Agenda

Ordinary Meeting of Council

Tuesday, 22 May 2018
6.30pm
Ordinary Meeting of Council
Tuesday, 22 May 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
           Mr Petrus Barry  A/Director Organisational Performance
           Ms Natalie Reiter  Director Planning & Development
           Mr Gil Richardson  A/Director Asset Planning & Strategic Projects
           Ms Vera Mitrovic - Misic  A/Manager Statutory Planning
           Ms Allison Watt  Manager Communications & Governance
Business:

1. Opening

2. Apologies

3. **Confirmation of Minutes**
   Ordinary Meeting of Council held on Tuesday, 8 May 2018.

4. **Declarations of Conflict of Interest**

5. **Presentations**

6. **Petitions and Joint Letters**

7. **Public Question Time**

8. **Reports by Mayor and Councillors**
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11. Urgent Business

12. Confidential Reports
   12.1 Report on Land Acquisition Committee

13. Close of Meeting

BRYAN LANCASTER
Chief Executive Officer
REPORTS BY MAYOR AND COUNCILLORS

Recommendation
That reports by the Mayor and Councillors be received.

8.1 Report by Mayor, Councillor Sipek

28 March 2018  Attended Essendon District Football League Season Launch at Windy Hill, Essendon

3 April 2018  Attended meeting with Manager Leisure and Arts and Culture Officers regarding 2018 Spirit of Moonee Valley Event

Chairied Strategic Briefing and finalisation of the Budget meeting

4 April 2018  Attended on site meeting with resident regarding concerns with the playground at Airport West Football Club

5 April 2018  Attended MAV Western Region Delegates meeting and Bi-Annual Forum Dinner hosted by Wyndham City Council

6 April 2018  Opened Exhibition at the Incinerator Gallery – “With Seeing Hands”

Attended Aberfeldie Football Club Senior Women’s first home game at Clifton Park, Aberfeldie

8 April 2018  Opened 2018 Mayoral Bowls Tournament Event held at Maribyrnong Park Bowls Club, Moonee Ponds

Attended Strathmore Bowls Club Presentation afternoon

9 April 2018  Opened Council’s “Introduction to Bee Keeping” session held at Sam Merrifield Library, Moonee Ponds

Attended Lions Club of Essendon’s 65th Charter Anniversary Dinner

10 April 2018  Attended briefing with Manager Human Resources

Chairied Ordinary Meeting of Council

11 April 2018  Attended meeting with Acting Chief Executive Officer

12 April 2018  Attended meeting with Acting Chief Executive Officer
Participated in a photo shoot with The Leader Newspaper at East Keilor Leisure Centre

Attended meeting with President and Committee members at Strathmore Football Club

13 April 2018
Hosted Western Region Mayor’s Luncheon and inspection of the Bee’s program at the Incinerator Gallery

14 April 2018
Opened the launch of the “New Pitch” hosted by Essendon Hockey, Ascot Vale

16 April 2018
Attended Endeavour Club function (Guest speaker Federal Minister for Health, Greg Hunt) held at Australia Function Centre at Essendon Fields

17 April 2018
Attended meeting with Rose Hill Ward Councillors, Manager Leisure, Cultural Development and Partnership Officers regarding identifying preference for events in Rose Hill Ward

Chaired Public Forum

Chaired Strategic Briefing

18 April 2018
Chaired Consultation briefing and meeting in relation to 16 Brees Road, East Keilor planning application

19 April 2018
Attended Photo Opportunity with Deputy Mayor and Netballers at Riverside Golf and Tennis Centre

Attended Overland Reserve Project Control Group meeting

20 April 2018
Attended on-site meeting with Ogilvie Street resident

Attended Athletics Essendon Presentation Evening

21 April 2018
Attended Turkish Friendship ANZAC Commemoration Dinner

22 April 2018
Attended ANZAC Commemorative, March, Service and Luncheon at Keilor East RSL

Attended Council’s ANZAC Service and Afternoon Tea at Queens Park and Council’s Civic Area

23 April 2018
Attended State Government Funding Announcement at East Keilor Leisure Centre with The Hon. John Eren MP and The Hon Ben Carroll MP

Attended meeting with Acting Chief Executive Officer and Danny Pearson, State Member for Essendon regarding Advocacy Strategy
Attended meeting with Acting Chief Executive Officer, Danny Pearson, State Member for Essendon, Representative from Vic Roads and Minister’s Office

24 April 2018  Chaired Ordinary Meeting of Council

8.2 Report by Councillor Byrne

28 March – 9 April 2018  On Leave from Council

10 April 2018  Attended Ordinary Meeting of Council

11 April 2018  Attended LeadWest Board meeting

12 April 2018  Participated in a photo shoot with The Leader Newspaper at East Keilor Leisure Centre

16 April 2018  Attended Audit Committee meeting

17 April 2018  Attended meeting with Rose Hill Ward Councillors, Manager Leisure, Cultural Development and Partnership Officers

Attended Public Forum

Attended Strategic Briefing

18 April 2018  Attended Consultation briefing and meeting in relation to 16 Brees Road, East Keilor planning application

19 April 2018  Attended Photo Opportunity with Mayor and Netballers at Riverside Golf and Tennis Centre

20 April 2018  Attended Athletics Essendon Presentation Evening

22 April 2018  Attended ANZAC Commemorative, March, Service and Luncheon at Keilor East RSL

Attended Council’s ANZAC Service and Afternoon Tea at Queens Park and Council’s Civic Area

23 April 2018  Attended State Government Funding Announcement at East Keilor Leisure Centre with The Hon John Eren MP and The Hon Ben Carroll MP

24 April 2018  Attended Ordinary Meeting of Council

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

8.3 Report by Councillor Cusack

3 April 2018  Attended meeting with Manager Community Infrastructure, Sports and Recreation Officer and
Representative from Moonee Valley Football Club to discuss Junior Teams at Ormond Park

Attended Strategic Briefing and finalisation of the Budget meeting

6 April 2018
Attended Exhibition Opening “With Seeing Hands” at the Incinerator Gallery, Moonee Ponds

9 April 2018
Attended Council’s “Introduction to Bee Keeping” session held at Sam Merrifield Library, Moonee Ponds

10 April 2018
Attended Ordinary Meeting of Council

12 April 2018
Attended Ormond Park Project Control Group Meeting

14 April 2018
Attended the launch of the “New Pitch” hosted by Essendon Hockey, Ascot Vale

16 April 2018
Attended Audit Committee Meeting

17 April 2018
Attended meeting with resident regarding 2040 issues

Attended meeting with Community Planning Officers regarding Portfolio Advisory Group meeting agenda formulation

Attended Public Forum

18 April 2018
Attended meeting with Myrnong Ward Councillor, Manager Leisure, Cultural Development and Partnership Officers regarding identifying preference for events in Myrnong Ward

Chaired Consultation briefing and meeting in relation to 121 Roseberry Street, Ascot Vale planning application

19 April 2018
Attended Combined Community Wellbeing and Inclusion, Diversity, Equity and Access IDEA Portfolio Advisory Committee meeting

21 April 2018
Attended “My Friend the Chocolate Cake” performance at the Clocktower Centre, Moonee Ponds

22 April 2018
Attended Council’s ANZAC Service and Afternoon Tea at Queens Park and Council’s Civic Area

23 April 2018
Attended meeting with Manager Community Planning to discuss partnering opportunities with Scanlon Foundation

24 April 2018
Attended Ordinary Meeting of Council
8.4 Report by Councillor Gauci Maurici

3 April 2018  
Attended Strategic Briefing and finalisation of the Budget meeting

10 April 2018  
Attended Ordinary Meeting of Council

11 April 2018  
Attended Essendon North Traders meeting

17 April 2018  
Attended Public Forum

18 April 2018  
Attended Strathmore Rotary Vocational tour at Air Ambulance, Essendon Fields

22 April 2018  
Attended Council’s ANZAC Service held at Queens Park, Moonee Ponds

24 April 2018  
Attended meeting with Buckley Ward Councillors, Manager Leisure, Cultural Development and Partnership Officers regarding identifying preference for events in Buckley Ward

Throughout reporting period – Attendances at planning application sites; and meetings with residents, traders and Community groups in relation to issues of concern

8.5 Report by Councillor Lawrence

28 March 2018  
Attended St John’s Uniting Church meeting

3 April 2018  
Attended Strategic Briefing and finalisation of the Budget meeting

8 April 2018  
Attended Strathmore Bowls Club Presentation afternoon

10 April 2018  
Attended Meeting with North Essendon resident

12 April 2018  
Attended Western Melbourne Tourism Board meeting

18 April 2018  
Attended meeting in Keilor Road

20 April 2018  
Attended meeting with resident regarding LXRA tree removal at Essendon Station

21 April 2018  
Attended Relay For Life Event at Aberfeldie Athletics Track
22 April 2018  
Attended ANZAC Commemorative, March, Service and Luncheon at Keilor East RSL  
Attended ANZAC Service and Afternoon Tea at Queens Park and Council's Civic Area

24 April 2018  
Attended Environmental Adventure Playground Launch at Mt Alexander College, Flemington  
Attended meeting with Buckley Ward Councillors, Manager Leisure, Cultural Development and Partnership Officers regarding identifying preference for events in Buckley Ward  
Attended Ordinary Meeting of Council

8.6 Report by Councillor Marshall

3 April 2018  
Attended meeting with Planning and Development and Statutory Planning Officers regarding Maribyrnong River Controls  
Attended Strategic Briefing and finalisation of the Budget meeting

10 April 2018  
Attended Ordinary Meeting of Council

12 April 2018  
Attended Ormond Park Project Control Group meeting

14 April 2018  
Attended launch of the “New Pitch” hosted by Essendon Hockey, Ascot Vale

16 April 2018  
Attended Wingate Committee meeting

17 April 2018  
Attended meeting with resident regarding 2040 issues  
Attended Public Forum  
Attended Strategic Briefing

18 April 2018  
Attended meeting with Myrnong Ward Councillor, Manager Leisure, Cultural Development and Partnership Officers regarding identifying preference for events in Myrnong Ward  
Attended Consultation briefing and meeting in relation to 121 Roseberry Street, Ascot Vale planning application

22 April 2018  
Attended ANZAC Service and Afternoon Tea at Queens Park and Council's Civic Area

23 April 2018  
Attended meeting with Manager Community Planning to discuss partnering opportunities with Scanlon Foundation

24 April 2018  
Attended Ordinary Meeting of Council
Throughout reporting period – Attendances at planning application sites and meetings with residents in relation to issues of concern

8.7 Report by Councillor Nation
28 March – 24 April 2018  Verbal Report

8.8 Report by Councillor Sharpe
28 March – 24 April 2018  Verbal Report

8.9 Report by Councillor Surace
4 April 2018  Attended Metropolitan Transport Forum held at Melbourne Town Hall
5 April 2018  Attended 2018 Valley Vibes Event held at Rosehill Park playground, Keilor East
10 April 2018  Attended Ordinary Meeting of Council
12 April 2018  Attended Melbourne Transport Forum Executive meeting
16 April 2018  Attended Rail Futures Institute Light Metro Rail meeting
17 April 2018  Attended Public Forum
20 April 2018  Attended meeting with resident regarding LXRA Tree removal at Essendon Station
23 April 2018  Attended State Government Funding Announcement at East Keilor Leisure Centre
REPORTS

9.1 30-32 Holmes Road, Moonee Ponds (Lot 1 on TP 340369N and Lot 1 on TP 387755T) - Partial demolition, external alteration, external painting and construction and carrying out of works for a multi-storey building within a Heritage Overlay (HO233), use of the land for dwellings and a reduction to the car parking requirement

File No: FOL/18/32
Author: Lachlan Orr
Senior Statutory Planner
Directorate: Planning & Development

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<thead>
<tr>
<th>Planning File No.</th>
<th>MV/1010/2016</th>
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<td>Proposal</td>
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<td></td>
<td>• Partial demolition of existing heritage building.</td>
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<td></td>
<td>• Construction of a four storey building comprising 33 dwellings and two retail premises.</td>
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<td></td>
<td>• Reduction in car parking requirements associated with one-bedroom apartments, residential visitors and retail component.</td>
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<tr>
<td>Applicant</td>
<td>James Michael Moore C/- SJB Planning</td>
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<tr>
<td>Owner</td>
<td>James Michael Moore</td>
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<tr>
<td>Planning Scheme Controls</td>
<td>Activity Centre Zone (Schedule 1)</td>
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<td>Heritage Overlay (Schedule 233)</td>
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<tr>
<td>Planning Permit Requirement</td>
<td>Clause 37.08-2 – Use of the land for dwellings</td>
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<td>Clause 37.08-5 – Construct a building or construct or carry out works</td>
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<td>Clause 43.01-1 – Demolish or remove a building, construct a building or construct or carry out works, externally alter a building and externally paint a building</td>
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<td>Clause 52.06-3 – reduce the required number of car spaces</td>
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<tr>
<td>Car Parking Requirements</td>
<td>Required – 46 car spaces</td>
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<td></td>
<td>Proposed – 32 car spaces</td>
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<tr>
<td>Bicycle Requirements</td>
<td>Required – 10 bicycle spaces</td>
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<td>Proposed – 12 bicycle spaces</td>
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<tr>
<td>Restrictive Covenants</td>
<td>None</td>
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Easements | None
---|---
Site Area | 1,076 square metres
Number Of Objections | 15
Consultation Meeting | 5 July 2017

**Executive Summary**

- This application seeks approval for the partial demolition and carrying out of works to the existing building for the construction of a four storey mixed use development comprising two retail tenancies, 33 dwellings and basement parking for 32 vehicles. Planning approval is also sought for the use of the land for dwellings and a reduction to the car parking requirement.

- The site has an area of approximately 1,076 square metres and is located on the northern side of Holmes Road, approximately 90 metres west of the Moonee Ponds Railway Station. The site is within Precinct 5 (Holmes) of the Moonee Ponds Activity Centre, pursuant to Schedule 1 of the Activity Centre Zone.

- The application was originally for a five storey mixed use building containing 38 apartments. It was advertised with 15 objections received. Concerns were raised in relation to visual bulk and scale, building height, heritage impacts, overdevelopment, overshadowing, traffic and car parking impacts, lack of landscaping, internal amenity and construction impacts.

- A Consultation Meeting was held on 5 July 2017 attended by Councillor Nation, objectors, the permit applicant and Council’s Planning Officer. There was no resolution achieved at this meeting.

- Amendment C183 was introduced on 12 October 2017 which modified Schedule 1 of the Activity Centre Zone by replacing the discretionary maximum height controls with mandatory maximum building heights. The advertised proposal had a maximum height of 16.84 metres, exceeding the mandatory height limit of 14 metres for Sub-precinct 5A.

- In response to this, the applicant formally amended the application on 6 March 2018 to delete one level of the building and reducing the overall height to 13.9 metres. The total number of apartments also reduced to 33, although the internal layout remains generally the same as advertised with no change in the provision of on-site car parking. The amended proposal was not re-advertised as it was considered that there would be no additional material detriment caused.

- The application was referred internally to Council’s Heritage Advisor, Development Engineering Unit (Drainage and Traffic), Environmentally Sustainable Design (ESD) Officer and Waste Projects Officer. Conditional support was provided.

- The proposal demonstrates an adequate level of compliance with the relevant policies and provisions of the Moonee Valley Planning Scheme. It proposes a suitable intensification of housing with supplementary retail uses, in line with the precinct objectives of the Activity Centre Zone. The development is considered
to be a beneficial redevelopment of the existing heritage building. The contemporary additions have been appropriately designed to respect the significance of the heritage building, subject to conditions as recommended by Council’s Heritage Advisor.

