Agenda

Ordinary Meeting of Council

Tuesday, 26 June 2018
6.30pm
Ordinary Meeting of Council

Tuesday, 26 June 2018 at 6.30pm
to be held at the Moonee Valley Civic Centre

TO:

Members:  Cr John Sipek  Mayor
          Cr Samantha Byrne
          Cr Jim Cusack
          Cr Rebecca Gauci Maurici
          Cr Richard Lawrence
          Cr Nicole Marshall
          Cr Cam Nation
          Cr Narelle Sharpe
          Cr Andrea Surace

Officers: Mr Bryan Lancaster  Chief Executive Officer
          Mr Steven Lambert  Director City Services
          Ms Natalie Reiter  Director Planning & Development
          Mr Petrus Barry  Acting Director Organisational Performance
          Mr Gil Richardson  Acting Director Asset Planning & Strategic Projects
          Ms Allison Watt  Manager Communications & Governance
          Ms Vera Mitrovic-Misic  Acting Manager Statutory Planning
Business:

1. Opening

2. Apologies

3. Confirmation of Minutes
   Ordinary Meeting of Council held on Tuesday, 12 June 2018.

4. Declarations of Conflict of Interest

5. Presentations

6. Petitions and Joint Letters

7. Public Question Time

8. Reports by Mayor and Councillors
   Written and verbal reports presented to the Council by the Mayor and Councillors
   ..............................................................................................................................5

9. Reports
   9.1 76 Fenton Street, Ascot Vale (Lot 36 on LP 15676, Lot 1 on TP 738200P and Lot 1 on TP 648965E) - Construction of four dwellings .........................................................................................................................12
   9.2 35 Eglinton Street, Moonee Ponds (Lot 1 on Title Plan 339838L) – Construction of two dwellings .................................................................................................................................33
   9.3 Council Plan 2017-2021 (Annual Review) .................................................................................53
   9.4 Budget 2018/2019 ......................................................................................................................55
   9.5 MV2040 Final Strategy and update of the Moonee Valley Planning Scheme ......................................................68
   9.6 MV2040 Action Plan: Community Facilities .................................................................................84
   9.7 Aged Care Services at Moonee Valley City Council .................................................................92
   9.8 Streetscape Improvement Costing Framework 2018 ..................................................................119
   9.9 Development Contributions Plan 2018 .....................................................................................123
   9.10 Interim and Permanent Heritage Controls - 89 Glass Street, Essendon ................................127
   9.11 Councillor Expenses and Reimbursement Policy ....................................................................140

10. Notices of Motion
    Nil.
11. **Urgent Business**

12. **Confidential Reports**
   12.1 East Keilor Leisure Centre Redevelopment - Early Procurement Program .................................................. 142

13. **Close of Meeting**

BRYAN LANCASTER
Chief Executive Officer
Recommendation
That reports by the Mayor and Councillors be received.

8.1 Report by Mayor, Councillor Sipek
25 April 2018  Attended ANZAC Day Dawn Service at Keilor East RSL
26 April 2018  Attended Moonee Valley Foundation meeting
               Attended meeting with Danny Pearson, MP and representatives from VicTrack, Acting Chief Executive Officer, Cr Nicole Marshall and Cr Jim Cusack
               Attended Victorian Local Government Association (VLGA) Board meeting
28 April 2018  Attended on site meeting with Trieste Club of Essendon representatives
1 May 2018    Attended meeting with Manager Community Planning to discuss ideas for Workshop with Elders on 3 May
               Chaired Strategic Briefing
2 May 2018    Attended meeting with Minister Foley, MP and Acting Chief Executive Officer, Director Planning and Development and Manager Community Planning to discuss Council’s Advocacy Strategy
               Attended meeting with Ben Reeson, Liberal Candidate for Niddrie and representatives and Acting Chief Executive Officer
               Attended meeting with representatives from Just Energy and Acting Chief Executive Officer
               Attended meeting with Rachel Carling-Jenkins, MP and Acting Chief Executive Officer
4 May 2018    Attended State Government Announcement at Essendon SES branch in Aberfeldie
8 May 2018    Attended Ordinary Meeting of Council
10 May 2018   Attended briefing with Planning and Development Officer for update on Flemington Project
               Opened Economic Development Forum “Start Me Grow Me Small Business” held in Council Chambers
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
</table>
| 11 May 2018| Attended Funding Announcement by Ben Carroll MP for resurfacing of Netball Courts at Aberfeldie Primary School  
Opened “Create 3 Art” Exhibition hosted by Inner West Area Mental Health Services held at the Incinerator Gallery, Moonee Ponds |
| 12 May 2018| Attended Essendon Royals first home game at Ormond Park, Moonee Ponds  
Attended Mother’s Day Celebration held at the ICKA Club (Italian Community of Keilor Association) |
| 15 May 2018| Attended meeting with Director Planning and Development, Manager Community Infrastructure and Representatives from Essendon Bowls Club  
Chaired Public Forum and Strategic Briefing |
| 16 May 2018| Attended Consultation briefing and meeting in relation to 10 Grange Road, Airport West planning application |
| 18 May 2018| Attended meeting with Chief Executive Officer and representative from LU Simon Constructions  
Attended meeting with representatives from Bill Shortens Office and Dr Tissa Nurogelist  
Attended meeting with Manager Community Planning regarding Grants listing  
Attended meeting with Planning Officer regarding a planning application  
Attended meeting with Chief Executive Officer and Cr Narelle Sharpe to discuss Windy Hill  
Attended meeting with Chief Executive Officer and resident |
| 22 May 2018| Attended Budget meeting with MP’s  
Attended briefing with Partnership Officers regarding “Thank You” Event for Volunteers  
Attended meeting with Manager Community Infrastructure and representative from Sports Club  
Attended Land Acquisition Committee Meeting  
Chaired Ordinary Meeting of Council |
| 24 May 2018| Opened Council’s “Thank You Event for Volunteers” held at the Clocktower Centre, Moonee Ponds |
| 26 May 2018| Opened Council’s “50th Birthday Celebration” of our Libraries held at Flemington Library |
28 May 2018  
Attended Briefing with Manager Leisure and Arts and Culture Officer regarding the 2018 Spirit of Moonee Valley Event  
Attended meeting with Chief Executive Office and Stakeholder from Trisand

8.2 Report by Councillor Byrne

25 April 2018  
Attended ANZAC Day Dawn Service at Keilor East RSL

1 May 2018  
Attended Strategic Briefing

2 May 2018  
Attended briefing with Manager Community Planning and Planning Officer for Grants Assessment meeting being held on 7 May

3 May 2018  
Attended Budget Breakfast hosted by Ben Carroll MP

5 May 2018  
Attended Ladies Luncheon Hosted by Maribyrnong Park Football Club

7 May 2018  
Chaired Grants Assessment Committee Decision meeting

8 May 2018  
Attended meeting with Acting Chief Executive Officer to review Ordinary Meeting of Council agenda  
Chaired Ordinary Meeting of Council

9 May 2018  
Attended Board Accelerator Session

11 May 2018  
Attended Budget Briefing Lunch with Treasurer Tim Pallas at Wyndham City Council Civic Centre, Werribee  
Attended Funding Announcement by Ben Carroll MP for resurfacing of Netball Courts at Aberfeldie Primary School

15 May 2018  
Attended Public Forum and Strategic Briefing

16 May 2018  
Attended Consultation briefing and meeting in relation to 10 Grange Road, Airport West planning application

22 May 2018  
Attended Ordinary Meeting of Council

23 May 2018  
Chaired Leisure and Active Communities Portfolio Advisory Committee meeting

24 May 2018  
Attended LeadWest Briefing – Victorian Coalition members held at Parliament House, Melbourne  
Attended Council’s “Thank You Event for Volunteers” held at the Clocktower Centre, Moonee Ponds
26 May 2018  Attended Council’s “50th Birthday Celebration” of our Libraries held at Flemington Library

Throughout reporting period – Attendances at planning application sites and meetings with residents in relation to issues of concern

8.3 Report by Councillor Cusack

25 April 2018  Attended ANZAC Day Dawn Service and Wreath Laying service at Flemington & Kensington RSL

26 April 2018  Attended meeting with Danny Pearson, MP and representatives from VicTrack, Acting Chief Executive Officer, Mayor Cr John Sipek and Cr Nicole Marshall

29 April 2018  Attended Grand Opening of Flemington Cooperative Childcare

1 May 2018   Attended Strategic Briefing

2 May 2018  Attended Consultation briefing and meeting in relation to 320-322 Racecourse Road, Flemington planning application

5 May 2018  Attended Ceremony and Luncheon for The Late Sgt Issy Smith VC held at Victory Park, Ascot Vale

8 May 2018  Attended Ordinary Meeting of Council

11 May 2018  Attended Helping Hands Mentoring Project at Flemington Bowls Club

15 May 2018  Attended Public Forum and Strategic Briefing

16 May 2018  Attended Consultation briefing and meeting in relation to 327-357 Mt Alexander Road, Ascot Vale planning application

17 May 2018  Attended meeting with Manager Leisure, Arts and Culture Officer and resident to discuss proposed Festival of the Arts

18 May 2018  Attended discussion group regarding Walter Street communal growing space community engagement

19 May 2018  Attended Aberfeldie Cricket Club discussion regarding Grants and general matters

22 May 2018  Attended Ordinary Meeting of Council

8.4 Report by Councillor Gauci Maurici

30 April 2018  Chaired Future Communities Portfolio Advisory Committee meeting

1 May 2018  Attended Strategic Briefing
<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 May 2018</td>
<td>Attended Victorian Football League Women’s Launch at Essendon Football Club</td>
</tr>
<tr>
<td>7 May 2018</td>
<td>Attended Grants Assessment Committee Decision meeting</td>
</tr>
<tr>
<td>8 May 2018</td>
<td>Attended Ordinary Meeting of Council</td>
</tr>
<tr>
<td>15 May 2018</td>
<td>Attended Public Forum and Strategic Briefing</td>
</tr>
<tr>
<td>22 May – 29 May</td>
<td>Maternity Leave from Council</td>
</tr>
<tr>
<td></td>
<td>Throughout reporting period – Attendances at planning application sites; and meetings with residents, traders and Community groups in relation to issues of concern</td>
</tr>
</tbody>
</table>

8.5 **Report by Councillor Lawrence**

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 April 2018</td>
<td>Attended ANZAC Day Dawn Service at Keilor East RSL</td>
</tr>
<tr>
<td>1 May 2018</td>
<td>Attended Strategic Briefing</td>
</tr>
<tr>
<td>2 May 2018</td>
<td>Chaired Consultation briefing and meeting in relation to 103-105 Ogilvie Street, Essendon planning application</td>
</tr>
<tr>
<td>5 May 2018</td>
<td>Attended Ceremony and Luncheon for The Late Sgt Issy Smith VC held at Victory Park, Ascot Vale</td>
</tr>
<tr>
<td>8 May 2018</td>
<td>Attended Ordinary Meeting of Council</td>
</tr>
<tr>
<td>10 May 2018</td>
<td>Attended Economic Development Forum “Start Me Grow Me Small Business” held in Council Chambers</td>
</tr>
<tr>
<td>11 May 2018</td>
<td>Attended Essendon Fields Airport, Moonee Valley Council Working Group meeting held at Essendon Fields</td>
</tr>
<tr>
<td></td>
<td>Attended Annual Reunion Memorial Service and Luncheon at Keilor East RSL</td>
</tr>
<tr>
<td></td>
<td>Attended Funding Announcement by Ben Carroll MP for resurfacing of Netball Courts at Aberfeldie Primary School</td>
</tr>
<tr>
<td>14 May 2018</td>
<td>Attended on site meeting with resident</td>
</tr>
<tr>
<td>15 May 2018</td>
<td>Attended Charter Night of Rotary Club of Essendon</td>
</tr>
<tr>
<td>22 May 2018</td>
<td>Attended Ordinary Meeting of Council</td>
</tr>
<tr>
<td>24 May 2018</td>
<td>Attended “My MVB Co-work” Event in Moonee Ponds</td>
</tr>
<tr>
<td></td>
<td>Attended Council’s “Thank You Event for Volunteers” held at the Clocktower Centre, Moonee Ponds</td>
</tr>
<tr>
<td>28 May 2018</td>
<td>Attended meeting with Chief Executive Officer</td>
</tr>
</tbody>
</table>
8.6 Report by Councillor Marshall

25 April 2018
Attended ANZAC Day Dawn Service and Wreath Laying service at Flemington & Kensington RSL

26 April 2018
Attended meeting with Danny Pearson, MP and representatives from VicTrack, Acting Chief Executive Officer, Mayor Cr John Sipek and Cr Jim Cusack

1 May 2018
Attended meeting with Manager Governance regarding Notice of Motion No. 2018/01: Transparency Measures

2 May 2018
Attended Consultation briefing and meeting in relation to 320-322 Racecourse Road, Flemington planning application

3 May 2018
Attended meeting with residents and Transport and Major Projects Officer regarding parking changes in Fanny Street, Moonee Ponds

7 May 2018
Attended Grants Assessment Committee Decision meeting

8 May 2018
Attended Ordinary Meeting of Council

15 May 2018
Attended Public Forum and Strategic Briefing

16 May 2018
Attended Consultation briefing and meeting in relation to 327-357 Mt Alexander Road, Ascot Vale planning application

17 May 2018
Attended meeting with Manager Leisure, Arts and Culture Officer and resident to discuss proposed Festival of the Arts

18 May 2018
Attended discussion group regarding Walter Street communal growing space community engagement

21 May 2018
Chaired Environment Portfolio Advisory Committee meeting

22 May 2018
Attended Land Acquisition Committee meeting

23 May 2018
Attended meeting held at Moonee Valley Racing Club

26 May 2018
Attended Council’s “50th Birthday Celebration” of our Libraries held at Flemington Library

Throughout reporting period – Attendances at planning application sites and meetings with residents in relation to issues of concern
8.7 Report by Councillor Nation
25 April – 29 May 2018  Verbal Report

8.8 Report by Councillor Sharpe
25 April – 29 May 2018  Verbal Report

8.9 Report by Councillor Surace
25 – 30 April 2018  Leave of Absence from Council
8 May 2018  Attended Ordinary Meeting of Council
11 May 2018  Attended Annual Reunion Memorial Service and Luncheon at Keilor East RSL
  Attended Funding Announcement by Ben Carroll MP for resurfacing of Netball Courts at Aberfeldie Primary School
15 May 2018  Attended Public Forum and Strategic Briefing
16 May 2018  Attended on site meeting with resident in Essendon
  Attended Consultation briefing and meeting in relation to 10 Grange Road, Airport West planning application
22 May 2018  Attended Ordinary Meeting of Council
23 May 2018  Chaired ANZAC Day Sub Committee meeting
24 May 2018  Opened Australia’s Biggest Morning Tea event held at Avondale Heights Library
  Attended “My MVB Co-Work” event in Moonee Ponds
  Attended Council’s “Thank You Event for Volunteers” held at the Clocktower Centre, Moonee Ponds
28 May 2018  Attended Tree and Plaque Ceremony in Queens Park for the Late Jonathon Tarascio, former Citizen of the Year
## Reports

### 9.1 76 Fenton Street, Ascot Vale (Lot 36 on LP 15676, Lot 1 on TP 738200P and Lot 1 on TP 648965E) - Construction of four dwellings

**File No:** FOL/18/32  
**Author:** Lachlan Orr  
**Directorate:** Planning & Development

<table>
<thead>
<tr>
<th>Planning File No.</th>
<th>MV/198/2017</th>
</tr>
</thead>
</table>
| **Proposal**      | Construction of two dwellings facing Fenton Street and two facing Hockey Lane  
 imaginable, possibly part double storey and part triple storey |
| **Applicant**     | Ilker Tuncer |
| **Owner**         | Barbara Melny |
| **Planning Scheme Controls** | General Residential Zone  
 imaginable, possibly Public Park and Recreation Zone  
 Incorporating Plan Overlay (Schedule 5) |
| **Planning Permit Requirement** | Clause 32.08-6 – Two or more dwellings  
 Clause 36.02-2 – Buildings and works |
| **Car Parking Requirements** | Required – 8 spaces  
 Proposed – 8 spaces |
| **Restrictive Covenants** | None |
| **Easements**     | Drainage and sewerage easements along western and southern boundaries |
| **Site Area**     | 845 square metres |
| **Number Of Objections** | 17 |
| **Consultation Meeting** | 15 November 2017 |
Executive Summary

- The application seeks planning approval for the construction of four dwellings, with two fronting Fenton Street and two facing onto Hockey Lane. A permit is also required for works within a section of the land located along the Hockey Lane frontage which is within a Public Park and Recreation Zone.

- The site has an area of 845 square metres and is located on the southern side of Fenton Street, Ascot Vale. The site is occupied by a single storey dwelling with outbuildings to the rear.

- The application originally proposed five dwellings and a reduction in the visitor car parking requirement. It was advertised with 14 objections received. Concerns were raised primarily in relation to neighbourhood character, visual bulk and scale, overdevelopment, amenity impacts, parking and traffic impacts and infrastructure impacts.

- A Consultation Meeting was held on 15 November 2017, attended by Councillor Cusack, objectors, the permit applicant and Council’s Planning Officer. In response to concerns raised at the meeting, the applicant formally amended the application on 1 February 2018 by deleting one dwelling and providing a total of four larger dwellings. The amended application was re-advertised with three additional objections received, taking the overall total to 17.

- The application was externally referred to City West Water and referred internally to Council’s Development Engineering Unit (Drainage and Traffic), Commercial Property Unit and Environmentally Sustainable Design (ESD) Officer. Conditional support was provided.

- The amended proposal is consistent with development that has occurred in the immediate surrounds, responding to its respective interfaces to Fenton Street and Hockey Lane. The development is of a high architectural quality, and has been designed to respect the emerging character of the area.

- The proposal achieves a high level of compliance with the quantifiable standards of ResCode with conditions imposed to ensure compliance is achieved for daylight to existing windows, overshadowing and overlooking. These modifications will ensure the development has a suitable presentation to its immediate residential interfaces.

- Overall, this assessment report finds that the proposal demonstrates an adequate level of compliance with the relevant policies and provisions of the Moonee Valley Planning Scheme. It is recommended that a Notice of Decision to Grant a Permit be issued subject to conditions.
Recommendation

That Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/198/2017 for the construction of four dwellings at 76 Fenton Street, Ascot Vale (Lot 36 on LP 15676, Lot 1 on TP 738200P and Lot 1 on TP 648965E), subject to the following conditions:

1. Before the submission of plans for endorsement under the conditions of this permit and before any works commence, an application must be made for the consolidation of Lot 36 on LP 15676, Lot 1 on TP 738200P and Lot 1 on TP 648965E. Within 3 months of registration of the plan of consolidation, a copy of the new title for the land must be submitted to the Responsible Authority.

2. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and an electronic copy must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
   a) The second floor of Dwelling 4 modified to comply with Standard B19 of Clause 55.04-3 (Daylight to Existing Windows) of the Moonee Valley Planning Scheme;
   b) Modifications to ensure no additional shadow is cast over the neighbouring secluded open space area of 76A Fenton Street to comply with Standard B21 of Clause 55.04-5 (Overshadowing) of the Moonee Valley Planning Scheme;
   c) Modifications to the balcony screening of Dwelling 1 to comply with Standard B22 of Clause 55.04-6 (Overlooking) of the Moonee Valley Planning Scheme;
   d) Dimensions and materials of all retaining walls;
   e) Openings provided to the balconies of Dwellings 1 and 2 to increase solar
access;
f) Pedestrian visibility splays provided to comply with Clause 52.06-9 (Design Standards for Car Parking) of the Moonee Valley Planning Scheme;
g) The accessway of Dwelling 1 tapered so that it is constructed along the western boundary at the street frontage, with landscaping relocated to the opposite alignment of the accessway;
h) Each crossover to Fenton Street modified so that it aligns with their respective accessway, and to be constructed in accordance with Condition 17;
i) Details of the vehicle crossing to Hockey Lane, constructed in accordance with Condition 17;
j) Any changes to the stormwater treatment measures and associated annotations as a result of Conditions 4 and 5;
k) Any changes as a result of Condition 8; and
l) A Landscape Plan as required by Condition 9.
When approved, these plans will be endorsed and will form part of this permit.

3. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

4. An amended STORM Rating Report must be submitted simultaneously with the submission of amended plans in accordance with Condition 1. The STORM Rating Report must correctly show the suitable treatment of stormwater from all balcony areas and obtain a minimum 100% to comply with Clause 22.03-4 (Stormwater Management) of the Moonee Valley Planning Scheme.

5. A minimum 30 days prior to any building or works commencing, all Water Sensitive Urban Design (WSUD) details (relating to the WSUD treatment measures nominated in the approved and complying STORM report), such as cross sections and/or specifications, to assess the technical effectiveness of the proposed stormwater treatment measures, must be submitted for approval by the Responsible Authority.

6. A minimum 30 days prior to any building or works commencing, a Construction and Site Management Plan (CSMP) must be submitted to and be approved by the Responsible Authority detailing the construction activity proposed and the site and environmental management methods to be used. The CSMP must be in accordance with Moonee Valley City Council’s CSMP’s Guidelines and Template.
When approved, the CSMP will be endorsed and will form part of this permit.
The development must be carried out in accordance with the endorsed CSMP and the provisions, requirements and recommendations of the endorsed CSMP must be implemented and complied with to the satisfaction of the Responsible Authority.

7. A maximum 30 days following completion of the development, a WSUD Maintenance Program must be submitted to and approved by the Responsible Authority which sets out future operational and maintenance arrangements for
all WSUD measures. The program must include, but is not limited to:

a) Inspection frequency;

b) Cleanout procedures;

c) As installed design details/diagrams including a sketch of how the system operates; and

d) A report confirming completion and commissioning of all WSUD Response initiatives by the author of the WSUD Response and STORM or MUSIC model approved pursuant to this permit, or similarly qualified person or company. This report must be to the satisfaction of the Responsible Authority and must confirm that all initiatives specified in the WSUD Response and STORM or MUSIC model have been completed and implemented in accordance with the approved report.

The WSUD Maintenance Program may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder’s Guide or a Building Maintenance Guide.

8. Before the development commences, an amended Sustainable Design Assessment (SDA) that outlines proposed design initiatives must be submitted to and approved by the Responsible Authority. The SDA must be generally in accordance with the SDA submitted with the application, but modified as follows:

a) Any changes required by Condition 2 of this permit.

Upon approval the SDA will be endorsed as part of this planning permit. The development must incorporate the sustainable design initiatives outlined in the endorsed SDA to the satisfaction of the Responsible Authority.

9. Before the development starts, or any trees or vegetation removed, an amended landscape plan (an electronic copy) prepared by a suitably qualified person or firm shall be submitted to and approved to the satisfaction of the Responsible Authority. The plan must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:

a) Any changes as required by Condition 2 of this permit;

b) Details of planting within the facade of Dwelling 2; and

c) An appropriate irrigation system.

When approved, the landscape plan will be endorsed and will form part of this permit.

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

10. The garden areas shown on the endorsed plan and schedule must only be used as gardens and must be constructed, completed and maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Any tree or shrub damaged, removed or destroyed must be replaced by a tree or shrub of similar size and variety to the satisfaction of the Responsible Authority.
11. Before the buildings approved by this permit are occupied, all retaining walls and boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority if the owner of the adjoining land allows access for the purpose.

12. Buildings or works must not be constructed over or adjacent to any easement or within one metre of an existing Council drainage asset without the prior written consent of Council (or of the authorities or agencies with an interest in the easement) to the satisfaction of the Responsible Authority.

13. Floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

14. Service units, including air conditioning units, must not be located on any of the balconies or terrace areas unless appropriately visually and acoustically screened to the satisfaction of the Responsible Authority.

15. All pipes, fixtures, fittings, ducts and vents servicing any building on the land, other than stormwater downpipes and gutters above the ground floor storey of the building, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

16. Before the buildings approved by this permit are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed in accordance with Clause 55.04-6 (Overlooking) of the Moonee Valley Planning Scheme to the satisfaction of the Responsible Authority.

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

17. Before the buildings approved by this permit are occupied, concrete vehicular crossings must be constructed to suit the proposed driveways in accordance with the Responsible Authority’s specification and any obsolete, disused or redundant vehicle crossings must be removed and the area reinstated to footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.

All vehicle access points must be located a minimum of 1.0 metre from any infrastructure including service pits and on-street parking bays. Alternatively, such assets may be incorporated into the crossover with the prior written consent of the Responsible Authority and the relevant servicing authority/agency. Subsequent works and costs in association with relocation and/or amendment must be incurred at the owner’s cost, to the satisfaction of the relevant servicing authority/agency and the Responsible Authority.

18. Provision must be made for the drainage of the land including landscaped and pavement areas. The discharge of water from the land must be controlled around its limits to prevent any discharge onto any adjoining or adjacent property or streets other than by means of an underground pipe drain which is discharged to an approved legal point of discharge to the satisfaction of the Responsible Authority.
19. An on-site stormwater detention drainage system must be installed on the land to the satisfaction of the Responsible Authority.

Before the development starts a Drainage Layout Plan, including computations and manufacturer’s specifications, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Drainage Layout Plan must be prepared by a Civil Engineer with suitable qualifications to the satisfaction of the Responsible Authority and must depict an on-site stormwater detention drainage system to be installed on the land.

When approved, the Drainage Layout Plan will form part of this permit.

The on-site stormwater detention drainage system must be installed and the provisions, recommendations and requirements of the endorsed Drainage Layout Plan must otherwise be implemented and complied with to the satisfaction of the Responsible Authority.

20. Before the buildings approved by this permit are occupied, all boundary fencing must be erected. The cost of such fencing must be met by the owner and carried out to the satisfaction of the Responsible Authority.

21. The development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkways. Lighting must be located, directed and shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the land.

City West Water Conditions

22. It is essential the owner of the land enters into an agreement with City West Water for the provision of water supply.

23. It is essential the owner of the land enters into an agreement with City West Water for the provision of sewerage.

24. Prior to certification, the Plan of Subdivision must be referred to City West Water in accordance with Section 8 of the Subdivision Act 1988.

End City West Water Conditions

25. This permit will expire if one of the following circumstances applies:

a) The development is not commenced within two (2) years from the date of issue of this permit, or

b) The development is not completed within four (4) years from the date of issue of this permit.

Before the permit expires, or within six (6) months afterwards, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.

If the development commences before the permit expires, within twelve (12) months after the permit expires, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.
Permit Notes

- This is not a building permit under the Building Act 1993. A separate building permit is required to be obtained for any demolition or building works.

- Before the development starts, the permit holder must contact Moonee Valley City Council on 9243 8888 regarding legal point of discharge, vehicular crossings, building over easements, asset protection, road consent/occupancy, etc.

- No on street parking permits will be provided to the occupiers of the land.

- The required on-site detention system must be designed to limit the rate of stormwater discharge from the property to pre-development levels in accordance with the following: Cw=0.4, tc=10mins, tso=5mins, ARI 1 in 5. An ARI of 1 in 10 shall be used for storage and the greater of post development Cw or Cw=0.80.

