project - carry forward of unspent budget to complete construction works in 2019/20.
Total Roads & Paths		11,181,592	23,623,408	12,441,816	23,623,408	17,894,911		
Transport								
0304	LATM Schemes various treatments	739,780	450,000	289,780	450,000	1,310,217	●	2018/19 Program of Works complete.
0439	Improve disability access (DDA) to public transport	74,174	70,000	4,174	70,000	70,000	●	2018/19 Program of Works completed in conjunction with <i>Project ID 0446 Installation of Bus Shelters</i> .
0443	Traffic control devices - un-programmed works	274,006	240,000	34,006	240,000	240,000	●	2018/19 Program of Works complete.
0445	Collector Road traffic management - Various locations	61,070	150,000	88,930	150,000	150,000	●	2018/19 Program of Works complete.
0446	Installation bus shelters - Various Locations	11,294	20,000	8,706	20,000	20,000	●	2018/19 Program of Works completed in conjunction with <i>Project ID 0439 Improve Disability Access (DDA)</i> .
1448	Roadside hazard protection	75,375	75,000	375	75,000	75,000	●	2018/19 Program of Works complete.
1751	Signalise intersection - Bridge Inn Road/Sissinghurst Parade	-	342,131	342,131	342,131	0	●	Project completed as Works in Kind by Developer.
2039	Signalise intersection - Ferres Blvd/Findon Rd	3,553,565	3,508,825	44,740	3,508,825	3,508,825	●	Multi year project. Relocation of services utilities in progress, with civil construction to follow in 2019/20.
2248	Traffic Management Around Schools	909,953	1,040,451	130,498	1,040,451	1,040,451	●	Minor treatments completed at Hazel Glen College. Construction works at Lyndarum/Dunolly St (Epping Views Primary) were delayed due to AusNet low voltage cables needed to be lowered to the correct depth prior to construction works taking place. Remaining unspent funds to be carried forward to complete construction.
3020	Parking Management for Thomastown West Kindergarten and Childcare Centre	79,291	-	79,291	-	40,000	●	Project complete.
3024	Blackspot Funding - Great Brome Ave traffic management works	368,722	-	368,722	-	346,700	●	Project complete. Funded from <i>Blackspot Program</i>
Total Transport		6,147,231	5,896,407	250,824	5,896,407	6,801,193		
Total		70,515,995	95,700,031	25,184,037	95,700,031	88,855,570		

2018/19 New Works Program Fourth Quarter Project Progress Report

CONSTRUCT PLAYING FIELDS AND PAVILION – LALOR WEST RESERVE (MOSAIC)



CONSTRUCT PLAYING FIELDS AND PAVILION – DOREEN SOUTH RESERVE (PAINTED HILLS)