- The proposal achieves an acceptable level of compliance with the standards of Clause 58 (Apartment Developments), with conditions imposed where necessary to address areas of non-compliance.
- Overall, this assessment report finds that the proposal demonstrates an adequate level of compliance with the relevant policies and provision of the Moonee Valley Planning Scheme and recommends that the proposal be supported subject to conditions.

![Aerial photograph of subject site and surrounds](image)

**Figure 1: Aerial photograph of subject site and surrounds**

**Recommendation**

That Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/1010/2016 for Partial demolition, external alteration, external painting and, construction and carrying out of works for a multi-storey building within a Heritage Overlay (HO233), use of the land for dwellings and a reduction to the car parking requirement at 30-32 Holmes Road, Moonee Ponds (Lot 1 on TP 340369N and Lot 1 on TP 387755T) subject to the following conditions:

1. Before the use and development commences, 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) Detailed design drawings of the metal screen cladding;
b) The original windows within the existing building to be retained and restored;

c) At least 50% of dwellings provided with accessible bathrooms as required by Table D4, Standard D17 of Clause 58.05-1 (Accessibility) of the Moonee Valley Planning Scheme;

d) Balcony areas accommodating cooling or heating units to be provided with an area of at least 9.5 square metres to comply with Standard D19 of Clause 58.05-3 (Private Open Space) of the Moonee Valley Planning Scheme, with no reduction in side or rear setbacks from any resultant modifications;

e) Plans to demonstrate the required minimum volume of internal storage for each dwelling as specified under the Table D6 to Standard D20 of Clause 58.05-4 (Storage) of the Moonee Valley Planning Scheme;

f) Bedrooms and living areas of each dwelling to comply with the dimensions required under Standard D24 of Clause 58.07-1 (Functional Layout) of the Moonee Valley Planning Scheme, with no reduction in side or rear setbacks from any resultant modifications.

g) A notation on the basement floor plan that at least 25% of the car spaces in stackers have a height of at least 1.8 metres;

h) The provision of pedestrian visibility splays or alternative measures in accordance with the requirements of Clause 52.06-9 (Design Standards for Car Parking) of the Moonee Valley Planning Scheme;

i) The provision of a 300mm wide trench grate at the bottom of the basement ramp;

j) Any changes as a result of Conditions 3 and 4;

k) Any changes as a result of Condition 7;

l) Any changes as a result of Condition 11; and

m) A Landscape Plan as required by Condition 8.

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

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

3. 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.

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 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.
5. 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.

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 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.

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

a) Any changes as required by Condition 1 of this permit;

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

8. Before the development commences, and before any trees or vegetation are removed a landscape plan and schedule to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan and schedule must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale and an electronic copy must be provided. The landscape plan and
schedule must be generally in accordance with the landscape plan submitted with the application but modified to show:

a) Any changes as required by Condition 1 of this permit;

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

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

9. 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.

10. Before the development commences, a detailed photographic assessment of the existing buildings must be undertaken and submitted to the satisfaction of the Responsible Authority. The photographic assessment must be accompanied by detailed drawings, including all elevations of built form to be demolished, as well as a written assessment of the history of the site.

11. Before the development commences, an Acoustic Assessment prepared by a suitably qualified person must be submitted to the Responsible Authority for endorsement. The Acoustic Assessment must have regard to the requirements of Standard D14 of Clause 58.04-3 (Noise Impacts) of the Moonee Valley Planning Scheme. When approved the Acoustic Assessment will be endorsed and will form part of this permit, and must be implemented to the satisfaction of the Responsible Authority.

12. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Waste Management Plan must be generally in accordance with the Waste Management Plan, prepared by Leigh Design dated 15 November 2016 and be amended in accordance with Condition 1.

When approved, the Waste Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

13. Before the development commences, a Car Parking Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Car Parking Management Plan must be prepared by a traffic consultant with suitable qualifications to the satisfaction of the Responsible Authority and must include:

a) Details as to how the car stackers are to be regularly maintained and serviced;

b) Details of timeframes and measures to be undertaken, to reinstate the car stackers back to working order, if the car stackers become non-operational; and
c) Details of measures to be undertaken if the car stackers are not operational, so not to provide any additional on-street parking demand.

When approved, the Car Parking Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Car Parking Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

14. The materials, colours, decoration and/or finishes to be applied to the exterior of the building or works as described on the drawings or schedules endorsed to this permit must not be altered without the consent of the Responsible Authority.

15. Before the building approved by this permit is 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.

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

17. 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.

18. Except with the prior written consent of the Responsible Authority, equipment, services or other building features (other than those shown on the endorsed plan) must not be erected above the roof level of the building.

19. All pipes, fixtures, fittings, ducts and vents servicing any building on the land, other than storm water down pipes 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.

20. Before the building approved by this permit is 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;
   d) Finished with a permanent trafficable surface (such as concrete, asphalt or paving); and
   e) Line-marked or provided with another adequate means of ensuring that the boundaries of all vehicle spaces are clearly indicated on the ground, 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:

f) Be maintained and made available for such use; and

g) Not be used for any other purpose,
to the satisfaction of the Responsible Authority.

21. 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.

22. 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.

23. The plant area and equipment on the roof of the building must be screened in a manner to complement the appearance of the building and be to the satisfaction of the Responsible Authority.

24. The development must be provided with external lighting capable of illuminating access to each vehicle accessway, 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.

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 and the use is not commenced 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. 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.

- This land is located within a Heritage Overlay. Planning permission is required for any additional works to the land in accordance with Clause 43.01 of the Moonee Valley Planning Scheme.
- 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 land to pre-development levels in accordance with the following calculation: \( C=0.4, \ tc=5\text{mins}, \ ARI\ 1\ in\ 5.\) An ARI of 1 in 10 should be used for storage and the greater of post development C or C=0.80.
- 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.
- The on-site car spaces and storage cages must not be subdivided, leased or sold separately to external parties that are not prime lot owners or tenants of the building or development.
- 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 northern side of Holmes Road, Moonee Ponds, approximately 100 metres west of where the road merges with Puckle Street. The site is bounded by a laneway to the rear, which provides vehicle access from Norwood Crescent to the east and Sydenham Street to the west. The site is generally rectangular in shape with a total site area of approximately 1076 square metres.

The site is occupied by a two storey brick inter-war building, formerly the Returned Soldiers’ and Sailors’ Imperial League of Australia Essendon Branch (c1920-21), which is identified within Schedule 233 of the Heritage Overlay. The rear of the site is an open concrete car parking area, accessed via the rear laneway.
The context of the site is characterised by its location at the western edge of the Moonee Ponds Activity Centre and its proximity to the Moonee Ponds Railway Station approximately 90 metres to the north-east. Land along Holmes Road is used for commercial purposes, with a large medical centre and associated car parking immediately to the west and north. Three and four storey mixed use developments have been approved to the east, including a recently completed three storey building at 16 Holmes Road. Land along Norwood Crescent and Sydenham Street to the north is experiencing a similar level of redevelopment. Land further to the west along Holmes Road is within the General Residential Zone.

The Activity Centre Zone identifies the precincts aspirations as providing for small scale office and retail development and medium density housing, to maintain a built form scale which is respectful of adjoining residential areas and to improve east/west connections through the precinct. A mandatory maximum building height of 14 metres is identified for this precinct.

1.2 Proposal

As originally advertised, the proposal was for the partial demolition of the existing buildings, construction of a five storey mixed use development containing shops and dwellings, a reduction to the car parking requirement and waiver of the loading and unloading requirement (Refer Appendix C – Advertised Plans, separately circulated).

The application was amended under Section 57A of the Planning and Environment Act 1987 (the Act) on 6 March 2018, to delete one level of the building resulting in an overall height of four storeys. Permission is no longer sought for a waiver of the loading requirement, due to the recent deletion of this permit trigger from the planning scheme.
The proposal in its current form is summarised as follows:

Table 1

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings</td>
<td>33 dwellings comprising:</td>
</tr>
<tr>
<td></td>
<td>- 24 x 1 bedroom</td>
</tr>
<tr>
<td></td>
<td>- 9 x 2 bedroom</td>
</tr>
<tr>
<td>Retail</td>
<td>A total of 178.72 square metres over two tenancies at ground level, including external courtyards</td>
</tr>
<tr>
<td>Car parking and bicycle spaces</td>
<td>32 spaces at basement level, including:</td>
</tr>
<tr>
<td></td>
<td>- 30 resident spaces</td>
</tr>
<tr>
<td></td>
<td>- 2 retail spaces</td>
</tr>
<tr>
<td></td>
<td>A reduction of 14 car spaces is sought, including:</td>
</tr>
<tr>
<td></td>
<td>- 3 one-bedroom apartment spaces</td>
</tr>
<tr>
<td></td>
<td>- 6 residential visitor spaces</td>
</tr>
<tr>
<td></td>
<td>- 5 retail spaces</td>
</tr>
<tr>
<td></td>
<td>12 bicycle spaces are provided at basement level for residents and residential visitors.</td>
</tr>
<tr>
<td>Building height</td>
<td>13.9 metres (4 storeys)</td>
</tr>
<tr>
<td>Works to existing buildings</td>
<td>Retention of the two storey building at the front of the site, facing Holmes Road, readapted for commercial and residential use as well as for the primary building entrance. Demolition of all buildings to the rear.</td>
</tr>
</tbody>
</table>

Refer Appendix D – Amended Plans (separately circulated).

2. **Background**

2.1 **Relevant Planning History**

There are numerous historical planning applications associated with the ongoing commercial use of the land, none of which have any bearing on the current proposal.

2.2 **Planning Policies & Decision Guidelines**

State Planning Policy Framework

Clause 9 Plan Melbourne
Clause 11 Settlement
Clause 15.01 Urban Environment
Clause 15.03 Heritage
Clause 16 Housing
Clause 17 Economic Development
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 21.07 Activity Centres
Clause 21.08 Economic Development
Clause 21.09 Transport
Clause 22.01 Heritage
Clause 22.03 Stormwater Management (Water Sensitive Urban Design)

Zoning and Overlays
Clause 37.08 Activity Centre Zone (Schedule 1)
Clause 43.01 Heritage Overlay (Schedule 233)

Particular and General Provisions
Clause 52.06 Car Parking
Clause 52.34 Bicycle Facilities
Clause 58 Apartment Developments
Clause 65 Decision Guidelines

2.3 Referrals
No external referrals were required.
The following referrals were undertaken:

Table 2

<table>
<thead>
<tr>
<th>Internal Referrals</th>
<th>Comments/Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental Sustainable Design (ESD)</td>
<td>Amended BESS and STORM Report required and all annotations on plans.</td>
</tr>
<tr>
<td>Heritage Advisor</td>
<td>No objection subject to conditions.</td>
</tr>
<tr>
<td>Development Engineering (Traffic)</td>
<td>The provision of two additional retail spaces on-site. Standard accessway conditions.</td>
</tr>
<tr>
<td>Development Engineering (Drainage)</td>
<td>Standard drainage conditions.</td>
</tr>
<tr>
<td>Waste Projects Officer</td>
<td>No objection subject to conditions</td>
</tr>
</tbody>
</table>
2.4 Public Notification of the Application

Pursuant to Section 52 of the Act, the application was advertised by mail to adjoining and surrounding properties with notices displayed on site for 14 days. Fifteen (15) objections were received from the properties listed within Appendix A of this report. These are discussed under Section 3.6 of this report.

Pursuant to Section 52 of the Act, the application was advertised by mail. The amendments made under Section 57A of the Act were not required to be re-advertised, pursuant to Section 57B of the Act, as there would be no additional material detriment caused. The changes involve reductions to the scale and intensity of the development and do not represent a substantial transformation of the original proposal. All primary permissions from the advertised proposal (i.e. land use, parking reduction and demolition) remain the same or similar, and no new primary permissions are introduced through the amendments.

2.5 Consultation Meeting

A Consultation Meeting was held on 5 July 2017 attended by Councillor Nation, objectors, the permit applicant and Council’s Planning Officer. There was no resolution achieved at this meeting.

3. Discussion

3.1 Does the proposal address the relevant State and Local Planning Policies?

The relevant State 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 location of the subject site is considered to lend support for a more intensive form of residential and commercial development.

It is a strategy of Clause 15.01-1 (Urban Design) to ensure new development responds to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate. It is considered the proposed development appropriately considers its site context and proposes a built form that will not be visually dominant to the streetscapes and adjoining properties and will provide appropriate internal amenity to future users of the site.

Clause 15.01-2 (Urban Design Principles) provides the main assessment tool for development proposals not covered by Clauses 54, 55 or 56 of the planning scheme. The objective of Clause 15.01-2 is;

- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

The Urban Design Guidelines for Victoria 2017 are a policy guideline in support of this clause, which provide high level guidelines for the development of functional and enjoyable places throughout Victoria. The
guidelines contained at Element 2 (Movement Network) and Element 5 (Buildings) are of relevance to this application, which are considered to be satisfied for the reasons discussed in greater detail below.

Clause 21.06-4 (Urban Design) provides further objectives and strategies which echo the key urban design principles contained within Clause 15.01-2 and the *Urban Design Guidelines for Victoria 2017*, as relevant to developments below five storeys in height.

It is considered the proposed development complies with Clauses 15.01-2 and 21.06-4, as discussed below.

**Clauses 15.01-2 and 21.06-4**

**Context**

The proposed mixed use development is considered to be appropriate in its context within the Moonee Ponds Activity Centre, assisting in achieving the objectives of the centre as well as the relevant precinct. The design response is considered to be appropriate given the size and location of the site within the activity centre, with good access to a range of services including public transport, schools and numerous amenities. The provision of retail and residential uses is appropriate with regard to the policy direction for the site, and compatible with existing uses in the immediate surrounds.

The design response has adequately considered its immediate abuttals by providing active interfaces to the front and rear, along with suitable setbacks to side boundaries to maintain the equitable development rights of its neighbours.

The scale, siting, massing and detailed design of the proposed building achieves an appropriate balance between the built form objectives of the Activity Centre Zone and the Heritage Overlay. The development takes into account the existing context and strategic directive for this location, and will not unreasonably impact upon the general amenity of adjoining properties.

**The Public Realm**

The ground floor layout appropriately integrates the development with the street and enhances the pedestrian experience. The proposed development will make a positive contribution to the public realm through the activated transitional space between the two retail components within the existing building facade.

The incorporation of balconies facing the rear laneway achieves appropriate articulation of the façade and enhances opportunities for visibility and passive surveillance.

Car parking for the development is proposed to be contained at basement level with the access point from the laneway at the north-eastern corner, which ensures the appearance of the building will not be compromised by parking facilities.
Safety

Glazing at ground level and at the upper levels within the frontages provide for passive surveillance of streetscapes to increase public safety.

Landmarks, Views and Vistas

The siting of the building will maintain view lines across the Holmes Road streetscape, the majority of which is under a Heritage Overlay. There are no significant monuments or landmarks in the vicinity of the site that have been identified within the Moonee Valley Planning Scheme as requiring specific protection that will be affected by this development.

Light and Shade

The significant setback of the additions from Holmes Road ensures no shadow will be cast over the street.

Energy and resource efficient

The development of a multi-level development offers a number of environmentally sustainable outcomes. These include the sharing of floors, walls and ceilings, which assist in the prevention of excessive heat gain and loss. This sharing of floors, walls and ceilings also makes efficient use of resources and building materials.

The proposed development provides a built form designed to maximise the use of natural daylight and ventilation to all dwellings. The use of a semi-transparent metal veil will allow for daylight penetration whilst also protecting habitable room windows from excessive exposure to the sun.