- All drainage works undertaken must be in accordance with the requirements of Stormwater Drainage Requirements for Development Works as prepared by the Moonee Valley City Council.

- All works undertaken within any existing road reserves must accord with the requirements of Moonee Valley City Council and be to the satisfaction of the Responsible Authority.

- Existing levels along the property line and easements must be maintained. All proposed levels must match to existing surface levels along the property boundary and/or easement. Council will not accept any modifications to existing levels within any road reserve or easement.

- The development authorised by this permit will require the submission of a Construction and Site Management Plan (CSMP) prior to the commencement of any works. All CSMPs are required to be made via Council’s new online system at http://www.mvcc.vic.gov.au/planning-and-building/planning/construction-site-management-plans.aspx or in person at 9 Kellaway Ave, Moonee Ponds.

1. Introduction

1.1 Subject Site and Surrounds

The subject site is located on the southern side of Fenton Street, bounded by Hockey Lane to the rear. The site is generally rectangular in shape with a frontage of 16.76 metres and a total area of approximately 845 square metres. The land falls approximately 5 metres from front to rear. A drainage and sewerage easement runs along the western boundary of the site.
Figure 2: Subject site (76 Fenton Street, Ascot Vale)

The site is occupied by a single storey weatherboard dwelling set back 4.4 metres from the street, finished with a hipped tiled roof. Vehicle access is provided from Fenton Street via a single width crossover at the north-western corner of the site, leading to a garage behind the dwelling.

The site is located within an established residential area featuring varying dwelling typologies and architectural styles, which reflect the high degree of recent development within Fenton Street and nearby Myrnong Crescent, particularly backing on to Hockey Lane. Hockey Lane is a recently formalized two way road which originally provided rear access to properties along Fenton Street and nearby Myrnong Crescent, but is increasingly being populated by dwellings using it as their primary frontage.

Development in the area means older dwellings on small to medium sized lots sit alongside new dwellings and multi-unit developments. Building heights are generally two to three storeys, largely due to the substantial slope from Fenton Street down to Hockey Lane. Dwellings on the southern side of Fenton Street are set back between 2 to 4 metres, whilst dwellings on the northern side sit between 6 to 9 metres. New dwellings facing Hockey Lane exhibit varied front setbacks, with some being built to the street frontage at the garage whilst others are set back between 2 to 4 metres.

The opposite side of Hockey Lane is occupied by the Fenton Street Reserve and Hockey Club, with the Moonee Ponds Creek located approximately 180 metres to the east. The site is located approximately 560 metres east of Mt Alexander Road, and approximately 930 metres south-east of the Moonee Ponds Activity Centre.
1.2 Proposal

As originally advertised, the proposal was for five dwellings and a reduction in the visitor car parking requirement.

(Refer Appendix C – Advertised Plans, separately circulated).

The application was subsequently amended under Section 57A of The Planning and Environment Act 1987 (the Act) on 1 February 2018.

The current proposal is for the construction of four dwellings, summarised as follows:

Table 1

<table>
<thead>
<tr>
<th>No. of dwellings</th>
<th>4 x 3/4 bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of car spaces</td>
<td>8</td>
</tr>
<tr>
<td>Max building height</td>
<td>9.18 metres</td>
</tr>
<tr>
<td>Site coverage</td>
<td>55.45%</td>
</tr>
<tr>
<td>Permeability</td>
<td>35.95%</td>
</tr>
<tr>
<td>Garden area (mandatory minimum 35%)</td>
<td>35.95%</td>
</tr>
</tbody>
</table>

Refer Appendix D – Amended Plans (separately circulated).

2. Background

2.1 Relevant Planning History

There are no historical planning applications for the site.

2.2 Planning Policies and Decision Guidelines

State Planning Policy Framework

Clause 11 Settlement
Clause 15 Built Environment and Heritage
Clause 16 Housing

Local Planning Policy Framework

Clause 21.01 Municipal Profile
Clause 21.03 Vision
Clause 21.04 Sustainable Environment
Clause 21.05 Housing
Clause 21.06 Built Environment
Clause 22.03 Stormwater Management (Water Sensitive Urban Design)

Zoning and Overlays

Clause 32.08 General Residential Zone
Clause 36.02 Public Park and Recreation Zone
Clause 43.03 Incorporated Plan Overlay (Schedule 5)
Particular and General Provisions
Clause 52.06 Car Parking
Clause 55 Two or More Dwellings on a Lot
Clause 65 Decision Guidelines

2.3 Referrals
The following referrals were undertaken:

Table 2

<table>
<thead>
<tr>
<th>External Referrals</th>
<th>Comments/Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>City West Water (s52)</td>
<td>No objection subject to conditions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Internal Referrals</th>
<th>Comments/Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Property Unit</td>
<td>No objection</td>
</tr>
<tr>
<td>Development Engineering (Drainage)</td>
<td>No objection subject to standard conditions</td>
</tr>
<tr>
<td>Development Engineering (Traffic)</td>
<td>No objection subject to conditions</td>
</tr>
<tr>
<td>Environmental Sustainable Design (ESD) Officer</td>
<td>Conditions requiring notations on plans and amended SDA and STORM assessments.</td>
</tr>
</tbody>
</table>

2.4 Public Notification of the Application
Pursuant to Section 52 of the Act, the original application was advertised by mail to adjoining and surrounding properties and notice displayed on site for 14 days. Fourteen (14) objections were received.

Pursuant to Section 57B of the Act, the amended application was re-advertised through the same process as the original application. As a result of this process, three new objections were received.

There is now a total of seventeen (17) objections from the properties listed within Appendix A of this report. A response to these is undertaken at Section 3.6 of this report.

2.5 Consultation Meeting
A Consultation Meeting was held on 15 November 2017, which was attended by Councillor Cusack, objectors, the applicant and Council’s Planning Officer. In response to concerns raised at the meeting, the applicant formally amended the application to delete one dwelling as described above.

3. Discussion
3.1 Does the proposal address the relevant State and Local Planning Policies?
The relevant State and Local Planning Policy Framework clauses are considered to be met. For the large part, State Planning objectives seek to encourage urban consolidation in locations which take advantage of existing commercial and community services and public transport.
The subject site is well serviced by community and commercial amenities. The location of the subject site is considered to lend support for a moderate intensification of residential development such as that proposed. The proposal contributes to the objective of housing diversity by providing alternative dwelling sizes and types which will cater for the increasingly diverse needs of future residents.

The subject site is located within 200 metres of a waterway (Moonee Ponds Creek) and the application would involve significant ground disturbance, which is a trigger for a Cultural Heritage Management Plan (CHMP) to be provided. However the Aboriginal Heritage Regulations 2007 state that the construction of three or more dwellings on a lot size up to 1100 square metres is an exempt activity, unless it is within 200 metres of the coast or Murray River. As the site has an area of 845 square metres, and not near the coast or Murray River, there is no requirement for a CHMP.

The proposal is considered to be capable of compliance with Clause 21.04-3 (Ecologically Sustainable Development), through the submission of an amended Sustainable Design Assessment (SDA).

The development complies with Clause 21.04-7 (Waste) with appropriate provision for the storage and collection of waste from the site.

The proposal has the potential to comply with Clause 22.03 (Stormwater Management – Water Sensitive Urban Design) by providing adequate on-site stormwater treatment, with a condition requiring submission of an amended STORM assessment achieving a minimum 100% rating.

3.2 Does the development accord with the preferred character of the area?

The subject land is identified as being within character area ‘Garden Suburban 3’ within the Moonee Valley Neighbourhood Precinct Profiles 2012.

The development is considered an acceptable response to the immediate context and the preferred character statement of the precinct as follows:

- The design response is consistent with both the emerging and preferred character of the area, and respects the nature of built form in the immediate surrounds. The proposal has a contemporary architectural theme which will positively contribute to the built form character of the area, whilst achieving a respectful and site responsive design outcome.

- The siting and massing of the proposal is compatible with the pattern of development that has occurred in the surrounding area, which has experienced increasing levels of similar infill development. Side setbacks to each street ensure views between buildings are maintained. A substantial visual break is provided through the centre of the site in line with neighbouring secluded open space areas, providing visual relief to the residential interfaces of the site.
• The development provides a reverse living arrangement for all dwellings, with primary secluded open space areas provided through upper level balconies. This is consistent with infill development that has occurred throughout the immediate surrounds, in response to the topography of the land as well as the interface with the reserve to the south-east.

• The height of the development at two to three storeys is consistent with the emerging character of the area. The upper floors of each dwelling are contained centrally and articulated to reduce their dominance as viewed from the street. With modifications discussed under Section 3.4, potential amenity impacts from the height of the proposed dwellings will be appropriately mitigated.

• The development is well articulated through a variety of setbacks, window forms, roofing styles, materials and finishes that together achieve a contemporary and responsive built form. The use of a flat roof form is consistent with the flat roofed dwellings that surround the site along both Fenton Street and Hockey Lane. The materials and finishes generally complement the existing and emerging character of built form in the area, utilising white and brown brickwork and contrasting grey render finishes which are seen throughout each streetscape.

• Adequate areas are provided within the front, side and rear setbacks to accommodate planting which will contribute to the garden character of the area. Canopy planting will be achieved within the front setbacks to Fenton Street maintain its garden setting. Development in Hockey Lane has generally provided smaller areas for landscaping along the street frontage. The development provides for four canopy trees across the frontage, along with a number of smaller shrubs and ground covers. This is an appropriate outcome and is consistent with the varied character of landscaping in the immediate surrounds.

• A 600-900mm brick front fence is proposed to Fenton Street, which is an appropriate outcome within the existing and preferred character of the area. No front fence is proposed to Hockey Lane, which is a consistent theme of all new developments in the street.

• Garaging is suitably recessed within the façade of each dwelling to Fenton Street, sitting below and behind brick canopy features which create a modest presentation to the street.

• Garaging to Hockey Lane is designed in a similar fashion to surrounding developments, sitting flush with the façade with balconies sitting above. A brick framing canopy is again provided which will further reduce the presence of the garaging.
3.3 Is the provision and design of car parking acceptable?

The proposal provides car parking as set out in the table below:

Table 3

<table>
<thead>
<tr>
<th>Requires</th>
<th>Provides</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four three/four-bedroom dwellings</td>
<td>8</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
</tr>
</tbody>
</table>

The proposal provides the required amount of on-site car parking. As discussed under Section 2.3 of this report, Council’s Development Engineering (Traffic) Unit has no objection to the proposed development, subject to conditions. It is noted that any adjustments required to match into the crossover to Hockey Lane will be managed through the standard permit condition.

3.4 Does the proposal comply with the objectives and standards of ResCode?

The proposal is considered to generally comply with the provisions of Clause 55 as set out in the assessment table (refer to Appendix B of this report). A full ResCode assessment can be found on file.

The following points of exception, which have not been satisfied through this development, are listed below with corresponding assessments:

Table 4

<table>
<thead>
<tr>
<th>ResCode Standard</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 55.04-1 (Standard B17) Side and Rear Setbacks</td>
<td>Compliant setbacks at each level are generally achieved or exceeded, however there are variations sought to the first and second floors of Dwelling 4 from the eastern boundary. The reduced setbacks are opposite the existing double storey dwelling at 47 Hockey Lane. The first floor is provided with a setback of 1.4 metres, falling between to 3 to 23cm short of the required setback. This minor variation is considered acceptable as it would not result in any visual or amenity impact due to its positioning alongside neighbouring built form. The second floor setback falls short by up to 1 metre, but will achieve compliance through a condition described below in relation to achieving solar access to neighbouring habitable room windows.</td>
</tr>
<tr>
<td>ResCode Standard</td>
<td>Response</td>
</tr>
<tr>
<td>------------------</td>
<td>----------</td>
</tr>
</tbody>
</table>
| **Clause 55.04-3**  
(Standard B19)  
**Daylight to Existing Windows** | There are a number of habitable room windows of the neighbouring dwellings to the east. The proposal generally provides setbacks which exceed the requirements of this standard, with the exception of the second floor of Dwelling 4 opposite the lower-level habitable room windows of 47 Hockey Lane. At the highest point, a setback of 4.1 metres is required whilst a setback of 3.4 metres is provided.  
It is considered appropriate to require compliance through a condition of permit, which will ensure the level of solar access to the bedrooms of the neighbouring dwelling is not further compromised. |
| **Clause 55.04-5**  
(Standard B21)  
**Overshadowing** | Shadows cast over neighbouring open space areas to the east and west generally fall within the maximum allowed by the standard, with the exception of 76A Fenton Street to the west of Dwelling 1. Presently, this secluded open space area does not receive the required amount of daylight between 9am and 3pm on the equinox. The standard states that a development should not increase the level of overshadowing on an already compromised area.  
The submitted shadow diagrams demonstrate that there will be a minor level of overshadowing cast over each of this area between 9am and 11am. It is considered appropriate to require Dwelling 1 be reduced to eliminate this additional overshadowing. Achieving compliance with this standard will ensure there will be no unreasonable visual or amenity impacts caused by the proposal. |
| **Clause 55.04-6**  
(Standard B22)  
**Overlooking** | Overlooking is generally prevented through boundary fencing, window treatments and balcony screening where required.  
The balcony of Dwelling 1 is provided with a horizontal screening ledge to prevent direct downward views, however there is potential for a diagonal view into the secluded open space area of 22 Myrrong Crescent to the west. This will be addressed through a condition of permit. |
3.5 Works within the Public Park and Recreation Zone and Incorporated Plan Overlay (Schedule 5)

The subject site is made up of three separate land parcels which are all currently associated with the existing dwelling occupying the site.

However the southern parcel, known as Lot 1 on TP 648965E, is within the Public Park and Recreation Zone and affected by the Incorporated Plan Overlay (Schedule 5 – Moonee Ponds Creek Concept Plan) as illustrated in the figure below. These planning controls apply to all of Hockey Lane and the reserve opposite the site.

![Aerial and zoning image illustrating extent of Public Park and Recreation Zone and Incorporated Plan Overlay](image)

In this area, the proposal does not seek to construct any building other than minor works to enable vehicle access to the site as well as associated landscaping. This ensures that the development would not impact on the amenity of traffic operation of Hockey Lane, and would enable safe and efficient vehicle access into the bend utilising the existing crossover. These works are consistent with similar developments which have occurred in the same zone and overlay along Hockey Lane to the east and south.

The proposal complies with the purpose and decision guidelines of the Public Park and Recreation Zone. There would be no impact on any area of public recreation or open space, as the site is separated from the recreation area by the road itself. Similarly, the proposal is consistent with the overlay as there is no impact on the Moonee Ponds Creek located approximately 200 metres to the east.

3.6 Objections (Discussion)

The following table provides a discussion of the concerns raised within the objections to the application:
### Table 5

<table>
<thead>
<tr>
<th>Issue</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood character</td>
<td>As discussed under Section 3.2 of this report, the development is considered to be an appropriate design response in this context.</td>
</tr>
<tr>
<td>Visual bulk and scale</td>
<td></td>
</tr>
<tr>
<td>Overdevelopment</td>
<td>The proposal is considered to achieve a suitable balance between the expected housing growth and the preferred character of the area, and represents an appropriate level of intensification in this context. The proposal is similar in scale to many other developments which have occurred around Hockey Lane.</td>
</tr>
<tr>
<td>Amenity Impacts</td>
<td>Subject to modifications discussed in Section 3.4, the proposal will comply with the relevant standards of ResCode which seek to prevent unreasonable off-site amenity impacts.</td>
</tr>
<tr>
<td>Traffic and parking impacts</td>
<td>As discussed under Section 3.3 of this report, the proposal will provide the required amount of on-site car parking and the design standards of Clause 52.06-9 will be met through conditions where necessary.</td>
</tr>
<tr>
<td>Internal amenity</td>
<td>The development is considered to achieve a suitable level of internal amenity for future occupants. The various configurations of the proposed dwellings provide opportunities for cross-ventilation, daylight penetration as well as other passive sustainable design features nominated in the submitted SDA. The south-facing balconies will achieve access to daylight due to their elevated position, particularly during the morning and afternoon hours, and are supplemented by ground level courtyards. However it is considered that additional openings could be provided to the balconies of Dwellings 1 and 2 to improve solar access. This will be required by condition of any permit issued.</td>
</tr>
<tr>
<td>Issue</td>
<td>Officer Response</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Mandatory garden area</td>
<td>The plans state that a total of 35.95% of the site will be provided with garden area, satisfying the requirement for 35% under Clause 32.08-4.</td>
</tr>
<tr>
<td></td>
<td>A desktop assessment of the plans confirms the mandatory requirement is met, having regard to the recently updated definition of garden area (under Amendment VC143).</td>
</tr>
<tr>
<td>Waste storage/collection</td>
<td>There is ample room within each street frontage for the collection of bins, and each dwelling is provided with a suitable bin storage area.</td>
</tr>
<tr>
<td>Property devaluation</td>
<td>The potential impact on property values cannot be considered within the planning assessment framework.</td>
</tr>
</tbody>
</table>

4. **Human Rights**

The application process and decision making is in line with the *Victorian Charter of Human Rights and Responsibilities 2006* (Section 18 – Taking part in public life).

5. **Conclusion**

The application has been assessed against the relevant provisions of the State Planning Policy Framework, Local Planning Policy Framework, zoning controls, the relevant Particular and General Provisions, and the decision guidelines at Clause 65 of the Moonee Valley Planning Scheme.

Consideration has also been given to the requirements of Section 60(1B) of the *Planning and Environment Act 1987* with respect to the number of objections received. It is determined that the proposal would not have a significant social effect.

It is recommended that Council issue a Notice of Decision to Grant a Planning Permit in accordance with the conditions contained within the recommendation section.

**Appendices**

Appendix A: Location of Objectors  
Appendix B: ResCode Assessment  
Appendix C: Advertised Plans (separately circulated)  
Appendix D: Amended Plans (separately circulated)
# APPENDIX A

**MV/198/2017 – 76 Fenton Street, Ascot Vale**

**Location of Objectors**

<table>
<thead>
<tr>
<th>Address</th>
<th>Postcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Parkhill Road, KEW VIC 3101</td>
<td></td>
</tr>
<tr>
<td>15 Hockey Lane, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>80 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>37 Hockey Lane, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>49 Hockey Lane, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>90 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>87 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>85 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>24 Myrnong Crescent, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>84 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>82 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>78 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>53 Hockey Lane, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>22 Myrnong Crescent, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>51 Hockey Lane, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>83 Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>76a Fenton Street, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
</tbody>
</table>
MV/198/2017 – 76 Fenton Street, Ascot Vale

Clause 55 (ResCode) of the Moonee Valley Planning Scheme

Two or more dwellings on a lot and residential buildings (Clause 55 and Schedule to the General Residential Zone).

Where there is non-compliance, see main report.

<table>
<thead>
<tr>
<th>Title and Objective</th>
<th>Compliance with Standard</th>
<th>Compliance with Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 - Neighbourhood Character Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B2 - Residential Policy Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B3 - Dwelling Diversity Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B4 - Infrastructure Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B5 - Integration with the Street Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B6 - Street Setback Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B7 - Building Height Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B8 - Site Coverage Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B9 - Permeability Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B10 - Energy Efficiency Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B11 - Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B12 - Safety Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B13 - Landscaping Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B14 - Access Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B15 - Parking Location Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B16 - Parking Provision Objectives</td>
<td>Deleted from Clause 55 on 5 June 2012 (VC90). Refer to Clause 52.06 for car parking requirements within main report.</td>
<td></td>
</tr>
<tr>
<td>B17 - Side and Rear Setbacks Objective</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>B18 - Walls on Boundaries Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B19 - Daylight to Existing Windows Objective</td>
<td>✓ Condition</td>
<td>✓</td>
</tr>
<tr>
<td>B20 - North-facing Windows Objective</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B21 - Overshadowing Open Space Objective</td>
<td>✓ Condition</td>
<td>✓</td>
</tr>
<tr>
<td>Title and Objective</td>
<td>Compliance with Standard</td>
<td>Compliance with Objective</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>B22 - Overlooking Objective</td>
<td>✓ Condition</td>
<td>✓</td>
</tr>
<tr>
<td>B23 - Internal Views Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B24 - Noise Impacts Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B25 - Accessibility Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B26 - Dwelling Entry Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B27 - Daylight to New Windows Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B28 - Private Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B29 - Solar Access to Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B30 - Storage Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B31 - Design Detail Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B32 - Front Fences Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B33 - Common Property Objectives</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B34 - Site Services Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

✓ – Complies
x – Non-compliance
N/A – Not applicable
9.2 35 Eglinton Street, Moonee Ponds (Lot 1 on Title Plan 339838L) – Construction of two dwellings

File No: FOL/18/32
Author: Wen Wang
Statutory Planning Officer
Directorate: Planning & Development

<table>
<thead>
<tr>
<th>Planning File No.</th>
<th>MV/840/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal</td>
<td>Construction of two dwellings</td>
</tr>
<tr>
<td>Applicant</td>
<td>IDC Builders P/L</td>
</tr>
<tr>
<td>Owner</td>
<td>Mr M Tandora and Mrs J Tandora and Mrs D Tandora and Mr R Lovrencic</td>
</tr>
<tr>
<td>Planning Scheme Controls</td>
<td>General Residential Zone</td>
</tr>
<tr>
<td>Planning Permit Requirement</td>
<td>Clause 32.08-6 – Construct two or more dwellings on a lot</td>
</tr>
<tr>
<td>Car Parking Requirements (Clause 52.06)</td>
<td>Required: 4 car spaces</td>
</tr>
<tr>
<td></td>
<td>Proposed: 4 car spaces</td>
</tr>
<tr>
<td>Bicycle Requirements</td>
<td>N/A</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
<td>N/A</td>
</tr>
<tr>
<td>Easements</td>
<td>None, however, the subject site has rights to access a drainage and sewerage easement abutting the rear (south) boundary.</td>
</tr>
<tr>
<td>Site Area</td>
<td>596 square metres</td>
</tr>
<tr>
<td>Number Of Objections</td>
<td>Thirteen (13) from 12 properties</td>
</tr>
<tr>
<td>Consultation Meeting</td>
<td>21 March 2018</td>
</tr>
</tbody>
</table>
Executive Summary

- The application seeks approval for the construction of two triple storey dwellings.

- The site is 596 square metres in area and is located on the southern side of Eglinton Street. The site is within a General Residential Zone and is not affected by any overlay controls.

- The application was advertised and thirteen (13) objections received. Concerns were raised in relation to: neighbourhood character, built scale and massing, garden area, off-site amenity impacts, plan accuracy, property devaluation, car parking and traffic.

- A Consultation Meeting was held on 21 March 2018, which was attended by Cr Marshall, objectors, the permit applicant and Council Planning Officer. While no resolution was achieved at the meeting, the applicant presented informal amended plans in an effort to respond to the concerns raised in the objections. Following the Consultation Meeting, the informal amended plans were submitted to Council for final assessment. The revised plans address some of the objector concerns with modifications to front setback, reduction of development height, reduction of the building envelope at the second floor level (Informal Amended Plans refer Appendix D – separately circulated).

- The application was internally referred to Council’s Development Engineering (Drainage) Unit and Development Engineering (Traffic). Conditional support to the application was provided.

- The proposal demonstrates an adequate level of compliance with the relevant policies and provisions of the Moonee Valley Planning Scheme. It proposes an appropriate intensification of residential development in a well-established area, which is close to the commercial core area in Moonee Ponds, train station and primary school.

- The proposal achieves a high level of compliance against the standards of ResCode with only two areas of technical non-compliance being street setback and energy efficiency. These matters will be addressed with conditions and justification for variation respectively within this assessment report.

- Subject to the modifications, this assessment report finds the proposal demonstrates an adequate level of compliance with the relevant policies and provisions of the Moonee Valley Planning Scheme.
Recommendation

That Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/840/2017 for the Construction of two dwellings at 35 Eglinton Street, Moonee Ponds (Lot 1 on Title Plan 339838L), subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and an electronic copy must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:

   a) Modifications to the dwellings in accordance with the plans prepared by IDC Builders, drawings TP01-TP10 (Revision 2, dated 20 March 2018) but further modified to show:

      (i) Dwelling 1 street setback at the first floor level (plan TP05) to be reduced from 7.58 metres to 6.58 metres; rear setback at the first floor level to be increased from 7.91 metres to 8.91 metres with no modifications to the side setbacks or overall building height;

      (ii) Dwelling 2 street setback at the first floor level (plan TP05) to be reduced from 7.65 metres to 6.65 metres; rear setback at the first floor level to be increased from 7.93 metres to 8.93 metres with no modifications to the side setbacks or overall building height;

      (iii) As a result of Conditions 1a)(i) and (ii) the driveway gradients to be modified in accordance with Clause 52.06 (Car parking) of the Moonee Valley Planning Scheme;
(iv) Render to the external walls modified to timber weatherboard or brick;
(v) Side elevation for Dwelling 2 to be titled as ‘West Elevation’; and
(vi) Pedestrian visibility splay on the western side of driveway associated with Dwelling 2 to be annotated on plans TP01 and TP04.

b) Existing crossover to be upgraded and proposed crossover to be constructed in accordance with Council’s Vehicle Crossing Policy;
c) Height of the front fence to be increased from 900mm to 1200mm;
d) Location and details of all Water Sensitive Urban Design measures outlined with the satisfactory STORM Rating Report under Condition 3 of this permit;
e) A notation to indicate the existing electricity support pole within the subject site to be kept clear of the proposed driveway to Dwelling 1 or alternately relocated with any associated costs to be borne by the permit holder; and
f) A Landscape Plan in accordance with Condition 17 of this permit.

When approved, these plans will be endorsed and will form part of this permit.

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

3. An amended STORM assessment report/s must be submitted simultaneously with the submission of amended plans in accordance with Condition 1. The STORM Assessment must obtain a minimum 100% to comply with Clause 22.03-4 (Stormwater Management) of the Moonee Valley Planning Scheme.

4. A minimum 30 days prior to any building or works commencing, all Water Sensitive Urban Design (WSUD) details relating to the WSUD treatment measures nominated in the satisfactory STORM report, such as cross sections and/or specifications, to assess the technical effectiveness of the proposed stormwater treatment measures, must be submitted for approval by the Responsible Authority.

5. A minimum 30 days prior to any building or works commencing, a WSUD Site Management Plan must be submitted to and approved by the Responsible Authority detailing the site and environmental management methods to be used. The plan must include, but is not limited to:

a) A statement or report outlining all construction measures to be taken to prevent litter, sediments and pollution from entering the stormwater systems.

Once submitted and approved the works detailed by the WSUD Site Management Plan must be carried out to the satisfaction of the Responsible Authority.

6. A maximum 30 days following completion of the development, a WSUD Maintenance Program must be submitted to and approved by the Responsible Authority which sets out future operational and maintenance arrangements for all WSUD measures. The program must include, but is not limited to:
a) Inspection frequency;

b) Cleanout procedures;

c) As installed design details/diagrams including a sketch of how the system operates; and

d) A report confirming completion and commissioning of all WSUD Response treatment measures written by the author of the WSUD Response and STORM or MUSIC model approved pursuant to this permit, or licensed installing/commissioning plumber, or similarly qualified person or company. This report must be to the satisfaction of the Responsible Authority and must confirm that all WSUD treatment measures specified in the WSUD Response and STORM or MUSIC model have been completed and implemented in accordance with the approved report.