UPGRADE PAVILION – MAIN STREET RESERVE, THOMASTOWN

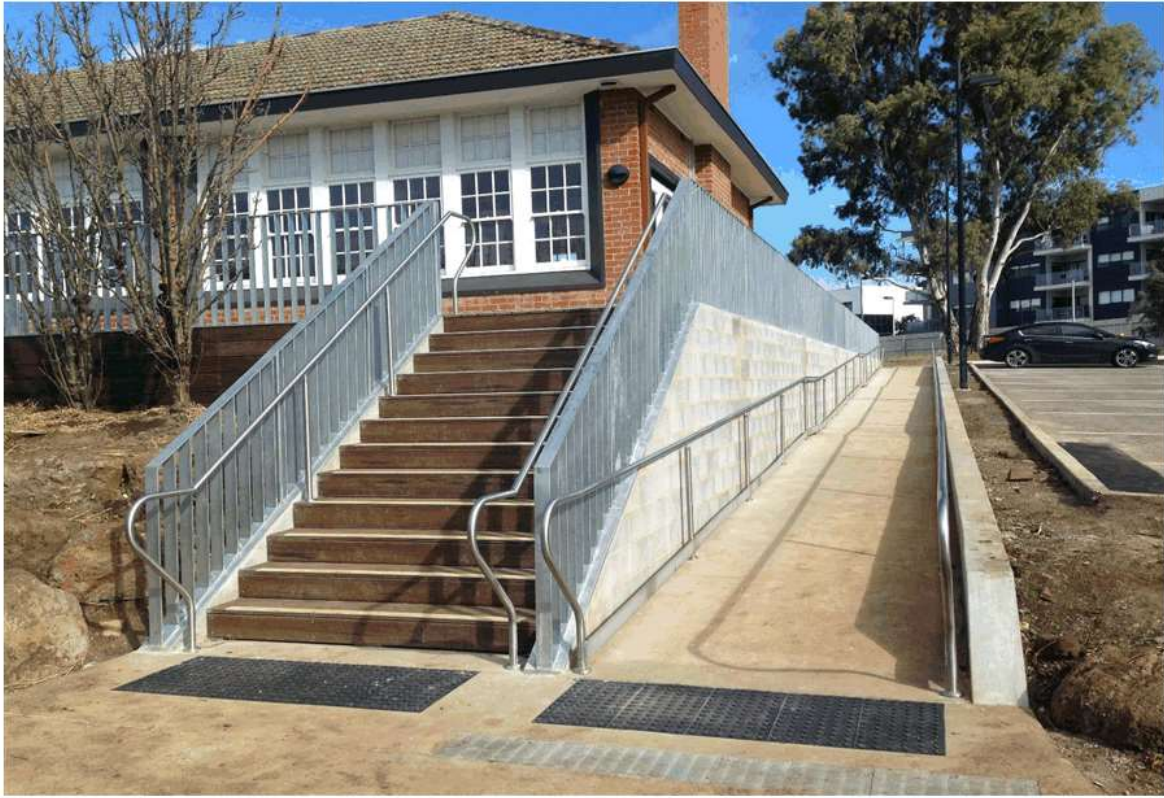


REDEVELOP MILL PARK LEISURE CENTRE



CONVERSION OF JANEFIELD SCHOOL BUILDING INTO COMMUNITY FACILITY





MILL PARK LIBRARY REFURBISHMENT





UPGRADE TENNIS COURTS AND PAVILION - TH HURREY RESERVE (New Courts 5 &6)



STREET TREE RENEWAL PROGRAM



RENEWAL OF PLAYGROUNDS; WILLOW PARK, WHITTLESEA



NORRIS BANK RESERVE MASTER PLAN IMPLEMENTATION



SPORTSFIELD UPGRADE; EPPING RECREATION RESERVE



LOCAL ROAD RECONSTRUCTION/REHABILITATION; BARRY ROAD, THOMASTOWN



SIGNALISATION OF FINDON ROAD/FERRES BOULEVARD



2018/19 New Works Program Carry Forwards

Project ID	Project Name	Carried Forward Expenditure Budget	Reason
0259	Reconstruct courts - Dr Harry Jenkins Reserve, Mill Park	193,670	Contract awarded. In consultation with the club Stage 1 works are scheduled to commence in July 2019 to accommodate the completion of competition finals.
0405	Whittlesea Public Gardens Master Plan	427,282	Project delayed due to public consultation requirement for road discontinuance (Downs Road). Multi year project - funds to be carried forward to commence detailed design and construction works.
1107	Construct shared path - Bruce's Creek reserve - Kinglake Views to Yea Road	24,460	Design of shared path complete. Proposed carry forward of unspent funds for the completion of the Cultural Heritage Management Plan currently in progress. Construction works are planned for 2020/21 and 2021/22.
1142	Upgrade tennis courts and pavilion - TH Hurrey Reserve	941,640	Delays encountered with Vic Roads and the Plenty Road upgrade component which have impacted the project schedule. Replacement of courts 1 & 2 is in progress. Carry forward of unspent budget to enable completion of the final stages of this multi year project.
1218	Construct Findon Road extension - Williamsons Road to Danaher Drive	2,572,365	Tender for the construction of the Findon Road extension is currently being evaluated. Carry forward of unspent funds for land acquisition settlement; scheduled to take place in Q1 2019/20.
1324	Construct pavilion and car park - Harvest Home Road soccer pitches	236,538	Multi year project - carry forward of remaining unspent funds to complete works in 2019/20 and comply with contractual obligations.
1382	Mernda Recreation and Leisure Centre	1,010,645	During its meeting of February 2019 Council considered the facility options analysis, and provided direction on two options being further explored through a preliminary business case. Multi year project: remaining funds to be carried forward to complete the requested work and to move forward with the project.
1462	Upgrade pavilion - Duffy Street Reserve	964,491	Design and construct contract awarded. Project funding and delivery is across multiple years with unbudgeted grant received from SRV - <i>Female Friendly Facilities Fund</i> .
1589	Redevelop Mill Park Leisure Centre	2,958,506	Construction works delayed due to rock and latent conditions. Balance of budget to be carried forward to complete this significant multi year project. Project is being delivered in conjunction with <i>Project ID 2190 Reconstruct car park - Mill Park Leisure Centre</i> .
1701	Conversion of Janefield School Building into Community Facility - University Hill	54,183	Proposed carry forward to complete final minor works and occupancy certificate in July 2019.
1812	Upgrade shared path - Darebin Creek - Metropolitan Ring Road to Findon Road	79,034	All civil works and signage have been completed. Carry forward of remaining unspent funds to complete landscaping and road safety works.
1815	Bundoora Shopping Centre Upgrade	361,892	Multi year project. Contract awarded for Stage 2 Works. Carry forward of remaining funds to enable project completion.
1849	Civic Precinct - HVAC and Refurbishment (Sustainable Climate Control Project St	240,847	Multi year project - balance of unspent funds proposed to be carried forward to complete basement/ end of trip facilities improvements.
1874	IT - ICT Network Infrastructure	228,175	Carry forward of unspent budget to enable final contractual obligations with vendor once satisfied with testing and implementation.
1878	IT - A0 Plotters / Scanners and IM Scanner	25,000	Project budget is proposed to be carried forward to continue sourcing a suitable scanner. Scanning of plans and other documents into a digital format is a crucial component of the ICT & Digital Strategy.
1915	Refurbish building - Whittlesea Aquatic Facility	230,560	Request for Tender is currently being prepared. Multi year project - balance of budget to be carried forward to complete Stage 2 of project which is tied to <i>Growing Suburbs Fund Grant \$312,000</i> .
1970	Acquire land - Grange Drive construction - Williamsons Road to future Findon Rd	280,000	Negotiations are ongoing with the Developer regarding land acquisition relating to the Findon Road Extension project. Unspent project budget is proposed to be carried forward in anticipation that these discussions will progress.
2035	IT - Telephone System BCP and Renewal	100,000	Telstra will no longer be supporting ISDN and require Council to upgrade to SIP (telephone calls via internet instead of telephone network) Proposed carry forward of budget to continue sourcing best fit phone system options for implementation.