A condition of permit will ensure an amended Sustainable Management Plan is provided for endorsement and that the sustainable design initiatives are implemented.

Architectural quality

It is considered the development provides a high level of architecture and urban design that is in keeping with the vision for the area in terms of building presentation. The overall height of the development at four storeys is consistent with the mandatory maximum height under the Activity Centre Zone.

The proposal achieves an urban design benefit through a considered and responsive design and an attractive, legible architectural theme. The external presentation of the building will make a positive contribution to the streetscape. The functional layout of the apartments are considered acceptable, subject to conditions as discussed under Section 3.5, ensuring an appropriate level of internal amenity will be achieved.

Landscape Architecture

Adequate landscaping has been provided along the frontage at both ground and first floor upper level to provide a green edge to the streetscape, in addition to planting along both side boundaries. This is consistent with the requirements of Clause 58.03-5 (Landscaping) of the Moonee Valley Planning Scheme and is appropriate for a site within an Activity Centre area.
Other Policies

The proposal complies with the objectives and strategies of Clause 21.04 (Sustainable Environment) through the use of ecologically sustainable design principles. An amended Sustainable Management Plan will be required as a condition of permit to reflect the amended development layout.

The proposal accords with objectives of Clause 21.04-7 (Waste) as it relates to encouraging the use of recycling and achieving best practice in waste minimization. Council’s Waste Projects Officer had no objections to the submitted waste management plan, which will be amended to reflect the revised development scheme as a condition of permit.

Clause 21.07 (Activity Centres) is applicable in this instance and builds on the objectives and strategies of State Planning Policies, in particular Clause 11 (Settlement). The subject site is located within the Moonee Ponds Activity Centre (MPAC) as identified in Plan Melbourne. The proposed mixed-use development continues to promote commercial and residential growth within this area. The MPAC Structure Plan and Activity Centre Zone, Schedule 1, have been appropriately considered in the design and assessment of the proposed development as discussed in Section 3.2.

The proposed development complies with Clause 21.08 (Economic Development) by providing a functional and attractive commercial space. The proposed retail premises are an appropriate use within this precinct as set out within the Activity Centre Zone, as discussed within Section 3.2 of this report.

Clause 21.09 (Transport) seeks to reduce environmental impacts and improve access to sustainable modes of transport. It also seeks to provide choices for movement of people and goods whilst ensuring these choices provide sustainable outcomes. It is considered the proposal provides an appropriate balance with respect to the provision of on-site parking, reducing reliance on private vehicle ownership and encouraging sustainable modes of transportation.

The requirements of Clause 22.01 (Heritage) are considered to be satisfied as discussed at Section 3.3 of this report.

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 proposal comply with the decision guidelines and precinct objectives of the Activity Centre Zone?

The subject site is located within Precinct 5 (Holmes) as identified within the Activity Centre Zone, Schedule 1 (Moonee Ponds Activity Centre). A permit is sought for buildings and works under the zone, as well as to use the land for accommodation (dwellings).
It is considered that the use of the land for accommodation meets the decision guidelines of the Activity Centre Zone. An objective for Precinct 5 is to provide for small scale office and retail development and medium density housing. The provision of apartments to the rear and above the retail component at the street frontage is in line with this objective. The residential entrance is thoughtfully incorporated into the historic built form at the frontage, and will maintain an appropriate level of activation to the streetscape between the two retail tenancies.

The proposed retail premises are as-of right uses, falling under ‘Section 1 – permit not required’ of the table of uses at Clause 37.08-2. The provision of retail uses at ground level along Holmes Road is specifically encouraged within the precinct guidelines.

The height of the amended proposal is 13.39 metres which is within the mandatory maximum height of 14 metres for this part of Precinct 5. The proposal does not provide the preferred zero street setback at Clause 4.4 of the schedule to the zone, which is considered to be an appropriate outcome given the imperative to retain the historically significant building facing the street.

### 3.3 Is the proposal an appropriate design outcome in relation to the heritage considerations of the site?

The heritage setting for this application requires consideration of both the individual Heritage Overlay that applies to the land (HO233) and the Heritage Overlay which applies to land to the east and north-east. These considerations have greatly influenced the proposed design response, evidenced by the retention of the significant building facing Holmes Road and the respectful siting, massing and overall design of the multi-storey addition to the rear. The proposal is considered to accord with the shared policy directions contained at Clause 15.03 and Clause 22.01, as well as the decision guidelines at Clause 43.01-4.

The retained built form, and the design and layout of the additions and works will preserve and enhance the significance and appearance of the heritage place. The proposal has properly considered the statement of significance contained within the heritage study for this schedule to the overlay, with a suitably qualified heritage architect appointed to carry out a heritage impact statement.

The location, scale and appearance of the proposed works are appropriate and will enhance the significance of the heritage place. The design of the addition is deliberately contemporary but strongly supressed when viewed in its context, mainly through the use a metal veil at the upper levels to emphasise the recessed multi-storey built form at a scale which will be subservient to the retained heritage building as viewed along Holmes Road. The proposal meets the relevant provisions of the *Moonee Valley Heritage Guidelines 2016*, particularly in relation to view lines from the street. The siting and massing of the additions appropriately respond to the physical characteristics of the site and the surrounding heritage built form.
The selection of external materials and design detailing achieve a respectful and visually engaging building form. A combination of red brick and grey concrete finishes around the core and rear of the additions directly reference the brick and concrete finishes of the historic building, establishing a visual relationship between the original and new fabric. The proposed development does not mimic any existing heritage characteristics found within the existing building or the wider area, which is in accordance with the provisions of the Burra Charter 1999. The design strikes the desired balance between integrating and distinguishing itself from the historical building fabric, and makes a positive contribution to the public realm.

Council’s Heritage Advisor has given support for the proposed design, on a condition that the detailed design drawings of the proposed metal veil will be reinforced through a condition of permit. Another condition will ensure the retention of the original windows of the significant building.

The extent of demolition is appropriate, and leaves the most significant areas of the existing building intact and revitalised. As recommended by Council’s Heritage Advisor, a condition of permit will require the following to be undertaken prior to the commencement of works:

- Provide a record of all buildings with accurate, measured drawings including all elevations of fabric to be demolished;
- Interior and exterior black and white photographs; and
- A written history of the site.

This requirement will be included on any permit issued.

### 3.4 Is the design and provision of car parking appropriate?

A summary of the car parking requirements for both the original and amended proposals is set out in the table below:

<table>
<thead>
<tr>
<th>Component</th>
<th>Advertised Requires</th>
<th>Advertised Provides</th>
<th>Amended Requires</th>
<th>Amended Provides</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-bedroom dwellings</td>
<td>27</td>
<td>19 (-8)</td>
<td>24</td>
<td>21 (-3)</td>
</tr>
<tr>
<td>Two-bedroom dwellings</td>
<td>11</td>
<td>11</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Residential visitors</td>
<td>7</td>
<td>0 (-7)</td>
<td>6</td>
<td>0 (-6)</td>
</tr>
<tr>
<td>Retail (178.72m²)</td>
<td>7</td>
<td>2 (-5)</td>
<td>7</td>
<td>2 (-5)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>52</strong></td>
<td><strong>32 (-20)</strong></td>
<td><strong>46</strong></td>
<td><strong>32 (-14)</strong></td>
</tr>
</tbody>
</table>

The amended proposal has reduced the overall requirement for on-site parking whilst maintaining the amount of parking provided at the basement level, resulting in a lesser reduction compared to the advertised proposal.

The reduction to the car parking requirement is considered acceptable given the strategic location of the development within Moonee Ponds Activity Centre. Due to its location, the site is provided with excellent...
access to a range of public transport options by train, tram and bus. Provision of on-street car parking in the immediate area is considered capable of accommodating the shortfall associated with the proposed development.

This was evidenced by a traffic impact assessment, including survey data, provided by Traffix Group. Based on car ownership rates within the 2011 Census for the Moonee Ponds area the Car Parking Demand Assessment estimates that the proposed development will generate a residential car parking demand of 25 spaces, based on ABS data which calculates the likelihood of a one or two bedroom apartment having ownership of a vehicle. Only three of the one-bedroom dwellings are not provided with a car space, and a full reduction of the required six visitor parking spaces is sought. All two-bedroom dwellings are provided with the required one car space each.

Given the strategic location of the site, this is considered an acceptable outcome. The high level of public transport access lends support to the supply of dwellings with no car spaces in this location. The visitor parking shortfall is similarly considered appropriate in this location and there are ample public car parking areas within walking distance of the site if visitors arrive by car. The supply of on-street car parking within walking distance of the site could accommodate the reduction sought.

The application was referred to Council’s Development Engineering (Traffic) Unit, which did not object to the application subject to conditions. These will be included on any permit issued, with the following exceptions:

- Requirements for a compliant accessible parking space for the retail component and for a passing area have now been met on the amended plans.
- The requirement for cash-in-lieu of car parking will not be included in light of Amendment C132 being refused.
- The requirement to provide a 5.5 metre setback to the opposite side of the rear laneway to allow two-way vehicle traffic will not be imposed, as the precinct guidelines under the Activity Centre Zone prioritise the rear laneway as a pedestrian linkage. The setback provided allows for safe and efficient vehicle movements, particularly with the provision of a passing area on site.

3.5 Does the proposal comply with the requirements of Clause 58?

The proposal is considered to generally comply with the provisions of Clause 58 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 with corresponding assessments:

Table 4

<table>
<thead>
<tr>
<th>ResCode Standard</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 58.04-3 (Noise Impacts)</td>
<td>A condition of permit will require an acoustic assessment to ensure compliance with this</td>
</tr>
<tr>
<td>ResCode Standard</td>
<td>Response</td>
</tr>
<tr>
<td>------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Clause 58.05-2</td>
<td>Dwelling entrances and internal circulation areas generally meet the requirements of this clause. However many dwellings do not provide an accessible bathroom as set out under Table D4 of this standard. A condition of permit will ensure accessible bathrooms are provided to at least 50% of dwellings as required by the standard, along with any subsequent internal reconfigurations.</td>
</tr>
<tr>
<td>(Accessibility)</td>
<td>Standard D17</td>
</tr>
<tr>
<td>Clause 58.05-3</td>
<td>Each dwelling is provided with a balcony or terrace ranging from 8 to 29 square metres, with a minimum dimension of 1.8 metres and direct convenient access from the living area. Dwellings G.05-G.07 are provided with courtyards ranging from 12.8 to 16.45 square metres, falling short of the standard requirement. These variation is considered appropriate given the size of the dwelling and the ability for this space to meet the recreational and service needs to each dwelling. Many of the balconies accommodate service units, and as such the standard requires these areas to be at least 9.5 square metres. A condition of permit will ensure the non-compliant balconies are increased to comply with this standard, with any changes to be accommodated within the existing building footprint.</td>
</tr>
<tr>
<td>(Private Open Space)</td>
<td>Standard D19</td>
</tr>
<tr>
<td>Clause 58.05-4</td>
<td>Each dwelling is provided with storage internally, however the capacity is not clearly shown. A condition of permit will require plans to demonstrate each dwelling can accommodate the required minimum volume of storage within the dwelling specified under the Table D6 to this standard. The dwellings are also provided with individual storage at basement level behind the car stacker pit, which fulfills the external storage requirement.</td>
</tr>
<tr>
<td>(Storage)</td>
<td>Standard D20</td>
</tr>
<tr>
<td>Clause 58.07-1</td>
<td>The majority of dwellings do not provide the required internal dimensions, with many bedrooms having dimensions of less than 3 metres. A condition of permit will require the bedrooms and living areas of each dwelling to comply with the requirements of this clause,</td>
</tr>
<tr>
<td>(Functional Layout)</td>
<td>Standard D24</td>
</tr>
</tbody>
</table>
ResCode Standard | Response
--- | ---
 | along with any subsequent internal reconfigurations.

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>Visual bulk and scale</td>
<td>The scale and massing of the proposed building is considered to be appropriate as discussed within Sections 3.1 to 3.3 of this report.</td>
</tr>
<tr>
<td>Building height</td>
<td>The amended proposal is within the mandatory maximum height set out under the schedule to the Activity Centre Zone.</td>
</tr>
<tr>
<td>Heritage impacts, character of the area</td>
<td>The proposal is considered to accord with the relevant policy directives and decision guidelines within the Moonee Valley Planning Scheme as discussed throughout this report.</td>
</tr>
<tr>
<td>Overdevelopment</td>
<td>The proposal is considered to be an appropriate outcome having regard to the policy and physical context of the site, as discussed throughout this report.</td>
</tr>
<tr>
<td>Overshadowing</td>
<td>The building would not result in overshadowing of any existing dwelling.</td>
</tr>
<tr>
<td>Traffic and car parking impacts</td>
<td>The proposal is not considered to pose any unreasonable impact by way of traffic or parking demand as discussed at Section 3.4 of this report.</td>
</tr>
<tr>
<td>Lack of landscaping</td>
<td>The proposal is considered to provide an acceptable amount of planting throughout the site, having regard to its Activity Centre location.</td>
</tr>
<tr>
<td>Internal amenity</td>
<td>Subject to conditions, the proposal will achieve an appropriate level of internal amenity for future residents.</td>
</tr>
<tr>
<td>Construction impacts</td>
<td>A condition of any permit issued will require a Construction and Site Management Plan which will minimise impacts from any works.</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 considered the proposal demonstrates an appropriate level of compliance with the requirements of these provisions and policies. The application is supported as detailed above in the recommendation section.

**Appendices**

Appendix A: Location of Objectors
Appendix B: Apartment Developments Assessment
Appendix C: Advertised Plans (separately circulated)
Appendix D: Amended Plans (separately circulated)
**APPENDIX A**

**MV/1010/2016 – 30-32 Holmes Road, Moonee Ponds**

**Location of Objectors**

<table>
<thead>
<tr>
<th>Address</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 Sydenham Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>102/10 Sydenham Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>18 Sydenham Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>101/10 Sydenham Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>7 Sydenham Street, MOONEE PONDS VIC 3039 (x3)</td>
<td></td>
</tr>
<tr>
<td>1 Sydenham Street, MOONEE PONDS VIC 3039 (x5)</td>
<td></td>
</tr>
<tr>
<td>2/8 Sydenham Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>7 Sydenham Street, MOONEE PONDS VIC 3039</td>
<td></td>
</tr>
<tr>
<td>5 Sydenham Street, MOONEE PONDS VIC 3039 (x2)</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX B

MV/1010/2016 – 30-32 Holmes Road, Moonee Ponds
Clause 58 (Apartment Developments) of the Moonee Valley Planning Scheme
Where there is non-compliance, see main report.