The WSUD Maintenance Program may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder’s Guide or a Building Maintenance Guide.

7. Floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

8. Before the buildings approved by this permit are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed in accordance with Clause 55.04-6 (Overlooking objective) of the Moonee Valley Planning Scheme to the satisfaction of the Responsible Authority.

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

9. All pipes, fixtures, fittings, ducts and vents servicing any building on the land, other than gutters above the ground floor storey of the building, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

10. Before the buildings approved by this permit are occupied, all boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority if the owner of the adjoining land allows access for the purpose.

11. Before the buildings approved by this permit are occupied, all boundary fencing must be erected as per the endorsed plans. The cost of such fencing must be met by the owner and carried out to the satisfaction of the Responsible Authority.

12. Buildings or works must not be constructed over or adjacent to any easement or within one metre of an existing Council drainage asset without the prior written consent of Council (or of the authorities or agencies with an interest in the easement) to the satisfaction of the Responsible Authority.

13. Before the building/s approved by this permit is/are occupied, the areas set aside for the parking of vehicles, together with the associated driveways and access lanes as shown on the endorsed plans must be:

  a) Constructed;
b) Available for use in accordance with the endorsed plans;
c) Properly formed to such levels and drained so that they can be used in accordance with the endorsed plans; and
d) Finished with a permanent trafficable surface (such as concrete, asphalt or paving),
in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

The area set aside for the parking of vehicles, together with the associated driveways and access lanes as shown on the endorsed plans must:
a) Be maintained and made available for such use; and
b) Not be used for any other purpose,
to the satisfaction of the Responsible Authority.

14. Before the buildings approved by this permit are occupied, concrete vehicular crossings must be constructed to suit the proposed driveways in accordance with the Responsible Authority’s specification and any obsolete, disused or redundant vehicle crossing(s) must be removed and the area reinstated to footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.

All vehicle access points must be located a minimum of 1.0 metre from any infrastructure including service pits. Alternatively, such assets may be incorporated into the crossover with the prior written consent of the Responsible Authority and the relevant servicing authority/agency. Subsequent works and costs in association with relocation and/or amendment must be incurred at the owner’s cost, to the satisfaction of the relevant servicing authority/agency and the Responsible Authority.

15. Provision must be made for the drainage of the land including landscaped and pavement areas. The discharge of water from the land must be controlled around its limits to prevent any discharge onto any adjoining or adjacent property or streets other than by means of an underground pipe drain which is discharged to an approved legal point of discharge to the satisfaction of the Responsible Authority.

The following street tree/nature strip protection measures must be undertaken;
a) The street tree located within the Eglinton Street frontage of the land must be barricaded out using portable cyclone fencing for the duration of the development. Costs of such fencing must be borne by the developer and/or permit holder;
b) No pruning of the street tree located within the Eglinton Street frontage of the land is to be undertaken by any party other than Moonee Valley City Council; and
c) No building materials are to be stacked and/or dumped on any nature strip during construction.

16. Before the development starts, or any trees or vegetation removed, a landscape plan (an electronic copy) prepared by a suitably qualified person or firm shall be
submitted to and approved to the satisfaction of the Responsible Authority. The landscape plan must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:

a) Any changes required by Condition 1 of this permit;
b) A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant;
c) The provision of one (1) canopy tree (minimum of 4 metres at a mature height) to each dwelling within the front setback;
d) The provision of adequately sized canopy trees along both side boundaries generally in accordance with the Ground Floor Plan drawing number TP04 (Revision 02, Dated 20 March 2018);
e) The use of drought tolerant species;
f) Features such as paths, paving and accessways shown on ground floor plan;
g) All planting abutting the accessway(s) and land frontage to have a maximum mature height of no more than 900mm in accordance with Clause 52.06-9 (Design Standards for car parking) of the Moonee Valley Planning Scheme; and

h) An appropriate irrigation system.

When approved, the landscape plan will be endorsed and will form part of this permit.

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

17. The garden areas shown on the endorsed plan and schedule must only be used as gardens and must be constructed, completed and maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Any tree or shrub damaged, removed or destroyed must be replaced by a tree or shrub of similar size and variety to the satisfaction of the Responsible Authority.

18. This permit will expire if:

a) the development does not start within two (2) years of the date of issue of this permit, or
b) the development is not completed within four (4) years of the date of issue of this permit.

Before the permit expires, or within six (6) months afterwards, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.

If the development commences before the permit expires, within twelve (12) months after the permit expires, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.
Permit Notes

- This is not a building permit under the Building Act. A separate building permit is required to be obtained for any demolition or building works.

- Before the development starts, the permit holder must contact Moonee Valley City Council on 9243 8888 regarding legal point of discharge, vehicular crossings, building over easements, asset protection, road consent/occupancy etc.

- The pump system is to be in accordance with AS3500.3:2003 Section 9 and is to be installed by a person with suitable qualifications to the satisfaction of the Responsible Authority.

- Council will not be responsible for any damage to the land or neighbouring properties in the event that the pump system fails due to mechanical failure, exceedance of maximum design rainfall or otherwise. Property owner/s may face liability for any damage to neighbouring properties as a result of such failure.

- The use of an underground pump system is only considered an interim measure. Should an easement drain be constructed in future via a Special Charge Scheme, the owner may be required to contribute to the cost of the construction of an easement drain.

- All works undertaken within any existing road reserves must accord with the requirements of Moonee Valley City Council and be to the satisfaction of the Responsible Authority.

- No on street parking permits will be provided to the occupiers of the land.

1. Introduction

1.1 Subject Site and Surrounds

The subject site is located on the southern side of Eglinton Street. The land is rectangular in shape, with a width of 15.26 metres along the front and a depth of 39.03 metres. The overall site area is 596 square metres. A notable feature is the sloping nature of the land with a fall 3.23 metres from north to south, and from 0.73 metres from south to west.

The site currently accommodates a single storey brick dwelling with vehicle access along its eastern boundary. Low to moderate levels of landscaping are found throughout the site. An established street tree which is adjacent to the existing crossover is proposed to be unaltered.

The surrounding area is comprised of predominantly residential zoned land use and developed for residential purposes. The architectural style within the vicinity is predominantly Victorian and Edwardian era dwellings. There are some contemporary dwellings being at the western end of Eglinton Street along with numerous examples of double storey dwellings within the area. In addition, multi-dwelling developments are evident at No.57, 73, 120, 134 and 145 Eglinton Street.

The subject site is approximately 700 metres south of the Moonee Ponds train station, and the commercial core area in Puckle Street. Moonee Ponds West Primary School is located 350 metres to the west of the site.
The site is 600 metres north of the commercial area on the corner of Maribyrnong Road and Union Road.

![Figure 2: The subject site](image)

### 1.2 Proposal

The proposal seeks planning approval for the construction of two (triple storey) dwellings, each dwelling is designed with four bedrooms and a double garage. The proposal can be summarised as follows:

**Table 1**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of dwellings</td>
<td>2 dwellings</td>
</tr>
<tr>
<td>No. of car spaces</td>
<td>4 car spaces</td>
</tr>
<tr>
<td>Max Building Height</td>
<td>7.79 metres (on the Eglinton street frontage) with the balance of the building ranging between 6.7 metres to 9.38 metres in height</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>50.56%</td>
</tr>
<tr>
<td>Permeability</td>
<td>38.69%</td>
</tr>
<tr>
<td>Garden Area</td>
<td>31%</td>
</tr>
</tbody>
</table>

It is noted that the garages are not considered as basement car park according to the ‘Basement’ definition stipulated at Clause 72 of the Moonee Valley Planning Scheme. This is because each garage projects more than 1.2 metres above ground level.

Informal amended plans (Revision 2) were presented at the Consultation Meeting. Following the meeting, the amended plans were provided to Council for final assessment, the variations are:
• decreased overall building height by 294mm;
• a reduction of the uppermost floor level envelop from the rear boundary by 2.6 metres;
• increased front setback by 375mm and 365mm at the first floor level for Dwellings 1 and 2, respectively; and
• increased front setback by 500mm and ground floor level for Dwellings 1 and 2, respectively.

Refer Appendix D (separately circulated) – Informal Amended Plans.
For the purpose of comparison, the original advertised plans have been included in Appendix C (separately circulated).

2. Background

2.1 Relevant Planning History
There are no historical planning applications for the site.

2.2 Planning Policies & Decision Guidelines

State Planning Policy Framework
Clause 9 Plan Melbourne
Clause 11 Settlement
Clause 15 Built Environment and Heritage
Clause 16 Housing
Clause 18 Transport

Local Planning Policy Framework
Clause 21.01 Municipal Profile
Clause 21.03 Vision
Clause 21.04 Sustainable Environment
Clause 21.05 Housing
Clause 21.06 Built Environment
Clause 22.03 Stormwater Management

Zoning and Overlays
Clause 32.08 General Residential Zone

Particular and General Provisions
Clause 52.06 Car Parking
Clause 55 Two or More Dwellings on a Lot
Clause 65 Decision Guidelines

2.3 Referrals

External
No external referrals were required.
### Internal

<table>
<thead>
<tr>
<th>Department/Officer</th>
<th>Comments/Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Engineering (Traffic)</td>
<td>No objection subject to the following alterations:</td>
</tr>
<tr>
<td></td>
<td>• double garage must be 5.5m x 6m, in line with the Moonee Valley Planning Scheme. This area to be clear of all bins, storage and other obstructions.</td>
</tr>
<tr>
<td></td>
<td>• update existing crossover in line with Council’s Vehicle Crossing Policy.</td>
</tr>
<tr>
<td></td>
<td>• proposed crossover to be constructed in line with Council’s Vehicle Crossing Policy.</td>
</tr>
<tr>
<td></td>
<td>• existing Telstra Pit located 1.0m within a proposed crossover to be amended to the satisfaction of the Responsible Authority.</td>
</tr>
<tr>
<td></td>
<td>• if the existing pole within the subject site is to be retained, the driveway to be clear of this pole. Permi conditions be included in permit to address all the above issues.</td>
</tr>
<tr>
<td>Development Engineering (Drainage)</td>
<td>Standard drainage conditions and notes to be included in any permit issued.</td>
</tr>
<tr>
<td>Environmental Sustainable Design (ESD)</td>
<td>Planning Officer undertook assessment of the STORM Rating Report (Transaction ID: 557379), the STORM report is acceptable. Nevertheless, the STORM report might need to be updated as the consequence of change to roof catchment areas required by Condition 1. An amended STORM Report is therefore required by a permit condition.</td>
</tr>
</tbody>
</table>

#### 2.4 Public Notification of the Application

Pursuant to Section 52 of the *Planning and Environment Act 1987*, the application was advertised by mail to adjoining and surrounding properties, with one (1) notice displayed on site for 14 consecutive days.

As a result, a total of 13 objections were received from the properties contained within Appendix A of this report. The objections were discussed under Section 3.5 of this report.

The informal amended plans were not re-advertised as it was considered that no further material detriment would arise beyond the original
advertised plans. The proposed changes are outlined in Section 1.2 of this report.

2.5 Consultation Meeting

A Consultation Meeting was held on 21 March 2018, attended by Cr Marshall, objectors, the permit applicant and Council’s Planning Officer. No resolution was achieved at the meeting.

3. Discussion

3.1 Does the proposal address the relevant State and Local Planning Policy Framework?

The proposal is considered to comply with the relevant State and local Planning Policies. Generally, these objectives seek to encourage urban consolidation in locations which take advantage of existing commercial and community services and public transport.

The proposal contributes to the objective of housing diversity by providing a mix of dwelling sizes and configurations which will cater for the increasingly diverse needs of future residents. The subject site is located in reasonable proximity to commercial areas, public reserves, education facilities and public transport options.

The proposal has the ability to comply with the environmental sustainable design principles regarding STORM Rating, subject to conditions on any permit might be issued.

The proposal accords with objectives of Clause 21.04-7 (Waste) of the Moonee Valley Planning Scheme and can be adequately catered for by Council’s waste collection service.

3.2 Does the proposal accord with the relevant character of the area?

The subject land is identified as being within character area ‘Garden Suburban 1’ within the Moonee Valley Neighbourhood Character Precinct Profiles 2012.

The development is considered an acceptable response to the immediate context and the preferred character statement of the precinct as follows:

- As mentioned in the Section 1.1 of this report, the surrounding architectural styles of Eglinton Street are predominantly Victorian and Edwardian, with several modern infill developments evident in the street. The proposal has incorporated the key characteristics of the remaining traditional dwellings in terms of the built form, siting, fenestration and design details. The proposed architectural style is considered to complement the identified values of existing older buildings in Eglinton Street.

- The subject site is located within a General Residential Zone which allows for development of 11 metres in height and the Neighbourhood Character Precinct Profile accepts development up to three (3) storeys in height. The proposed building form is consistent with the requirements of the policies.
Whilst the development is proposed to be three levels, the garage levels are adequately submerged and would protrude only 0.7 metres above the footpath level. With reference to the overall building height, the proposal is 0.65 metres lower than the double storey building at No.37 Eglinton Street, and 1.54 metres higher than the single storey building at No.33 Eglinton Street. It is considered the proposal provides a graduated height between existing dwellings and will comfortably fit when viewed within the streetscape context.

- The siting and massing of the development is consistent with the development pattern in the immediate and wider area, such as the existing dwellings at No.1, 3 and 25-29, 73 on the southern side of Eglinton Street, No.6-24, 42-48 on the northern side of the street and numerous examples further to the west in Eglinton Street.

- The development is highly articulated through the use of varied setbacks, design details, materials and finishes on all levels to provide an appropriate level of visual interest.

- The overall building massing appropriately responds to the streetscape and the slope of the land with graduating building heights across the length of the site employing a mix of roof forms and design detailing. Further, the amended plans have sought to improve the transition of building heights with a total height reduction of 294mm for the development comparative to the initially advertised scheme. These changes, coupled with a reduction of the second floor level footprint by 2.6 metres provide for an acceptable design response.

- The garages are proposed to be constructed on both boundaries. Nevertheless, the garages are well setback from the frontage by 9.45 metres allowing the dwelling façade to project forward at the ground floor level. Moreover, the garage walls will adequately sit below the street level due to the proposed degree of site cut. With the provision of a front fence (to be increased in height via a condition) and landscaping within the front setback, the garages will be largely visually concealed from Eglinton Street. As such, the proposal is not considered to have an unreasonable detrimental visual impact on the streetscape in this instance.

- The street setback is setback by 7.58-7.65 metres which is in excess of the required street setback by 1.9-1.97 metres. The prevailing street setbacks in Eglinton Street area ranged between 3.6-7 metres. Subject to permit conditions, the street setback will be reduced to 6.58-6.65 metres respect the prevailing street setbacks in Eglinton Street.

- The proposed roof style complements the prevailing hipped or gabled roof forms evident nearby.

- The use of render to the external walls is inconsistent with the Garden Suburban 1 precinct profile with reference to building materials, however this issue can be resolved via a permit condition.
• A 900mm high front fence is proposed. It is considered appropriate to increase the fence height up to 1.2 metres to better visually conceal the garages further reducing the presence of the boundary-to-boundary garage structure dominance. The increased fence height is consistent with the streetscape and Garden Suburban 1 precinct profile.

• Sufficient areas within the front and rear setbacks have been provided for an adequate landscaping response. A landscape plan will be required by permit conditions.

3.3 Does the proposal comply with Clause 52.06 (Car Parking)?

Table 2

<table>
<thead>
<tr>
<th>Dwelling Configuration</th>
<th>Requires</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 x four-bedroom dwellings</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

The design of car spaces and accessways complies with the requirements of Clause 52.06. The application was referred to Council Development Engineering (Traffic) Unit who have provided conditional consent to the proposal.

3.4 Does the proposal comply with the requirements of Clause 55 (Two or more dwellings on a lot)?

The proposal is considered to generally comply with the provisions of Clause 55 as set out in the assessment table (refer to Appendix B).

The following points of exception, which have not been satisfied through this development are listed below:

Table 3

<table>
<thead>
<tr>
<th>ResCode</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 55.02-1 Neighbourhood Character Objectives (Standard B1)</td>
<td>As previously highlighted, the proposed building materials and colours schedule is not entirely responsive to the streetscape character. The majority of dwellings in Eglinton Street is constructed with brick or weatherboard or a combination of both materials. The use of render on the façades should be replaced with either brick or weatherboard to respect the existing neighbourhood character.</td>
</tr>
</tbody>
</table>
Republican

<table>
<thead>
<tr>
<th>ResCode</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 55.03-1 Street setback objective (Standard B6)</td>
<td>The required street setback is 5.66 metres in this instance. The prevailing street setbacks in Eglinton Street are ranged between 3.6-7 metres. The proposed street setback is 7.58-7.65 metres exceeding the statutory requirement by 1.92-1.99 metres. It is considered that if the street setback was to be reduced by 1 metre, the proposal would provide street setback which is consistent with the existing siting pattern in Eglinton Street. The revised setback would still need to vary Standard B6 by 1.12 metres, however, the proposal would meet the objective of Clause 55.03-1 (Street setback).</td>
</tr>
<tr>
<td>Clause 55.03-5 Energy Efficiency Objectives (Standard B10)</td>
<td>Due to the site orientation, it is not feasible nor practicable to locate the living rooms and private open space areas on the northern side of the development. The development has been designed to comply with the objective of Clause 55.03-5.</td>
</tr>
</tbody>
</table>

3.5 Objections

Table 4: Response to the objections

<table>
<thead>
<tr>
<th>Issue</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Character(building height, boundary to boundary construction, visual bulk and dominance of the street, inappropriate street setback)</td>
<td>These matters have been discussed in Section 3 of this report. Subject to conditions to moderately alter the street setback and external building material, the proposal is acceptable. In relation to visual bulk, the first floor level is setback by 7.9 metres from the rear boundary in line with the level below. Whilst this rear setback complies with Standard B17 of Clause 55.04-1 (side and rear setbacks), the level of visual bulk would be reduced if the rear setback was to be increased by another 1 metre. Consequently, the first floor would be staggered from the ground floor further breaking up the scale of the built form on the east and west elevations. A permit condition will require the rear setback to be reduced.</td>
</tr>
<tr>
<td>Issue</td>
<td>Officer Response</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Site layout and building massing, garden area requirement non-compliance | Refer to Sections 1.2 and 3 of this report.  
The proposal complies with the minimum 30% garden area requirement.  |
| Off-site amenity impacts (overlooking, loss of privacy, overshadowing, boundary wall heights, loss of southward view) | The proposal complies with the relevant standards of ResCode in relation to overlooking, overshadowing and walls on boundary.  For a full Clause 55 assessment refer Section 3.4 of this report and **Appendix B**.  
The proposal is not considered to unreasonably restrict principal view lines and vistas within the immediate context. |
| Car Parking/Traffic (insufficient on-site parking, increased traffic within the area, on-street car parking availability) | The proposal complies with Clause 52.06 (Car Parking) and Clause 55.03-9 (Access) of the Moonee Valley Planning Scheme.  
It is noted that each driveway could be used for accommodating the third vehicle to offset net loss of one on-street car parking as a result of the creation of crossover. The balance nature strip between two crossovers is 6.7 metres in length which would be adequate to accommodate one on-street car parking.  
Further, Council’s Development Engineering (Traffic) Unit have raised no objection to the proposal subject to conditions. |
| Plan accuracy (inaccuracies of the overshadowing diagrams and overlooking) | The proposal complies with Clause 55.04-5 (Overshadowing) and Clause 55.04-6 (Overlooking) of the Moonee Valley Planning Scheme. |
| Property devaluation | This is not a valid planning consideration. |
| Precedent | It is considered that the proposal is generally in accordance with the relevant policies of the Planning Scheme, any similar proposals will be assessed on its merits against the relevant planning policies. |
4. **Human Rights**

The application process and decision making is in line with the Victorian Charter of Human Rights and Responsibilities 2006 (Section 18 – Taking part in public life).

5. **Conclusion**

The application has been assessed against the relevant provisions of the State Planning Policy Framework, Local Planning Policy Framework, zoning controls, the relevant Particular and General Provisions, and the decision guidelines at Clause 65 of the Moonee Valley Planning Scheme.

Additionally, consideration has been given to the requirements of Section 60(1B) of the Planning and Environment Act 1987 with respect to the number of objections received, and it is determined that the proposal would not have a significant social effect.

It is considered the proposal demonstrates general compliance with the requirements of these provisions and policies. The application is supported as detailed in the recommendation section.

**Appendices**

Appendix A: List of Objectors  
Appendix B: Clause 55 Assessment  
Appendix C: Advertised Plans (separately circulated)  
Appendix D: Informal Amended Plans (separately circulated)
Objectors List for MV/840/2017 at 35 Eglinton Street, MOONEE PONDS

Objector’s Mailing Address

<table>
<thead>
<tr>
<th>Address</th>
<th>Postcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>31 Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>PO Box 492, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>37 Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>42 Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>38a Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>PO Box 815, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>1a Puckle Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>PO Box 492, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>54 Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>31 Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>PO Box 621, ASCOT VALE VIC 3032</td>
<td></td>
</tr>
<tr>
<td>39 Eglinton Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
</tbody>
</table>
**APPENDIX B**

Clause 55 of the Moonee Valley Planning Scheme

Two or more dwellings on a lot and residential buildings (Clause 55 and Schedule to the General Residential Zone).

Where there is non-compliance, see Section 3.4 of the report.

<table>
<thead>
<tr>
<th>Title and Objective</th>
<th>Complies with Standard</th>
<th>Complies with Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 - Neighbourhood Character</td>
<td>✓ subject to condition</td>
<td>✓</td>
</tr>
<tr>
<td>B 2 - Residential Policy</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 3 - Dwelling Diversity</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B 4 - Infrastructure Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 5 - Integration with the Street Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B6 - Street Setback Objective</td>
<td>X Variation is acceptable</td>
<td>✓</td>
</tr>
<tr>
<td>B7 - Building Height Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B8 - Site Coverage Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B9 - Permeability Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B10 - Energy Efficiency Objectives</td>
<td>X Variation is acceptable</td>
<td>✓</td>
</tr>
<tr>
<td>B 11 - Open Space Objective</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>B 12 - Safety Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 13 - Landscaping Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 14 - Access Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 15 - Parking Location Objectives</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>B16 – Parking Provision                                Deleted from Clause 55 on 5 June 2012 (VC90). Refer to</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Objective</td>
<td>Clause 52.06 for car parking requirements under Section 3.4</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>B 17 - Side and Rear Setbacks Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 18 - Walls on Boundaries Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 19 - Daylight to Existing Windows Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 20 - North-facing Windows Objective</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>B 21 - Overshadowing Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 22 - Overlooking Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 23 - Internal Views Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 24 - Noise Impacts Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 25 - Accessibility Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 26 - Dwelling Entry Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 27 - Daylight to New Windows Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 28 - Private Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 29 - Solar Access to Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 30 - Storage Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 31 - Design detail objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 32 - Front Fences Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B 33 - Common Property Objectives</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>B 34 - Site Services Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

✓ - complies
x - non-compliance
N/A - not applicable
9.3 Council Plan 2017-2021 (Annual Review)

File No: FOL/18/32
Author: Julie Tipene-O’Toole
Coordinator Corporate Planning
Directorate: Organisational Performance

Purpose
To seek endorsement from Council to undertake an annual review of the Council Plan 2017-21.

Executive Summary
- A review of the Council Plan 2017-21 will commence following endorsement from Council.

Recommendation
That Council endorses an annual review of the Council Plan 2017-21 to align with MV2040.

Background
The Council Plan 2017-2021 (Council Plan) was adopted on 27 June 2017.

Discussion
Section 125 (7) of the Local Government Act 1989 (Act) states that “(A) at least once in each financial year, a Council must consider whether the current Council Plan requires any adjustment in respect of the remaining period of the Council Plan”. This legislat ed consideration must take place in this financial year, since adoption on 27 June 2017.

The draft MV2040 Strategy (MV2040), subject to adoption on 26 June 2018 will guide the Council Plan (Year 2). The annual review of the Council Plan would include an alignment to MV2040.

Consultation
The outcome of the annual review will determine whether any consultation is required.

Implications
1. Legislative
   The annual review will be conducted according to section 125 of the Act.

2. Council Plan / Policy
   In presenting this report, Council is working to achieve its strategic objective to foster a culture of accountability and transparency in accordance with Council Plan 2017-2021, Theme 5: Resilient organisation - A resilient organisation that
is sustainable, innovative, engaging and accountable - Good governance is everyone’s responsibility.

3. **Financial**
   
   There are no financial implications.

4. **Environmental**
   
   There are no environmental implications.

**Conclusion**

The Council Plan sets the strategic direction and priorities for the organisation and Council must consider whether adjustments are required.

**Appendices**

Nil.
9.4 Budget 2018/2019

File No: FOL/18/32  
Author: Damian Hogan  
Manager Finance  
Directorate: Organisational Performance

Purpose

Executive Summary
- In accordance with Sections 127 and 130 of the Local Government Act 1989 and Regulation 8 of the Local Government (Planning and Reporting) Regulations 2014, Council is required to prepare and adopt an Annual Budget by 30 June and submit it to the Minister within 28 days after adoption.
- The Budget establishes a direction for the future to support the achievement of the objectives and outcomes of the Council Plan 2017-2021.
- The Budget includes a 2.25 per cent rate rise for 2018/2019.
- The Budget proposes no borrowings.
- The pensioner rebate scheme has again been extended at $20 for eligible pensioners and is in addition to the State Government Eligible Pensioner Rebate.
- The Budget provides detailed information with regard to the major impacts for 2018/2019. It also provides details with respect to Council’s financial management principles to ensure a financially sustainable future.
Recommendation

That Council:

1. a) Adopts the Annual Budget 2018/2019 (provided as Appendix A separately circulated) with the following additions:
   - $13,000 contribution to Moonee Valley Toy Library Avondale Heights Branch;
   - Fairbairn Park, Ascot Vale – Temporary change facility $400,000; and
   - Maribyrnong Park, Moonee Ponds - Temporary change facility $400,000

b) Adopts the Strategic Resource Plan 2018/2019 to 2021/2022 as per Appendix B (separately circulated)

c) Adopts the Rating Strategy 2018/2019 as per Appendix C (separately circulated); and

d) Adopts Long-Term Capital Works Plan to 2039-2040 as per Appendix D and detailed in confidential Appendix E (separately circulated) with the following changes:
   - Fairbairn Park, Ascot Vale – New Pavilion – Move from medium to immediate delivery timeframe
   - Maribyrnong Park, Moonee Ponds - New Pavilion – Move from medium to short delivery timeframe
   - Streetscape works re-prioritised to better align with anticipated growth and needs of the community

2. In response to the submissions received and heard at the Special Committee of Council held 5 June 2018, allocate from Council’s Community Grants 2017/2018 Budget $20,000 to the Trieste Social Club. Provision from the 2017/18 Budget can be accommodated as the Community Grants budget is forecast to be underspent by some $21,000 in 2017/18. The investigation of opportunities to fit out facilities for Art Performance will be funded out of 2018/2019 operating budget so no additional funding is needed. A late submission received from Buckley Park Tennis Club and officer comments on the submission are included in Appendix F.