2018/19 New Works Program Carry Forwards

Project ID	Project Name	Carried Forward Expenditure Budget	Reason
2052	Sycamore BMX Track Development	77,727	Contract awarded and track refurbishment works have commenced. Project was delayed due to tendering three times to source a suitable contractor within available budget. Unspent budget proposed to be carried forward to complete project in 2019/20. Delivered in conjunction with <i>Project ID 2053 & 2205</i> .
2072	Streetscape improvements program - Lalor High Street Shops	1,018,062	Stage 1 Station Street upgrade works are nearing completion. Stage 2 May Road upgrade designs are in progress. Remaining unspent funds to be carried forward for construction works. Multi year project with funding from <i>DELWP Growing Suburbs Fund</i> .
2077	Streetscape improvements program - Thomastown High Street Shops	337,670	The war memorial site is on hold pending further land use negotiations with Metro Trains and the Department of Transport. Design and tender documentation are in progress. Project implementation is over multiple years with partial funding from <i>DELWP Growing Suburbs Fund</i> .
2110	IT - Health Systems and Mobile Application	14,675	Online portal is open for public use to register permits and applications. Proposed carry forward for final contractual obligations.
2142	480 Cooper Street - Fire main	235,670	Review of project scope and requirements are being negotiated with key stakeholders. Proposed carry forward of remaining budget for implementation of agreed works.
2145	Norris Bank Reserve Master Plan, Bundoora	540,399	Contract has been awarded and construction has commenced. Remaining funds to be carried forward to complete construction. Multi year project with successful grant funding for 2019/20 from Sport & Recreation Victoria (\$106,000) and DELWP Growing Suburbs Fund (\$500,000).
2173	IT - Replacement of Infringement Issuing Devices and Provision of an Integrated	230,250	Contract has been awarded. Proposed carry forward of budget for implementation to commence in 2019/20 and to comply with contractual obligations.
2185	Mill Park Library refurbishment	66,146	Library refurbishment works are progressing well with project scheduled for completion in Q1 2019/20. Partially funded by <i>DELWP Living Libraries Program (\$559,493)</i> . Carry forward required to comply with contractual obligations.
2190	Reconstruct car park - Mill Park Leisure Centre	967,500	Project being delivered in conjunction with <i>Project ID 1589 Redevelop Mill Park Leisure Centre</i> . Car park works are contained within the centre redevelopment contract. Commencement of building works delayed due to latent conditions.
2192	All Abilities Playspace - Mill Park	776,042	Commencement of play space works were delayed due to community petitions. Contract awarded and construction will commence in July 2019. Multi year project with funding from <i>DELWP Growing Suburbs Fund (1,000,000)</i> .
2205	Sycamore BMX Lighting - Track and Car Park	384,084	Tender submission for lighting implementation are currently being reviewed. Project bring delivered in conjunction with <i>Project ID 2052 & 2053</i> .
2210	May Road Community Precinct/Library Landscaping	37,340	Design complete. Unspent budget to be carried forward to enable works to commence in 2019/20.
2248	Traffic Management Around Schools	86,133	Construction works at Lyndarum/Dunolly St (Epping Views Primary) were delayed due to AusNet low voltage cable work rectification prior to construction works taking place. Remaining unspent funds to be carried forward to complete construction.
2252	Relocatable Changing Places Toilet Facility	117,433	Joint project with Nillumbik and Banyule Councils. Tender is currently being evaluated. Unspent project funds to be carried forward to enable contract award for the manufacture and procurement of relocatable toilet facility to comply with <i>DHHS Changing Places Funding</i> .
3010	Review of security measures at Council sites	330,000	Project has been delayed whilst assessment of scope, consultants recommendations and tender review was undertaken. Proposed carry forward to enable completion of project.
3022	Urbanise Cookes Road - Bridge Inn Rd to 45 Cookes Rd, Doreen	423,781	Detailed design in progress. Multi year project that is funded by external funding sources - carry forward of unspent budget to complete construction works in 2019/20.
3025	Bubup Wilam ELC facility upgrade - Stage 2	166,849	Landscape/playspace works completed. Design of building works and public realm landscaping currently underway with construction programmed to commence Q2 2019/20. Project schedule delayed due to extensive risk assessment undertaken. Multi year project with grant funding from <i>DELWP - Aboriginal Community Infrastructure Program</i> .
3026	Barry Road CAC - bus shed	118,296	Design and construct contract awarded and works have commenced on site. Balance of funds to be carried forward to complete project and comply with contractual obligations.
		16,857,344	

6.4.7 REAPPOINTMENT OF INDEPENDENT MEMBER TO THE AUDIT & RISK COMMITTEE

Responsible Officer: Director Corporate Services

Author: Internal Compliance Officer

RECOMMENDATION SUMMARY

That Council resolve to reappoint Ms Theresa Glab as an independent member to the City of Whittlesea's Audit & Risk Committee commencing 1 October 2019 for a three-year term ending 30 September 2022, in accordance with the terms of reference contained in the Audit & Risk Committee Charter.