<table>
<thead>
<tr>
<th>Title and Objective</th>
<th>Complies with Standard</th>
<th>Complies with Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1 - Urban Context Objectives</td>
<td>✓</td>
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</tr>
<tr>
<td>D2 - Residential Policy Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D3 - Dwelling Diversity Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D4 - Infrastructure Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D5 - Integration with the Street Objective</td>
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<td>✓</td>
</tr>
<tr>
<td>D6 - Energy Efficiency Objectives</td>
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</tr>
<tr>
<td>D7 - Communal Open Space Objective</td>
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<td>D8 - Solar Access to Communal Outdoor Open Space Objective</td>
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<tr>
<td>D9 - Safety Objective</td>
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</tr>
<tr>
<td>D10 - Landscaping Objectives</td>
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</tr>
<tr>
<td>D11 - Access Objective</td>
<td>✓</td>
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<tr>
<td>D12 - Parking Location Objectives</td>
<td>✓</td>
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<tr>
<td>D13 - Integrated Water and Stormwater Management Objectives</td>
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<td>D14 - Building Setback Objectives</td>
<td>✓</td>
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<td>D15 - Informal Views Objective</td>
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<td>✓</td>
</tr>
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<td>D16 - Noise Impacts Objectives</td>
<td>✓ Condition</td>
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<td>D17 - Accessibility Objective</td>
<td>✓ Condition</td>
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<td>D18 - Building Entry and Circulation Objectives</td>
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<td>D19 - Private Open Space Objective</td>
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</tr>
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<td>D20 - Storage Objective</td>
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<td>D21 - Common Property Objectives</td>
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<td>D22 - Site Services Objectives</td>
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</tr>
<tr>
<td>Title and Objective</td>
<td>Complies with Standard</td>
<td>Complies with Objective</td>
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<td>---------------------</td>
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<td>D23 - Waste and Recycling Objectives</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>D24 - Functional Layout Objective</td>
<td>✓ Condition</td>
<td>✓</td>
</tr>
<tr>
<td>D25 - Room Depth Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D26 - Windows Objective</td>
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<td>✓</td>
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<tr>
<td>D27 - Natural Ventilation Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

✓ – Complies  
✗ – Non-compliance  
N/A – Not applicable
9.2 184 Maribyrnong Road, Moonee Ponds (Lot 1 on Title Plan 232844M) - Construction of four dwellings

<table>
<thead>
<tr>
<th>Planning File No.</th>
<th>MV/732/2017</th>
</tr>
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<tbody>
<tr>
<td>Proposal</td>
<td>Construction of four dwellings</td>
</tr>
<tr>
<td>Applicant</td>
<td>Mr Chris McInnes (Glossop Town Planning Pty Ltd)</td>
</tr>
<tr>
<td>Owner</td>
<td>ICCG Developments Pty Ltd</td>
</tr>
<tr>
<td>Planning Scheme Controls</td>
<td>General Residential Zone</td>
</tr>
<tr>
<td></td>
<td>Abuts Road Zone, Category 1 Road</td>
</tr>
<tr>
<td>Planning Permit Requirement</td>
<td>Clause 32.08-6 – Construction of two or more dwellings on a lot</td>
</tr>
<tr>
<td>Car Parking Requirements</td>
<td>Required – 6 car spaces</td>
</tr>
<tr>
<td>(Clause 52.06)</td>
<td>Proposed – 6 car spaces</td>
</tr>
<tr>
<td>Bicycle Requirements</td>
<td>N/A</td>
</tr>
<tr>
<td>Restrictive Covenants</td>
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<tr>
<td>Easements</td>
<td>None</td>
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<tr>
<td>Site Area</td>
<td>453.37m2</td>
</tr>
<tr>
<td>Number Of Objections</td>
<td>18 objections from 16 properties</td>
</tr>
<tr>
<td>Consultation Meeting</td>
<td>22 May 2018</td>
</tr>
</tbody>
</table>
Executive Summary

- This application seeks approval for the construction of four dwellings.
- The site is located on the northern side of Maribyrnong Road on the corner of Maribyrnong Road and Latrobe Street and has an area of approximately 453.37 square metres.
- The application was advertised and 18 objections from 16 properties were received. The concerns were raised primarily in relation to neighbourhood character, building massing, overdevelopment, privacy/overlooking, car parking/traffic, amenity impacts, as well as the environmental impacts of the proposed development.
- A Consultation Meeting was held on 7 March 2018 which was attended by Councillor Marshall, Councillor Nation, objectors, the permit applicant and Council’s Planning Officer. There was no resolution achieved, as a result of undertaking this process.
- The application was internally referred to Council’s Development Engineering (Drainage) Department, Development Engineering (Traffic) Department, ESD Officer and Heritage Advisor. Conditional support to the application was provided.
- The proposal provides an increase in housing supply in an established residential location with excellent access to public transport, open space, retail and community facilities and proximate to the Moonee Ponds Activity Centre. The design of the proposed development is consistent with the established and emerging character of the area.
- The proposal achieves a high level of compliance with the Standards of ResCode, with four areas of non-compliance. These areas of non-compliance with related to building height, landscaping, walls on boundaries and storage. The non-compliances relating to walls on boundaries and building height are considered to be appropriate and meet the Objectives of these Standards. The non-compliances relating to landscaping and storage can be easily resolved through conditions on any permit issued.
- Overall, this assessment report finds the proposal demonstrates an acceptable level of compliance with the relevant policies and provisions of the Moonee Valley Planning Scheme. It is recommended 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/732/2017 for the construction of four dwellings at 184 Maribyrnong Road, Moonee Ponds (Lot 1 on Title Plan 232844M), 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) An amended colour and materials schedule which incorporates a lighter colour and material selection including an open material to be used for the balustrading of the balconies in accordance with Clause 55.02-1 (Standard B1 – Neighbourhood Character) and the Neighbourhood Character Precinct Profiles 2012 (Garden Suburban 3) of the Moonee Valley Planning Scheme;

   b) Details of the proposed screening between each balconies, with any screening to comply with Clause 55.04-7 (Standard B24 – Internal Views) of the Moonee Valley Planning Scheme;

   c) All storage areas to be fully dimensioned to demonstrate a minimum of 6 cubic metres of space provided in accordance with Clause 55.05-6 (Standard B30 – Storage) of the Moonee Valley Planning Scheme;

   d) The first and second floor habitable room windows along the eastern elevation to contain a notation stating that the windows are to comply with Clause 55.04-6 (Standard B22 – Overlooking) of the Moonee Valley Planning Scheme;
Planning Scheme;

e) The proposed location of the new street trees on the Latrobe Street frontage in accordance with Condition 15;

f) The north-facing windows associated with the Bedroom 1 and Bedroom 2 of Dwelling 4 to be sliding in nature;

g) The bicycle storage areas to have no impacts on car parking spaces within the garages;

h) All relevant WSUD notations including any permeable and non-permeable surfaces;

i) Any notations or modifications as a result of Condition 3; and

j) A landscape plan accordance with Condition 18.

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 BESS report (which is a published version) must be submitted simultaneously with the submission of amended plans and accord with any submitted STORM Report.

4. A minimum 30 days prior to any building or works commencing, all WSUD Design Details (relating to the WSUD treatment measures nominated in the approved and complying STORM report), such as cross sections &/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;

d) a report confirming completion & commissioning of all WSUD Response initiatives by the author of the WSUD Response and STORM 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 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’ User’s Guide or a Building Maintenance Guide.

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

8. 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.

9. 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.

10. Before the buildings approved by this permit 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:

e) be maintained and made available for such use; and
f) not be used for any other purpose.

to the satisfaction of the Responsible Authority.

11. 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.
12. 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 manufacturers 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.

13. Before the development starts, a Drainage Layout Plan, 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 include computations and location of stormwater outlets and legal points of discharge.

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

The provisions, recommendations and requirements of the endorsed Drainage Layout Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

14. Before the buildings approved by this permit are occupied, concrete vehicular crossing(s) must be constructed to suit the proposed driveway(s) 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. The street trees on Latrobe Street must not be removed or replaced without the prior written consent of the Responsible Authority. Any replacement trees planted must be to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement/replanting of the street trees must be borne by the permit applicant and the street tree replacements must be completed to the satisfaction of the Responsible Authority before the buildings approved by this permit are occupied.

16. Before the existing street trees along the Latrobe Street frontage are removed
to facilitate the new crossover, the applicant must advise the Responsible Authority of the method of removal and safety measures to be implemented. The removal of the trees must be undertaken to the requirements and satisfaction of the Responsible Authority.

17. The existing street trees along the Latrobe Street frontage to be removed must be replaced with an advanced trees which are at least 2 metres high at the time of planting and of a species and condition to the satisfaction of the Responsible Authority. Before the development start, the applicant must provide details to the satisfaction of the Responsible Authority of the replacement trees including:

a) Method of mulching and mounding;

b) The species of the replacement planting;

c) The size of planting and its maturity; and

d) The location of the replacement planting.

All costs associated with the removal and replacement of the street tree must be borne by the permit/applicant.

18. Before the development starts, and before any trees or vegetation are removed a landscape plan and schedule to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan and schedule must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale and an electronic copy must be provided. The landscape plan and schedule must be generally in accordance with the landscape plan submitted with the application but modified to show:

a) Any changes as 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 use of drought tolerant species;

d) The provision of three canopy trees within the front setback of Dwelling 1 and one canopy tree within the front setback of Dwellings 2, 3 and 4 which are able to achieve a minimum mature height of 4 metres;

e) Additional garden beds in the frontage and rear yards of each dwelling;

f) Features such as paths, paving and accessways;

g) The use of non-invasive plant species within any easements which will ensure that existing infrastructure assets are not damaged by root systems;

h) All planting abutting the accessway(s) and land frontage to have a maximum mature height of no more than 900mm in accordance with Clause 52.06-8 (Design Standards for car parking) of the Moonee Valley Planning Scheme; and

i) An appropriate irrigation system.
When approved the amended landscape plan and schedule will be endorsed and will form part of this permit.

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

19. 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.

20. 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. A separate building permit is required to be obtained for any demolition or building works.
- No on street parking permits will be provided to the occupiers of the land.
- Before commencement of the development occurs, the applicant 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 required on-site detention system must be designed to limit the rate of stormwater discharge from the land to pre-development levels in accordance with the following calculation; C=0.4, tc=5mins, ARI 1 in 5. An ARI of 1 in 10 should be used for storage and the greater of post development C or C=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 the Moonee Valley City Council’s Technical Services Department 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.

- Before the development starts, separate approval must be obtained from the Moonee Valley City Council in relation to the proposed removal and/or replacement of the nominated street tree(s). Please contact Council on 9243 8888 to speak with Council’s Arborist.

1. Introduction

1.1 Subject Site and Surrounds

The subject property is located on the northern side of Maribyrnong Road, Moonee Ponds on the corner of Maribyrnong Road and La Trobe Street.

The site is rectangular in shape with a frontage of 12.19 metres and a depth of 37.19 metres resulting in a total site area of 453.37 square metres.

Vehicular access to the site is achieved through a crossover from the north-western corner of the site from Latrobe Street. A Right of Way is located along the northern title boundary of the site.

The surrounding land is within a General Residential Zone and the site abuts a Road Zone Category 1 along the southern title boundary. Residential developments are quite varied with regards to the size and type of residential development with a mixture of single dwellings on narrow allotments, as well as many examples of multi-unit development proximate to the site.

The character of the area can be described as transitional, featuring many multi-unit developments along Maribyrnong Road alongside single dwellings on narrow lots. The external materials finishes in the immediate area are mainly brick, weatherboard and render finished in differing colours. Due to the diverse built form in the streetscape, material and colour finishes are highly differentiated dependant on the size, type and era of the housing stock. Building frontages include single and double frontages. Roof forms in the area are predominantly hipped, with some examples of gabled-ended roof forms and the larger-scale multi-unit development typically making use of a flat roof form.
1.2 Proposal

It is proposed to construct four dwellings. Dwellings 1, 2 and 3 are triple storey in height while Dwelling 4 is double storey in height. Dwellings 1 and 2 are three bedroom dwellings and Dwellings 3 and 4 are two bedroom dwellings. All the dwellings are in a reverse living arrangement with the balconies to front the Latrobe Street frontage.

Table 1

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>No of dwellings</td>
<td>2x3 bedroom dwellings and 2x2 bedroom dwellings</td>
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<tr>
<td>No of car spaces</td>
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<td>Max Building Height</td>
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<tr>
<td>Site Coverage</td>
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<tr>
<td>Permeability</td>
<td>33.10 %</td>
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<tr>
<td>Garden Area (25%)</td>
<td>31.00 %</td>
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</tbody>
</table>

Refer Appendix B Plans (separately circulated)

2. Background

2.1 Relevant Planning History

There are no historical planning applications relevant to the subject land.

2.2 Planning Policies & Decision Guidelines

State Planning Policy Framework
Clause 11 Settlement
Clause 11.02 Urban Growth
Clause 15  Built Environment and Heritage
Clause 15.02  Sustainable Development
Clause 16.01  Residential Development
Clause 16  Housing
Clause 18  Transport
Clause 18.01  Integrated 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 21.09  Transport
Clause 22.03  Stormwater Management (Water Sensitive Urban Design)

Zoning
Clause 32.08  General Residential Zone

Overlays
N/A

Particular and General Provisions
Clause 52.06  Car Parking
Clause 52.29  Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
Clause 55  Two or More Dwellings on a Lot
Clause 65  Decision Guidelines

2.3 Referrals
No external referrals were required.
The following internal referrals were undertaken:

Table 2

<table>
<thead>
<tr>
<th>Department/Officer</th>
<th>Conditions/Comments</th>
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</thead>
<tbody>
<tr>
<td>Environmental Sustainable Design (ESD)</td>
<td>The STORM Report achieves a rating greater than 100% and includes all the required information on the plans. However, an amended BESS Report is required including all relevant annotations and modifications to be shown on the plans.</td>
</tr>
<tr>
<td>Development</td>
<td>No objection, subject to conditions.</td>
</tr>
</tbody>
</table>
Engineering (Traffic)

Development Engineering (Drainage)

Standard drainage conditions.

Heritage Advisor

The site is located with Council Heritage Gap Study area with no objection to the demolition or the proposed development.

Arborist

No objection subject to standard conditions.

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 and two notices displayed on site for 14 days.

A total of 18 objections from 16 properties were received from the properties contained within Appendix A of this report.

The objections are discussed at Section 3.5 of this report.

2.5 Consultation Meeting

A Consultation Meeting was held on 7 March 2018, which was attended by Councillor Marshall and Councillor Nation, objectors, the permit applicant and Council’s Planning Officer. No formal resolution was achieved at the meeting.

3. Discussion

3.1 Does the proposal address the relevant State and Local Planning Policies?

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 mixture 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 amenities, public reserves, education facilities and public transport options.

The proposal represents an appropriate degree of housing intensification in this location, and contributes to the objective of housing density by providing four dwellings on a corner lot along a main road with convenience access to public transport and nearby commercial areas. The proposed development responds to the objectives and strategies of Clause 21.06 (Built Environment). The key concepts of this clause are discussed further in Section 3.2 of this report.

The submitted BESS Report is generally compliance with Clause 21.04-3 (Ecologically Sustainable Development) and achieved a rating of 52%. However, the BESS Report and plans still contain minor errors and inconsistencies with the plans in relation to the claims made in the BESS Report. Consequently, conditions require the submission of published version of the report, including all the relevant annotations and required amendments to
be shown on the plans, with the information presented in the BESS Report to accord with any plans.

The proposal complies with Clause 22.03 (Stormwater – Water Sensitive Urban Design), as the STORM assessment submitted with the application achieves 108% and contains all the required information and notations.

3.2 Does the proposal 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 a suitable response to the immediate context and the preferred character statement of the precinct as follows:

- The proposed built form is contemporary in style and is generally reflective of the emerging and existing character of multi-unit developments in the surrounding area.

- The siting and massing of the development including setbacks is consistent with the emerging pattern of development which has occurred in the immediate and wider area and is responsive to its corner location, site context and main road abuttal.

- The building envelopes and spacing of the development is appropriate within the site context as corridors of open spaces are maintained along the southern and western title boundaries and partially along the eastern title boundary. In addition to this the proposal makes use of a reverse living arrangement with the primary living areas of each dwelling being located on the first floor with direct access to an appropriately sized balcony. This layout is considered to be acceptable as corridors of open space are maintained at ground floor level in keeping with the locality. Moreover, the site is proximate to numerous parks in the surrounding area which can supplement the use of the balconies as open space recreation areas for the dwellings.