3. Authorises the Chief Executive Officer to give public notice of this decision in accordance with Section 129 of the Local Government Act 1989.

4. Responds to those who lodged a submission on the Proposed Budget 2018/2019 in writing advising of Council’s decision and the reason for the decision in accordance with Section 223(1) (d) of the Local Government Act 1989.

5. Grants a rebate in relation to rates and charges to all Moonee Valley residents eligible within the meaning of the State Concessions Act 1986. The maximum rebate is $20.
Background

At its Ordinary Meeting held 24 April 2018, Council adopted in principal its Proposed Budget 2018-2019 and called for submissions in accordance with Section 223 of the Local Government Act 1989 (“the Act”).

As part of the 2018-2019 Budget process, there was a public consultation period from 26 April to 25 May 2018 whereby nine submissions were received on the Proposed Budget 2018/2019.

At a Special Committee of Council Meeting held 5 June 2018, the nine submissions on the Proposed Budget 2018/2019 were tabled, with six speaking to their submissions. Budget submissions have been considered by the Special Committee of Council and those requesting funding are listed along with Officer comments as per Appendix F.

Discussion

The Budget seeks to balance the competing demands for Council services and infrastructure, and the community’s capacity to pay, using prudent financial management principles to ensure financial sustainability. The Budget is expected to deliver recurrent surpluses in order to fund capital works.

The 2.25 per cent increase to rate income for the 2018/2019 year will enable Council to continue to deliver a vast range of services and projects to its community.

The Budget includes operating expenditure of $155.6 million. The Council will commit significant funding to support various services for individuals and families in our community including:

- Home care, personal care and respite care to older and frail aged adults and people with a disability;
- Childcare, kindergarten and maternal and child health;
- Community meals to resident’s homes;
- Maintain roads, parks, footpaths, bike paths, drains, sporting fields and community buildings;
- Business support and networking programs; and
- Provide planning and building services, waste and recycling collections, and run a variety of environmental programs.

The Budget includes a capital works program of $46.1 million with highlights of the capital program including:

- $14.0 million invested in the development and renewal of Council facilities, including:
  - $1.1 million to complete design and headworks for the state of the art East Keilor Leisure Centre redevelopment;
  - $2.1 million for new multi-use courts at Riverside Golf and Tennis Centre;
  - $1.7 million for the completion of Boeing Reserve Baseball Pavilion;
  - $1.6 million for the completion of Ormond Park Football and Cricket Pavilion; and
• $0.8 million for the replacement of the synthetic surface at Moonee Valley Athletics Centre.

• $6.1 million to upgrade our local road network and improve traffic flow safety;

• $1.7 million invested in drainage; and

• $3.9 million invested in open space, including $1.4 million on the Union Road streetscape improvement.

The Budget and Council's financial plan achieve these levels of service and investment in community infrastructure by:

• Providing for an operating surplus of $11.3 million. Excluding capital grants and contributions, the underlying result, which is a measure of financial sustainability, is anticipated to be a surplus of $5.9 million.

The Budget has been developed through a comprehensive review process. The Councillors together with staff rigorously analysed available information and financial data to ensure the budget delivers Council's objectives and financial plans.

The Budget sets clear directions for the delivery of Council programs and builds upon the main financial and operational strategies previously established. The exhaustive analysis of the information provided and the review process undertaken to establish the Budget for 2018/2019 have produced a financially responsible Budget that will continue to assure Council's long-term financial strength.

The Budget is a major component in ensuring the accountability of Council's operations and in line with good governance it forms part of the public accountability process and reporting that includes:

• The Council Plan

• The Strategic Resource Plan

• The Annual Budget

• Internal and External Audit

• Annual Report

The Budget includes the Budgeted Financial Statements and the Fees and Charges Schedule for the 2018/2019 financial year (provided as Appendix A – separately circulated).

The Strategic Resource Plan 2018-2022 (provided as Appendix B) is associated with the Council Plan 2017-2021.

**Consultation**

The Proposed Annual Budget 2018/2019 was made available for inspection on Council’s website, at the Flemington Community Centre and Council’s libraries during the public consultation period between 26 April and 25 May 2018.

**Implications**

1. **Legislative**

   The Budget has been set in accordance with Section 127 of the *Local Government Act 1989*. 
2. Council Plan/Policy

The Budget contributes to Theme 5: Resilient Organisation – sustainable, innovative, engaging and accountable.

3. Financial

Council has prepared the Budget in accordance with the principles of sound financial management and its adoption will ensure long term financial viability.

4. Environmental

There are no environmental issues associated with this report.

Conclusion

The Annual Budget 2018/19 provides clear direction in the resources allocated to support the objectives and outcomes of the Council Plan 2017-2021 and ensures Council remains financially sustainable into the future to continue to fulfil the aspirations of its community.

Appendices

Appendix A: Annual Budget 2018_19 (separately circulated)
Appendix B: Strategic Resource Plan 2018_19 (separately circulated)
Appendix C: Rating Strategy 2018_19 (separately circulated)
Appendix D: Appendix D- Long-term Capital Works Plan to 2039-40 (separately circulated)
Appendix E: Appendix E- Detailed Long-term Capital Works Plan to 2039-40 (separately circulated) (confidential)
Appendix F: 2018_19 Budget Submissions with Officer Recommendations
### 2018/19 Budget Submissions Funding

<table>
<thead>
<tr>
<th>Name (Submitter)</th>
<th>Funding Requested</th>
<th>Proposed Funding Response &amp; Funding period</th>
<th>Related Community Funding Program area</th>
<th>Officer Comment</th>
<th>Approval mechanism</th>
</tr>
</thead>
</table>
| Trieste Social Club                  | $60,000           | $20,000 (17/18 FY)                        | Service Subsidy                        | Given Councillor support for this submission funding for $20,000 proposed which is consistent with our Community Grants funding guidelines (max $20k for capital or non-capital projects). Council’s Responsive Grants budget for the current financial year (17/18) looks to be underspent by some $21,000 and we could fund this application in this financial year given the time sensitive nature of the request. In terms of Community Funding Program area ‘best fit’, this would be best described as a Service Subsidy item. We would forecast Responsive Grants budget down and increase Service Subsidy for 17/18. | Officers will update the SmartyGrants system to transfer this request to the Service Subsidy stream. Current guidelines specify Service Subsidy applications are approved by a managers committee with the budget approved by Council. Council has:  
  • already approved the 17/18 budget for community funding, and  
  • indicated they support this $223 submission and this can be included as a recommendation in the Council Report for the 2018/19 budget on the 26 June 2018. |
| Valley Toy Library                  | $13,000           | $13,000 (18/19 FY)                        | Service Subsidy                        | Given Councillor support for this submission, this could override the officer advice and the additional $13,000 could be added to the Service Subsidy line in the 2018/19 draft budget (in addition to the other recommended Service Subsidy applications i.e. Caroline Chisilm, Circoli Pensionati Italiani Di Essendon, Boomerang Network) | Approved as part of the 2018/19 annual budget and noted in the associated Council report.                                                                                                                                                                  |
| Victorian Masters Athletics          | $385              | $385 (17/18 FY)                           | Responsive grants                     | Given Councillor support for this aspect of the submission funding for stopwatches could be funded through the Responsive Grants program (as the request is urgent, unforeseen, time | Officers will work with the Victorian Masters Athletics group to submit a Responsive grant application during the 2017/18 FY. This will be approved by the Responsive |

**Appendix F**

- Officers will update the SmartyGrants system to transfer this request to the Service Subsidy stream.
- Current guidelines specify Service Subsidy applications are approved by a managers committee with the budget approved by Council. Council has:
  - already approved the 17/18 budget for community funding, and
  - indicated they support this $223 submission and this can be included as a recommendation in the Council Report for the 2018/19 budget on the 26 June 2018.
- Approved as part of the 2018/19 annual budget and noted in the associated Council report.
<table>
<thead>
<tr>
<th>Name (Submitter)</th>
<th>Funding Requested</th>
<th>Proposed Funding Response &amp; Funding period</th>
<th>Related Community Funding Program area</th>
<th>Officer Comment</th>
<th>Approval mechanism</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rose Iser</td>
<td>Financial support from MVCC for creative, performing and visual arts in the 2018/19 Budget, and other council Plans.</td>
<td>T.B.C (tbc - 18/19 FY)</td>
<td>N/A</td>
<td>The investigation of opportunities to fit out facilities for art performance is intended to be funded out of 2018/19 Annual Budget (no additional funding needed).</td>
<td>Recommended as part of the 2018/19 annual budget.</td>
</tr>
<tr>
<td>Ed Castenmiller</td>
<td>Funding for Drivelink Program</td>
<td>$60,000</td>
<td>Tbc (tbc - 18/19 FY)</td>
<td>Service planning</td>
<td>Officers will continue to pursue external funding opportunities. If these efforts are not satisfactory by the time Transurban funding expires, then Council will review funding options as part of Council’s 18/19 mid-year budget review process in December 2018. Note: current draft 2018/19 budget includes $10,234 for Plant Hire and insurance (vehicle costs).</td>
</tr>
</tbody>
</table>
## 2018/19 Budget Submissions Funding

<table>
<thead>
<tr>
<th>Name (Submitter)</th>
<th>Funding Requested</th>
<th>Proposed Funding Response &amp; Funding period</th>
<th>Related Community Funding Program area</th>
<th>Officer Comment</th>
<th>Approval mechanism</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buckley Park Tennis Club</td>
<td>New tennis court</td>
<td>$165,000</td>
<td>$Nil</td>
<td>A new court does not align with the Buckley Park master plan. A review of the consultation findings suggests the community may not support this extension, and depletion of open space at Buckley Park. If supported, additional community engagement is recommended. The cost estimate supplied by the Club is unlikely to be sufficient to cover these scope of works. The new courts would be approximately $200,000 construction cost excluding design fees and other associated costs (including tree removal). The master plan indicates that the cricket nets be slightly repositioned and upgraded to turf wickets, this has yet to be costed.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(including</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>removal of trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>and cricket</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>practice wickets</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement court lights</td>
<td>$42,000</td>
<td>$Nil</td>
<td></td>
<td>Based on the lease agreement with the Club, this would be seen as a club responsibility. However, officers are able to work with the club to assist in attracting separate funding for this project.</td>
<td></td>
</tr>
<tr>
<td>(3 courts)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renewal works to kitchen</td>
<td>$38,500</td>
<td>$Nil</td>
<td></td>
<td>Based on the lease agreement with the Club, all renewal works are the club’s responsibility.</td>
<td></td>
</tr>
<tr>
<td>and bar</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renewal works to toilets</td>
<td>$55,000</td>
<td>$Nil</td>
<td></td>
<td>Based on the lease agreement with the Club, all renewal works are the club’s responsibility.</td>
<td></td>
</tr>
<tr>
<td>(men, women and disabled)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name (Submitter)</td>
<td>Funding Requested</td>
<td>Proposed Funding Response &amp; Funding period</td>
<td>Related Community Funding Program area</td>
<td>Officer Comment</td>
<td>Approval mechanism</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------------------</td>
<td>-------------------------------------------</td>
<td>-----------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Renewal works to storeroom</td>
<td>$11,000</td>
<td>Tbc</td>
<td></td>
<td>Council officers will need to inspect the site to determine whether these works are required and council’s responsibility.</td>
<td></td>
</tr>
<tr>
<td>Install energy efficiency – solar panels</td>
<td>$33,000</td>
<td>$33,000</td>
<td>Solar Communities Program</td>
<td>The club would be eligible to apply for funding for these works under the next round of the ‘Solar Communities Program’. This round is currently closed however, it is expected that this opportunity will be available again in the future - <a href="https://www.business.gov.au/assistance/solar-communities-program">https://www.business.gov.au/assistance/solar-communities-program</a> Officers are supportive and able to assist the club applying for this grant.</td>
<td>Refer Officer Comment</td>
</tr>
</tbody>
</table>
INITIAL BUDGET SUBMISSION
The Buckley Park Tennis club was established in 1957 and has built a reputation as one of the most successful, innovative and respected tennis clubs in the North West of Melbourne. The club currently has over 400 paid up members, comprising a mixture of females and males. We have over 50 teams competing most seasons in the many competitions across the North Western suburbs and greater Melbourne. The club has seven finely groomed synthetic grass tennis courts, all with lights and a well-equipped clubroom.

Our teams compete in a number of competitions including the NSJTA, NSNTA, NSLTA, NSTA & Tennis Victoria pennant. Through our club coach we also offer a highly respected coaching program for children and adults.

These competitions not only bring a large proportion of our members to the club on a weekly basis but also players and their associated supporters from the opposition clubs, both male and female over a wide cross section of ages and professions. In addition to those competitors, the club also occasionally holds metro wide tournaments that bring visitors from all around Melbourne to the club. Peter Hubble, our head coach also runs a very successful Children's coaching program and many senior fitness classes at the club. These classes run most nights after school bringing a new wave of children and their parents to the club regularly. Local schools also hold their school competitions at the club which can bring as many as 1000 + visitors through the club on a weekly basis.
Upgrades required

The club facilities are currently at capacity requiring the hire of at least four courts from other clubs. Whilst the Buckley Park Tennis Club has upgraded current court surfaces and lights via self funding. The club requires an extra court and an upgrade of the clubhouse kitchen, toilets, and storeroom which have not been updated for 20 years.

Further to bring the club into this century we need to reduce our carbon footprint by updating the lights on courts 1, 2 & 3 to LED. The club has recently funded light upgrades to LED on courts 4, 5, 6, & 7. We also seek your assistance to install a 10KW solar system with large capacity Tesla battery.

We have some funds that could be allocated however most monies are held to replace existing court surfaces over the next 2-3 years.

If you would like to discuss this further please contact Ian Izzard 0449803295.
Upgrade cost estimates

New Court next to court 3 remove trees and Cricket practice wickets $165,000 Inc GST

Lights - Replacement of top 3 courts lights with LED $42,000 Inc GST

Estimate Next Generation Lighting

Replace Kitchen and Bar cupboards, benches, splashbacks and paint $38,500 Inc GST

Estimate Triple O Property Maintenance

Toilets male & female – new tiles, cisterns, basins, cubicles and paint $44,000 Inc GST

Estimate Triple O Property Maintenance

Disabled Toilet - new tiles, cisterns, basins, cubicles and paint $11,000 Inc GST

Estimate Triple O Property Maintenance

Storeroom – new roof, lining and painting $11,000 Inc GST

Estimate Triple O Property Maintenance

Solar and battery – Solar panels and Tesla power wall 2 battery $33,000 Inc GST

Estimate Suntrix solar

Total funding required $344,500 Inc GST
9.5 MV2040 Final Strategy and update of the Moonee Valley Planning Scheme

File No: FOL/18/32
Author: Corina de Araujo
Strategic Planner
Directorate: Planning & Development

Purpose

The purpose of this report is to present the final MV2040 Strategy to Council for adoption and to resolve to undertake Planning Scheme Amendment C195 to update the Moonee Valley Planning Scheme with the MV2040 Strategy.

Executive Summary

- Council committed to preparing a long-term strategic plan for the city at its Ordinary Meeting on 23 August 2016.
- The development of the MV2040 Strategy has included a comprehensive MV2040 Engagement Program to ensure multiple opportunities for the community to provide input and feedback.
- The MV2040 Engagement Program included three key phases – Phase 1: Visioning (includes the preparation of an MV2040 discussion paper) in 2017, Phase 2: Verification (included preparation of the MV2040 Visioning Paper), and Phase 3: testing (included preparation of the Draft MV2040 Strategy).
- Phase 1 of the engagement program produced 4,322 instances of participation. In phase 2 there were a total of over 1,015 participants, over 240 conversations, 2,179 ideas contributed and 53 written submissions. Phase 3 attracted 31 written submissions. The feedback received, along with Council officers’ research, has been used to inform the development of the MV2040 Strategy.
- The MV2040 Strategy includes the vision for Moonee Valley to be a healthy city. Moonee Valley as a healthy city will be achieved through a range of fair, thriving, connected, green and beautiful strategic directions, targets, objectives, actions and initiatives across our network of 13, 20-minute neighbourhoods.
- A statutorily required review of the Moonee Valley Planning Scheme was undertaken in conjunction with the development of the MV2040 Strategy. It is proposed to now implement the Municipal Strategic Statement (MSS) portion of the review, which involves updating the MSS to implement MV2040 (C195). The remainder of the Scheme updates identified in the review will be undertaken through future planning scheme amendment processes.
Recommendation

That Council:

1. Acknowledges the extensive community engagement undertaken to date (MV2040 Engagement Program) on the MV2040 Strategy, and recognise the Strategy responds to ideas and submissions made by individuals, community and business groups along with Government stakeholders.

2. Acknowledges submissions received during Phase 3 of the MV2040 Engagement Program for the Draft MV2040 Strategy, including changes proposed to the Final Strategy and submissions of support from community and key Government stakeholders.

3. Adopts the MV2040 Strategy as Council’s long-term strategic plan.

4. Adopts the Moonee Valley Planning Scheme Review report as the review required pursuant to section 12B of the Planning and Environment Act 1987, and forward the report to the Minister for Planning as required by section 12B(5) of the Planning and Environment Act 1987.

5. Requests the Minister for Planning to Authorise Amendment C195 to the Moonee Valley Planning Scheme to incorporate the MV2040 Strategy into the Local Planning Policy Framework, pursuant to section 8A(3) of the Planning and Environment Act 1987, and place the Amendment on exhibition pursuant to section 19 of the Planning and Environment Act.

6. Refers unresolved submissions to Amendment C195, to an independent Planning Panel in accordance with Section 23(1)(b) of the Planning and Environment Act 1987.

7. Allows Council officers to make minor editing and typographical changes as required.

8. Requests officers to present Council’s support for Amendment C195 to the Moonee Valley Planning Scheme to any independent Planning Panel required.

9. Resolves to receive a further report about the completion of Neighbourhood Implementation Plans for all 13 neighbourhoods.

Background

At its Ordinary Meeting on 23 August 2016, Council committed to preparing a long-term strategic plan for the municipality, Moonee Valley 2040 (MV2040). The MV2040 Strategy establishes the overarching framework that will guide Council to respond to the opportunities and challenges facing Moonee Valley over the next 22 years. It is the shared vision for the future of the municipality and is based on the aspirations of the community, input from other key stakeholders, evidence-based research, and existing strategic commitments of Council.

The MV2040 Engagement Program has been comprehensive in providing multiple opportunities on various platforms for the community to provide their feedback to the long-term strategy. In October 2016, the MV2040 Background Paper was released and prioritised planning for the local needs and distinctive character of each of the...
13, 20-minute neighbourhoods. The Background Paper acted as the precursor to the MV2040 Engagement Program.

In October 2017, the MV2040 Visioning Paper was released. The Visioning Paper outlined a series of key transport, community, environment and urban design objectives to deliver the vision for Moonee Valley to be a healthy city through the overarching themes of Fair, Thriving, Connected, Green and Beautiful, and a series of big ideas for the 13, 20-minute neighbourhoods. The Draft MV2040 Strategy was then released for community consultation in April 2018.

**Figure 1: MV2040 Key Phases**

**Discussion**

**MV2040 Strategy**

The MV2040 Strategy (Appendix A – separately circulated) has been developed using feedback from the community, along with Council officers’ research into principles and elements required for a healthy city. This has resulted in the following shared vision for the city:

In 2040 Moonee Valley is a great place to live, work and visit, strengthened by a network of 20-minute neighbourhoods. Our neighbourhoods allow all people, at all stages of life, to live locally, accessing most of their needs close to their home. Our neighbourhoods are beautiful, sustainable and have strong community connections, which enable citizens and the environment to be healthy and resilient.

The MV2040 Strategy focuses on delivering a healthy city across 13 neighbourhoods, planned so people can access most of their everyday needs within a 20-minute walk from their home. This will be achieved through a framework of strategic directions, targets, objectives and actions structured around five themes:

- A **fair** city that values diversity, where everyone feels safe, is included, is healthy and has access to services and housing
A thriving city with access to jobs, lifelong learning, vibrant and dynamic activity centres

A connected city of accessible, active and sustainable transport choices

A green city that is ecologically healthy and environmentally sustainable

A beautiful city that celebrates its identity, heritage and open space.

Moonee Valley Planning Scheme Review

Section 12B of the Planning and Environment Act 1987 requires the planning authority to regularly review the provisions of the planning scheme. The purpose of the review is to enhance the effectiveness and efficiency of the planning scheme in achieving:

- The objectives of planning in Victoria
- The objectives and strategies of the planning scheme including the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF)
- The review should assess whether the scheme provisions, such as the local planning policies, zones, overlays and schedules have been effective and efficient in achieving the objectives and strategies of the planning scheme.

A review of the Moonee Valley Planning Scheme (Appendix B – separately circulated) has been undertaken in conjunction with the development of the MV2040 Strategy.

The review concludes the current MSS does not adequately represent the vision, key issues, opportunities or strategic directions for the city, as included in MV2040. It is also noted the current content of the MSS is in many cases outdated, poorly phrased or a duplicate of State policy.

The key recommendation of the review is to comprehensively re-write the Municipal Strategic Statement (MSS), to align with MV2040, through Amendment C195 (the subject of this Council report). All other recommendations should be addressed through future planning scheme amendments relating to Neighbourhood Implementation Plans for all 13 neighbourhoods (the subject of a future report to Council).

MSS Re-Write

Amendment C195 has been prepared to incorporate the MV2040 Strategy into the Moonee Valley Planning Scheme, through rewriting the MSS. This is an important step in ensuring the Moonee Valley Planning Scheme can appropriately guide how we want our city to function and evolve.

The Local Planning Policy Framework (LPPF) contains two components – the MSS at Clause 21 and local planning policies at Clause 22. In re-writing an MSS, it is important it reflects a close/direct translation from other strategic work, and the MV2040 Strategy provides the strong piece of work to underpin this re-write. Further to this, the MSS has been re-drafted to ensure the Moonee Valley Planning Scheme best aligns with the SPPF, relevant Practice Notes and drafted in a way that will allow easy future translation to any structural changes of the planning policy framework.
The following clauses make up the MSS re-write (*Appendix C* – separately circulated):

- Clause 21.01 – Municipal Overview
- Clause 21.02 – Settlement
- Clause 21.03 – Environment and Landscape Values
- Clause 21.04 – Environmental Risk
- Clause 21.05 – Built Form and Heritage
- Clause 21.06 – Housing
- Clause 21.07 – Economic Development
- Clause 21.08 – Transport
- Clause 21.09 – Infrastructure
- Clause 21.10 – Local Areas (new)
- Clause 21.11 – Reference Documents (new – relocation of documents previously listed in each clause)
- Clause 22.06 – ESD Local Policy (new – relocated from Clause 21, aligns with best practice ESD local policy standards).

The other local policies in Clause 22 relate to previous strategies and planning scheme amendments and do not require updating in relation to MV2040.

**Consultation**

The MV2040 Engagement Program attracted responses from a cross-section of the community. Engagement was launched on 26 February 2017 and has included participation from individual residents, resident associations and committees, local traders, neighbouring Councils, and various State Government departments.

Phase 1 was held over a six week period between 26 February 2017 and 9 April 2017, and attracted 4,322 instances of participation through a range of paper and online community surveys, and place-based activities throughout the municipality.

Phase 2 accompanied the release of the MV2040 Visioning Paper. It was held during an 11 week period from 6 October 2017 to 22 December 2017. The extensive consultation period included online engagement, social media, mail outs, feedback postcards, ‘pop ups’ at community facilities, engagement sessions at community events, along with a community symposium event. In total there were over 1,015 participants with over 240 conversations, 2,179 ideas and 53 written submissions received.

In Phase 1 and Phase 2 the community participated in a series of activities to provide responses regarding what they loved about their neighbourhoods, as well as what they wanted their neighbourhoods to look and feel like in 2040. Phase 3 focused on asking the community if the MV2040 Strategy was on the right track to ensure Moonee Valley can realise the vision of a healthy city.
Phase 3 consultation – Draft Strategy

Phase 3 was held for a three week period between 27 April and 18 May 2018 and sought feedback on the Draft MV2040 Strategy. This round of consultation resulted in 31 written submissions. A summary of the submissions received is attached (Appendix D).

A total of 31 submissions were received, including late submissions, from a cross-section of the Moonee Valley community. These included individuals, Government agencies, resident associations, businesses, community health providers and schools. Of those, eight submissions provided direct support for the Draft MV2040 Strategy. The feedback focused on general support for the importance and overall vision of the document and support for the core principles, including neighbourhood planning and focus on health and wellbeing.

A number of submission requested amendments to the content of the document, often focusing on wording, local issues or specific projects and sites. All suggestions were reviewed and where appropriate, implemented into the final MV2040 Strategy.

Key issues of concern generally related to:

- ensuring development is appropriate to the needs of current and future residents
- the lack of focus on gender equity, family violence and gender as a determinant of health
- the appropriateness of some community anchors
- consultation undertaken and proposed (future projects)
- the lack of investment and support for the arts and culture
- public realm improvements
- lack of clear details, including broad targets and the impact on previous rounds of consultation
- the accessibility of the document.

A summary of all submission and Council officers’ response is attached to this report (Appendix D).

Implications

1. Legislative

An Amendment is required to incorporate the MV2040 Strategy into the Local Planning Policy Framework of the Moonee Valley Planning Scheme. The MV2040 Strategy will also provide the overarching guidance for future Council Plans and Action Plans for all areas of implementation.

The MV2040 Strategy has been prepared with due regard for the Human Rights Charter, in particular the need to maintain Respect, Equality and Dignity throughout the community engagement and strategy development processes.

2. Council Plan/Policy

The MV2040 Strategy and Local Planning Policy Framework Amendment is in accordance with the following key strategies in the Council Plan 2017-2021:
1.2.1.1 – Prepare neighbourhood plans and priority actions through MV2040.

3.1.1.6 – Adopt an updated Integrated Transport Strategy within MV2040.

3.2.1.1.3 – Undertake the work to have MV2040 embedded in the Moonee Valley Planning Scheme.

4.1.1.7 – Undertake planning and feasibility for catalyst projects identified through Council’s long-term community plans such as MV2040, which increase connectedness at the neighbourhood level.

The MV2040 Strategy is also in accordance with the following key priorities in the Council Plan 2017-21:

3.2.1.1 – Prepare and see the adoption of MV2040 as the long-term strategy that will guide the future of the City.

5.4.1.1.6 – Deliver deliberative engagement processes to inform development of MV2040.

5.4.1.1.7 – Coordinate the program of community engagement to inform MV2040 including online platforms and implement Council’s Community Engagement Framework in alignment with IAP2 principles and the VAGO best practice guide.

3. Financial

The MV2040 Strategy, including the MV2040 Engagement Program, and the Local Planning Policy Framework Amendment, has and will be funded through the approved 2017/2018 Strategic Planning and Social Planning and Wellbeing operational budgets.