KEY FACTS AND / OR ISSUES

- In accordance with the City of Whittlesea Audit & Risk Committee Charter, Council is required to appoint independent external representatives to the Audit & Risk Committee.
- This report seeks Council's approval to reappoint Ms Theresa Glab as an independent member to the Committee, as her current term concludes on 30 September 2019.

REPORT

BACKGROUND

At its meeting on 31 October 2017, Council resolved to appoint Ms Theresa Glab as an independent external representative to the Audit & Risk Committee for a two-year term ending 30 September 2019. In accordance with the Audit & Risk Committee Charter, independent representatives can be reappointed for up to three additional three-year terms, subject to Council approval.

PROPOSAL

Reappointment of Independent Committee Representative

To ensure that all skills, knowledge and expertise are maintained on the Committee and that no two members' terms end simultaneously, a staggered approach to Committee appointments was introduced in 2015.

To implement a staggered approach to Committee member appointments, Ms Glab's first appointment to the Committee was for a two-year term ending 30 September 2019. The current terms of the other two independent members of the Committee, Mr Geoff Harry and Mr Michael Ulbrick, conclude on 30 September 2020 and 30 September 2021 respectively.

Ms Glab is considered to be a valuable member of the Audit & Risk Committee and has expressed a strong desire to continue with the City of Whittlesea to further enhance the role and importance of the Audit and Risk Committee. It is recommended to Council that Ms Glab be reappointed to the Audit & Risk Committee for an additional term of three-years commencing 1 October 2019.

LINK TO STRATEGIC RISKS

Strategic Risk *Governance - Management - Ineffective governance of Council's operations and activities by Management resulting in either a legislative or policy breach*

The Audit & Risk Committee assists Council in monitoring its governance requirements and provides advice to Council to assist with fulfilling its oversight responsibilities.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Enabling the vision
Whittlesea 2040 Key Direction	Making it happen
Strategic Objective	Our Council monitors and evaluates all of its operations
Council Priority	Organisational Sustainability

The establishment of the Audit & Risk Committee and the reports it receives are reflective of Council's commitment to the implementation of good governance principles. The Committee provides advice to Council to assist with fulfilling its oversight responsibilities for the financial and non-financial reporting process, internal controls, the audit process, risk management and Council's process for monitoring compliance with legislation and regulations and the Code of Conduct.

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

To allow for staggering of independent external Committee member appointments, and as one of the Committee member's current terms is due to expire, Council is required to make a further appointment. It is recommended that Ms Theresa Glab be reappointed to the Committee for an additional three-year term.

RECOMMENDATION

THAT Council resolve to reappoint Ms Theresa Glab as an independent member to the City of Whittlesea's Audit & Risk Committee commencing 1 October 2019 for a three-year term ending 30 September 2022, in accordance with the terms of reference contained in the Audit & Risk Committee Charter.

6.4.8 QUARTERLY SAFETY AND WELLBEING REPORT - JUNE 2019 UPDATE

Responsible Officer: Director Corporate Services

Author: Manager Corporate Accountability and Performance

RECOMMENDATION SUMMARY

That Council note the report including the progress of the 2019 Wellbeing Plan and improvement in safety performance.

KEY FACTS AND / OR ISSUES

This is a quarterly report to Council providing an overview of Council's Occupational Health and Safety (OHS) performance.

Council's safety performance continues to significantly improve as evidenced through:

- Improvement in lost time injury frequency rate (nationally recognised measure for safety performance) of 7.1% over the financial year.
- Significant improvement in successfully returning injured workers to work with the days to return to work reducing from 23 (2017) to 14 (2018) to 9 (2019 year to date).
- All components of the Wellbeing Plan have been achieved or are on track.
- Council has strong organisational awareness and focus on safety and wellbeing with 97% of staff confirming in the recent survey that they paid attention to Safety (OHS) and Wellbeing at work. This shows a strong indicator of a positive safety culture.
- Council's WorkCover premium rate for 2019/20 has reduced by 28.6% (\$605,000 less) than 2018/19 year. The improvement is based on numerous factors but mainly attributed to our improved safety performance including fewer claims costs, fewer claims and successful return to work. This also reflects a very strong OHS focused leadership and culture.

INTRODUCTION

Council has over 1150 employees undertaking a diverse range of roles in various locations. This includes staff working in the community in such areas as aged services, maternal and child health, youth, community development, roads, parks, school crossings, local laws as well as office based employees and professionals. Council has a duty of care to comply with legislation and to take reasonable steps to provide a safe environment for Councillors, staff, contractors, volunteers and members of the public.