- The development is articulated through the use of varied setbacks, subtle porch treatments and a variety of materials such as brick and timber which reference the existing materials found in the immediate area. While these materials allows the development to sit comfortably in the streetscape, the proposed colours are mainly dark and heavy greys with a non-transparent material used for the balustrading of the balconies, which is not in keeping with the lighter hues or open balconies areas that characterise the immediate area. As such, the proposal will require an amended colour and material schedule which includes a lighter colour selection and amended balustrading details.

- The gable roof form in combination with flat roofing is considered to be an appropriate design response. The gable element references gable roof elements, which are a common characteristic of the existing low-scale housing stock in the immediate area, with the flat roof form referencing the existing triple storey multi-unit developments in the immediate area. Additionally, the flat roof form assists in the reduction of building bulk to the rear of the site allowing for an appropriate transition to the low-scale residential area of La Trobe Street.
• The height of the development at three storeys tapering to two storeys is consistent with the prevailing built form of multi-unit developments within the surrounding area. The positioning of three storey portion of the development towards Maribyrnong Road allows for a transition in building heights from the 1-3 storey streetscape of Maribyrnong Road to 1-2 storey streetscape of Latrobe Street.

• Sufficient areas particularly within the front setbacks of the proposed dwellings are provided for a landscaping response, including the significant space for canopy trees to contribute to the garden character of the area.

• The inclusion a 1.2 metre height brick front fence and side fence with sections of metal infill along the southern and western frontage offset 500mm from the title boundaries, is considered to be an appropriate response to the Neighbourhood Character Guidelines. The key reasons for this is that the height and configuration of the proposed fencing does not compromise passive surveillance opportunities and allows the landscaping provided along the title boundaries and within the front setbacks to be seen by the public realm. Consequently, the development positively contributes to the Garden Suburban nature of the immediate area.

• All car parking areas front the secondary frontage of La Trobe Street and are proportional to the size of the proposed dwellings, and appropriately setback from the front façades of the proposed dwellings with the proposed vehicular crossovers consolidated together. Consequently, these characteristics reduce the visual dominance of the garages and car parking areas.

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

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

<table>
<thead>
<tr>
<th>Dwelling Configuration</th>
<th>Requires</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 x two bedroom dwellings</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>2 x three bedroom dwellings</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

The design of the car spaces and accessways generally complies with the requirements of Clause 52.06-9, including the provision of pedestrian visibility splays.

3.4 Does the proposal comply with the requirements of Clause 55?

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

**Table 3**

<table>
<thead>
<tr>
<th>Res Code Standard</th>
<th>Response</th>
</tr>
</thead>
</table>
| Clause 55.03-2 (Standard B7 – Building Height) | The proposal has a maximum height of 9.8 metres. However, this is considered to be acceptable for the following reasons:  
- The overall height is proportional to the larger triple storey developments found in the immediate area;  
- Clause 32.08-9 of the General Residential Zone allows for building heights for residential development to be up to 11 metres in height;  
- The visual impacts of the non-compliance are primarily felt by Maribyrnong Road with the three storey form tapering down along Latrobe Street frontage into the lower scale streetscape;  
- The section of the development which has the non-complaint height fronts Maribyrnong Road a streetscape which can comfortably absorb this additional height;  
- The additional height does not contribute to further ResCode non-compliances; and  
- The additional height is only accentuated by the apex of the gable roof form. |
| Clause 55.03-8 (Standard B13 – Landscaping) | A landscape plan has not been submitted. However, the proposal demonstrates the capacity to provide satisfactory landscaping. It is recommended that a condition on any permit issued stipulates a landscape plan be submitted by a suitably qualified person. |
| Clause 55.04-2 (Standard B18 – Walls on Boundaries) | The walls on boundary along the northern elevation have an average height of 6.43 metres with a maximum height of 6.5 metres, which exceeds the requirements of this Standard, which specifies an average height of 3.2 metres and a maximum height of 3.6 metres. However, this non-compliance is considered to be acceptable for the following reasons:  
- The non-compliant walls are a sufficient distance from any habitable windows of the adjoining property to the north of the site;  
- The dwelling to the north of the site will block and filter any views to the wall from Latrobe street;  
- The wall abuts a Right of Way which |
functions as a buffer for any adverse visual impacts;
- The wall incorporates suitable articulation methods including windows and material transition to break up the expanse of wall on boundary; and
- The location of the wall does not adversely affect the character of the immediate area.

Clause 55.05-6 (Standard B30 – Storage)  
The proposal does not comply with the requirements of Clause 55.05-6 (Standard B30 – Storage), as there are no dimensions demonstrating that the storage areas for the proposed dwelling are at least 6m³. This is addressed through Conditions on any planning permit issued.

### 3.5 Objections

The objections received and an officer response is provided in the table below.

**Table 4**

<table>
<thead>
<tr>
<th>Issue</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Character</td>
<td>Refer to Section 3.2 of this report for discussion.</td>
</tr>
<tr>
<td>Bulk and height</td>
<td>Refer to Section 3.2 of this report for discussion.</td>
</tr>
<tr>
<td>Density and Overdevelopment</td>
<td>The proposal achieves a high level of compliance with all the relevant policies applicable for this type of development. Consequently, it is considered that the proposed development is not considered to be an overdevelopment. Further discussion is provided in Section 3.2 and 3.3.</td>
</tr>
<tr>
<td>Lack of landscaping with no landscape plan provided</td>
<td>Refer to Section 3.4.</td>
</tr>
<tr>
<td>Compliance with Clause 55.04-1 (Standard B17 – Side and Rear Setbacks) and Clause 55.04-3 (Standard B19 – Daylight to Existing Windows)</td>
<td>The proposal is fully compliant with Clause 55.04-1 (Standard B17 – Side and Rear Setbacks) and Clause 55.04-3 (Standard B19 – Daylight to Existing Windows) of Moonee Valley Planning Scheme.</td>
</tr>
<tr>
<td>Overshadowing and solar/daylight access</td>
<td>The proposal is fully compliant with Clause 55.04-3 (Standard B19 – Daylight to Existing Windows) and Clause 55.04-5 (Standard B21 – Overshadowing Open Space) of Moonee Valley Planning Scheme.</td>
</tr>
<tr>
<td>Privacy/Overlooking</td>
<td>The proposal is fully compliant with Clause 55.04-6 (Standard B22 – Overlooking) of Moonee Valley Planning Scheme.</td>
</tr>
<tr>
<td>Lack of open space for the proposed dwellings</td>
<td>The proposal provides balconies, which are greater than 8 square metres in line with the requirements of Clause 55.05-4 (Standard B28 – Private Open</td>
</tr>
<tr>
<td><strong>Agenda Item</strong></td>
<td>Description</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Environmental Performance of the Dwellings</td>
<td>The proposed development is conditionally compliant with the environmental requirements outlined in Clause 21.04-3 (Ecologically Sustainable Development) through the provision of a BESS Report. Furthermore, the proposal is fully compliant with the requirements of Clause 22.03 (Stormwater – Water Sensitive Urban Design). Further discussion in provided in Section 3.1 of this report.</td>
</tr>
<tr>
<td>Demolition of a Heritage Building within the Gap Study.</td>
<td>The existing dwelling was assessed by Council’s Heritage Advisor and it is considered that it is acceptable to demolish the existing dwelling despite its inclusion in the Heritage Gap Study. Furthermore, since the lodgement of the application demolition consent has been granted.</td>
</tr>
<tr>
<td>Traffic and Car parking</td>
<td>The proposal provides sufficient car parking in accordance with the requirements of Clause 52.06 (Car Parking) of the Moonee Valley Planning Scheme. The broader concerns raised with traffic congestion cannot be solved by this planning permit application. Further discussion is provided in Section 3.3 of this report.</td>
</tr>
<tr>
<td>Noise</td>
<td>The proposed development is residential in nature, which is a Section 1 Use within the General Residential Zone. As such it is considered that any noise as a result of the development will be at acceptable levels.</td>
</tr>
<tr>
<td>Tree Removal on-site and off-site</td>
<td>The removal of the street trees along the Latrobe Street frontage has been assessed by Council’s Arborist and is considered to be acceptable subject standard conditions and the inclusion of suitable replacement street trees. Furthermore, it should be noted the street trees and on-site trees are not affected by any overlay controls which would limit their removal.</td>
</tr>
<tr>
<td>Streetscape has reached its capacity for increases in density</td>
<td>The proposal accords with State and Local Planning Policy, which encourages an increase to density in established residential areas. Further discussion is provided in Section 3.1. Furthermore, the proposal achieves a high level of compliance with the requirements of Clause 55. Further discussion to the merits of the proposal with regards to the proposal’s compliance with Clause 55 is provided in Section 3.2 and 3.4.</td>
</tr>
<tr>
<td>Flooding and pooling of water particularly at laneway/storm water</td>
<td>The proposal is not affected by any overlays which relate to the control of water flow or localised flooding. As such this cannot be formally considered as part of this application. Nonetheless, the application has been assessed by</td>
</tr>
</tbody>
</table>
**Development Engineering (Drainage) Department** and **Environmental Sustainable Design (ESD) Officer**, which have provided conditional approval for the application.

<table>
<thead>
<tr>
<th>Heat island effect</th>
<th>The proposal provides sufficient space for canopy tree planting and suitable landscaping to minimise the heat island effect of the proposed development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of infrastructure capacity</td>
<td>The proposal has been assessed by Council’s Development Engineering (Drainage) Department and no issues were raised with regards to infrastructure capacity.</td>
</tr>
<tr>
<td>Boundary fencing</td>
<td>This is not a planning issue.</td>
</tr>
<tr>
<td>Advertised incorrectly no sign within the front setback</td>
<td>The proposal was advertising is accordance with the requirements of the <em>Planning and Environment Act 1987</em>, which included the submission of a Statutory Declaration claiming that advertising was undertaken correctly.</td>
</tr>
<tr>
<td>Site is currently derelict</td>
<td>This is not a planning issue.</td>
</tr>
<tr>
<td>Intrusive to the community and surrounding properties.</td>
<td>Refer to Section 3.2 of this report for discussion.</td>
</tr>
<tr>
<td>Accuracies of the submitted report.</td>
<td>The applicant is responsible for providing the correct information on all submitted information. Council assesses these plans and reports in good faith. A review of all the submitted information and a site inspection indicate that the submitted plans and information are generally a true representation of the locality. Moreover, the submitted plans and information provide sufficient accuracy for Council to make an informed determination on this application. Furthermore, the claimed inaccuracy of the report will not alter the outcome of the assessment for this proposal and will be assessed independently by Council.</td>
</tr>
</tbody>
</table>

### 3.6 Heritage Gap Study

The subject site has been identified within a precinct in the Heritage Gap Study. As the proposal is not affected by Heritage Overlay controls at this current time, this cannot be considered in this application. Nonetheless, the proposed development was assessed by Council’s Heritage Advisor and it was considered that the existing dwelling does not meet criteria for retention. Furthermore, consent was sought for the demolition of the existing building and granted on 16 February 2018.
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 Council issue a Notice of Decision to Grant a Planning Permit in accordance with the conditions contained within the recommendation section.

**Appendices**

Appendix A: Objectors List
Appendix B: Development Plans
Appendix C: Clause 55 Assessment
Objectors List for MV/732/2017
184 Maribyrnong Road, MOONEE PONDS

Objector's Mailing Address

| 168 Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 182a Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 182a Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 2 Latrobe Street, MOONEE PONDS VIC 3039 |
| 15 Latrobe Street, MOONEE PONDS VIC 3039 |
| 17 Latrobe Street, MOONEE PONDS VIC 3039 |
| 2 Latrobe Street, MOONEE PONDS VIC 3039 |
| 186 Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 180 Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 176 Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 4 Latrobe Street, MOONEE PONDS VIC 3039 |
| 178 Maribyrnong Road, MOONEE PONDS VIC 3039 |
| 7 Latrobe Street, MOONEE PONDS VIC 3039 |
| 12 Latrobe Street, MOONEE PONDS VIC 3039 |
| 10 Latrobe Street, MOONEE PONDS VIC 3039 |
| 13 Latrobe Street, MOONEE PONDS VIC 3039 |
| 19 Latrobe Street, MOONEE PONDS VIC 3039 |
| 6 Latrobe St, MOONEE PONDS VIC 3039 |
TOWN PLANNING APPLICATION REVISION - SEPTEMBER 2017
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 main 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>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B2 – Residential Policy</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B3 – Dwelling Diversity</td>
<td>N/A</td>
<td>N/A</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>B6 – 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>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B12 – Safety Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B13 – Landscaping Objectives</td>
<td>✓ (subject to conditions)</td>
<td>✓ (subject to conditions)</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</td>
<td>Deleted from Clause 55 on 5 June 2012 (VC90). Refer to Clause 52.06 for car parking requirements under Section 3.3 of the report.</td>
<td></td>
</tr>
<tr>
<td>B17 – Side and Rear Setbacks Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B18 – Wells on Boundaries Objective</td>
<td>✗</td>
<td>✓</td>
</tr>
<tr>
<td>B19 – Daylight to Existing Windows Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B20 – North-facing Windows Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B21 – Overshadowing Open Space Objective</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
### TUESDAY, 22 MAY 2018

**AGENDA – ORDINARY COUNCIL MEETING**

**ITEM 9.2 - APPENDIX C**

<table>
<thead>
<tr>
<th>B22 – Overlooking Objective</th>
<th>✓ subject to condition</th>
<th>✓ subject to condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>B23 – Internal Views Objective</td>
<td>(subject to conditions)</td>
<td>(subject to conditions)</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>N/A</td>
<td>N/A</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>✓</td>
<td>✓</td>
</tr>
<tr>
<td>B34 – Site Services Objectives</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Clause 55.07 – Apartment Developments**

<p>| B 35 – Energy Efficiency Objectives | N/A | N/A |
| B 36 – Communal Open Space Objective | N/A | N/A |
| B 37 – Solar Access to Communal Outdoor Space Objective | N/A | N/A |
| B 38 – Deep Soil Areas and Canopy Trees Objective | N/A | N/A |
| B 39 – Integrated Water and Stormwater Management Objectives | N/A | N/A |
| B 40 – Noise Impacts Objectives | N/A | N/A |
| B 41 – Accessibility Objective | N/A | N/A |
| B 42 – Building Entry and Circulation Objectives | N/A | N/A |
| B 43 – Private Open Space above Ground Floor Objective | N/A | N/A |
| B 44 – Storage Objective | N/A | N/A |
| B 45 – Waste and Recycling Objectives | N/A | N/A |</p>
<table>
<thead>
<tr>
<th>Objective</th>
<th>N/A</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>B 46 – Functional Layout Objective</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B 47 – Room Depth Objective</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B 48 – Windows Objective</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B 49 – Natural Ventilation Objectives</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

✓ - complies, x - non-compliance, N/A - not applicable
9.3 Melbourne Airport Rail Link

File No: FOL/18/32
Author: Gilbert Richardson
A/Director Asset Planning & Strategic Projects
Directorate: Asset Planning & Strategic Projects

Purpose
This report is to provide Council with an update on the Federal / State Government’s proposals for the Melbourne Airport Rail Link.

Executive Summary
The Federal Government in April 2018 announced $5Bn towards construction of the Melbourne Airport Rail Link. Four routes were announced (same as the four shortlisted options in the 2012 study), three of which travel through Moonee Valley and one on our boundary.