4. Environmental

The MV2040 Strategy aims for Moonee Valley to be ecologically healthy and environmentally responsible. This includes becoming a green city that is low carbon, green and water sensitive, waste sensitive, and cool and climate-adapted.

Conclusion

The MV2040 Strategy is the long-term, strategic document that will guide Council in responding to the opportunities and challenges facing our city over the next 22 years. The MV2040 Strategy builds on the extensive community consultation undertaken through the MV2040 Engagement Program, to establish a vision for Moonee Valley as a healthy city. This is strengthened by a network of 13 vibrant and resilient 20-minute neighbourhoods.

Amendment C195 will incorporate the MV2040 Strategy into the Moonee Valley Planning Scheme, ensuring the Scheme is up to date. This is an important step in making sure the appropriate planning policy framework is in place to work towards achieving a healthy, fair, thriving, connected, green and beautiful city.

Appendices

Appendix A: MV2040 Final Strategy (separately circulated)
Appendix B: Planning Scheme Review Report (separately circulated)
Appendix C: Planning Scheme clauses C195
Appendix D: Summary of submissions from MV2040 Phase 3 consultation
Due to the size of this document, it is not included here.

It is available separately.

MV2040 Final Strategy and update of the Moonee Valley Planning Scheme
Planning Scheme clauses C195
**Summary of Submissions**

The 31 submissions received are categorised by the direct reference of support for the MV2040 Strategy, the five themes of the Strategy (where specific issues are raised), comments regarding the overall document and other comments. A single submission often relates to multiple categories and explains why submission numbers are repeated.

<table>
<thead>
<tr>
<th>Category</th>
<th>Submission No.</th>
<th>Submission Summary</th>
<th>Response Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support</td>
<td>9</td>
<td>Moonee Ponds Creek Friends Group state the draft strategy is a comprehensive document and congratulate the Moonee Valley Council team(s) that have expertly prepared the document.</td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>Planning Property &amp; Partners are generally supportive of the principles and themes, particularly the green city concept, the appropriate focus on activity centres and planning at the neighbourhood level.</td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>Inner North West Primary Care Partnership state the strategy is very forward thinking and the place-based approach across the 13 neighbourhoods is commended.</td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td>Essendon Fields congratulates Council on its long term strategy and the many well thought-out initiatives to enhance the municipality.</td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>Victorian Planning Authority supports the preparation of the strategy as an important piece of work and look forward to seeing the progression of MV2040.</td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>25</td>
<td>Cohesio welcomes the long term vision for Moonee Valley and states it is an ambitious document that focuses on the future health and wellbeing and urban planning needs of the community.</td>
<td>Noted.</td>
</tr>
<tr>
<td></td>
<td>31</td>
<td>Department of Environment, Land, Water and Planning supports Council’s initiative to commence the MV2040 process and look forward to working with Council on the implementation of MV2040 into revised planning controls.</td>
<td>Noted.</td>
</tr>
<tr>
<td>Fair</td>
<td>Item</td>
<td>Description</td>
<td>Notes</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
<td>-------------</td>
<td>-------</td>
</tr>
<tr>
<td>1</td>
<td>Flemington community hub requires extensive community consultation regarding its location and character</td>
<td>Council officers are looking forward to undertaking the community consultation for the Flemington community hub. MV2040 only presented an artistic impression of a future hub. It will be important for all members of the neighbourhood to have a voice as part of this future consultation (separate to MV2040).</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Proposed Flemington community hub is inappropriate and it will result in the loss of open space.</td>
<td>Council officers are currently in the process of setting up a reference group for the new community hub, as well as establishing principles (which will include no net loss of open space).</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Moonee Valley should facilitate the development of more Men’s Sheds so that eventually each neighbourhood has access to one. Specific suggestions are that the Aberfeldie shed needs to be expanded, Strathmore shed could be expanded and integrated with nearby uses and the Flemington shed could be re-open on a new site.</td>
<td>The idea of integrating/co-locating men’s shed opportunities with other community facilities is being explored as part of Council’s community hubs concept. It has also been incorporated as part of MV2040’s vision for a fair Moonee Valley — refer to page 51 (final strategy).</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Concerned as to where are the references to the amount of open space in Moonee Valley, recommended amount of open space per head of population, and the fact that everyone should have access to open space within 400m.</td>
<td>To deliver a beautiful city, our focus is on delivering high-quality open space that is appropriate to the needs of our community, and that fill gap areas in the municipality. The amount of open space (including Moonee Valley’s parks and gardens) reserve is referenced on p. 102 (draft and final strategy) of the document.</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>No real focus on gender equity and family violence.</td>
<td>Two new actions have been added: 1.3.6 Strengthen environments, cultures and capacity among individuals, organisations and communities to promote gender equity 4.2.5 Increase women’s representation in leadership and decision-making roles in workplaces, community organisations, civic life and relationships</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>No clear articulation of activation to address gender inequality or prevention of violence against women.</td>
<td>Same response as submission 11.</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Location of the Strathmore community hub on Loeman Street is incorrect and should be re-located to the area around the Strathmore station.</td>
<td>The community anchor at the station and Cross Keys reserve will also be used for as a community hub/community meeting space. Council is currently working on place-based activities in this area as part of DELWP’s 20-Minute Pilot Project.</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Concerned about the inappropriate development particularly in respect to parking.</td>
<td>This concern will be addressed at the neighbourhood level through Neighbourhood Implementation Plans (to follow).</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>The biggest group of the resident population will be the ageing population and Council needs to ensure that appropriate housing is</td>
<td>This concern will be addressed at the neighbourhood level through Neighbourhood Implementation Plans (to follow).</td>
<td></td>
</tr>
</tbody>
</table>
## Draft MV2040 Strategy
### Phase 3: MV2040 Engagement Program

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>Strategy should include specific gender equity actions and action 3.2.6 should be amended to address men’s violence against women. Same response as submission 11 and the follow action has been amended: 3.2.6 Support a strong prevention system to ensure child safety and to address men’s violence against women.</td>
</tr>
<tr>
<td>19</td>
<td>Strategy needs more consideration of built form outcomes, specific locations of sites for housing diversity and affordability and more clarity regarding the purpose of the community hubs. The MSS has been re-written based on MV2040 and consideration of built forms outcomes has been addressed in the relevant clause. Housing consideration will be addressed in future neighbourhood implementation plans. Community hubs is Council’s preferred way of providing the community services and facilities to meet the diverse needs of the 13 neighbourhoods.</td>
</tr>
<tr>
<td>21</td>
<td>McNamara Avenue precinct is inappropriate as the community anchor for Airport West because it is not where the community socialises, has events and holds activities. Activation programming will be used to provide opportunities for events and connection at McNamara Avenue in the future.</td>
</tr>
<tr>
<td>21</td>
<td>There has been a huge increase in housing stock in Airport West and even though the strategy states that the Airport West is one of the least dense (population wise) neighbourhoods. Population and dwelling forecasts used in the Strategy were completed by forecast.id.</td>
</tr>
<tr>
<td>21</td>
<td>Concerned about where Council proposes medium and high density housing to be located and whether there will be increased infrastructure to support demand. This concern will be addressed at the neighbourhood level through Neighbourhood Implementation Plans (to follow).</td>
</tr>
<tr>
<td>23</td>
<td>Document identifies community anchors which include Union Road Activity Centre and Fairbairn Park. Riverside Golf and Tennis Centre provides a much wider community focus as it attract a wider geographic and demographic profile. A new Pavilion to service the netball users is proposed for the courts at Riverside Golf and Tennis. This pavilion will be activated to service the wider community.</td>
</tr>
<tr>
<td>25</td>
<td>MV2040 should have a greater emphasis on gender as a determinant of health and gender-based power inequalities that exist. Same response as submission 11.</td>
</tr>
<tr>
<td>29</td>
<td>There is no mention of any of Moonee Valley’s excellent educational institutions in the strategy. It would be useful to know MV2040’s direction on, for example, traffic management or school safety. Strategic direction 11 provides a framework focused on overall road, pedestrian and cyclist safety for the municipality. Where there is significant safety risk, for example around Strathmore Secondary College, it has been identified as an implementation initiative.</td>
</tr>
</tbody>
</table>
### Draft MV2040 Strategy

**Phase 3: MV2040 Engagement Program**

<table>
<thead>
<tr>
<th>Thriving</th>
<th>1</th>
<th>Implementation initiatives are weighted towards sports and do not mention (aside from the Incinerator Gallery) investment into art facilities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>Essendon Primary School encourages Council to make it a priority to go beyond ‘advocating’ and play a leadership role in fast tracking activation of Windy Hills as a multi-purpose community resource.</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>MV2040 Strategy’s recognition of Essendon Fields as a significant economic driver for the city and its land use and development capacity has real potential to undermine the retail hierarchy. Disagree that Airport West will ‘thrive’ from its location adjacent to Essendon Fields.</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Compared to investment in sport and other community facilities and activities, the level of investment in arts and culture is a disappointingly low. The Incinerator Gallery and Clocktower are financially inaccessible for most community groups. MV2040 supports a fundamental shift from the use of sports pavilions exclusively for sport to broader community use. In support of this shift sports pavilions are renamed ‘multi-purpose pavilions’, leases and licenses are being reviewed and a new booking system has been introduced. An increased provision of multi-purpose spaces (that could support arts and cultural activities) is supported across all neighbourhoods with the proposed delivery of a community hub in each neighbourhood. Action 8.3.1 has been amended to: Extend the reach of the arts across the municipality, by ensuring appropriately equipped multi-purpose facilities for neighbourhood arts, exhibitions and creative industries.</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Council need to consider the installation of a synthetic soccer pitch as there are no existing grounds by Council for soccer clubs. Council is aware of the shortage of sports field training facilities and are looking at exploring alternatives as part of our multi-purpose pavilions and proposed highball stadium.</td>
<td></td>
</tr>
<tr>
<td>Connected 14</td>
<td>Concerned to how Council get people out of cars and walking, cycling and using public transport. Council is committed to making sustainable transport the easy choice by advocating to State Government for light rail/high-frequency bus routes, improving walking and cycling infrastructure and improving the public realm in key locations to make sustainable transport a safe and enjoyable experience.</td>
<td></td>
</tr>
</tbody>
</table>
## Draft MV2040 Strategy
### Phase 3: MV2040 Engagement Program

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Concerned about the affordability of public transport, as well as to what Council is doing to improve all modes of public transport. MV2040 lists a range of implementation initiatives focusing on advocacy to State Government and other key stakeholders to improve accessibility, provision and amenity of public transport options.</td>
</tr>
<tr>
<td>26</td>
<td>Need to improve the Military Road given it has not been upgraded in 60 years and can be described by many as Melbourne’s worst road. Implementation initiative number 70 has been amended to: “Enrich and beautify the public realm of Military Road and the shopping precinct”.</td>
</tr>
<tr>
<td>28</td>
<td>Supports the extension of the tram to Avondale Heights and the train to Avondale Heights and Keilor East (either from the airport or as a spur). Noted.</td>
</tr>
<tr>
<td>29</td>
<td>Do not put more vehicles on the road (buses), there are too many vehicles on Milleara and Maribyrnong Road. Buses will join the traffic unless given dedicated lanes all the way. Council is seeking to improve public transport options by not just focusing on buses but advocating to the State Government to extend certain tram routes and provide new stations.</td>
</tr>
<tr>
<td>Green 4</td>
<td>No proper plan to protect frog habitat and biodiversity Ensuring our neighbourhoods are healthy is Council’s vision and this includes the health and biodiversity of our flora and fauna, rivers and creeks and open spaces.</td>
</tr>
<tr>
<td>8</td>
<td>2040 vision of the Nankeen night herons as the biggest population seen in the world (in Moonee Valley) is extremely fanciful Text in MV2040 has been changed on p. 101 (draft and final strategy) to “The local Friends Group is hosting a birdwatching group from overseas, who are thrilled at the numbers and many different species of birds they see”.</td>
</tr>
<tr>
<td>22</td>
<td>Expresses concern that new development (and overdevelopment) of the municipality does not sufficiently allow for pervious surfaces Greening initiatives are designed to increase perviousness of public spaces to balance challenge of development of private land.</td>
</tr>
<tr>
<td>23</td>
<td>Riverside golf course suffers from lack of water, and planning should ensure that stormwater harvesting is not compromised by unsuitable development. There is no reference to the golf course in the implementation initiative related to the Ascot Chase wetland stormwater harvesting. The Riverside golf course is a valued community asset for the Ascot Vale neighbourhood, and implementation initiative number 50 (draft strategy) and number 53 (final strategy) focuses on advocating for funding to develop at new pavilion at the site. Fairbairn Park and Walter Street Reserve have been identified as the initial areas for irrigation using the harvested stormwater but Council officers are looking at exploring other options (the golf course is one of them).</td>
</tr>
<tr>
<td>Beautiful 6</td>
<td>Congratulates Council for implementing ways to educate the community to reduce domestic waste and divert and recycle unused household goods. Noted.</td>
</tr>
<tr>
<td>Beautiful 6</td>
<td>Document disregards the impacts on noise and vibration (as a result of the changes at Essendon Fields Airport) on Moonee Valley being “a great place to live”. As part of MV2040, Council officers will investigate the potential of applying the Airport Environ Overlay to neighbourhoods surrounding the airport. Council officers are also working directly</td>
</tr>
</tbody>
</table>
## Draft MV2040 Strategy
### Phase 3: MV2040 Engagement Program

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Referencing the 'Did You Know?' section there is at least 6 species of frogs in Moonee Valley and no special mention of our river and creek borders</td>
<td>The information has been referred to the Sustainability team.</td>
</tr>
<tr>
<td>26</td>
<td>Need to transform Military Road's two shopping strips into attractive, vibrant and colourful places as they are currently now ugly, dull and sterile.</td>
<td>The vision for the Avondale Heights neighbourhood is for it to benefit from a thriving shopping strip. Implementation initiative number 66 (draft strategy) and 70 (final strategy) has been amend: &quot;Enrich and beautify the public realm of Military Road and the shopping precinct&quot;.</td>
</tr>
<tr>
<td>26</td>
<td>Several road signs completely or partially obscured by overgrown branches of trees on nature strips.</td>
<td>Action: A request for service to the appropriate area of Council has been made.</td>
</tr>
<tr>
<td>26</td>
<td>Broken footpaths are dangerous for pedestrians, especially the elderly at night</td>
<td>Action: A request for service to the appropriate area of Council has been made.</td>
</tr>
<tr>
<td>Overall document</td>
<td>Excellent summary of the municipality in 2018 and summaries on visions and aspirations for the future, including detailed demographic data</td>
<td>Noted.</td>
</tr>
<tr>
<td>1</td>
<td>Lack of sufficient consultation and clear rationale for the implementation initiatives and no links drawn between them and the themes, strategic direction, targets, objectives and actions</td>
<td>Initiatives were selected on the basis of responding to the themes of fair, thriving, connected, green and beautiful. They will be more overtly aligned with the objectives and actions in each Council Plan and reporting will be against this.</td>
</tr>
<tr>
<td>1</td>
<td>Targets are too broad and largely unachievable, and the document should provide SMART targets or rename existing ones as 'aspirational goals'.</td>
<td>SMART targets will be completed through the individual Council Plans.</td>
</tr>
<tr>
<td>1</td>
<td>Impact of consultation and feedback is not clear.</td>
<td>Detail of consultation feedback was included in two consultation reports. Phase 1 was a 93 page report of key findings and Phase 2 was a community engagement summary providing details of the type and form of feedback received.</td>
</tr>
<tr>
<td>1</td>
<td>Implementation initiatives lack clear detail with indicative costs and timelines presented in general terms.</td>
<td>Initiatives have been matched to the long term capital works plan and costs are detailed in the capital works plan under Council Plan time periods.</td>
</tr>
<tr>
<td>1</td>
<td>Unclear how the document will be incorporated into the planning scheme.</td>
<td>Council officers have re-written Clause 21 to implement MV2040, as part of proposed Amendment C195.</td>
</tr>
<tr>
<td>1</td>
<td>Document should be reviewed more regularly than 'every eight years'.</td>
<td>Initiatives will be reviewed every year via the standard budget process, every four years via the Council Plan process and every eight years for more significant changes.</td>
</tr>
</tbody>
</table>
**Draft MV2040 Strategy**  
**Phase 3: MV2040 Engagement Program**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Community have not had enough time to absorb and understand how MV2040 will be the overarching document for Council.</td>
</tr>
<tr>
<td>9</td>
<td>Minor additions/amendments to various strategic directions, themes, theme visions, municipal urban design guidance and the Moonee Ponds neighbourhood.</td>
</tr>
<tr>
<td>10</td>
<td>Minor amendment to the urban design reference of Mt Alexander Road as the premier boulevard.</td>
</tr>
<tr>
<td>16</td>
<td>Minor additions/amendments to text and map of the Moonee Ponds neighbourhood.</td>
</tr>
<tr>
<td>21</td>
<td>The document is too word, short on detail and full of feel good statements. It feels like a PR exercise, not a detailed and comprehensive plan.</td>
</tr>
<tr>
<td>23</td>
<td>MV2040 is comprehensive and visionary.</td>
</tr>
<tr>
<td>25</td>
<td>MV2040 would be strengthened by a clear definition of its place-based planning approach that includes defining place along multiple dimensions including geography, community engagement, systems influence, age, culture and ecological focus.</td>
</tr>
</tbody>
</table>

**Other - accessibility issues**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Difficult to find the Draft MV2040 Strategy on the webpage.</td>
</tr>
<tr>
<td>5</td>
<td>Unable to access the PDF or Word version of the document.</td>
</tr>
<tr>
<td>11</td>
<td>Difficult to read the Neighbourhood section, particularly reading the whole document as once.</td>
</tr>
</tbody>
</table>

Council has engaged in a comprehensive MV2040 Engagement Program that commenced in February 2017. There has been multiple opportunities, across various platforms (e.g. pop up sessions, community symposium), for the community to find out about MV2040 and provide input.

Most of the changes incorporated into the final document.

The text in MV2040 has been amended on p. 197 (draft and final strategy) to "Reinforce Bulla Road/Mt Alexander Road as the premier boulevard for the municipality".

All changes incorporated into the final document.

All of the implementation initiatives aimed at delivering a fair, thriving, connected, green and beautiful Moonee Valley have been costed and have indicative years for delivery (refer to page 18-32). The total of these projects are around $900m for the next 22 years. A majority of the projects have been included in the Long-term Capital Works Plan.

MV2040’s approach to place-based planning is supported by the State Government’s principles of 20-minute neighbourhoods in Plan Melbourne 2017-2050.

MV2040 webpage has been reviewed to ensure the draft strategy is easily accessible on the top of the page during the consultation period.

Action: An appropriate version of the document compatible with the resident software was sent.

13 separate neighbourhood factsheets will be produced.
9.6 MV2040 Action Plan: Community Facilities

File No: FOL/18/32
Author: Frances Hoban
Social Infrastructure Planner
Directorate: Planning & Development

Purpose
This report presents the final MV2040 Action Plan: Community Facilities (the plan), including responses to public submissions on the Draft MV2040 Action Plan: Community Facilities.

Executive Summary
- The draft plan was endorsed by Council for public consultation purposes on the 13 March, 2018 as part of MV2040 phase three (draft strategy) engagement.
- One external submission was received on the draft plan.
- In addition, two external submissions on the draft MV2040 and one external submission on the draft Council budget 2018/2019 are relevant to the plan.
- Amendments have been made to the plan in response to the matters raised in the submissions. In particular, a need to ensure the arts are appropriately catered for in multi-purpose facilities.
- The format of the final action plan has been revised to include stronger referencing of projects and links to MV2040.

Recommendation
That Council:
1. Notes responses to submissions to the draft MV2040 Action Plan: Community Facilities
2. Endorses the final MV2040 Action Plan: Community Facilities.

Background
The plan (Appendix A – separately circulated) builds on the Moonee Valley Community Facilities Plan 2011, and is a summary of significant research undertaken by Council over the past years including:
- Service infrastructure profiling: across eight service departments and considered existing and future supply and demand analysis; service trends; service facility requirements
- Neighbourhood population and demographic profiling and analysis
- Community infrastructure demand assessments for major projects and policy development
Development contributions and capital works planning

Integrated facility asset management planning.

The draft plan was endorsed by Council for public consultation purposes on the 13 March, 2018 as part of MV2040 phase three (draft strategy) engagement. Community feedback on the plan is found at Appendix B.

Refer to Appendix C (separately circulated) for details of supporting research and Appendix D (separately circulated) for an implementation summary of the Moonee Valley Community Facilities Plan 2011.

Discussion

The plan defines Council’s policy position and key projects for the planning, provision and management of community facilities in the municipality. Actions (or projects) are mapped at the neighbourhood level and reinforce the vision of MV2040.

One external submission was received on the draft plan, on matters relating to:

- a lack of cross referencing and consistency between the draft MV2040 and the draft MV2040 Action Plan: Community Facilities
- the limited provision of community facilities in Moonee Valley supportive of the arts
- a lack of demographic analysis and strategic assessment linked to recommendations
- a lack of clarity with some project descriptions
- a lack of community consultation on the form and location of community spaces
- the absence of a progress report of the Moonee Valley Community Facilities Plan 2011
- the 20+ year planning timeframe is too long and unrealistic.

In addition, two external submissions on the draft MV2040 and one external submission on the draft Council budget 2018/19 are relevant to the plan. They relate to the following matters:

- the poor site location for a community hub in Strathmore (Loeman Street precinct).
- an imbalance in the provision of sports facilities in comparison to facilities for older persons
- a lack of purposefully designed arts facilities.

A number of internal submissions, from Council staff were also considered. Details of external submissions, including Council’s response, are provided in Appendix B.

The format of the final action plan has been revised to include stronger referencing of projects and links to MV2040. This enables the monitoring and review of projects and their relationship to the MV2040 vision to be strengthened.

Consultation

Service infrastructure profiles and community facility planning has been the subject of numerous Councillors briefings over the past two years.
Community consultation on key projects and principles within the plan has been undertaken as part of the engagement program for MV2040. Many key projects within the plan are identified as ‘anchor’ or catalyst projects within the draft MV2040 Strategy.

MV2040 consultation phase three on the draft MV2040 Strategy included consultation on supporting draft action plans, including this plan. This consultation occurred for five weeks from 26 March to 27 April, 2018.

In addition, it is important to note that considerable more targeted community engagement and consultation will be undertaken for specific projects as they are implemented over the life of the plan. Any assets flagged for potential disposal will be the subject of Council’s asset disposal procedures.

Implications

1. Legislative

An objective of the Local Government Act 1989 is to: ‘Ensure Council services and facilities are accessible and equitable’. The plan seeks to improve community access to community facilities in line with demonstrable need.

The Human Rights Charter has been considered in decision making associated with the plan, specifically the protected rights of:

- Freedom of thought, conscience, religion and belief.
- Peaceful assembly and freedom of association.
- Entitlement to participate in public life.

2. Council Plan / Policy

In presenting this report, Council is working to achieve its’ strategic objective to provide consistent and timely information to connect people with local services in accordance with Council Plan 2017-21 Theme 1: Friendly and safe - An equitable, inclusive and healthy community - People have access to the services they need.

Once adopted, this plan supersedes existing community facility related policy and will be the central driver (in conjunction with MV2040, Moonee Valley Facility Asset Management Plan and subsequent Council Plans) for planning and delivery of community facilities. The list below provides a summary of adopted policy whose community facility components will be superseded by this Plan:

- Moonee Valley Community Facilities Plan 2011
- Arts and Culture Plan, 2014-2018
- City Sustainability Policy, 2013
- Diversity Access and Equity Policy
- Early Years Plan, 2014-2022
- Healthy Aging Strategy, 2012-2017
- Leisure Strategy, 2013-2023
• Library and Learning Strategy, 2012-2016
• Municipal Strategic Statement, 2017
• Open Space Strategy, 2009
• Sports Development Plan, 2014-2023
• Pavilion Redevelopment Plan, 2016
• Thrive: strategy for young people
• Various open space and precinct master plans and structure plans.

3. Financial
The indicative cost of facility development projects listed in the plan has an estimated capital construction cost of over $300 million. To support financially sustainable community facility development, Council will explore a range of funding options including:
• Development levies through a Development Contributions Plan
• Grants (from State of Federal Government Agencies)
• Infrastructure contributions
• Council cash, for example, income generated through rates
• Community co-contributions, whereby financial input is offered for improvements that are above Council’s preferred provision standards
• Borrowings
• Other models such as public private partnerships, joint ventures and other value capture options in which others are providing capital and Council provides land and/or services in lieu.

Projects in the plan where sufficient planning and justification exists have been included in the draft Development Contributions Plan (DCP). Whilst the DCP is currently being developed, initial feedback is that Council is likely to receive contributions from developers in the order of $24.8 million for these infrastructures.

4. Environmental
The plan responds to the ‘living locally – designing our city better’ policy directive in the City sustainability policy, 2014. In supporting the provision of community facilities to address the community’s everyday needs within a 20-minute neighbourhood, the principals of living locally are advanced.

One of the core facility planning principles used to develop the plan commits to providing of quality facilities that support participation and sustainability.

Conclusion
The plan defines Council’s policy position and key projects for the planning, provision and management of community facilities in the municipality over the next two decades.
It presents the future for planning and delivery of community facilities in Moonee Valley, based on an integrated, neighbourhood-based approach. The plan becomes an action plan to MV2040 and is integral to achieving the MV2040 vision and objectives.