As 'Officers' under the *OHS Act 2004*, Council has a responsibility to take reasonable steps to acquire knowledge, make decisions and verify performance to be comfortable that Council is meeting OHS responsibilities.

BACKGROUND

A Council Forum was held on 15 May 2018 where Barry Sherriff, Lawyer and OHS Consultant presented "Effectively managing health and safety – leadership, risk management and compliance". This included outlining responsibilities for Councillors as senior officers under the *OHS Act 2004*.

Quarterly reports to Council provide an overview of Council's safety performance and initiatives to build a wellbeing culture and effectively manage safety risks.

PROPOSAL

For Council to note the information in this report in relation to safety and wellbeing management at Council.

Council has an Occupational Health and Safety (OHS) management system, policy, procedures and guidelines in place to meet the requirements of the *OHS Act 2004*. A proactive approach to managing safety and reducing hazards and risks has been implemented through Council's 2019 Wellbeing Plan which supports the People Strategy (developed 2017) and includes 'Wellbeing' as one of five key focus areas.

Wellbeing Plan

Council's Wellbeing Plan identified 32 actions for 2019 sitting under elements of Leadership, Support, Communication, Accountability and Recognition. The key initiatives and status of the actions are outlined in the table below. All actions have been achieved or are on track to be achieved in accordance with initial timeframes identified.

Key Initiatives		# actions	Status
1	Continuous improvement of the CoW OHS Management System	3	In progress - on track
2	New OHS Committee Structure established across the Council	2	Achieved
3	Emergency Management procedures are implemented and tested	2	Achieved
4	Develop a Job Task Analysis Register	1	In progress - on track
5	Continuous improvement of rehabilitation and RTW programs and support provided to ill or injured workers and their managers	2	In progress - on track
6	Identify mandatory / desirable OHS skills and capabilities for managers, supervisors and staff	1	In progress - on track
7	Develop and improve Wellbeing@ Work and Proactive Support programs	3	In progress - on track

Key Initiatives		# actions	Status
8	Roll-Out Injury Prevention Programs	3	In progress - on track
9	Development of Incident Reporting Boards	1	Achieved - ongoing
10	Provision of quality OHS Information	1	Achieved - ongoing
11	Safety and Wellbeing Implementation Plans are developed by Departments for the implementation of new procedures	2	In progress - on track
12	Develop External Networks for professional development and cross learning	1	In progress - on track
13	Safety and Wellbeing is a standardised agenda item for all team meetings	1	Achieved - ongoing
14	Roll out the Whittlesea Ways to Wellbeing calendar of events 2019	1	Achieved - ongoing
15	Creation of the RMSS Champion Program	1	In progress - on track
16	Review Department Hazard Registers	1	In progress - on track
17	Priority Risk Action Plan review	1	In progress - on track
18	Review Contractor Management tools	1	Achieved - ongoing
19	Develop auditing tool(s) to measure the implementation of the Wellbeing Plan and ISO 45001:2018 at CoW	1	Scheduled late 2019
20	Safety and Wellbeing activities are promoted during Wellbeing Month	2	Scheduled late 2019
21	Safety and Wellbeing Initiatives, learning's and success stories are shared across Council	1	Achieved - ongoing

Culture pulse survey – safety and wellbeing

Staff recently completed culture pulse surveys In December 2018 and April 2019 with the results being in both surveys that 97% staff agreed that they paid attention to Safety (OHS) and Wellbeing at work. (60% strongly agreed, 37% agreed). This result shows a strong focus on safety and wellbeing, and a strong indicator of a positive safety culture.

Lost time injuries (LTI)