The Craigieburn line route is not supported as it has limited capacity to accommodate suburban, regional, freight and airport rail services. It will utilise capacity proposed to be created by initiatives in the PTV 2012 Network Development Plan.

The remaining three routes all potentially provide transport benefits to the western part of the municipality subject to provision of train stations in the vicinity of Milleara Road and/or Airport West as well as grade separation at Ascot Vale Road.

Recommendation
That Council:
1. Write to the Federal and State Transport Ministers, with copies to local MPs and neighbouring councils:
   a) Supporting a rail link to Melbourne Airport;
   b) Requesting that, within Moonee Valley, the preparation of the business case include:
      i) Flemington Link – Grade separation at Ascot Vale Road
      ii) Flemington link / Direct Tunnel route – Two stations at Milleara Rd and Airport West
      iii) Albion East route – One station at Airport West
   c) Not supporting the Craigieburn line route due to capacity constraints.
   d) Requesting Moonee Valley City Council be consulted on the proposed routes and station locations.

2. Incorporate the Melbourne Airport Rail Link project into Council’s Advocacy Strategy.
3. Receive a further report back following the release of the Melbourne Airport Rail Link business case.

Background

1998 Melbourne Airport Rail Link Study

Undertaken by the Department of Infrastructure, it considered corridors including Broadmeadows and Albion. The Broadmeadows corridor was preferred.

2001 Melbourne Airport Transit Link Panel

An Advisory Committee was established to consider two principal corridors – Broadmeadows and Albion. The City of Moonee Valley considered that the location and operation of the rail link should have a minimal impact on the amenity of both residents and businesses, as well as providing long term benefits to surrounding local and regional communities.

The Council submitted to the Panel that it supported the Rail Link to utilise the Albion route because of the long term benefits of a rail line, that in the future could accommodate and fill a public transport void in this part of the municipality and this part of the western section of metropolitan Melbourne.

Council indicated that it had no specific preference for the Albion East or Albion West option, although it did see a Park and Ride facility as being an essential component of the proposal.

Council opposed the Broadmeadows route in its Corporate Strategy.

The Broadmeadows corridor option was abandoned and Albion corridor was further investigated. This included a potential park and ride station site at Airport West / Keilor Park (see Appendix A).

2005 Planning Scheme Amendment

Relevant planning schemes were amended to reserve land for the rail link via the Albion East Route.

2008 Moonee Valley Integrated Transport Plan

Council’s Integrated Transport Plan (ITP) 2008 has a Policy that Council supports the Melbourne Airport Rail Link and an action that the State Government study the feasibility of alternative options between Melbourne CBD and Melbourne Airport incorporating extension of the Flemington Racecourse line, provision of future railway stations in Highpoint, East Keilor and Airport West as well as possible Park and Ride facilities (see Appendix B).

The ITP also has an action to advocate to the State Government to include a station at East Keilor and Airport West when the Melbourne Airport railway line is constructed.

2012 State Government Melbourne Airport Rail Link Alignments Study

This study considered 82 route options. 25 were assessed in detailed against the base case, Albion East route, utilising evaluation criteria – transport system benefits, cost and implementation and environmental and social. Four options were shortlisted.
The Albion East alignment outperformed the assessed alternatives and was the preferred alignment for an Airport rail link at that time.

The 2012 study noted the following:

The Flemington Corridor option includes an underground station at the Melbourne Airport terminus, with 1.3 kilometres of tunnel and 4.7 kilometres of track in the median of the proposed Airport Drive. The alignment extends towards the Flemington rail line via a tunnel. The option includes train stations at Highpoint and the Defence site. The tunnel then links into the Flemington rail line at the Flemington Racecourse Station, linking into the city loop system via the (future) Melbourne Metro Rail Tunnel.

The new Albion East design follows the 2001 route from the airport boundary via new tracks through reserved land and a freight corridor, but will use the existing rail tracks from Sunbury within the Sunshine corridor and connect with the Melbourne Metro Rail Tunnel, extending the link to Melbourne's east. This option is preferred as it is the least expensive and provides the highest connectivity through the connections it provides through Sunshine and Footscray Stations and the direct link from the airport to Dandenong via the Melbourne Metro Rail Tunnel.

The Flemington Corridor option would require the Melbourne Metro Rail Tunnel (extending from South Kensington to South Yarra) to be in place. It also requires high capacity signalling and new rolling stock and staging is critical at the connection near North Melbourne station.

This Albion East alignment outperformed options which connected the Airport with the CBD via a direct tunnel, a connection via Craigieburn and a connection via Flemington Racecourse. However, the report also stipulated that in terms of longevity and in response to urban growth, the Flemington line option may be the better option as it would avoid the impact of urban growth in the western growth areas (Melton and Wyndham) which would add pressure to the Albion East Airport Rail Link due to increased demand on that corridor.

The proposed Airport rail line would run to a 10-minute frequency, with the journey time from the CBD to Melbourne Airport expected to take around 30 minutes for the Albion East option and 20 minutes for the Flemington corridor option.

**December 2012 PTV Network Development Plan – Metropolitan Rail**

The plan proposes a program of track duplications, electrification projects and major rail extensions. It includes diverting regional rail services from the Craigieburn line to the Upfield line and a turn back at Essendon Station. The airport rail link is shown via the Albion East corridor.

**April 2013 High Speed Rail Phase 2 Report**

The Federal Government released the report on a high speed rail passenger network connecting Melbourne to Brisbane via Sydney and Canberra. The preferred route through Melbourne is via the Upfield corridor but options via Melbourne Airport were considered (see Appendix D).

**May 2013**

In the context of the ITP, Council considered 2012 Alignments Study at its meeting on 28 May 2013 and resolved to write to the Minister for Public Transport to:

a) Advise that Council’s preferred option for the Melbourne Airport Rail Link is the
Flemington Link Corridor with trains stations at Airport West and East Keilor and request that further consideration be given to this option;

b) Request details on the cost comparison between the Albion East Base case and the Flemington Link option.

12 April 2018

The Federal Government announced $5Bn towards construction of the Melbourne Airport Rail Link. Four routes were announced (same as the four shortlisted options in the 2012 study), three of which travel through Moonee Valley and one on our boundary.

26 April 2018

The State Government announced $50M in the 2018/19 state budget to undertake detailed planning for a fast rail link between Melbourne and Geelong. This would also benefit Geelong residents by providing access to Melbourne Airport via Sunshine.

September 2018

Melbourne Airport rail link business case anticipated to be completed.

Discussion

The Craigieburn line route is not supported as it has limited capacity to accommodate suburban, regional, freight and airport rail services. It will utilise capacity proposed to be created by initiatives in the Network Development Plan.

The remaining three routes all potentially provide transport benefits to the western part of the municipality subject to provision of train stations in the vicinity of Milleara Road and/or Airport West.

Whilst a final decision has not been made by either Government, the State Government’s preference is Albion East as it provides regional connectivity via Sunshine. The Federal Government’s apparent preference is via the Maribyrnong Defence Site to facilitate its development.

The common point for three of the routes is Airport West / Keilor Park in the vicinity of Terror St and is considered a suitable station location for further investigation as identified in previous studies. Some preliminary work undertaken by Council Officers in 2014 is shown in Appendix E.

It would service the catchment of Keilor East / Airport West / Keilor / Keilor Park. Bus routes 476 and 465 run past the site and bus routes 483 and 475 can easily be diverted into the station site.

Bike paths already service this location including the Western Ring Trail and can be further enhanced with connections via Steele Creek and Green Spine.

In terms of regional train connectivity, the following could be explored:

- Stop for the existing Sydney interstate train (XPT) which currently uses this train corridor.

- Stop for relocated V/Line services (Seymour / Bendigo)
• Stop for any future high speed rail proposal.

The Avondale Heights catchment can be serviced with a station in the vicinity of Milleara Rd on the Flemington link / Direct Tunnel routes. Noting this may require land acquisition and result in increased residential density surrounding the station.

If the Albion East route is chosen then Avondale Heights should be serviced by an expanded light rail service or high frequency buses to the new Airport West station or Essendon station.

In summary potential train stations servicing Moonee Valley are:

1. Flemington Link/Direct Tunnel route – Two stations at Milleara Rd and Airport West
2. Albion East route – One station at Airport West

The Flemington Link should also include grade separation at Ascot Vale Road.

Consultation

The preparation of the 2012 Melbourne Airport Rail Link report involved stakeholder engagement with rail operators, Public Transport Victoria, the Regional Rail Link Authority, the Melbourne Metro project team, the High Speed Advocacy Group and Melbourne Airport. Local Government was not consulted.

Council should seek to be consulted on current study / business case and incorporate the project into Council’s Advocacy Strategy.

Implications

1. Legislative
   The Albion East route is incorporated in relevant municipal planning schemes.

2. Council Plan / Policy
   The Melbourne Airport Rail Link routes are outlined in the draft Moonee Valley 2040 visioning document. The Integrated Transport Plan and Airport West Structure Plan review recognises the need to advocate for a passenger heavy rail station as part of a future Melbourne Airport rail line extension.

3. Financial
   There are no budgetary or funding considerations as a result of this report.

4. Environmental
   The social and environmental impacts for the Melbourne Airport Rail link are outlined in the State Government’s 2012 report. It states that the Albion East option has potential environmental constraints, including biosites for State and National significance around Sunshine Road and Wright Street. The Flemington option has groundwater issues in relation to tunnelling. The social impact of the Albion East option is medium as land acquisition is moderate and the Flemington option may require some land acquisition which will have an impact on the community.
Conclusion

The Craigieburn line route is not supported as it has limited capacity to accommodate suburban, regional, freight and airport rail services. It will utilise capacity proposed to be created by initiatives in the Network Development Plan.

The remaining three routes all potentially provide transport benefits to the western part of the municipality subject to provision of train stations in the vicinity of Milleara Road and/or Airport West.

Potential train stations servicing Moonee Valley are:

1. Flemington Link / Direct Tunnel route – Two stations at Milleara Rd and Airport West
2. Albion East route – One station at Airport West

The Flemington Link should also include grade separation at Ascot Vale Road.

Appendices

Appendix A: Extract from Airport Transit Link Panel Report October 2001
Appendix B: Extract from MVCC 2008 Integrated Transport Plan
Appendix C: Shortlisted Options 2012 Melbourne Airport Rail Link Alignments Study
Appendix D: Extract from High Speed Rail Phase 2 Report April 2013
Appendix E: Melbourne Airport Rail Link - 2014 Discussion Paper (separately circulated).
9.4 Flemington Housing Renewal Project - Planning Scheme Amendment Update

File No: FOL/18/32
Author: Colin Harris
Senior Project Manager – Infrastructure & Land Use

Purpose

The purpose of this report is to:

- Provide details of the recent amendment to the Moonee Valley Planning Scheme, Amendment C177. The Amendment facilitates the Department of Health and Human Services’ (DHHS) Public Housing Renewal Program (Renewal Program) Flemington Estate Redevelopment.

- To outline next steps in relation to the redevelopment of the Estate and the wider Debneys Precinct.

Executive Summary

- The Victorian Government’s Renewal Program proposes to renew existing homes on public housing estates across multiple sites within metropolitan Melbourne, and the Government has committed $185 million to the program. There are two renewal sites within Moonee Valley including the Flemington and Ascot Vale public housing estates.

- In late 2016 the Minister for Housing announced $30 million to redevelop the Flemington public housing estate.

- The Government has committed to increase the social housing stock on each site by at least 10 per cent. In order to facilitate the financing of the redevelopment, each site will include the introduction of a number of private dwellings which will involve partnerships with the private sector.

- An Advisory Committee was appointed by the Minister for Planning to consider the planning scheme amendments.

- The purpose of the Advisory Committee was to provide advice to the Minister for Planning in accordance with the approved Terms of Reference, on the relevant matters associated with the proposed development.

- Council made a detailed Submission to the Minister for Planning’s Standing Advisory Committee on the DHHS proposal for the redevelopment of the Flemington Estate (Debneys Park Precinct, Flemington).

- The Submission adopted by Council recognised the need for additional public and social housing within the municipality, and provided general support for the Flemington Estate housing renewal where it can demonstrate that the issues raised by Council can be adequately addressed.
• The Minister for Planning has now considered the Report of the Advisory Committee. On 22 March 2018, the Minister wrote to Council advising that he has amended the Moonee Valley Planning Scheme (Amendment C177) using his powers under section 20(4) of the Planning and Environment Act, 1987. The Minister approved the rezoning of the land to Mixed Use Zone.

• Amendment C177 applies to the Flemington Estate in Flemington. The amendment (Stage 1) includes the rezoning of the site to Mixed Use Zone - Schedule 3, applies a new Development Plan Overlay (DPO) – Schedule 8, introduces Clause 45.09 Parking Overlay to the Scheme and applies a new Parking Overlay – Schedule 1 to the site, makes changes to Clause 21.06, makes the Minister for Planning the responsible authority for the Estate and updates Clause 61.03.

• The Amendment is generally consistent with Council’s submission.

• An area of difference between Council’s position and that approved by the Minister relates to the approved Car Parking Overlay. Council considered that there was insufficient evidence provided to distinguish a difference in car ownership rates by residents of public and private housing types. It was recommended that a consistent parking rate be provided for both public and private housing stock.

• Whilst the DPO contains a general Concept Plan there is a requirement for a more detailed Development Plan to be prepared to the satisfaction of the Minister prior to development commencing. It is a prerequisite that the Development Plan be prepared in consultation with Council and other stakeholders.

• Stage 2, applies to the wider Debneys Precinct, which is the land in Council ownership. Given the opportunities created by the development and the need for future upgrades to the park and facilities, a draft Debneys Park Precinct Structure Plan was prepared jointly by DHHS and Council.

• The Structure Plan provided the draft framework to guide future development and enhancements in the precinct.

• In relation to Debney’s Park the Minister has not made any significant changes to the Planning Scheme and recommended that further work be undertaken between DHHS and Council. This is generally consistent with the recently adopted Council Advocacy Strategy.
Recommendation
That Council:

1. Receives and notes this report.
2. Works closely with DHHS and the community in relation to the future development of Estate redevelopment and the wider Debneys Park Precinct and continue to ensure that there is sufficient provision of physical and social infrastructure provided, necessary to support the current and future residential population of Flemington.
3. Notes that a community engagement process is due to commence in July 2018 including the establishment of a Flemington Community Reference Group to advise on the preparation of a Debneys Park Master Plan and Flemington Community hub concept plan options.

Background

Public Housing Renewal Program
In late 2016 the Minister for Housing announced $30 million to redevelop the Flemington public housing estate. The announcement was part of the Victorian Government's Public Housing Renewal Program which proposes to renew existing homes on public housing estates across multiple sites within metropolitan Melbourne, and has committed $185 million to the program. There are two renewal sites within Moonee Valley including the Flemington and Ascot Vale public housing estates.

(The DHHS advises that plans for Ascot Vale Estate are still being developed, with further engagement with Council and the Community anticipated).

The Government has committed to increase the social housing stock on each site by at least 10 per cent.

In order to facilitate the financing of the redevelopment, each site will include the introduction of a number of private dwellings, which will involve partnerships with the private sector.

Discussion
The precinct is approximately 16.2 hectares, bounded by Holland Court, Racecourse Road and Mt Alexander Road in Flemington. The Flemington Public Housing Estate occupies about 6.3 hectares of the precinct and currently includes four high-rise towers and a number of three and four storey walk-up buildings.

The remainder of the precinct includes an oval and other leisure spaces, Flemington Community Centre, Hopetoun Early Years Centre, Debney Meadows Primary School, Debneys Park sports pavilion and Flemington Community Garden.