Appendices
Appendix A: MV2040 Action Plan: Community Facilities (separately circulated)
Appendix B: MV2040 Action Plan Community Facilities - Community feedback
Appendix C: Community facilities support research (separately circulated)
Appendix D: 2011 Community Facilities Plan action status reconciliation (separately circulated).
### Appendix B: Submission summary and responses

**External submissions**

<table>
<thead>
<tr>
<th>Submitter: Rose Iser</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Submission summary</strong></td>
<td><strong>Response</strong></td>
</tr>
<tr>
<td>1.1 Lack of cross referencing and consistency between the MV2040 Action Plan – Community Facilities and MV2040.</td>
<td>An additional table, linking actions in the MV2040 Action Plan – Community Facilities to MV2040 objectives is provided. The MV2040 Action Plan – Community Facilities will be actively monitored and reviewed in line with MV2040 to ensure changes are consistent between both documents.</td>
</tr>
<tr>
<td>1.2 There is not a clear link between MV2040 Action Plan – Community Facilities and the Moonee Valley Community Facilities Plan, 2011. Suggest a progress report on this plan is should be included.</td>
<td>A reference to the Moonee Valley Community Facilities Plan, 2011 is included in Section 2 ‘Developing the plan’. An implementation summary of the Moonee Valley Community Facilities Plan, 2011 is provided as Appendix D to the Council report.</td>
</tr>
<tr>
<td>1.3 There is limited the provision of community facilities to support and extend the arts in Moonee Valley.</td>
<td>A number of actions (projects) relate to the provision of community facilities for artistic and cultural expression including: the Incinerator Gallery, the Moonee Ponds civic community hub (including the Clocktower) and the Emerald Street Community Hall. An increased provision of multi-purpose spaces (that may support arts and cultural activities) is supported across all neighbourhoods.</td>
</tr>
<tr>
<td>1.4 There has been not community consultation on the form or location of multi-use community spaces.</td>
<td>A comprehensive demand assessment of multi-purpose spaces in Moonee Valley was undertaken in 2017, (Multi-purpose spaces Infrastructure Plan, 2017). Community consultation will be undertaken in the planning and design of community facilities, as per the requirements of each project.</td>
</tr>
<tr>
<td>1.5 MV2040 action 2.2.2 (p.4) is unclear.</td>
<td>This action is premised on the theory that high quality community facility can improve the local urban character, contributing to further investment and economic benefits.</td>
</tr>
<tr>
<td>1.6 MV2040 objective 8.3 and actions 6.3.5 and 6.3.6 have been omitted.</td>
<td>MV2040 objective 8.3 and actions 6.3.5 and 6.3.6 have been included in MV2040 Action Plan – Community Facilities</td>
</tr>
<tr>
<td>1.7 Vague description of demographic trends at the suburb (neighbourhood) level and lack of strategic assessment and links with community facility needs.</td>
<td>Comprehensive research and demand assessment of community facilities has been undertaken by Council over the past few years. This includes the collection of building condition and performance data; service infrastructure profiling; and options and prioritisation analysis. A summary of this research and analysis is provided as Appendix C to the Council report. Community infrastructure needs analysis for the draft Development Contributions Plan (DCP) directly informed the MV2040 Action Plan – Community Facilities. An independent peer review of the DCP by SGS Planning and Economics noted ‘the rigour that has been applied to the community facilities is outstanding.”</td>
</tr>
</tbody>
</table>
### AGENDA – ORDINARY COUNCIL MEETING

**ITEM 9.6 - APPENDIX B**

<table>
<thead>
<tr>
<th>1.8</th>
<th>Suggest a comprehensive assessment of all community facilities (including condition and performance, prior and planned works) in Moonee Valley is provided.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The MV2040 Action Plan – Community Facilities is intended as a concise supporting document to MV2040. Research informing the MV2040 Action Plan – Community Facilities is summarised and essential findings are articulated as actions (or community infrastructure projects). A summary of this research and analysis is provided as Appendix C to the Council report.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.9</th>
<th>Ascot Vale has two sites identified for ‘develop new facility’. Need to clarify the purpose of these facilities.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The ‘develop new facility’ refers to the project name listed above this project descriptor. The two projects are:</td>
</tr>
<tr>
<td></td>
<td>- Walter Street reserve multi-purpose pavilion: develop a new facility, and</td>
</tr>
<tr>
<td></td>
<td>- Fairbairn Park multi-purpose pavilion: develop a new facility.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.10</th>
<th>Aberfeldie map indicates depot may be reduced in size or relocated with lack of supporting information or rationale.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>For clarity additional text has been included to the project descriptor: ‘...to support implementation of the Maribyrnong River cultural precinct vision’.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.11</th>
<th>Essendon is identified with few facilities with potential for shared facilities with private partnerships but this is not addressed in the maps or in actions.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The activation of Windy Hill with increased community access and use of facilities is the key action to address this local issue. More broadly, a municipal action is identified to ‘pursue partnership arrangements to develop new, upgrade or share existing facilities to assist in meeting local demand. ...’. This action was difficult to map as it occurs at multiple levels and as opportunities arise.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.12</th>
<th>Flemington has not clear assessment on why the library is to be co-located with a sports pavilion at Debnays Park.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Have discussions been undertaken with the City of Melbourne to consider options for a larger library serving both Councils.</td>
</tr>
<tr>
<td></td>
<td>There is no direction to co-locate the Flemington library into the proposed Flemington community hub at Debnays Park. The hub will contain various sized multi-purpose spaces that may accommodate library outreach services. The design and composition of the Flemington community hub will be developed in consultation with the community over the next few years.</td>
</tr>
<tr>
<td></td>
<td>No direct discussions have occurred with City of Melbourne regarding the shared delivery of a larger library facility. The Western regional Library managers network regularly meet to discuss opportunities to share and optimise service provision amongst participating western Councils.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.13</th>
<th>In the context of works currently being undertaken to the Ormond Park Pavilion, the action to ‘explore opportunities to consolidate all community sports pavilions’ is unclear.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This is the second stage (medium-term) project stage. The project will seek to further enhance project stage 1 (extension of the Ormond Park multi-purpose pavilion).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.14</th>
<th>Suggest planning time-frame of 20+ years is too long and unrealistic. An eight year planning and review period is recommended.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>By adopting a 20+ year time frame, Council can be both strategic and opportunistic in its planning for community facilities. Acknowledging that the external environment is continually evolving, we will periodically review the MV2040 Action Plan – Community Facilities (in line with MV2040) and make necessary adjustments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.15</th>
<th>Suggest noting where actions from the Moonee Valley Community Facilities Plan, 2011 have been carried</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The MV2040 Action Plan – Community Facilities is intended as a concise document supporting MV2040. An implementation summary of the Moonee Valley Community Facilities Plan, 2011 is provided as Appendix D to the Council report.</td>
</tr>
<tr>
<td>Item</td>
<td>Submission summary</td>
</tr>
<tr>
<td>------</td>
<td>--------------------</td>
</tr>
<tr>
<td>2</td>
<td>Submitted: Melinda (in submission to MV2040)</td>
</tr>
<tr>
<td>3</td>
<td>Submitter: Valeria Ferraro (in submission to MV2040)</td>
</tr>
<tr>
<td>4</td>
<td>Submitter: Bridget a’Beckett, Sarah Coat et. al. (in submission to Council budget 2018/19)</td>
</tr>
</tbody>
</table>
9.7 Aged Care Services at Moonee Valley City Council

File No: FOL/18/32
Author: Maria Weiss
Manager Community Strengthening
Directorate: City Services

Purpose
To provide Council with recommendations for consideration which aim to proactively support seniors to age well in Moonee Valley within the framework set by national aged care reforms.

Executive Summary
• Council has a long history of delivering a range of services to support vulnerable people aged over 65 years and their carers through Commonwealth Government funding agreements.

• Council’s services for seniors and people with disability have consistently received satisfactory ratings in community surveys, with feedback identifying Council’s highly skilled direct care workers who provide in-home support as one of the most important aspects attributed to the positive feedback.

• The introduction of the Commonwealth Home Support Programme (CHSP) and national aged care reforms present significant challenges for councils, and change the way in which aged care services are both funded and currently delivered, with further changes expected in the future.

• The Commonwealth has a service agreement with Council for $4.8 million in block funding, secured until June 2019, to deliver CHSP services on behalf of the government. The Commonwealth has suggested CHSP service funding will be extended until June 2020, however a further agreement has not yet been received by Council.

• While Council receives $4.8 million in funding from the Department of Health, it costs $11 million to deliver CHSP services, resulting in a $6.2 million (56 per cent) subsidisation by Council. Without corporate overheads, administration and management (including Team Leader/Supervisor) salaries, some service unit prices are close to the CHSP unit price.

• Council provides CHSP services to approximately 16 per cent of seniors who reside in Moonee Valley. Benchmarking across the municipality demonstrates that high volume in-home services, such as personal care, respite care and home care, are readily available through other providers (both not-for-profit and private). Benchmarking also demonstrated that other providers in Moonee Valley are charging seniors less for these same services than Council does.

• The recommended option for consideration before Council is for Council provided CHSP services to be subcontracted out, with a view to exiting Council’s role in service delivery. Council would maintain the development of healthy ageing framework, which aims to support all Moonee Valley seniors to
age well and remain connected in their community, as well as the assessment service which makes Council the first port of call for those seeking assistance.

- The advantages of the recommendation are as follows:
  - As a major employer of a locally based, part-time workforce, this would support continuity of employment and conditions for our staff.
  - Maintain employment conditions for direct care workforce with a new provider under their current entitlements.
  - Minimise any potential disruption to clients caused by continuing Commonwealth reform changes by proactively partnering with a well-established provider with a local presence.
  - Maintain stability for community and workforce - same rostered services, delivered by the same individuals to the same clients.
  - Maintain local presence.
  - Council could track the successful subcontractor on quality, and community and employee satisfaction.
  - Council shifts focus and becomes a leader in alternative key areas of aged care services e.g. information, advocacy and service delivery where there isn’t a market but clients are vulnerable. Further, Council’s focus could turn to the population of people who do not qualify for funding, or augment the services others are providing particularly at-risk groups.
  - Significant decrease in Council’s contribution to deliver the services (currently a $6 million cost to Council and estimated by Ernst and Young to increase over the coming years).
  - Ability for Council to reinvest any savings into programs and services aligned to MV2040 and neighbourhood planning that target a broader range of our seniors.

- The disadvantages of the recommendation are:
  - Risk of one large provider having market share in the western region.
  - Clients may be dissatisfied with the new provider.
  - Providers may not respond to the tender due to the conditions we have set.

If Council chooses not to accept the officer’s recommendation, and instead elects to remain in the delivery of CHSP services, significant investment will need to be made in upgrading Council’s systems and processes to support the service. Council has known for a long time that we are unlikely to be competitive in the provision of services once funding has transitioned to client centred care, and on this basis, has not invested in our systems and processes. This lack of investment would need to be addressed in order to avoid the risks associated with inadequate systems and processes to manage this vulnerable cohort.
Recommendation

That Council:

1. Endorses Council officers to undertake a tender process to explore the sector’s interest in tendering for Council’s three high volume services currently funded under the Commonwealth Home Support Programme (CHSP) (specifically personal care, domestic assistance and respite care) under a subcontract arrangement with a preferred provider.
   a) A further report outlining the results and recommendations from the tender to be presented to Council for endorsement prior to any agreement being awarded).

2. Notes that any potential provider recommended to Council must meet the tender requirements, ensuring safeguards are in place for:
   a) continuity of care, especially for Moonee Valley’s diverse community (including those who are CALD (culturally and linguistically diverse), LGBTIQ (lesbian, gay, bisexual, transgender, intersex and queer), financially disadvantaged or at risk of homelessness and vulnerability);
   b) ensuring the same or higher standard of high quality care (which will be measured through independent audit and customer / workforce satisfaction surveys);
   c) ensuring ongoing rapport between existing employees and clients;
   d) maintaining staff conditions of employment, including ongoing professional development, supervision and team meetings.

3. Endorses Council’s continued role in:
   a) actively advocating on behalf of and supporting residents to access My Aged Care and other aged care services;
   b) ensuring the continued delivery of other funded and non-funded aged care services which support our community (including but not limited to Home Care Packages, Community Transport, Community Meals, Planned Activity Groups and Regional Assessment Service);
   c) providing information, advocacy and referral services for seniors and their carers, to safeguard Council’s stewardship role as a local government agency;
   d) developing and embedding a Positive Ageing Framework, aligned to MV2040 and the neighbourhood planning model, with an aim to achieve World Health Organisation (WHO) Age-friendly Cities accreditation.

4. Endorses Council officers to communicate with clients and staff, advising them of Council’s decision to explore an alternative model of service delivery via a tender process.

5. Endorses Council officers, should the tender process determine a successful provider which is endorsed by Council, to develop an action plan, in
consultation with the community and aligned to MV2040 Neighbourhood Planning, for reinvesting any financial savings into supporting seniors’ inclusion, access and active participation within their community.

Background

Councils have a long history of delivering aged care services, beginning in the 1950s and becoming more formalised with the introduction of the Home and Community Care (HACC) program in 1985.

Today, councils continue to play an important role in the delivery of quality HACC services, with an approximate market share of 30 per cent in Victoria (excluding homecare packages).

Commonwealth aged care reforms and the introduction of the Commonwealth Home Support Programme (CHSP) will result in fundamental changes to aged care services by moving towards increased consumer directed care. The government states that the changes aim to ensure that the system:

- is sustainable and affordable;
- offers choice and flexibility for consumers;
- encourages businesses to invest and grow;
- provides diverse and rewarding career options.

Since the introduction of the CHSP in Victoria in July 2016, many councils have reviewed their current services to determine the potential impact of the reforms on their business and to identify strategic options available to them and their role moving forward.

Councils currently receive block funding and are contracted to deliver CHSP services on behalf of the Commonwealth until June 2019, with a proposed extension to 2020. From July 2020, it is expected that the current funding mechanisms (upfront block funding) will cease, and be replaced by a competitive market process (potential fee for service, consumer directed care and/or competitive tender), however specific details are yet to be confirmed.

Discussion

Safeguarding seniors into the future

National aged care reforms were implemented by the Commonwealth Government as a response to the Productivity Commission Inquiry Report Caring for Older Australians review and the Commonwealth Living Longer Living Better Act (2013). The government outlined four key objectives of the aged care reforms:

1. Provide accessible and affordable services which reach a larger proportion of the population.
2. Provide participants, families and carers with greater choice and control over the types of services they receive, how they receive them and who they receive them from.
3. Support the independence, social participation and inclusion of the ageing population to enable them to remain in their homes longer.
4. Provide a consistent level of care nationally, with private contributions, transparent financing, true cost of care reflected in the price with sufficient revenue to meet quality standards.

In April 2018, Minister for Aged Care, Ken Wyatt, announced the merger of two federal bodies to create the independent Aged Care Quality and Safeguards Commission. The commission combines the functions of the Aged Care Quality Agency, together with legal compliance, and aims to increase the rigor to ensure that vulnerable persons are better safeguarded within the aged care system. This change is one of many recommended through the Productivity Commission’s 2011 blueprint for significant sector reform.

Council on the Ageing (COTA) Australia Chief Executive Ian Yates, has urged the Commonwealth “to go further and give consumers direct control over their aged care funding, as recommended by several inquiries and this government’s own aged care advisory body” (source: themandarin.com.au).

In May 2018, federal Budget announcements included the introduction of the More Choices for a Longer Life Package. The package includes millions of dollars towards support and services aimed at providing increased choice to seniors, including $61.7 million over two years to improve the My Aged Care system; and $29.2 million over two years to support the elderly to stay independent for longer in their own homes by trialling support strategies. This Budget announcement did not indicate any extension beyond 2020 for the CHSP services Council currently delivers.

The Commonwealth Government states that the national aged care reforms and introduction of the CHSP are in response to Australia’s ageing population, with the following challenges at its core:

1. Increasing demand and changing needs from an ageing population: there is increasing diversity among older Australians in their preferences and expectations, including a greater desire for independent living and culturally relevant care.

2. Increasing cost to meet needs: the Intergenerational Report 2016 estimated that Australian government spending on aged care would increase from 0.8 per cent GDP to 1.8 per cent GDP by 2050.

3. Increasing complexity of needs: more people will require complex care for dementia, diabetes and other morbidities associated with longevity, as well as palliative and end-of-life care.

4. Growing workforce need: the relative availability of informal carers will decline, requiring a significant growth in the aged care workforce in a market of strong competition for skilled labour.

Ageing in Moonee Valley

In 2017, Moonee Valley had a population of 123,462 people. According to the Census (2016), there are 18,745 seniors aged 65 years and over residing in the municipality. Of these, less than 3,000 (16 per cent), receive a Council support service. Ageing projections demonstrated in the graph below, show a marked increase in the aged population over the coming nine years (to 2026), particularly of
seniors aged 65-69 and 85+. This ageing population begins to decrease in 2026-2036, with projections in almost all senior age group categories decreasing.

Based on 2016 Census data, the largest ageing populations within Moonee Valley are the Milleara (28 per cent), Avondale Heights (24 per cent) and Keilor East (19 per cent) neighbourhoods. These areas are culturally diverse; for example, in Milleara 35 per cent of seniors aged 65 years and over were born in Italy, which is higher than the percentage of Australian-born seniors (26 per cent).

Service delivery summary

Council receives $4.8 million in funding from the Department of Health, however it costs $11 million to deliver CHSP services, resulting in a $6.2 million (56 per cent) subsidisation by Council. Without corporate overheads, administration and management (including Team Leader/Supervisor) salaries, some service unit prices are close to the CHSP unit price.

Council provides CHSP services to approximately 16 per cent of seniors who reside in Moonee Valley. Benchmarking across the municipality demonstrates that high volume in-home services, such as personal care, respite care and home care, are readily available through other providers (both not-for-profit and private). Benchmarking also demonstrated that other providers in Moonee Valley are charging seniors less for these same services than Council does.

Options considered for the future of service delivery

Western metropolitan region councils have worked in partnership over the past two years to consider strategic options available for the future of service delivery to our ageing communities. Ernst and Young reviewed and presented the options listed below:
1. **Council to retain service delivery**

<table>
<thead>
<tr>
<th>Description</th>
<th>Council continues to provide CHSP services.</th>
</tr>
</thead>
</table>
| **Advantages:** | • Certainty of workforce conditions and roles.  
• Client relationship preservation and potential ‘safety net’ for low margin clients not readily serviced by the broader market.  
• Council maintains control of service delivery.  
• Short-term reputational benefits to Council. |
| **Disadvantages:** | • Potentially uncompetitive - Council continues to subsidise services to cover higher costs.  
• Financially costly to operate due to higher cost of operations.  
• Long-term risk from increased cost and reduced service quality.  
• Need to be competitively neutral - raise costs to community.  
• Should the Commonwealth not renew our funding agreement post 2019/2020, there may be the need for mass redundancies - resulting in significant job loss for our predominately part-time, locally residing workforce and a cost to Council estimated in FY15/16 to be close to $6 million.  
• Should funding cease, the result would be that current clients would require significant support to access new providers, resulting in local service instability and potentially negative outcomes for our most vulnerable community members. Alternatively, Council would need to fund up to $11 million (currently required) to continue delivering the services without Commonwealth funding. |

<p>| Key factors for consideration if Council was to continue providing aged care services | • Commonwealth funding has currently only been secured until June 2019. There is a proposed extension, which has not yet been provided, until June 2020 (details and conditions of this proposed extension are not yet known). There has been no proposition of block funding beyond this time. |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Council continues to provide CHSP services.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Market: Council would need to adopt a profit-for-purpose mindset moving forward, including marketing and promoting services, training staff to be the face of the business and delivering more services per client to increase profitability.</td>
</tr>
<tr>
<td></td>
<td>• Workforce: Council’s Enterprise Agreement is currently paying 33 per cent higher than the market rate for direct care workers.</td>
</tr>
<tr>
<td></td>
<td>• Finance: Due to high operating costs, Council is subsidising services by 56 per cent above what is funded by the Commonwealth (including internal overheads).</td>
</tr>
<tr>
<td></td>
<td>• Legal and policy: Under competitive neutrality, it is expected that Council’s CHSP services would be regarded as a significant business. We would be unable to pass the public interest test given the number and nature of alternate suppliers. As such, full reflective costing would need to be implemented, which would require a decrease in costs to deliver the service, and an increased contribution from clients receiving the service.</td>
</tr>
</tbody>
</table>

*Source: Aged Care Reforms: Western Region Councils Impacts and Options 2017, Ernst and Young*
2. Establish a new business

<table>
<thead>
<tr>
<th>Description:</th>
<th>Establish a new business as either an independent entity or in partnership with other councils, health providers or not-for-profit agencies.</th>
</tr>
</thead>
</table>
| Advantages:  | • Partnering with other councils provides the opportunity to increase scale and reduce costs to potentially become more competitive.  
• In the short-term, Council is able to exercise control over risk.  
• Opportunity for workforce benefits, if entity is established as a company limited by guarantee to offset any future changes to salaries and conditions.  
• If business fails, opportunity to sell it to the market. |
| Disadvantages: | • Significant cost to establish a new business and transform existing practices to new practices e.g. mobile staff.  
• Council retains costs and risk with direct service provision.  
• Substantial change-management cost to assist staff to transition to a profit-for-purpose business  
• Community may not retain client/carer relationship.  
• Significant financial risk. |

Source: Aged Care Reforms: Western Region Councils Impacts and Options 2017, Ernst and Young
3. Wind down slowly and exit service delivery when funding ceases (2020)

<table>
<thead>
<tr>
<th><strong>Description:</strong></th>
<th>Decide to exit from service delivery post July 2020. Slowly wind down services by not accepting any new clients and assisting clients and employees to transition to retirement or to a new provider.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Advantages:</strong></td>
<td>• Provides continuity of care for clients and enables Council to facilitate transition to a ‘like-minded’ provider.</td>
</tr>
</tbody>
</table>
| **Disadvantages:** | • Lost opportunity to generate financial gain by undervaluing the clients and staff to the market.  
• Lost opportunity to reinvest savings into broader Moonee Valley senior community and address identified needs.  
• Difficult to rebuild the internal capability once Council stops operating the service.  
• Lack of certainty for workforce - difficulty in providing security of hours (especially for part time staff) with gradual undetermined decrease in clients.  
• Need to ensure clients can move to alternative providers if Council is no longer taking on new clients (no control or visibility over alternative provider quality). |

Source: Aged Care Reforms: Western Region Councils Impacts and Options 2017, Ernst and Young
4. Exit and divest service delivery

Description: Divest to a suitable third party provider, which would buy the contract Council has with the Department of Health to deliver CHSP services for an agreed sum of money. The third party provider would buy Council’s existing market share, clients and trained workforce.

Note: Once explored, this option was not possible as the Commonwealth made clear we are unable to “sell” their funding to a third party provider.

Recommended option for consideration:

5. Subcontract with a view to exit

Council to subcontract some services to an established provider that is able to maintain the scale of Council’s high volume in-home services, including the transmission of both staff (maintaining current Enterprise Agreement entitlements) and clients. This model aims to maintain the valued staff/client relationship, and minimise any disruption to both cohorts in addressing the impacts and instability created by the Commonwealth aged care reforms.

Further, this option includes a commitment to developing and implementing a healthy ageing framework to support current and future seniors to age well in Moonee Valley and remain connected in their community.

Description: Package and tender out high volume in-home CHSP direct services (personal care, respite care and domestic assistance). The tender would be inclusive of staff transition to the agreed provider. Beyond 2019/2020, Council would review any possible agreement/extension with the Commonwealth (if offered) and potentially exit, positioning the successful provider to be well placed to continue service delivery directly and manage the funding relationship with the Commonwealth in whatever form it takes.

Council would continue to deliver the ‘assessment’ role and be the first port of call for residents seeking assistance. Council would continue to be the trusted advisor to residents, to help them navigate market alternatives. Council will have a greater ability to provide advice as there will be no conflict of interest in officers recommending one provider over another. Residents will be able to come back to Council for advice, should they sign up with a particular provider and find this provider does not meet their needs. The only difference will be that the people providing the services are not actually in the...
Note: economies of scale in procurement costs could be achieved by partnering with other like-minded western region councils (e.g. Hobson’s Bay and Maribyrnong), which have resolved to tender their CHSP services. Alternatively, this could be achieved at a higher cost with Council exploring tender options independently.

### Advantages:

- As a major employer of a locally based, part-time workforce, this would support continuity of employment and conditions for our staff.
- Maintain employment conditions for direct care workforce with a new provider under their current entitlements.
- Minimise any potential disruption to clients caused by continuing Commonwealth reform changes by proactively partnering with a well-established provider with a local presence.
- Maintain stability for community and workforce – same rostered services, delivered by the same individuals to the same clients.
- Maintain local presence.
- Council could track the successful subcontractor on quality, and community and employee satisfaction.
- Council shifts focus and becomes a leader in alternative key areas of aged care services e.g. information, advocacy and service delivery where there isn’t a market but clients are vulnerable. Further, Council’s focus could turn to the population of people who do not qualify for funding, or augment the services others are providing particularly for at-risk groups.
- Significant decrease in Council’s contribution to deliver the services (currently a $6 million cost to Council and estimated by Ernst and Young to increase over the coming years).
- Ability for Council to reinvest any savings into programs and services aligned to MV2040 and neighbourhood planning that target a broader range of our seniors.
Disadvantages:
- Risk of one large provider having market share in the western region.
- Clients may be dissatisfied with the new provider.
- Providers may not respond to the tender due to the conditions we have set.

In recommending option five, Council officers have reviewed the potential impacts on the community with the highest importance placed on:

1. Maintaining the stability of service for residents.
2. Maintaining or exceeding the quality of service currently being delivered.
3. Best placing our community for likely further changes in the aged care sector by positioning Council not as a service provider, but as a source of information, advocacy and support.

From a staffing perspective, key considerations were understanding the demographic of the workforce, and maintaining local employment conditions and opportunities for a highly trained, loyal and committed workforce. The financial, reputational and emotional cost of mass redundancies across the western region was key in recommending a subcontract arrangement which includes the transmission of staff.

There are four key phases of work to be undertaken over the next six months to deliver on this option to subcontract:

1. Planning and preparation - the objective of the first phase of work is to plan the approach, develop the governance and resourcing requirements to effectively and successfully transition to a new model of service.

2. Request for tender (RFT), identification of the preferred provider and financial close - the object of phase two is to select the successful provider and negotiate the conditions and terms. It is possible that better outcomes could be achieved through a regional partnership approach. A report would be presented to Council for consideration, identifying the preferred supplier and contract conditions, before seeking endorsement prior to moving through to stage three.

3. Service handover and separation - to implement the transfer of services, clients and workforce to the successful provider. This involves separating operations (such as payroll) and ensuring that, from day one, the successful provider can operate with confidence to meet client and workforce needs.

4. Post implementation:
   (a) review of provider to ensure that KPIs are being met with annual reports back to Council regarding outputs and achievements, or any issues identified.
(b) Development of a positive ageing action plan endorsed by Council to ensure an ongoing commitment to our community’s seniors (including working towards WHO Age-friendly Cities accreditation).

Tender potential? Market sounding outcomes:

Ernst and Young conducted a preliminary market sounding to identify the interest, capacity and requirements of selected market providers in partnering with councils. The interviews were not an evaluation of providers, but rather a market sounding exercise which comprised one hour semi-structured interviews with 15 selected providers of HACC services.

1. All providers expressed a high level of interest to partner with councils to deliver CHSP services in the western metropolitan region of Melbourne. Providers identified this as an opportunity to deliver on their growth strategies (expand services and geographic reach), which they believed would be required to be financially sustainable under the impending reforms to CHSP funding.
   • Providers are most interested in councils’ CHSP services delivered to individuals in the home.
   • Regional Assessment Services (RAS) should be separate to service delivery and stay with Council.
   • HACC Program for Younger People (PYP) and National Disability Insurance Scheme (NDIS) services are also areas of interest for some providers.

2. Despite best intentions, there is varying capacity between small-medium and larger providers to take on large volumes of clients (approximately 21,000 clients across all seven councils, with approximately 2,000 of these being from Moonee Valley). Larger providers have the capacity to take on large numbers of councils’ clients, while small-medium and specialist providers are more likely to focus on vulnerable clients as well as CALD, LGBTI and Indigenous clients.
   • Most of the larger providers have a large client base of similar or larger size councils in other service areas, and therefore have more capacity to absorb large numbers of clients.
   • Small and specialised providers have the purpose, processes and practices that are inclusive and responsive to diversity and vulnerable clients.
   • Despite good intentions, only some providers have the tailored practices to address diversity and vulnerable clients.

3. Most participants recognised the need to take on councils’ workforces in order to deliver CHSP services at scale, and to ensure the continuity of care for clients as well as maintain relationships between staff and clients.