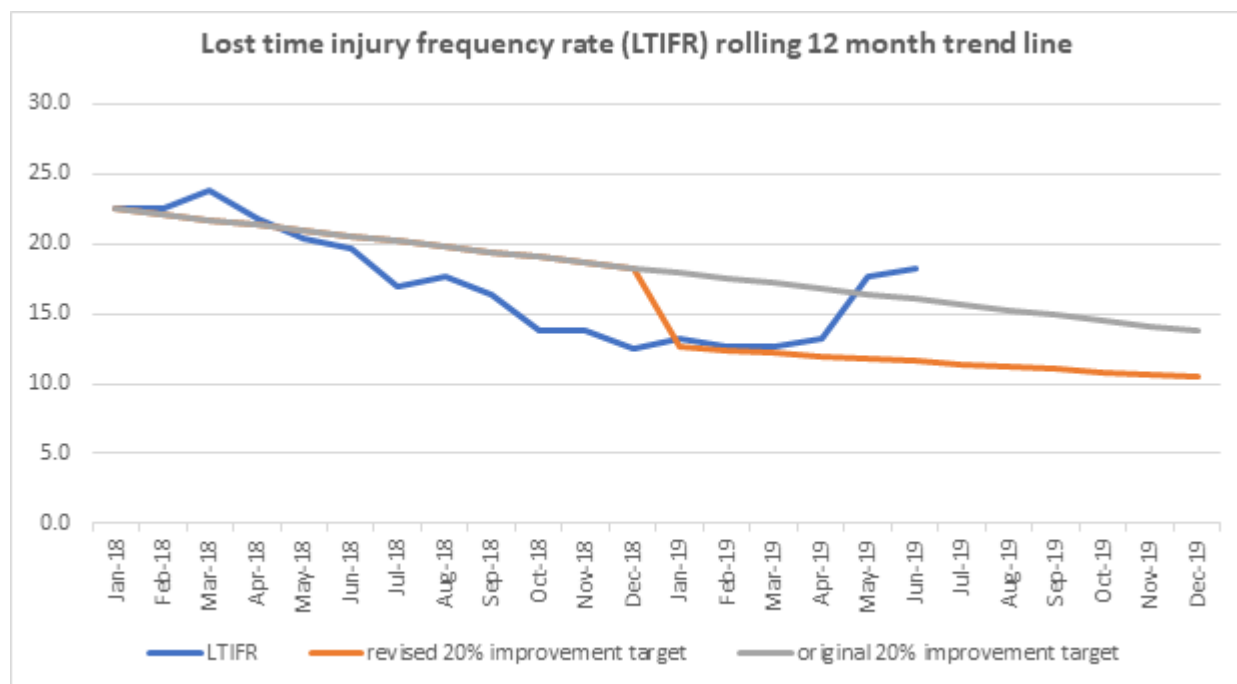
Lost Time Injury Frequency Rate (LTIFR) is a nationally recognised measure for safety performance. LTIFR refers to the number of lost time injuries within a 12-month period relative to the number of hours worked in that period.

Strong safety performance has been maintained into 2019 allowing Council to maintain its downward trend in LTIs and our lost time injury frequency rate (LTIFR).

A focus of the 2019 Wellbeing Plan is to maintain our commitment to reduce our lost time injury frequency rate (LTIFR) by 20% each year and the new benchmark has been established (as per the graph below). Council's current LTIFR is 18.3. The graph below shows a clear downward trend, with an unfortunate spike in May with seven LTIs.

Over the financial year we did not achieve the 20% reduction of LTIFR however we did improve by 7.1% (NB: from 19.7 (June 2018) to 18.3 (June 2019)).

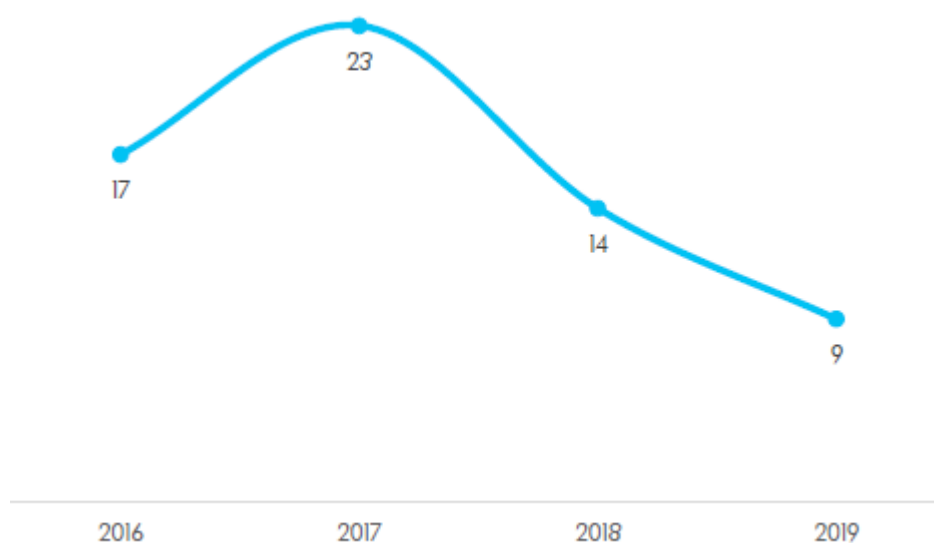
Graph 1 – LTIFR trend analysis – actual vs target.



Return to work

Over the past year there has been a significant focus on early and sustained return to work for injured workers. The days to return to work have reduced from 23 (2017) to 14 (2018) to 9 (2019 year to date). This is a positive trend demonstrating more effective and responsive Return to work for injured employees.

Graph 2 - Average days to return to work from injury.



WorkCover premium

Council's WorkCover premium rate for 2019/20 has reduced by 28.6% (\$605,000 less) than 2018/19 premium.

The improvement is based on a number of factors but mainly attributed to our improved safety performance including fewer claims costs, fewer claims and successful return to work. Other factors include that the period has changed to be a 2.5-year period rather than 3-year period.

This further demonstrates Council's strong OHS focused leadership and improved safety performance in addition to the drop in lost time injuries and positive culture survey/pulse survey results relating to safety and wellbeing.



CONSULTATION

Monthly reporting is provided to the Executive Leadership Team. City of Whittlesea has a Corporate OHS Committee which meets quarterly to review all safety data and the 2019 Wellbeing Plan implementation.