Given the long term implications of the proposed development, Council advocated for the best practice community engagement. To this end, Council provided support to DHHS events and undertook additional information and consultation exercises during the Planning Scheme Amendment exhibition period. Constructive engagement by Council with a broad range of stakeholders during this process helped inform Council's Submission to the Social Housing Renewal Standing Advisory Committee.
The Submission provided general support for the Flemington Estate housing renewal project, where it can be demonstrated that the issues raised by Council can be adequately addressed and that sufficient provision of physical and social infrastructure is provided to support such a large increase in the residential population of Flemington.

The endorsed Council Submission addressed Stage 1 matters on DHHS land, making recommendations to ensure that an appropriate planning framework and controls are prepared where appropriate.

For Stage 2 Debneys Park, and where matters are unresolved in Stage 1, Council raised issues and sought guidance and direction from the Committee. This allowed relevant parties to undertake further work and prepare responses with a view to reaching resolution on key issues, to ultimately reach agreement and inclusion in the Moonee Valley Planning Scheme. The Minister’s decision reflects this outcome and there is more work for Council to do alongside key stakeholders in relation to Debneys Park and key facilities.

At the relevant hearings Council raised the current status of the Flemington Community Centre (FCC) and that the facility was close to the point in time whereby a full replacement is the only viable option.

The Amendment process allowed some of the issues and opportunities for a new FCC to be identified. The Advisory Committee recognised the need and the opportunities for redevelopment of the FCC, however no specific recommendations were provided.

Key Dates
- Exhibition: 26 June 2017 - 21 July 2017
- Directions Hearing: 15 August 2017
- Council Endorsed Submission: 22 August 2017
- Public Hearings: 11 September 2017 (3 weeks)
- Report to the Minister: October 2017
- Amendment: 22 March 2018

Planning Scheme Amendment

At the same time that Amendments were announced, the Minister for Planning released two Reports prepared by the Advisory Committee, relevant to Flemington. These were the Common Issues Report and a detailed report in relation to Flemington.

The Common Issues Report addressed the consistency of the proposal with key State policy, including Homes for Victorians and Plan Melbourne 2017. The report states that proposal is consistent with local policy, which identifies Debneys Precinct as a high to substantial housing intensification area. It is adjacent to the Arden Macaulay precinct where major urban renewal is proposed.

While the changes envisaged for the site are significant, the Committee was persuaded that the proposed built form is generally appropriate, and that the redevelopment can be managed to minimise internal and off-site impacts.
After considering the relevant reports the Minister has exercised his powers under section 20(4) of the *Planning and Environment Act, 1987* and made the requisite amendments to the Moonee Valley Planning Scheme.

**Appendix A** provides a comparison of what is included in the Moonee Valley Planning Scheme, the Committee’s recommendation and Council’s Submission.

**Appendix B** provides details of the changes to each section of the Moonee Valley Planning Scheme.

The Amendment is generally consistent with Council’s Submission. At the Advisory Committee Hearings there was discussion in the report on the pertinent implications of the impacts of the proposed development. For example location of the community garden, podium car parking, location of open space and room surrounding the school for expansion amongst others.

Whilst not the Responsible Authority for the DDHS land Council will be still be consulted on matters such as design, traffic and waste collection. These referrals will ensure that the new streets and infrastructure meet the functional requirements if they are to be integrated with the Moonee Valley network.

The Committee made recommendations as to the form and structure of the Development Plan Overlay (DPO) which have been incorporated into the Amendment. All in all the development is contained to a limited number of mainly 10 storey towers. Note that the existing tall towers will remain.

An area of difference between Council’s position and that approved by the Minister relates to the approved Car Parking Overlay. Council considered that there was insufficient evidence provided to distinguish a difference in car ownership rates by residents of public and private housing types. It was recommended that a consistent parking rate be provided for both public and private housing stock.

However, the Committee accepted the proposed rate, and the Amendment reflects this. Differential parking rates are now adopted for the public and private housing stock through the Schedule 1 to Clause 45.09 to the Parking Overlay.

- **Public Housing:** 0.6 spaces per dwelling.
- **Private Housing (1-bedroom):** 0.7 spaces per dwelling.
- **Private Housing (2-bedrooms):** 0.9 spaces per dwelling
- **Dwelling (all):** 0.1 spaces to each dwelling for visitors

**Debney Meadows School – Proposed PUZ**

The current land use zoning is erroneous. Debney Meadows School is included with the Public Park and Recreation Zone (PPRZ) and a portion of Debneys Park Open space is zoned for Public Use purposes. The Amendment proposed to apply a PUZ to the school site in place of the PPRZ.

The Advisory Committee advised that, notwithstanding the concerns expressed by Council, it is appropriate to rezone the school site now. The current zoning is not appropriate for the current use, and should be corrected. A separate amendment (if required) can be prepared to address any future adjustments to the zone, or the zone boundaries, once the future of the school is known.

No change to the current zoning was undertaken by the Minister for Planning.
Responsible Authority

The Terms of Reference required the Advisory Committee to report to the Minister for Planning. Council sought to be the Responsible Authority for the whole of the Debneys Precinct, including DHHS land, until such time as a Development Plan has been prepared to the satisfaction of Council in consultation with DHHS, DEET, and Transport for Victoria.

The Committee’s recommendation was that the Minister be the Responsible Authority for the DHHS site only, with Council as the Responsible Authority for Debneys Park. The Minister has adopted this position in his approval.

Next Steps.

Development Plan – DHHS Land (Stage 1)

The DPO requires that a Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Moonee Valley City Council.

The Development must be generally consistent with the Concept Plan forming part of the schedule refer Appendix C.

The Development Plan must demonstrate:

- high quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and liveability.
- increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable creation of safe buildings and spaces within the site that adopts Crime Prevention Through Environmental Design principles to determine the siting of buildings, access ways and dwelling design.
- integration with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering ‘good neighbour’ outcomes.
- opportunities for legible access and address points for the site, buildings and spaces, including defining open spaces that foster social connections between residents and the wider community, and that prioritise pedestrian and bicycle access within and external to the site.
- landscaping open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area that meets the needs of both the social and private housing residents.
- delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.

Land Use

The Development Plan could show or make provision for:
Community facilities in appropriate locations at ground level where they will be accessible to all residents of the Estate and the surrounding community.

Non-residential uses such as retail and commercial to meet the needs of the local community.

It is anticipated that the preparation of the Development Plan will occur at a time when DHHS has announced a preferred partner to assist in the delivery of the project. Whilst yet to be confirmed it is anticipated the State Government will secure a development partner in 2019.

Once a Development Plan has been adopted the proponents will be in a position to lodge planning permits. No public notification will be required if the plans are consistent with the DPO and Development Plan provisions.

Development Contributions

The Amendment has no specific requirements for contributions, in relation to provisions for future social and physical infrastructure. However, in his letter to Council the Minister has advised that he expects “the DHHS to work with the Council to determine an appropriate contribution in respect to any future development” Council will consider this issue at the appropriate time in consultation with DHHS.

Debneys Park (Stage 2)

Noting that decisions taken in relation to the redevelopment of the Estate will impact the adjacent land uses and facilities, the Debneys Precinct Structure Plan, was prepared by DHHS and Council. It provides a framework to guide future development to the precinct which includes the public housing estate, Debneys Park, Flemington Community Centre, Hopetoun Early Years Centre and Debney Meadows Primary School.

The Planning Scheme has been amended to amend the LPPF to require that further Strategic Work is required to complete the Debneys Precinct – Structure Plan, in consultation with the Department of Health and Human Services and include as a Reference Document into the Planning Scheme.

Since the approval of the Amendment Council has also adopted:

- An Advocacy Strategy 2018-21, and a
- Draft MV2040 Strategy for consultation.

Council’s Community Engagement

These documents will assist Council in the engagement process moving forward in relation to Debneys Park and associated facilities. In light of this Council is looking to establish a Flemington Community Reference Group to advise on the Debneys Park Master Plan and Flemington Community hub concept plan options. The Flemington Community Reference Group will:

- Use a partnership model between Council and the local community to ‘co-design’ and shape the project.
- Be made up primarily of local Flemington / Travancore residents (from both the estate and wider community), Councillors and supported by officers. The focus will be on residents who use the park and facilities on a regular basis.
• Organisations, agencies and other stakeholder groups will be engaged separately but may be bought into meetings of the Reference Group as required.

• Be part of, and complement a wider community engagement process for the project.

• Work hard to coordinate with other activities on the Flemington Estate, including the DHHS Housing Renewal project.

At this stage an expression of interest is planned to recruit community membership which will be advertised in mid-late May. The aim is to have the first meeting of the Community Reference Group in July 2018.

Consultation

DHHS has led significant consultation to date with the residents of the DHHS land, as well as the surrounding community. Further consultation will be undertaken by DHHS and Council at the appropriate time in relation to the Estate redevelopment.

Council’s next community engagement process is due to commence in July 2018 including the establishment of a Flemington Community Reference Group to advise on the preparation of a Debneys Park Master Plan and Flemington Community hub concept plan options.

Implications

1. Legislative

   The report considers and references the Planning and Environment Act 1987.

   The Submission has had due regard for the Human Rights Charter, in particular the need to maintain respect, equality and dignity throughout the process.

2. Council Plan / Policy

   In presenting this report, Council is working to achieve its strategic objective to encourage the improvement and renewal of public housing in moonee valley in accordance with Council Plan 2017-21 Theme 3: Sustainable living - Connected, well designed municipality, thriving neighbourhoods, accessible places and spaces - People have secure and suitable housing.

3. Financial

   Relevant support has been provided within Council’s operating budget.

4. Environmental

   The redevelopment must have regard for maximising environmental opportunities from the site including appropriate orientation of housing, water sensitive urban design, waste management, green infrastructure provision, retention of the significant existing on-site vegetation and improved accessibility to significant public transport infrastructure such as the Flemington Bridge Railway Station.
Conclusion

The adoption of Amendment C177 represents the first stage of the process for the much needed renewal of parts of the existing Flemington Housing Estate. In doing so it provides the catalyst for further development in the adjacent Council owned land at Debneys Park.

Council is supportive of the overall regeneration project as put forward by DHSS. The Minister's decision is generally consistent with Council's submission and that put forward by the independent Advisory Committee established to consider the DHHS projects.

There will be an increase in overall dwelling and population numbers of both public and private tenure. The process to date has identified key issues and set the parameters for further detailed work by both Council and DHHS.

In doing so Council will need to continue to be proactive and work with the community and DHHS. In addition, Council will need to work with all State Government stakeholders to ensure that there is an appropriate level of physical and social infrastructure, to support the new and existing community, moving forward.

Appendices

Appendix A: Comparative Outcomes on Key Issues
Appendix B: Details of the change to each section of the Moonee Valley Planning Scheme
Appendix C: Development Plan Overlay Concept Plan
### COMPARATIVE OUTCOMES ON KEY ISSUES

<table>
<thead>
<tr>
<th>LOCATION/ISSUE</th>
<th>DHHS (PROPOSED)</th>
<th>COUNCIL</th>
<th>COMMITTEE RECOMMENDATION</th>
<th>AMENDMENT OUTCOME</th>
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</thead>
<tbody>
<tr>
<td>Zones</td>
<td>MUZ</td>
<td>MUZ</td>
<td>MUZ</td>
<td>MUZ – considered the most appropriate zone to manage the transition</td>
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<tr>
<td>Building Heights</td>
<td>Preferred heights including a range</td>
<td>Support range of building heights</td>
<td>Mandatory heights are appropriate</td>
<td>DPO</td>
</tr>
<tr>
<td>DPO Table of Heights</td>
<td>General building height and upper building height</td>
<td>Highlighted inbuilt additional capacity without a floor area limit 1000sqm is sufficient to replace towers like for like.</td>
<td>Table of heights to include Gross Floor Area cap and limit number of tall buildings e.g. Precinct 1 5 1000sqm &amp; Precinct 6 900sqm</td>
<td></td>
</tr>
</tbody>
</table>

Restrictions on floor plate for buildings reaching the upper maximum building height.  

| Precinct 2 (along Victoria Street) | 4-12 storeys | Consistent heights to Precincts 1 and 2. Work together to determine public realm of Victoria St design | Committee agreed 4-10 consistently across Precincts 1 and 2 and merging of precincts Setback of 4 metres to Victoria St. DHHS and Council to work together to resolve street design and street tree planting | 3 metre boundary setback up to 4 storeys, and an additional 7 metre setback above 4 storeys and an additional 18 metre setback above 6 storeys. |

<p>| Precinct 6 (Racecourse Road) | 2/3rds of the precinct | Single tall building of 20 storeys aligned with Stobbs St realignment | 1 modest footprint of 20 storeys (900 max footprint) Identify single building of 20 storeys Setback to Racecourse Road is adequate to incorporate appropriate landscaping and linkages which connect beyond the immediate neighbourhood. | 6 metre boundary setback up to 7 storeys, and an additional 6 metre setback above 7 storeys. |
| Precinct 3 (fronting Debeleys Park – north) | 4 metre setback | Additional setback to add to total sqm of Debeleys Park | 4 metre setback Protection of root zones fundamental consideration in determining building footprints. Merit in Council’s suggestion to accommodate community garden here. But not a finding. | 4 metre boundary setback up to 6 storeys, and an additional 6 metre setback above 6 storeys |
| Density | None provided | Provided calculations seeking relationship between density and infrastructure and open space provision | Only floorplate of tower restricted but podium is not only framed by a general building height |
| Cross sections | Diagrams proposed | Should be deleted | Interface treatment A Victoria St Interface treatment B Debeleys Park P1 Interface treatment B Debeleys Park P2 Interface treatment B Debeleys Park P4 Interface treatment B Debeleys Park P5 Interface treatment C Racecourse Rd |
| Setback to Hopectown Children’s Centre | 3 metres | Minimum 9 metres from common boundary. | Consideration should be given to an appropriate setback | A minimum of 2 hours of sunlight available to 50% between 9-1pm September Equinox to the outdoor play area of the Hopectown Early Years Centre |
| Community Facilities | DHHS to work with Council | Stand alone iconic facility within Council owned land | Supports community facilities on the ground floor of the Racecourse Rd building | Community facilities in appropriate locations at ground level where they will be accessible to all residents of the Estate and the surrounding community. |
| Community Garden | On podium | To the northern edge of the DHHS land | The relocation of the community garden to Precinct 3 should be considered. On ground is needed and the location should be determined in further consultation with residents during detailed design. | Open spaces should be designed to contribute to the diversity of recreation and leisure options for residents that are available to the community. |
| Building Separations | | | 3 metre setback on internal roads, 20 metre minimum separation of new buildings from the existing residential towers |</p>
<table>
<thead>
<tr>
<th>Car Parking Layout</th>
<th>Podia</th>
<th>External cladding or basement</th>
<th>Basement preferred</th>
<th>The location of car parking spaces within basement levels or suitably concealed within or behind buildings, or behind appropriate architectural features</th>
</tr>
</thead>
</table>
| Car Parking Provision | - Public Housing: 0.5 spaces per dwelling.  
- Private Housing (1-bedroom): 0.7 spaces per dwelling.  
- Private Housing (2-bedrooms): 0.9 spaces per dwelling.  
- Dwelling (all): 0.1 spaces to each dwelling for visitors | A consistent parking rate be provided for both public and private housing stock. | As submitted by DHHS. | Adopted Committee recommendation. |
| Open Space | 1000m² in 1 of 2 locations | Preferred at the edges of the site to contribute to enlargement of Dernvys Park | 4000m² centrally located | 4000m² as part of communal open space requirement Cl 55.07-2  
Gateway park at Hill and Holland  
Pocket parks that retain or replace existing playground areas |
| Public Transport | | | The AC recognised the site's location in the Racecourse Road Activity Centre and very good access to public transport and bicycle routes. I acknowledged the need for future investment from stakeholders and public transport providers however this can be | No major changes. |
| Responsible Authority | 8A for Estate Only | Council sought to be the Responsible Authority for the whole of the Debenys Precinct, including DHHS land, until such time as a Development Plan has been prepared to the satisfaction of Council in consultation with DHHS, DEET, and Transport for Victoria. | The Committee’s recommendation was that the Minister be the Responsible Authority for the DHHS site only with Council as the Responsible Authority for Debenys Park. | The Minister is the Responsible Authority for the DHHS site only |

The Terms of Reference required the Advisory Committee to report to the Minister for Planning on the relevant Responsible Authority.
DETAILS OF THE CHANGES TO EACH SECTION OF THE MOONEE VALLEY PLANNING SCHEME

Planning and Environment Act 1987
MOONEE VALLEY PLANNING SCHEME
AMENDMENT C177
INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.
The Moonee Valley Planning Scheme is amended as follows:

Planning Scheme Maps
The Planning Scheme Maps are amended by a total of 3 attached maps sheets.