4. Small-medium providers identified salaries, conditions and cultural alignment as challenges in taking on council staff.
   • Salaries and conditions of council staff are above the award they provide their staff.
• Providers are seeking workers that are aligned to their culture, purpose and approach.
• Preference is for staff to transfer without a transmission of business, resulting in council staff being employed on a new contract.
• Providers want to select the staff who would transfer to their business.

5. Larger providers are more open, have capacity and experience to take on all councils’ staff, including salaries and conditions.
   • Providers indicated that they will accept a transmission of business, including defined staff with benefits schemes, sick leave and annual leave.
   • Providers stressed the importance of communication and change-management with staff, to ensure a smooth transition.

6. All providers were open to further discussions regarding the preferred partnership model with councils, including joint venture, subcontracting and divestment. Many providers acknowledged the challenging political environment of councils may mean that a subcontracting arrangement is more palatable for councils and communities initially. This would enable the provider to demonstrate their merits and build a trusted relationship with councils and communities before moving to a full divestment of services.

7. Larger providers have the financial capacity, resources and experience to participate in a divestment of council services.
   • These providers would seek one contract to take on all council regions.
   • These providers regard separate contracts with individual councils as a key factor which would increase costs to tender and operate, and this would potentially reduce their level of interest to partner.
   • These providers see merit in a staged divestment, such as an initial subcontract period before full divestment.

8. Small-medium providers are less likely to have the financial capacity, resources or experience to participate in a large-scale divestment, unless they form a consortium with other similar sized providers.
   • These providers would prefer a subcontract arrangement with very clear delineation of roles and responsibilities.
   • These providers are more open to work with individual councils or deliver individual services.
   • To be competitive and deliver integrated services, they may form consortia to deliver integrated services at scale.

9. All providers recommended starting the partnership process now, given the estimated length of time required to transition 2,000 clients and 90 staff from Moonee Valley City Council to one or more providers. Most providers, especially those who have experience in large-scale integrations, strongly recommend a staged process over 12 months or more to manage risks. Larger providers are more able to provide assistance to councils during the transition, whereas small-medium size providers would require assistance from councils.
All providers recommend starting the expression of interest and request for proposal as soon as possible, to enable enough time for transition.

Most providers expressed the preference for a staged approach to take on councils’ services, clients and workforce e.g. council by council, which could be a ‘pilot’.

Small-medium providers will require a range of supports to partner with councils, from finances to infrastructure, systems and processes.

10. All participants expressed a belief that councils have an important and continuing role to play in assisting and supporting their ageing communities, as well as working collaboratively with the successful partner to provide a holistic response from policy through to linkages and referrals for clients, service design and planning. Key roles councils could continue to play and expand on include:

- advocacy and leadership;
- local point of contact and social inclusion;
- provision of infrastructure;
- innovation and planning;
- broader health and healthy ageing promotion;
- assessment, information and referral services.

**Reinvesting in Moonee Valley’s seniors**

Councils have always played an important role in the delivery of aged care services in local communities, receiving more than a third of the total Commonwealth and state HACC funding. However, the transition to a market-based aged care system will have a significant impact on the viability of many service providers, including councils.

Into the future, councils have an important and continuing role to play in assisting and supporting their ageing communities and working collaboratively with service providers to provide a holistic response, from policy through to linkages and referrals for clients, service design and planning.

A reinvestment of Council’s current contribution should see a sustained, stable safety net within the community, to ensure Moonee Valley does not lose touch with the reality for seniors, nor allow for a lack of market depth and the associated risks.

By maintaining a role in both information and advocacy, as well as service delivery in core areas where vulnerable residents may be especially at risk, Council will decrease the possibility of a thin market impacting the community. The key roles outlined below also address some of the feedback received during consultation with Moonee Valley seniors in October 2017:

- **Advocacy and leadership**

  Councils play a leadership role in advocacy, policy and local population planning, and responding to issues and needs as they arise. Councils may play a role in lobbying other levels of government to ensure the needs of their ageing communities are met.
Opportunity: Further establishing Moonee Valley as an accredited Age-friendly City, to further solidify our commitment to our ageing community.

- **Local point of contact and connecting older people**
  Council plays a pivotal role in assisting the community to be aware of the services available, to access services and to navigate the system. Council would work in partnership with service providers to ensure older people receive services and to address issues and gaps in services as they arise.

  *Opportunity:* to develop a positive ageing framework which aligns to Age-friendly City accreditation, and to continue the rollout of outreach via the Mobile Healthy Ageing Office, presentations to Senior Citizens groups and easy to find information online, in Council publications and local media.

- **Provision of infrastructure**
  Some smaller providers identified the desire to collaborate with Council by sharing infrastructure, such as office space and community buildings where social support and other complementary programs could operate from.

  *Opportunity:* to ensure a seniors’ lens supports the shaping of Council’s Neighbourhood Planning model, embedding MV2040 in the way forward to provide increased access to information, services and infrastructure.

- **Regional Assessment Services**
  A key role for councils is delivering Regional Assessment Services (RAS) as an independent and trusted voice in the community, which is not involved in direct service delivery.

- **Innovation and planning**
  There is the potential to work with providers in the community to use demographic insights from Council, as well as service delivery trends and insights from providers, to identify gaps in policy, services and infrastructure in the local community and develop pilot programs.

- **Broader health promotion and healthy ageing agenda**
  Councils play an important role in health literacy, promotion, communication, community capacity building and education on healthy ageing, to achieve improved outcomes.

**Consultation**

**Community Survey 2017**

Council conducted a Community Survey from 21 February to 20 March 2017, surveying over 3,500 residents in over 1,500 households. Residents over 65 years made up about 16 per cent of the population of the City of Moonee Valley at the time of the 2016 Census. In addition, five per cent of the population had a disability and 12
per cent had provided unpaid assistance to someone with disability. This snapshot presents Community Survey responses from these groups:

Key findings

The health of older residents declines as they age. The needs of people with disabilities also differs based on age. This is evident in the data collected in the Community Survey 2017. Findings included:

- 35 per cent of residents aged 85 years or over have a permanent or long term disability, with 38 per cent requiring assistance with self-care for daily living;
- increasing levels of formal and informal care received with age;
- declining self-reported health and mental wellbeing as residents age;
- unpaid care is provided by nine per cent of residents, throughout most age groups.

Respondents to the survey were able to comment on Council’s performance. There were 461 comments received, with 11 of these relating to ageing and disability. An example of feedback received included:

- “I wish to say thank you to the Moonee Valley Council for the shopping, transport and home help provided (excellent service)” [85 years and over, Strathmore]
- “In need of aged care assessment. This system is quite slow, with long waiting periods. Some home help would be required as I live alone and am 91 years old. My daughter has contacted ACAT (Aged Care Assessment Team) however the process is very timely and not prompt. This area of MVCC needs to be revised to help the community members with specific needs” [85 years and over, Strathmore]
- “More effort should be made for the elderly and long standing residents that made Essendon a great place to live. If the elderly live alone and don’t utilise services or are members of bowling clubs - they fall through the cracks. Utilise the toy library space for a drop in place. I am sure for group. Get volunteers to help run tea/coffee” [50 to 59 years, Keilor Road / Essendon North]
Aged care reforms - community survey 2017

Throughout October 2017, postcard surveys were distributed to all current aged care service recipients via the direct carer workforce, and were also made available at all events and activities held as part of the Moonee Valley Seniors Festival (total of 4,000 postcards). The aim of the survey was to gauge our seniors’ perspective on what they thought the future of services and support could look like, as well as their confidence in accessing current services. A total of 255 responses were received; 74.9 per cent (191) from seniors who were current service users and 21.6 per cent (55) identifying as a carer or family member.

The majority of respondents were from Essendon (25.2 per cent), followed by Strathmore (16.7 per cent) and Moonee Ponds (12.4 per cent). The least amount of responses came from those residing in Travancore (0 per cent), Niddrie (0.4 per cent) and Strathmore Heights and Essendon North (0.9 per cent each). Of note, 69.3 per cent (169) of respondents were female, with 29.5 per cent (72) identifying as male.

When surveying current service recipients and the broader community on their needs, 255 responses provided various views, with many identifying a desire to maintain their services as they are. Others provided insight into alternative service needs, including assistance with information and support, as well as heavy household maintenance tasks, which seniors reported difficulty in managing.

Common themes from respondents included:

- services to stay as they are;
- new service suggestions which are currently not provided by Council;
- the need for increased information and support to access services;
- self-funded retirees’ perception of not being able to access services;
- feedback regarding the My Aged Care system.

Positive feedback was also received regarding the direct care support staff who have provided long term, consistent support to their clients.

Client: cost neutrality telephone consultation

Across two days in April 2018, four individuals were engaged by Council to conduct a telephone survey with a random sample of current aged care clients. To assist with neutrality, we utilised three agency staff with the support of one internal officer.

A total of 330 clients responded to questions relating to the cost of services provided, and whether or not they felt they could contribute more to the cost of the service. The aim was to determine whether a cost increase could assist in bridging the gap between the funding Council receives from the Commonwealth to deliver in-home services (particularly Domestic Assistance, Personal Care and Respite Care) against the actual cost of service delivery, which was identified by consultants Ernst and Young based on the 2015/16 financial year to be a Council subsidy of $40-$110 per hour of service for the differing service types.

The majority of participants in the survey were female (70.4 per cent), with the remaining identifying as male (29.6 per cent). Further, the majority of respondents (45.9 per cent / 146 individuals) were aged between 75-84 years, with a further 124...
individuals (39 per cent) aged between 85-94 years. Many of the participants received more than one service from Council, with 86 per cent receiving Home Assistance (basic house cleaning). With regards to income, the majority of respondents received a full pension (78.2 per cent / 254 individuals), with a further 14.8 per cent (48) on a part pension and 7.1 per cent (23) full-funded retirees.

With regards to a service fee increase, 40.1 per cent (130) indicated that they could not pay an additional $10 per hour for their service, while 32.1 per cent (104) of respondents reported that they could. There was a continued slide towards a ‘no’ response as the proposed fee increased to $15 per hour (81.4 per cent said ‘no’), and at an additional $20 per hour, 87.6 per cent said ‘no’. This suggests that the vast majority of seniors would not be able to bridge the required minimum of $40 per hour given these responses to lesser amounts of increases.

A summary of the consultation is below within tables:

As someone who currently uses this service / these services we wanted to get a better idea of what you think about the fees you currently pay:

Are they:

<table>
<thead>
<tr>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>5.2%</td>
</tr>
<tr>
<td>289</td>
<td>88.9%</td>
</tr>
<tr>
<td>16</td>
<td>4.9%</td>
</tr>
<tr>
<td>3</td>
<td>0.9%</td>
</tr>
</tbody>
</table>

325
If there was a fee increase would you be able to continue to pay for the service if it increased by:

$10 per hour

<table>
<thead>
<tr>
<th></th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>104</td>
<td>32.1%</td>
</tr>
<tr>
<td>No</td>
<td>130</td>
<td>40.1%</td>
</tr>
<tr>
<td>Maybe</td>
<td>90</td>
<td>27.8%</td>
</tr>
</tbody>
</table>

$15 per hour

<table>
<thead>
<tr>
<th></th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>23</td>
<td>7.1%</td>
</tr>
<tr>
<td>No</td>
<td>263</td>
<td>81.4%</td>
</tr>
<tr>
<td>Maybe</td>
<td>37</td>
<td>11.5%</td>
</tr>
</tbody>
</table>

$20 per hour

<table>
<thead>
<tr>
<th></th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>14</td>
<td>4.3%</td>
</tr>
<tr>
<td>No</td>
<td>282</td>
<td>87.6%</td>
</tr>
<tr>
<td>Maybe</td>
<td>26</td>
<td>8.1%</td>
</tr>
</tbody>
</table>

2017 State-wide Local Government Community Satisfaction Survey (LGCS).

In 2017, 68 of the 79 Victorian councils chose to participate in the LGCS survey, including Moonee Valley City Council, with a state wide total sample size of 27,907.
Overall, metropolitan councils performed significantly higher than the average for councils state-wide on a measure of overall performance.

The survey reported that the youngest (18-34 years) surveyed group and the oldest (65+ years) cohorts had significantly more favourable impressions of council performance overall than average.

Within the 2017 Elderly Support Services questionnaire for Victorian Local Governments conducted by JWS Research, under the question ‘how important should “elderly support services” be as a responsibility for Council?’ the result held steady at around 78 per cent.

**Q. How important should ‘elderly support services’ be as a responsibility for Council?**

**State-wide results**

![2017 Elderly Support Importance](image)

The state-wide survey recommended that in the coming 12 months, Council should pay particular attention to its lower performing areas, including planning for population growth. Further, it found that those in the 50-64 year age group appeared to hold the most negative opinions of Council’s performance in 2017.
Q. How has Council performed on ‘elderly support services’ over the last 12 months?

**State-wide results**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>65+</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Rural</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Women</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Men</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Centres</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Metropolitan</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Rural</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-34</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35-49</td>
<td>66</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50-64</td>
<td>66</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interface</td>
<td>64</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Moonee Valley results**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Household user</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal user</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buckley Ward</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Men</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65+</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State-wide</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Metro</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-34</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rose Hill Ward</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moonee Valley</td>
<td>67</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35-49</td>
<td>66</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Women</td>
<td>64</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50-64</td>
<td>64</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Myrnong Ward</td>
<td>58</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The implementation of aged care reforms has been discussed through team meetings with aged care staff over the last two years and prior, with significant process changes undertaken in the aged care team in on-boarding new clients, the need for the assessment team to be service agnostic and consumer directed funding within case managed packages.

Staff have been encouraged and supported to attend information sessions regarding aged care reforms and the implementation of My Aged Care, to improve their understanding of the changes.

A departmental meeting was held in September 2017, to provide all staff with an update on the reforms and their impact, as well as a proposed timeline for when decisions would be made.

A leadership meeting was held in December 2017 for team leaders, client services officers and coordinators to workshop potential options being considered. This workshop was repeated with each of the aged care teams in January and February 2018.

Weekly “huddles” (informal meetings) were established to provide up to date information and an opportunity for office based staff to ask questions, while a Healthy Ageing Reforms Working Group comprising office and field based staff was established to ensure open communication and timely information provision. A fortnightly staff bulletin provides a paper based record of questions asked and answers provided, for all staff to read.

Further, the Australia Services Union (ASU) has been informed that a decision on aged care services at Moonee Valley City Council would be presented to Council in early 2018, with subsequent meetings since. Council officers and the ASU have

Q2: How has Council performed on ‘elderly support services’ over the last 12 months?

Source: J00533 Community Satisfaction Survey 2017 – State-wide Report, JWS Research
agreed to work through the proposed changes transparently. The ASU presented to a Council Strategic Briefing on Tuesday, 15 May, during which they informed Councillors of their position – which was that Council should ideally maintain services in-house. This was complemented by a petition which the ASU conducted the week prior, which they stated included 100 signatures of residents wanting Council to maintain services in-house.

**Implications**

1. **Legislative**

Beyond service provision, Council has an obligation to residents and their carers through the following legislation:

- *Carers Recognition Act (2012)*
- *Commonwealth Living Longer Living Better Act (2013)*

Further, *National Competition Policy* requirements apply to Council subsidised aged care services.

2. **Council Plan / policy**

In presenting this report, Council is working to achieve its strategic objective to attract services to meet identified gaps and meet the needs of diverse communities within the municipality in accordance with Council Plan 2017-21 Theme 1: Friendly and safe - An equitable, inclusive and healthy community - People have access to the services they need.

3. **Financial and risk**

Council receives $4.8 million in funding from the Department of Health, however it costs $11 million to deliver CHSP services, resulting in a $6.2 million (56 per cent) subsidisation by Council. Without corporate overheads, administration and management salaries, some services unit prices are close to the CHSP unit price. All services provided exceed revenue and require a level of Council subsidisation.

If Council chooses not to accept the officer’s recommendation, and instead elects to remain in the delivery of CHSP services, significant investment will need to be made in upgrading Council’s systems and processes to support the service. Council has known for a long time that we are unlikely to be competitive in the provision of services once funding has transitioned to client centred care, and on this basis, has not invested in our systems and processes. This lack of investment would need to be addressed in order to avoid the risks associated with inadequate systems and processes to manage this vulnerable cohort.

4. **Environmental**

Nil environmental impact.
Conclusion

This report provides Council with background information and a recommendation to support a decision on the future of aged care service delivery within Moonee Valley. Commonwealth aged care reforms necessitate that Council re-evaluates how it supports older residents and their carers into the future.

The recommendation to explore subcontracting high volume CHSP services aims to:

- maintain locally based employment and conditions for highly trained, predominately part-time workforce well into the future;
- support a new provider to establish a positive relationship with staff and current clients, to proactively position our residents and staff for a stable service into the future;
- provide greater opportunities for Council to be responsive to the diverse needs of our broader senior community by reinvesting any savings aligned to MV2040 and neighbourhood planning;
- ensure Council complies with Competitive Neutrality requirements, by reducing the need to use several million dollars each year to bridge the gap between service delivery costs and Commonwealth funding;
- comply with Local Government Best Value Principals Act 1999, including:
  - Council must achieve continuous improvement in the provision of services for its community;
  - the need to review services against the best on offer in both the public and private sectors;
  - an assessment of value for money in service delivery;
  - opportunities for local employment growth or retention.

Beyond service delivery, Council, as a level of government, can continue to play a range of very important leadership roles for our community which include:

- **Advocate** – identifying needs and ensuring those who are responsible are held accountable for the delivery of required services and outcomes.
- **Planner** – Local government has a strong role to play in planning for the health and wellbeing of its community – this includes the service needs of vulnerable members of the community.
- **Convenor** – if Council is not a provider of services, it can play the role of a broker and bring parties together to plan for more integrated and coordinated approaches to delivering services.
- **Provider of core services** – Council plays an important role through the delivery of services (libraries, recreation, opens spaces, paths etc.). Reforms provide an opportunity to consider reinvestment of resources into adapting these services to meet the future needs of our residents.
• **Safety net** – keeping a touch point within the community, to understand the impacts of the aged care reforms and being able to fill gaps or advocate for supports where they are lacking.

**Appendices**

Nil.
9.8 Streetscape Improvement Costing Framework 2018

File No: FOL/18/32
Author: Fiona McDougall
Senior Strategic Planner
Directorate: Planning & Development

Purpose
To seek Council’s endorsement of the Streetscape Improvements Costing Framework.

Executive Summary
- The Streetscape Improvement Costing Framework has been developed to provide a planned approach for the implementation of streetscape upgrades (Appendix A).
- Streetscapes nominated for improvement are locations within activity centres, key shopping precincts, areas subject to change and along key transport corridors.
- The Streetscape Improvement Costing Framework identifies 31 locations and 111 improvement projects (Appendix B).
- The Streetscape Improvement Costing Framework identifies projects intended to be included in the Development Contributions Plan 2018.
- The Streetscape Improvement Costing Framework aligns with the objectives of key Council strategies and plans such as the Council Plan 2017-21, the Walking and Cycling Strategy and the Age and Dementia Friendly Streetscapes.

Recommendation
That Council:
1. Endorses the Streetscape Improvement Costing Framework.
2. Notes the importance of the Streetscape Improvement Costing Framework as a supporting document to the Development Contributions Plan 2018.
3. Allows Council officers to make minor editing and typographical changes as required.

Background
Moonee Valley City Council has developed a costing framework to guide streetscape improvements in activity centres, key shopping precincts and along transport corridors within the municipality.

It is a framework that determines the level of treatments for streetscape improvements.
Objectives of the Streetscape Improvement Costing Framework include:

- To provide a framework for the future implementation of streetscape improvements to meet functional demand, provide social and recreational opportunities, improve amenity and accessibility and support local economic activity.

- To assist longer term integrated planning of capital works timed to match future growth projections, streetscape infrastructure demands and community expectations.

- To ensure Council budgets adequately for future streetscape improvements.

Discussion

The Streetscape Improvement Costing Framework has been developed to provide a planned approach to implement streetscape upgrades. The framework includes 111 streetscape improvement projects.

The application of streetscape types has been informed by the activity centres hierarchy, land use zones, anticipated change, access to transport nodes and the level of treatment required to achieve a beautiful city.

The level of treatment has been determined by the existing conditions and the streetscape type shown below:

<table>
<thead>
<tr>
<th>Type no.</th>
<th>Type Description</th>
</tr>
</thead>
</table>
| Type 1   | Primary Activity Centre Streets (as nominated)  
For Activity Centre with greatest anticipated growth and commercial activity  
Moonee Ponds Activity Centre: Puckle St, Hall St and Homer St  
Essendon Junction Activity Centre: Rose St, Russell St and Napier St |
| Type 2   | Secondary Activity Centre Streets (as nominated)  
For Activity Centre with greatest anticipated growth  
All remaining streets (excluding Type 1 streets) in Moonee Ponds Activity Centre: e.g. Everage St, Margaret St, Young St and McPherson St |
<p>| Type 3   | Primary commercial frontage (zoning C1Z) |
| Type 4   | Secondary commercial frontage (zoning B2Z, B3Z) |
| Type 5   | Residential zones (zoning R1Z) |
| Type 6   | Industrial zones (zoning IN1Z, IN3Z) |
| Type 7   | Primary laneways in Activity Centres and commercial zones (as nominated) |</p>
<table>
<thead>
<tr>
<th>Type no.</th>
<th>Type Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 8</td>
<td>Secondary laneways in Activity Centres and commercial zones (as nominated)</td>
</tr>
<tr>
<td>Type 9</td>
<td>ROW - Service laneways in residential and Industrial zones</td>
</tr>
<tr>
<td>Type 10</td>
<td>Urban Squares, Plazas and Malls</td>
</tr>
</tbody>
</table>

The Streetscape Improvement Costing Framework identifies projects intended to be included in the Capital Works Plan and the Development Contributions Plan 2018.

**Consultation**

Community consultation will be undertaken on a project by project basis at each detailed design phase. Consultation has been undertaken with internal Council departments in the preparation of the document including Strategic Finance, Community Planning, Infrastructure Services, Strategic Planning and Technical Services.

**Implications**

1. **Legislative**

   The Streetscape Improvement Costing Framework has not arisen out of legislative requirements or the Planning Policy Framework. It will not be incorporated into the Planning Scheme. However, the Municipal Strategic Statement contains a number of clauses that provide strategic support for improving streetscapes. Of particular note is the support for activity centres to be places that are vibrant, safe and attractive (Clause 21.07) and to plan for infrastructure that is able to accommodate new development (Clause 21.10). The Draft MV2040 Strategy also sets out the long term overall vision for the municipality, including how to ensure our city is beautiful.

2. **Council Plan/Policy**

   In presenting this report, Council is working to achieve its strategic objective to design and implement streetscapes upgrades at key locations in Union Road, Racecourse Road, Keilor Road, Essendon Junction, Epsom Road, Ascot Vale Road and within the Moonee Ponds Activity Centre in accordance with Council Plan 2017-21 Theme 2: Green, clean and beautiful and Theme 4: Vibrant and diverse.

3. **Financial**

   The streetscape improvement projects nominated in this document have been included in Council’s Capital Works Plan and long term financial plan, totalling approximately $78 million (2017 dollars) to be delivered to 2040. This will ensure these projects have the funding required at the time the projects are to be delivered.

   The Streetscape Improvement Costing Framework also identifies projects intended to be included in the Development Contributions Plan 2018.
4. Environmental

Streetscape improvements include allowances for tree and garden bed planting and for passive irrigation infrastructure consistent with the directions of the Draft MV2040 Strategy for a green city.

Conclusion

The Streetscape Improvement Costing Framework provides a planned approach for streetscape upgrades and identifies projects intended to be included in the proposed Capital Works Plan and the Development Contributions Plan 2018.

Appendices

Appendix A: Streetscape Improvement Costing Framework 2018 (separately circulated)
Appendix B: Streetscape Improvement Costing Framework Workbook (separately circulated).
9.9 Development Contributions Plan 2018

File No: FOL/18/32
Author: Fiona McDougall
Senior Strategic Planner
Directorate: Planning & Development

Purpose
To seek Authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C190, which proposes to apply the Development Contributions Plan Overlay to the municipality, excluding the Essendon Fields Airport, along with incorporating the Development Contributions Plan 2018 document into the Moonee Valley Planning Scheme.

Executive Summary
- The Development Contributions Plan (DCP) has been prepared to help fund new or upgraded infrastructure required to service a growing community to 2040 (Appendix A – separately circulated).
- The DCP is a municipal-wide plan that applies to all land and new development, with the exception of Essendon Airport and some other specific circumstances.
- As required by the Development Contributions Guidelines 2007, contributions are apportioned on a fair and reasonable basis between existing and new development and in accordance with the share of infrastructure usage.
- The DCP includes 556 community and development infrastructure projects.
- The Plan will collect 17.79% of the estimated $399.7 million total cost of infrastructure projects deemed necessary to service the expected population growth to 2040. The DCP will support Council to deliver the required infrastructure in a financially sustainable way.
- The Plan applies the cap on the Community Infrastructure Levy of $1,150 set by the Minister for Planning.
- The Plan aligns with the objectives of key Council strategies and plans such as the Council Plan 2017-21, the draft MV2040 Strategy and the Long Term Capital Works Plan.
- Council will act as both the collection and development agency for the funds collected by the DCP.
- Council will be required to administer and report on the Development Contributions Plan in accordance with the Planning and Environment Act 1987 and Ministerial Guidelines.
Recommendation

That Council:

1. Notes the importance of the Development Contributions Plan 2018 as an important mechanism to assist with delivering the Draft MV2040 Strategy and complementing Council’s Long Term Capital Works Plan.

2. Requests the Minister for Planning to Authorise Amendment C190 to the Moonee Valley Planning Scheme, pursuant to section 8A(3) of the Planning and Environment Act 1987, and place the Amendment on Exhibition pursuant to section 19 of the Planning and Environment Act 1987.

3. Subjects to obtaining Authorisation from the Minister for Planning, exhibits Moonee Valley Planning Scheme Amendment C190 in accordance with Section 19 of the Planning and Environment Act 1987.

4. Refers unresolved submissions to Amendment C190, to an independent Planning Panel in accordance with Section 23(1)(b) of the Planning and Environment Act 1987.

5. Allows Council officers to make minor editing and typographical changes as required.

6. Requests officers to present Council’s support for Amendment C190 to the Moonee Valley Planning Scheme to any independent Planning Panel required.

Background

A Development Contributions Plan (DCP) is a mechanism under the Planning and Environment Act 1987 to assist with funding the cost of new or upgraded infrastructure required to service a growing community. The cost is apportioned on a fair and reasonable basis between existing and new development and in accordance with the share of infrastructure usage.

The DCP has been prepared in accordance with the Planning and Environment Act 1987, the Victorian State Government’s Development Contribution Guidelines 2007 for Preparing a Full Cost Apportionment DCP and Ministerial Directions dated 11 October 2016.

Discussion

Moonee Valley has experienced a spike in growth in recent years, with this trend forecast to continue. Dwellings are forecast to grow by approximately 25,000 (forecast.id), retail by approximately 130,000 sqm, commercial by approximately 384,000 sqm and industrial by 92,000 sqm (SGS Economics and Planning). Most of the growth is expected to be in and around activity centres, adjoining areas and along transport corridors.