CRITICAL DATES

The 2019 Wellbeing Plan will be reviewed quarterly and updated annually.

FINANCIAL IMPLICATIONS

WorkCover premium costs are allocated in the budget. Good OHS practices can lead to reduced absenteeism and reduced lost time injuries resulting in a reduced WorkCover premium. The improved safety performance of Council over the past 18 months is having a positive financial impact from 2019/20 with a reduction in Council's WorkCover premium.

POLICY STRATEGY AND LEGISLATION

Safety and wellbeing of staff is directly linked with Council's People Plan key focus area of 'Wellbeing' and Council's Value of 'Wellbeing'.

LINK TO STRATEGIC RISKS

Strategic Risk *Health, Safety and Welfare - Failure of safety management or controls resulting in serious injury or harm to staff or member of public.*

Council has a responsibility under the OHS act to provide a safe working environment as far as reasonable practicable. The OHS management system and wellbeing plan are critical for Council to manage this risk effectively and reduce the safety risk to staff and others.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Enabling the vision
Whittlesea 2040 Key Direction	Making it happen
Strategic Objective	Our Council explores and adopts best practice models
Council Priority	Organisational Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the *Local Government Act 1989* officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with the relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

Safety and wellbeing are a priority as outlined in the People Plan and Council Values. The Wellbeing Plan 2019 is being successfully implemented. There has been a significant decrease in lost time injuries over the past 12 months with an increased focus on injury prevention programs and hazard identification initiatives. There has been significant improvement in return to work timeframes and success over the past year.

RECOMMENDATION

That Council resolve to note the report including the progress of the 2019 Wellbeing Plan and improvement in safety performance.

**6.4.9 CERTIFICATION OF 2018-19 FINANCIAL STATEMENTS AND UNCONFIRMED
MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING**

Responsible Officer: Director Corporate Services

Author: Team Leader Financial Services

REPORT

This report is currently under production and will be distributed separately.

6.5 EXECUTIVE SERVICES

6.5.1 MEETINGS OF THE CHIEF EXECUTIVE OFFICER 25 JULY - 21 AUGUST 2019

Responsible Officer: Chief Executive Officer

Author: Executive Assistant

RECOMMENDATION SUMMARY

The Council note the record of meetings held by the Chief Executive Officer with external persons and organisations and significant internal issues as set in the table in the report.

KEY FACTS AND / OR ISSUES

This is to report to Council details of meetings held by the Chief Executive Officer with external persons and organisations and significant internal issues.

REPORT

BACKGROUND

Council has previously resolved, as part of the Chief Executive Officer's annual performance review, that the Chief Executive Officer provide Council with a regular report containing details of external persons and organisations with whom he has met and the purpose of such meetings and any significant internal issues. The report is designed to promote openness and transparency in the Office of the Chief Executive Officer.

PROPOSAL

It is proposed that a standard report be included in the Council Notice paper in future meetings which will record details of external meetings and details of significant internal events.

EXTERNAL MEETINGS		
Date	Organisation or Individual	Purpose of Meeting
26/07/2019	Russell Kennedy Lawyers	VEOHRC
29/07/2019	YSAS Board Meeting	Chair (external meeting)
30/07/2019	McMillan Property Group and Kaufland Australia	Stakeholder meeting. Also in attendance Mayor Cr Cox
02/08/2019	National Growth Areas Alliance	City Deal Exchange meeting
06/08/2019	Mill Park Leisure Centre	Site visit
07/08/2019	Victorian Treasurer, Hon Tim Pallas	Melbourne Markers and City Deal
12/08/2019	Insync	Engagement survey
14/08/2019	Procurement Australia - Joe Arena, CEO	Meet and greet
15/08/2019	Crowe Horwath	Corporate governance
19/08/2019	Melbourne Market Authority	Epping Food Hub
19/08/2019	Maddocks Lawyers	Mill Park Leisure Centre

SIGNIFICANT INTERNAL ISSUES	
29/07/2019	Citizenship Ceremony
29/07/2019	ELT Operational Meeting
30/08/2019	Councillor Briefing
31/07/2019	ELT Governance Meeting
05/08/2019	ELT Strategy Meeting
06/08/2019	Ordinary Council Meeting
07/08/2019	ELT Governance Meeting
12/08/2019	ELT Meeting
13/08/2019	Councillor Briefing
14/08/2019	CLT Meeting
14/08/2019	ELT Governance Meeting
19/08/2019	ELT Meeting
20/08/2019	Councillor Briefing
21/08/2019	ELT Governance Meeting

CONSULTATION

Nil

FINANCIAL IMPLICATIONS

Costs associated with these meetings are covered in the recurrent budget.

LINKS TO WHITTLESEA 2040 AND THE COUNCIL PLAN

Whittlesea 2040 Goal	Connected community
Whittlesea 2040 Key Direction	A participating community
Strategic Objective	We have access to information, skill development and knowledge to participate in decision-making in an informed way
Council Priority	Organisational Sustainability

DECLARATIONS OF CONFLICTS OF INTEREST

Under section 80C of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

CONCLUSION

The Council note the record of meetings held by the Chief Executive Officer with external persons and organisations and significant internal issues as set in the table in the report.