In accordance with the Development Contributions Guidelines 2007, the DCP has been prepared to ensure the costs of providing new infrastructure is shared between new development and the existing community on a fair and reasonable basis. Costs are apportioned according to share of usage of the required infrastructure.
The DCP has been informed by various Council plans and strategies, including the Long Term Capital Works Plan, the Draft MV2040 strategy and demand analysis prepared by forecast.id and SGS Economics and Planning.

The DCP is divided into 18 charge areas and includes a total of 556 project with a total value of $399.7 million.

Table 1 summarises the number of projects, their infrastructure category and estimated capital costs.

**Table 1:**

<table>
<thead>
<tr>
<th>Infrastructure categories</th>
<th>No. Projects</th>
<th>Estimated Capital Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community facilities - Development infrastructure</td>
<td>2</td>
<td>$9,039,000</td>
</tr>
<tr>
<td>Community facilities - Community infrastructure</td>
<td>51</td>
<td>$244,894,100</td>
</tr>
<tr>
<td>Open space</td>
<td>19</td>
<td>$21,043,307</td>
</tr>
<tr>
<td>Public realm</td>
<td>111</td>
<td>$77,987,854</td>
</tr>
<tr>
<td>Roads</td>
<td>373</td>
<td>$46,761,526</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>556</strong></td>
<td><strong>$399,725,786</strong></td>
</tr>
</tbody>
</table>

The proportion of the cost of infrastructure expected to be collected through the DCP is around 18 percent.

Moonee Valley City Council will act as both the collection and development agency for the funds from the Plan.

**Consultation**

Internal working groups were established to guide the preparation of the DCP. The steering committee was made up of Council officers from the Community Infrastructure, Technical Services, Strategic Planning and Finance departments. The infrastructure working group consisted of officers from Research and Facilities Planning, Technical Services, Infrastructure Asset Delivery and City Design.

The DCP will be publicly exhibited for comment through a Planning Scheme Amendment process.

**Implications**

1. **Legislative**

   Part 3B of the *Planning and Environment Act 1987* permits Council to collect contributions from new development for the provision of works, services and
facilities in relation to the development of land in the area to which the plan applies.

The DCP has been prepared in accordance with the following:

- *Development Contributions Guidelines 2007*
- *Ministerial Direction October 2016*

The Development Contributions Plan will be given effect by way of inserting the Development Contributions Plan Overlay (DCPO1) into the Moonee Valley Planning Scheme and adding the Development Contributions Plan, 2018, as an Incorporated Document.

2. **Council Plan/Policy**

In presenting this report, Council is working to achieve its strategic objectives, in particular the following themes of the Council Plan 2017-21:

- One - friendly and safe: An equitable, inclusive and healthy community;
- Two - clean, green and beautiful: A healthy environment and enhanced amenity; and
- Three - Sustainable living: Connected, well-designed municipality, thriving neighbourhoods, accessible places and spaces.

3. **Financial**

The DCP items nominated in the Plan have been included in Council’s Long Term Capital Works Plan, totalling approximately $399.7 million (2017 dollars) to be delivered by 2040. The DCP will collect $71 million (approximately 18 percent) from new development.

4. **Environmental**

The DCP will contribute to the sustainable planning of infrastructure delivery in the municipality. In particular the upgrades to Moonee Valley’s open space networks and streetscape improvements will increase resilience and usability.

**Conclusion**

The Development Contributions Plan will assist Council in collecting funds towards the delivery of development and community infrastructure and will support Council to deliver the required infrastructure in a financially sustainable way. The Plan will contribute to the planned delivery of the 556 projects by 2040 and ensure new development contributes to the infrastructure it requires.

**Appendices**

Appendix A: Development Contributions Plan (separately circulated)
9.10 Interim and Permanent Heritage Controls - 89 Glass Street, Essendon

File No: FOL/18/32
Author: Andrew Kelly
Coordinator Strategic Planning
Directorate: Planning & Development

Purpose
To undertake two concurrent heritage amendments in relation to 89 Glass Street, Essendon.

Firstly, to formally request the Minister for Planning to apply heritage controls through Amendment C193 to the Moonee Valley Planning Scheme on an interim basis over 89 Glass Street, Essendon. This interim protection ensures demolition of the property cannot take place until the heritage value of the property can be tested through a full planning scheme amendment approach.

Secondly, to seek Authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C194 to the Moonee Valley Planning Scheme, which proposes to apply the Heritage Overlay (HO448) to 89 Glass Street, Essendon on a permanent basis.

Executive Summary
- On 22 March 2018, Council received an application for demolition consent under Section 29A of the Building Act 1993 which proposed to demolish the existing dwelling at 89 Glass Street, Essendon.
- Council’s Statutory Planning Unit has refused the demolition request on the basis Council is considering the potential for heritage protection. A letter has been sent to the Minister for Planning to indicate this intention, pursuant to a Council resolution.
- The property was identified in Council’s adopted Heritage Gap Study, 2014.
- Council officers have sought advice from Frontier Heritage who have advised the dwelling is of local historic significance to the City of Moonee Valley.
- This report recommends Council formally requests application of an interim Heritage Overlay (C193) and concurrently progresses Amendment C194 to apply permanent heritage controls to 89 Glass Street, Essendon.
Recommendation

That Council:

1. Notes the findings of the detailed Heritage Assessment prepared for 89 Glass Street, Essendon.

2. Requests a Ministerial Amendment, Amendment C193, to the Moonee Valley Planning Scheme under Section 20(4) of the Planning and Environment Act 1987 to apply an interim Heritage Overlay to 89 Glass Street, Essendon.

3. Requests the Minister for Planning to Authorise Amendment C194 to the Moonee Valley Planning Scheme to include 89 Glass Street, Essendon, in the Heritage Overlay Schedule as an individually significant heritage place, pursuant to section 8A(3) of the Planning and Environment Act 1987, and place the Amendment on Exhibition pursuant to section 19 of the Planning and Environment Act 1987.

4. Refers any unresolved submissions which request changes to Amendment C194, to an independent Planning Panel in accordance with section 23(1)(b) of the Planning and Environment Act 1987.

5. Notifies the owner of 89 Glass Street, Essendon (the Property), of the intention to pursue Interim and Permanent Heritage Protection for the Property.

Background

On 22 March 2018, Council received an application for demolition consent under Section 29A of the Building Act 1993, which proposed complete demolition of the existing dwelling at 89 Glass Street, Essendon. The application was refused on the basis Council is considering the potential for interim and ultimately permanent heritage protection.

The property was identified in the Heritage Gap Study, 2014, as potentially being of local interwar heritage significance.

A detailed Heritage Assessment was then commissioned which confirmed the heritage significance of the property and recommended inclusion of the property in the Heritage Overlay schedule of the Moonee Valley Planning Scheme as an individually significant place.

Discussion

Interim heritage protection – C193

Council’s Statutory Planning Unit has refused the demolition request on the basis Council is considering the potential for heritage protection. A letter has been sent to the Minister for Planning to indicate this intention, pursuant to a Council resolution. The demolition could not have been refused on potential heritage grounds without the letter having being sent to the Minister, in advance of this report coming to Council.

It is recommended Council now formally request a ministerial amendment under the fast tracked provisions of section 20(4) of the Planning and Environment Act 1987, to apply an interim Heritage Overlay to the Property. This is the standard approach for requesting interim heritage protection.
Permanent heritage protection – C194

In determining whether or not to grant this interim Heritage Protection, the Minister will require a commitment from Council of Council’s intentions for permanent heritage protection.

Council Officers engaged Frontier Heritage to complete a Heritage Assessment of the property. The Heritage Assessment has found the Property meets the threshold for inclusion on the Moonee Valley Planning Scheme Heritage Overlay schedule as an individually significant heritage place.

The report describes the dwelling at 89 Glass Street, Essendon as being “a rare example of an integrated design of house, garage, fences and landscaped setting in the Inter-war (Old English) style”, recommending “The holistic design intent for the place which includes the house, garage and fencing as well as the soft and hard landscaping elements remains intact”. The heritage report is included in Appendix A. Therefore, it is also recommended Council resolve to seek Authorisation to prepare an amendment to the Moonee Valley Planning Scheme to introduce a permanent Heritage Overlay for the Property.

Consultation

Council will directly notify the property owners and occupiers of land affected by Planning Scheme Amendment C194, of the intention to pursue heritage protection for the property.

The consultation process will give any affected parties concerned by the amendment an opportunity to make a submission. Any submitters would then have the opportunity to present their submission to an Independent Planning Panel.

Other aspects of the formal Exhibition process will include:

- An exhibition period of at least four (4) weeks
- Letter to Heritage Victoria
- Notices in the local newspapers
- Information displayed at Council’s Civic Centre
- Information on Council’s and the Department of Environment, Land, Water and Planning websites.

Implications

1. Legislative

Planning Scheme Amendments C193 and C194 are consistent with the Ministerial Direction relating to the form and content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987. The preparation of the Amendments are also in accordance with Section 4 of the Planning and Environment Act 1987.

There are no human rights implications as a result of this report.
2. Council Plan / Policy

In presenting this report to Council, Council is achieving its Strategic Objective to ensure growth and development is well managed in accordance with Council Plan 2017-2021.

Theme 3: Sustainable Living – A connected, well-designed municipality, thriving neighbourhoods, accessible places and spaces includes one key strategy to protect local heritage:

- Identify and protect places of local heritage significance.

3. Financial

The preparation of the heritage assessment and Planning Scheme Amendments will require funding in the 2017/2018 and 2018/2019 financial years. The study will be funded from Council’s Strategic Planning operational budget.

4. Environmental

Applying the Heritage Overlay to the property will have a positive environmental impact through protecting a place of historical significance and avoiding demolition.

Conclusion

Proposed Amendments C193 and C194 will assist Council in preserving a place of important historical significance in Moonee Valley.

Amendment C194 for permanent heritage controls at 89 Glass Street, Essendon, will be formally exhibited allowing the property owners and any other interested parties to provide a submission.

It is recommended Council formally requests the Minister for planning to apply interim heritage controls at 89 Glass Street, Essendon, through Amendment C193 along with undertaking Amendment C194 to apply permanent heritage protection to the property.

Appendices

Appendix A: Heritage Assessment Report - 89 Glass Street, Essendon.
Place Name: House, garage, fences and landscaped setting
Prepared by: Janet Beeston, Frontier Heritage Pty Ltd

Address: 89 Glass Street, Essendon

<table>
<thead>
<tr>
<th>Name</th>
<th>n/a</th>
<th>Survey Date</th>
<th>April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place Type</td>
<td>Residential</td>
<td>Architect</td>
<td>not known</td>
</tr>
<tr>
<td>Grading</td>
<td>Local Significance</td>
<td>Builder</td>
<td>not known</td>
</tr>
<tr>
<td>Extent of Overlay</td>
<td>Title boundary</td>
<td>Construction Date</td>
<td>c1938</td>
</tr>
<tr>
<td>Recommended Heritage Protection</td>
<td>Heritage Overlay</td>
<td>Architectural Style</td>
<td>Inter-war (Old English)</td>
</tr>
</tbody>
</table>

Relevant Historic Themes
This place is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

Theme Six - Building towns, cities and the Garden State: 6.3 Shaping the suburbs

Locality History
Essendon is a suburb of Melbourne, situated in the parish of Jika Jika, that occupies the traditional country of the Wurundjeri. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The country was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb is bounded on the east by the Moonee Ponds Creek and by the west by the Maribyrnong River. It of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and the City of Essendon in 1905.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route became the spine of
the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development in Buckley Street and later in Puckle Street by the 1890s. A railway line opened in 1871 which was duplicated in 1884. An electric tramway was introduced along Mt Alexander Road in the early 1900s, which spurred residential and commercial development.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business operations emerging along Mt Alexander Road. Shopkeepers and traders were established in the 1870s and 1880s, and the area developed a suburban character. Large estates included ‘Puckle Lodge’ (demolished) and ‘Earlesbrae Hall’, a grand two-storey, mansion built by brewer Collier McCracken and part of Lowther Hall Girls’ Grammar School since the 1920s.

Essendon was considered a more affluent area in terms of the western and northern suburbs — and was commonly referred to as ‘the Toorak of the north’. It was more decidedly middle-class than the more inner city western suburbs, and the relatively large number of private schools attest to this: St Columba’s Catholic Girls’ School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard’s Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne’s major airport – a position it held until Tullamarine Airport was opened in 1970. The establishment of Essendon Airport cemented Essendon as a major transport arterial, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period.

Place History
The building is believed to have been constructed c1938 for Samuel G Berrill (title created 1938). The Sands & MacDougall Melbourne Directory of 1935 identifies the Berrill family as owners of adjacent sites in Glass Street with No.85 owned by James Berrill and No.87 owned by William Berrill. There is no listing for No.89 in 1935 directory.

By 1940, the directories identify the property at 87 Glass Street, Essendon as being owned by Mrs Ellen Berrill and 89 Glass Street, Essendon was owned by Mr Samuel Berrill.

Description & Integrity
This single storey clinker brick house is a freestanding building set in a picturesque landscape. The setting for the building is part of the overall stylistic intent of the inter-war suburban ideal. The house is set behind a clinker brick low scale fence with wrought iron gates, and a front lawn area which has edged garden beds and a curved concrete pavement leading to the entry porch and side paths. The side paths, one for pedestrians and the other for vehicle access, lead to higher fencing and gates which are set behind the façade walls, thereby providing privacy to the rear yard. The fencing, gates and the garage are integral to the main building with the stylistic detailing being common to all elements.

The house has many key features of the Inter-war (Old English) style architecture. The asymmetrical and picturesque building has a steeply pitched, glazed terracotta tiled roof with vergeless gables and corbelled eaves. The façade is ornamented with decorative tapestry brickwork and banding, timberstrapped gable end and roughcast render façade surfaces, diamond leadlight windows with timber shutters and prominent brick chimneys.
The small gabled entry porch is integrated into the second main roof gable but is separately expressed with the triangulated tapestry brick gable end. Further detailing characteristic of the style includes the wall detailing of clinker brick to dado level with assailing brick course capping the dado and rough cast render above. The various chimneys are similarly adorned with combination of clinker brick and rough cast render banding. Decorative brickwork detailing is features on the chimneys with the protruding tapestry brick zigurat motif connecting the render banding with the clinker brick main section.

The level of detail and in particular ornamental detail of this building that is purely an expression of the Old English architectural style is high in this building – hence the integrity is exceptionally high. It would appear that there has been very little change made to the building since the original construction date and most notably it is a complete ensemble of the period with the intact house, fences, gates, garage and picturesque landscape setting.

**Comparative Analysis**

The following places are all identified as being of the Inter-war (Old English) architectural style and are in the City of Moonee Valley. A summary of the stylistic elements for each place is provided in dot form adjacent to the photographic image.

The degree of intactness and integrity varies as does the existing heritage protection status of the places. A comparative analysis discussion is provided at the end of the tabled examples.

- Asymmetrical massing
- Clinker brick walls
- Terracotta tiled roof
- Prominent chimneys with detail brickwork capping
- Decorative entry porch
- Modified windows with aluminium awnings/blinds
- Original garage, low brick fence and gates
- Garden setting

24 Cooke Street, Essendon (HO2)
• Asymmetrical massing
• Clinker brick walls, half timbered gable end
• Terracotta tiled roof
• Rear additions including upper level windows,
  • Restrained ornamentation and detailing,
• Garden setting
• Modified front brick fence
• Simple window forms

46 Monash Street, Ascot Vale  HO20

• Asymmetrical massing
• Clinker brick walls, rendered banding
• Terracotta tiled roof
• Red brick addition on side
• Modified windows
• Possibly original garage, low brick fence and gates
• Garden setting

72 Monash Street, Ascot Vale  HO20

• Asymmetrical massing
• Clinker brick walls, rendered banding
• Terracotta tiled roof
• Some decorative tapestry brickwork
• Window awning added
• Modified windows
• Original garage
• Garden setting

53 Monash Street, Ascot Vale  HO20

• Asymmetrical massing
• Clinker brick and rendered walls
• Terracotta tiled roof,
• Elaborate detailed chimney
• Tapestry brickwork ornamentation
• Entry porch
• Original low brick fence
• Diamond leadlight windows

Bisham, 53 St Kinnord, Aberfeldie
7 & 9 Angler Pde, Ascot Vale
- Asymmetrical massing
- Clinker brick
- Terracotta tiled roof,
- Half timbering (possibly addition)
- Original garage (modern door)
- Original low brick fence
- Garden setting

43 Warrick Street, Ascot Vale
- Asymmetrical massing
duplex
- Clinker brick
- Corbelled eaves
- Terracotta tiled roof,
- Half timbering
- Decorative chimney
- low brick fence
- Garden setting

127-137 Kent Street, Ascot Vale
- Asymmetrical massing houses
- Clinker brick
- Terracotta tiled roof,
- Half timbering
- Prominent and decorative high chimney
- Original low brick fence
- Garden setting

4-14 Milay Avenue, Moonee Ponds
Comparative Analysis Discussion

The house, garage, fence and landscape setting of 89 Glass Street, Essendon is distinguished from all the above comparative examples as the most intact example and being of the highest level of integrity to the attributed architectural style. The house, garage, fence and landscape setting of 89 Glass Street, Essendon is also distinguished from the above comparative examples as being a complete ensemble of integrated design elements for the whole site which remain largely unaltered to the original construction date. The integrity is evident in the level of detail and characteristic elements the building has, as described in the above sections. These elements epitomise the Inter-war (Old English) style.
Assessment Against Criteria

Criteria referred to in Practice Note PN001: Applying the Heritage Overlay, Department of Land, Environment, Water and Planning (January 2018).

CRITERION A: Importance to the course or pattern of the City of Moonee Valley’s cultural or natural history (historical significance).

89 Glass Street, Essendon is of historical significance as an intact detached suburban Inter-war (Old English) house, garage, fences and landscape setting as constructed c1938. It is representative of an era of rapid and widespread suburban development in Essendon supported by the electrification of the railway and related infrastructure improvements in the area.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Moonee Valley’s cultural or natural history (rarity).

89 Glass Street, Essendon is rare as an example of an Inter-war (Old English) design of high integrity and intactness. The wholistic design intent for the place which includes the house, garage and fencing as well as the soft and hard landscaping elements remains intact.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Moonee Valley’s cultural or natural history (research potential).

Not applicable

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativesness).

The house, garage, fencing and landscape setting demonstrate the twentieth century aspirations of healthy suburban living in deference to what was considered overcrowded and unhealthy living in Victorian terrace slums of the inner suburbs of Melbourne. It demonstrates the healthy ideals of the freestanding building, set well back from the street frontage within a landscaped setting.

The building, garage and fencing demonstrates the key characteristics of the Inter-war (Old English) style of architecture including the asymmetrical and picturesque form with a steeply pitched, glazed terracotta tiled roof. The façade is ornamented with decorative tapestry brickwork and banding, timber strapped gable end and roughcast render façade surfaces, diamond leadlight windows with timber shutters and prominent brick chimneys. It is a well resolved design incorporating a high degree of design detail indicative of the style.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

89 Glass Street, Essendon is of aesthetic significance as an Inter-war (Old English) style suburban house of high integrity and intactness. The key stylistic elements that are evident include the asymmetrical steeply pitched, glazed terracotta tiled roof with vergeless gables and corbelled eaves; the decorative façade which is ornamented with tapestry brickwork and banding, timber strapping gable end and roughcast render façade surfaces, diamond leadlight windows with timber shutters and prominent brick chimneys; the small gabled entry porch which is integrated into the second main roof gable but
separately expressed with the triangulated tapestry brick gable end. Further
detailing characteristic of the style includes the wall detailing of clinker brick to
dado level with assailing brick course capping the dado and rough cast render
above. The various chimneys are similarly adorned with combination of clinker
brick and rough cast render banding. Decorative brickwork detailing is featured
on the chimneys with the protruding tapestry brick ziggurat motif connecting
the render banding with the clinker brick main section.

CRITERION F: Importance in demonstrating a high degree of creative or technical
achievement at a particular period (technical significance).

Not applicable

CRITERION G: Strong or special association with a particular community or cultural group
for social, cultural or spiritual reasons. This includes the significance of a place to
Indigenous peoples as part of their continuing and developing cultural traditions (social
significance).

Not applicable

CRITERION H: Special association with the life or works of a person, or group of persons,
of importance in the City of Moonee Valley’s history (associative significance).

Not applicable

Statement of Significance

What is significant?
The house, garage, fence and landscape setting at 89 Glass Street, Essendon was
constructed c1935 in the Inter-war (Old English) style. The key elements of the place
that contribute to the significance include the substantial front setback, the landscaped
setting and the original form, materials and detailing of the house, garage and fencing.
This includes the tied roof, clinker brick and roughcast walls, half-timbered gable ends,
diamond leadlight windows, decorative brickwork and prominent ornate chimneys. The
house, garage and front fence have a high degree of intactness to the late 1930s date of
construction.

How is it significant?
89 Glass Street, Essendon is of local historic and aesthetic significance to the City of
Moonee Valley.

Why is it significant?
The place is historically significant as an intact example of the Inter-war residential phase
of development which was an era of rapid and widespread suburban development in
Essendon supported by the electrification of the railway and related infrastructure
improvements. (Criteria A)

The high degree of integrity and intactness of the place as a detached house in a
landscaped setting demonstrates the early-mid twentieth century suburban ideal for family
living which was in reaction to the Victorian era, inner city, overcrowded terraces which
had come to be considered slums. (Criteria A, B & D)

The building, garage, fence and landscape setting at 89 Glass Street, Essendon is
aesthetically significant as it demonstrates the key characteristics of the Inter-war (Old
English) style of architecture. It is a well resolved design incorporating a high degree
of design detail indicative of the style. (Criteria E)
89 Glass Street, Essendon is of aesthetic significance as a rare example of an integrated design of house, garage, fences and landscaped setting in the Inter-war (Old English) style. It is representative of an inter-war (Old English) style suburban house with a high degree of integrity and intactness. The key stylistic elements which characterize the style that are evident include the asymmetrical steeply pitched, glazed terracotta tiled roof with vergeless gables and corbelled eaves; the decorative façade which is ornamented with tapestry brickwork and banding, timber strapping gable end and roughcast render façade surfaces, diamond leadlight windows with timber shutters and prominent brick chimneys; the small gabled entry porch which is integrated into the second main roof gable but separately expressed with the triangulated tapestry brick gable end. Further detailing characteristic of the style includes the wall detailing of clinker brick to dado level with assailing brick course capping the dado and rough cast render above. The various chimneys are similarly adorned with combination of clinker brick and rough cast render banding. Decorative brickwork detailing is featured on the chimneys with the protruding tapestry brick zigzagger motif connecting the render banding with the clinker brick main section. (Criteria D & E).

Grading and Recommendations
Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<table>
<thead>
<tr>
<th>External Paint Colours</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is a permit required to paint an already painted surface?</td>
<td>No</td>
</tr>
<tr>
<td>Internal Alteration Controls</td>
<td>Yes – brick garage, brick front fence and gates</td>
</tr>
<tr>
<td>Is a permit required for internal alterations?</td>
<td>No</td>
</tr>
<tr>
<td>Tree Controls</td>
<td>Yes – brick garage, brick front fence and gates</td>
</tr>
<tr>
<td>Is a permit required to remove a tree?</td>
<td>No</td>
</tr>
<tr>
<td>Victorian Heritage Register</td>
<td>Yes – brick garage, brick front fence and gates</td>
</tr>
<tr>
<td>Is the place included on the Victorian Heritage Register?</td>
<td>No</td>
</tr>
<tr>
<td>Incorporated Plan</td>
<td>No</td>
</tr>
<tr>
<td>Does an Incorporated Plan apply to the site?</td>
<td>No</td>
</tr>
<tr>
<td>Outbuildings and fences exemptions</td>
<td>Yes – brick garage, brick front fence and gates</td>
</tr>
<tr>
<td>Are there outbuildings and fences which are not exempt from notice and review?</td>
<td>No</td>
</tr>
<tr>
<td>Prohibited uses may be permitted</td>
<td>No</td>
</tr>
<tr>
<td>Can a permit be granted to use the place for a use which would otherwise be prohibited?</td>
<td>No</td>
</tr>
<tr>
<td>Aboriginal Heritage Place</td>
<td>Yes – brick garage, brick front fence and gates</td>
</tr>
<tr>
<td>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2008?</td>
<td>No</td>
</tr>
</tbody>
</table>

Identified By

References
9.11 Councillor Expenses and Reimbursement Policy

File No: FOL/18/32
Author: Manager Finance
Directorate: Organisational Performance

Purpose

The purpose of this report is to seek endorsement from Councillors regarding the Councillor Expenses and Reimbursement Policy (“Policy”).

Executive Summary

- The Policy is a requirement of Section 75B (1) of the Local Government Act 1989.
- It is designed to provide clear guidance in relation to the support that is provided to Councillors in the performance of their duties, including the reimbursement of eligible expenses.
- It seeks to improve the current policy dated 16 December 2014, by better aligning with Council’s environmental and financial sustainability objectives and enhancing Council’s governance expectations and reporting transparency.

Recommendation

That Council adopts the Councillor Expenses and Reimbursement Policy as per Appendix A (separately circulated).

Background

As part of the improvement agenda and in particular the ongoing effort to enhance governance processes, the Councillor Support and Reimbursement of Expenses Policy (2014), which was due for review in December 2016, has been reviewed to better align with expectations around sustainability, reporting transparency and to make application easier and less open to varying interpretation.

Councillors were first briefed on an updated version of the Policy in October 2016 with feedback taken and incorporated into the draft Policy that was presented at a briefing to Council on 1 May 2018.

Further feedback from Councillors and Officers was taken into consideration in the version of Policy that is now recommended for endorsement.

Consultation

The nature of this report does not require any community consultation, however, Councillors and members of the Executive Team have been consulted and provided feedback to the policy.
Implications
1. **Legislative**
   The Policy is a requirement of Section 75B (1) of the *Local Government Act* 1989.

2. **Council Plan / Policy**
   The Policy contributes to Theme 5: Resilient Organisation – sustainable, innovative, engaging and accountable.

3. **Financial**
   a) There are no environmental issues associated with this report.

4. **Environmental**
   b) There are no environmental issues associated with this report.

**Conclusion**
The Policy will enhance Council’s environmental and financial sustainability objectives, governance outcomes and reporting transparency and it is recommended that Council endorses the Councillor Expenses and Reimbursement Policy as per Appendix A.

**Appendices**
Appendix A: Councillor Expense and Reimbursement Policy (separately circulated)
CONFIDENTIAL REPORTS

Closure of meeting to public

Recommendation
That Council resolve to close the meeting to the public pursuant to Section 89(2) of the Local Government Act 1989 to discuss the following matters:

12.1 East Keilor Leisure Centre Redevelopment - Early Procurement Program

Item 12.1 is Confidential under the terms section 89(2) of the Local Government Act 1989 as it contains information relating to: (e) proposed developments.