RECOMMENDATION

THAT Council resolve to receive and note the report containing a record of meetings held by the Chief Executive Officer with external persons and organisations and significant internal issues.

7. NOTICES OF MOTION**7.1 NOTICE OF MOTION NO 867 - LIVE STREAMING OF COUNCIL MEETINGS**

Author: **Cr Caz Monteleone**

Councillor Monteleone of South West Ward has given notice that it is his intention to move the following Motion at the Ordinary Meeting of Council to be held on Tuesday 3 September 2019 at 6:30pm.

Preamble

The matter of live streaming and video recording Council Meetings was considered by Council at its meeting on 6 August 2019 when the following Council resolution was made.

THAT Council resolve to refer the matter of Live Streaming Council meetings to the 8 December 2020 Council meeting for consideration by the newly elected Council.

For clarity, the above motion does not override consideration of the motion listed below. The existing Council resolution regarding livestreaming Council meetings is a policy decision of Council which can be altered by Council at any time.

MOTION

THAT Council resolve to:

- 1. Live stream Council meetings to Council's website commencing in November 2019 and video record the live stream; and**
- 2. Publish the video footage of Council meetings on Council's website for a minimum period of 12 months.**

7.2 NOTICE OF MOTION NO 874 - PUBLIC QUESTION TIME**Author: Cr Caz Monteleone**

Councillor Caz Monteleone of South West Ward has given notice that it is his intention to move the following Motion at the Ordinary Meeting of Council to be held on Tuesday 3 September 2019 at 6:30pm.

Preamble

The matter of allowing the public to verbally submit and ask questions during an Ordinary Council meeting was previously considered by Council at its meeting on 6 August 2019 when Council considered the motion below which was lost. The motion is presented again for Council's consideration.

MOTION

THAT Council resolve to:

- 1. Request the officers to prepare a report that defines the terms and procedures that would allow the public to verbally submit and ask questions at a time set aside during an ordinary Council meeting; and**
- 2. Have the report circulated to Councillors with sufficient time for consideration prior to the 12 November 2019 Ordinary Meeting where the issue will be deliberated and voted on.**

7.3 NOTICE OF MOTION 877 - POKIES REFORM**Author: Cr Caz Monteleone**

Councillor Monteleone of South West Ward has given notice that it is his intention to move the following Motion at the Ordinary Meeting of Council to be held on Tuesday 3 September 2019 at 6:30pm.

Preamble

From recent Victorian Government reports, more than \$20 million dollars was put through one local pokie venue alone over the past 12 months. In the financial year from 1 July 2018 to 30 June 2019, an astounding \$110.9 million was spent by gamblers on pokies within the City of Whittlesea. This amount is an increase of \$1.4 million dollars from the previous financial year.

Background

The City of Whittlesea's Gambling Strategic and Action Plan 2014 – 2024 defines Council's role over a 10-year period in managing gambling in the municipality and commitment to supporting a harm minimisation approach to gambling mainly in relation to Electronic Gaming Machines.

Pokies reform has been an advocacy priority for Council since 2013 with Council joining the National Alliance for Gambling Reform in 2015. The *Pokies Play You* campaign in the lead up to the 2018 State Election was a major Council advocacy initiative which saw monthly pokies losses decreased for four consecutive months whilst the pokies play you campaign was active.

Council is currently revisiting its advocacy priorities and has again identified pokies reform as a major advocacy priority. These will be presented to Council in September. Fact sheets will be developed for each of Council's priorities and these will be discussed with local MPs during briefing sessions in October. Council's advocacy priorities will also inform our State and Federal pre-budget submissions in December/January.

MOTION

That Council resolve to:

- 1. Declare that our community is facing a poker machine gambling emergency and call on the State Government to urgently undertake pokies reform before this crisis worsens even further.**
- 2. That we write to the Minister for Consumer Affairs, Gaming and Liquor Regulation and request a community forum be established for the purposes of tackling this epidemic.**

- 8. **QUESTIONS TO OFFICERS**
- 9. **URGENT BUSINESS**
- 10. **REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES**

11. CONFIDENTIAL BUSINESS

11.1 PARTNERSHIPS, PLANNING & ENGAGEMENT

NIL REPORTS

11.2 COMMUNITY SERVICES

NIL REPORTS

11.3 CITY TRANSPORT AND PRESENTATION

NIL REPORTS

11.4 CORPORATE SERVICES

11.4.1 LEASE - COUNCIL LAND - SOUTH MORANG

Responsible Officer: Director Corporate Services

Author: Senior Property Officer

REPORT

It is proposed that the following item be considered in closed session.

RECOMMENDATION

THAT Council resolve to close the meeting to members of the public for the purpose of considering details relating to the following, in accordance with Section 89(2) of the Local Government Act 1989:

- (g) matters affecting the security of Council property**

11.5 EXECUTIVE SERVICES

NIL REPORTS

11.6 NOTICES OF MOTION

NIL REPORTS

12. CLOSURE