Zoning Maps
1. Amend Planning Scheme Map Nos. 15 and 16 in the manner shown on the 1 attached map marked "Moonee Valley Planning Scheme, Amendment C177".

Overlay Maps
2. Amend Planning Scheme Map No. 16DPO and insert new Planning Scheme Map No. 15DPO in the manner shown on the 1 attached map marked "Moonee Valley Planning Scheme, Amendment C177".
3. Insert new Planning Scheme Map Nos. 15PO and 16PO in the manner shown on the 1 attached map marked "Moonee Valley Planning Scheme, Amendment C177".

Planning Scheme Ordinance
The Planning Scheme Ordinance is amended as follows:

5. In Zones – Clause 32.04, insert a new Schedule 3 in the form of the attached document.
6. In Overlays – Clause 43.04, insert a new Schedule 8 in the form of the attached document.
7. In Overlays – insert Clause 45.09 in the form of the attached document.
8. In Overlays – Clause 45.06, insert a new Schedule 1 in the form of the attached document.
9. In General Provisions – Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.
10. In General Provisions – Clause 51.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document
DEVELOPMENT PLAN OVERLAY CONCEPT PLAN

<table>
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<tr>
<th>PRECINCT</th>
<th>GENERAL BUILDING HEIGHT</th>
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<th>NUMBER OF TALLER BUILDINGS PER PRECINCT</th>
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<tr>
<td>5</td>
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<td>20 storeys</td>
<td>3 *</td>
</tr>
</tbody>
</table>

* Including existing public housing towers in precinct
9.5 Land Acquisition Policy

File No: FOL/18/32
Author: Melanie Odendaal
Coordinator Commercial Property
Directorate: Asset Planning & Strategic Projects

Purpose
To seek Council endorsement of the Land Acquisition Policy 2018.

Executive Summary
- To fulfil its strategic objectives Council may acquire land from time to time.
- To assist with good governance and decision making it is essential to have a current policy to guide land acquisitions.
- To maintain the currency of the Land Acquisition Policy adopted by Council in 2013, a review has been conducted and the Land Acquisition Policy 2018 has been developed.

Recommendation
That Council adopts the Land Acquisition Policy 2018 as attached as Appendix A.

Background
In performing its functions and achieving its strategic goals and objectives, Council may need to acquire land from time to time. In particular, Council has a current focus on acquiring land to meet the open space needs of the future population and addressing existing open space gaps as identified in the Moonee Valley Open Space Strategy (Open Space Strategy – Towards 2020).

In addition to legislative requirements, the acquisition of land is conducted in accordance with the Land Acquisition Policy as adopted by Council in 2013. To maintain its currency, a review has been conducted and the Land Acquisition Policy 2018 (Draft Policy) has been developed.

Discussion
The attached Draft Policy applies to land acquisition transactions undertaken by Council, including committee of management appointments under the Crown Land (Reserves) Act 1978 (CLRA). The purpose of the Draft Policy is to:

- Ensure accountability, integrity, impartiality and transparency in land acquisition transactions;
- Ensure that land acquisition transactions are conducted in accordance with the highest standard of probity, relevant legislation and Council policy;
• Ensure that an appropriate level of due diligence is undertaken as part of any land acquisition transaction; and

• Ensure that best value is achieved in land acquisition transactions.

The Draft Policy sets out the requirements for considering land acquisitions and, in addition, provides a detailed due diligence checklist that will ensure that appropriate investigations have been conducted prior to acquiring land.

Consultation

In preparing the Draft Policy Council’s City Design, Finance and Statutory Planning teams were consulted. The Policy was also presented to the Land Acquisition Committee in March 2018.

Implications

1. Legislative

Pursuant to section 187 of the Local Government Act 1989 Council is able to purchase or compulsorily acquire land which is or may be required by the Council for or in connection with, or as incidental to, the performance of its functions or the exercise of its powers. Compulsory acquisition of land is further governed by the Land Acquisition and Compensation Act 1986.

Pursuant to section 14 of the CLRA Council may be appointed the Committee of Management of land reserved under the CLRA.

2. Council Plan / Policy

In presenting this report, Council is working to achieve its strategic objective to promote responsible and equitable decision-making across Council in accordance with Council Plan 2017-21 Theme 5: Resilient organisation - A resilient organisation that is sustainable, innovative, engaging and accountable - Good governance is everyone’s responsibility.

3. Financial

Endorsement of the Draft Policy will ensure that appropriate consideration is given to the financial implications of land acquisition transactions.

4. Environmental

Endorsement of the Draft Policy will ensure that environmental matters are appropriately considered as part of any land acquisition transaction.

Conclusion

The Draft Policy sets out the requirements for considering land acquisitions and, through the inclusion of the due diligence checklist, Council will be better informed when conducting land acquisitions thereby reducing risk and promoting best value.

Appendices

Appendix A: Land Acquisition Policy 2018
POLICY TITLE | Land Acquisition Policy
POLICY TYPE | “Council”
GROUP | Asset Planning and Strategic Projects

1. Purpose

In performing its functions and achieving its strategic goals and objectives, Council may need to acquire land from time-to-time. This includes freehold land acquired by negotiation or by compulsory acquisition, or being appointed the Committee of Management over Crown land.

The purpose of this Policy is to:
- Ensure accountability, integrity, impartiality and transparency in land acquisition transactions.
- Ensure that land acquisition transactions are conducted in accordance with the highest standard of probity, relevant legislation and Council policy.
- Ensure that an appropriate level of due diligence is undertaken as part of any land acquisition transaction.
- Ensure that best value is achieved in land acquisition transactions.

2. Scope

This policy applies to land acquisition transactions undertaken by Council, including Committee of Management appointments, but excludes land acquisitions related to road discontinuances.

3. Definitions

| The Act | means the Local Government Act 1989 ("the Act") |
| Committee of Management | means an appointment as Committee of Management under section 14 of the Crown Land (Reserves) Act 1978 |
| Compulsory acquisition | means land acquired pursuant to Division 4 of the Land Acquisition and Compensation Act 1986 (LACA) |
| Council | means Moonee Valley City Council |
4. Responsibility

The Asset Planning and Strategic Projects Directorate is responsible for the administration of this policy.

Any officer with delegation under section 98(1) of the Act and any committee with delegation under section 86 of the Act must exercise its delegated authority in accordance with this policy.

5. Policy

When considering a freehold land acquisition proposal Council must:

(a) Ensure that land acquisitions are conducted in accordance with all relevant legislation.
(b) Ensure that the proposal is justified in the context of community need and benefit.
(c) Ensure that the proposal supports Council’s strategic goals, objectives and strategies.
(d) Ensure that due diligence has been conducted in accordance with the Due Diligence Checklist at Appendix A.
(e) Not purchase land for a price above the current market value unless an exemption applies, as detailed at point (f).
(f) Exemptions to the requirement set out in point (e) include:
   o If acquisition of the land will increase the usability of adjacent land already owned by Council.
   o If acquisition of the land will increase the market value of adjacent land already owned by Council.
   o If the land is being compulsorily acquired and assessed compensation is in excess of market value, and Council has endorsed the acquisition.
   o If the acquisition has been identified as being of strategic importance and has been endorsed by a committee with delegation under section 86 of the Act or Council has endorsed the acquisition.

When considering a Committee of Management appointment under the Crown Land (Reserves) Act 1978 Council must:

(a) Ensure that the appointment is conducted in accordance with all relevant legislation.
(b) Ensure that the appointment is justified in the context of community need and benefit.
(c) Ensure that the proposal supports Council’s strategic goals, objectives and strategies.
(d) Ensure that the land is reserved under the Crown land (Reserves) Act 1978 for a purpose appropriate for Council’s intended use of the land.

(e) Ensure that the Chief Executive Officer has approved the appointment.

6. Consultation

This policy has been developed in consultation with relevant Council departments.

7. Related Documents

General

- Moonee Valley Next Generation 2035
- Council Plan
- Annual Budget
- Moonee Valley Planning Scheme
- Open Space Strategy
- Environmental Sustainability Plan
- Other Council Plans and Strategies such as:
  - Park Master Plans
  - Facility Asset Management Plan
  - Open Space Asset Management Plan
  - Structure Plans
  - Municipal Parking Strategy
  - Integrated Transport Plan
  - Land Contamination Strategy and Guidelines 2012
  - Walking and Cycling Strategy 2012
- Councillors and Officers Codes of Conduct
- Local Government Conflict of Interest Guide
- Land Acquisition and Compensation Act Reference Document
- Land Acquisition Committee Charter and Delegation

Legislation

- Crown Land (Reserves) Act 1978
- Environment Protection Act 1970
- Land Acquisition and Compensation Act 1986
- Local Government Act 1989
- Planning and Environment Act 1987
- Subdivision Act 1988
- Transfer of Land Act 1958
- Valuation of Land Act 1960
### Appendix A
DUE DILIGENCE CHECKLIST

#### Stage One: Initial Investigation

<table>
<thead>
<tr>
<th>Legal and Governance Review</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Has a Title search been completed to establish who owns the land?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Are you dealing with the legal owner of the land? If not, is an appropriate delegation/authorisation in place?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Are there any covenants or other restrictions on Title that will impact on future use of the land?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Have relevant internal stakeholders been consulted?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Has a current valuation been obtained from the Valuer-General Victoria or a certified valuer</td>
<td>Yes/No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financial</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>How will the land acquisition be funded?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Are appropriate funds allocated in Council’s budget? Are reserve funds available or would the acquisition be subject to loan borrowings?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Are other mechanisms available for funding the acquisition (i.e., special rate/charge scheme, government grant, public private partnership, community funding, etc.)?</td>
<td>Yes/No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Have you checked the planning scheme provisions for the land?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Are there any overlays or schedules that apply?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Is rezoning or any other planning permission required to allow for the intended use?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Have you checked for any planning applications for adjacent land?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Have any previous planning permits been issued for the land?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Is it necessary to apply the Public acquisition Overlay on the land via an amendment to the Moonee Valley Planning Scheme?</td>
<td>Yes/No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contamination and Pollution</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you completed an initial review of the land’s past and present uses?</td>
<td>Yes/No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cultural and Environmental Heritage</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you assessed the cultural (historic and aboriginal) heritage and considered whether there is any potential impact on culture heritage assets as a result of the future use and development potential of the land?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Is an independent heritage assessment needed?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>Are any protected trees or other vegetation present on the land?</td>
<td>Yes/No</td>
</tr>
</tbody>
</table>

#### Stage Two: Contract Review

<table>
<thead>
<tr>
<th>Legal and Governance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Has the contract of sale been reviewed by Council’s solicitor? Does the</td>
<td>Yes/No</td>
</tr>
</tbody>
</table>
contract impose any undue risk on Council?

**Stage Three: Detailed Due Diligence**

### Legal and Governance

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have the requirements of all applicable legislation been adhered to?</td>
<td></td>
</tr>
<tr>
<td>If the land is not being acquired under an instrument of delegation, has</td>
<td></td>
</tr>
<tr>
<td>Council endorsement been received?</td>
<td></td>
</tr>
<tr>
<td>If the land is being acquired under delegation by a committee established</td>
<td></td>
</tr>
<tr>
<td>in accordance with section 86 of the Act, does the acquisition comply</td>
<td></td>
</tr>
<tr>
<td>with the relevant committee charter and delegation?</td>
<td></td>
</tr>
</tbody>
</table>

### Survey

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you confirmed the status of the land?</td>
<td></td>
</tr>
<tr>
<td>Have you checked the Title to ensure that any encroachments, access</td>
<td></td>
</tr>
<tr>
<td>issues or encumbrances have been described?</td>
<td></td>
</tr>
<tr>
<td>Should a re-establishment survey be conducted? If not, why not?</td>
<td></td>
</tr>
<tr>
<td>Are utilities connected? (electricity, gas, water, NBN)</td>
<td></td>
</tr>
</tbody>
</table>

### Contamination and Pollution

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do you have concerns that there may be contamination of the land? If</td>
<td></td>
</tr>
<tr>
<td>yes, a preliminary environmental assessment must be completed to</td>
<td></td>
</tr>
<tr>
<td>formally review and document the contamination status of the land</td>
<td></td>
</tr>
<tr>
<td>If there is evidence of past contamination has the land been</td>
<td></td>
</tr>
<tr>
<td>appropriately remediated for its intended use? Is environmental testing</td>
<td></td>
</tr>
<tr>
<td>required (e.g. soil testing, groundwater monitoring)?</td>
<td></td>
</tr>
<tr>
<td>Have you considered the potential risk associated with ongoing</td>
<td></td>
</tr>
<tr>
<td>contamination liability?</td>
<td></td>
</tr>
<tr>
<td>If there are structures on the land, do you have concerns that</td>
<td></td>
</tr>
<tr>
<td>asbestos or other hazardous materials may be present? If yes, appropriate</td>
<td></td>
</tr>
<tr>
<td>testing must be completed to document the presence of any asbestos or</td>
<td></td>
</tr>
<tr>
<td>hazardous materials</td>
<td></td>
</tr>
<tr>
<td>If there are structures on the land that will not be demolished</td>
<td></td>
</tr>
<tr>
<td>following acquisition, should a condition assessment and/or a pest</td>
<td></td>
</tr>
<tr>
<td>inspection been undertaken by a suitably qualified professional? If</td>
<td></td>
</tr>
<tr>
<td>not, why not?</td>
<td></td>
</tr>
</tbody>
</table>

It should be noted that the any adverse findings will not necessarily preclude Council from proceeding with the acquisition but it may influence the price and/or terms and conditions of any offer.
9.6 Open Space Master Plans (Clifton Park and Draft Montgomery Park and Bradshaw Street Reserve)

File No: FOL/18/32
Author: Venta Slizys
Coordinator City Design
Directorate: Planning & Development

Purpose
To seek Council approval to adopt the Clifton Park Master Plan and endorse the Draft Montgomery Park and Bradshaw Street Master Plans for community consultation.

Executive Summary
- Council officers prepare Master Plans for regional, municipal and neighbourhood open space to create an agreed shared vision for the community for improvements and upgrades to infrastructure and spaces.
- The final Clifton Park Master Plan has been developed in consultation with the community, internal and external stakeholders (Appendix A – separately circulated)
- Notice of Motion 2016/16: Master Plan Update for Montgomery Park, Bradshaw Street Reserve and Boeing Reserve which was carried unanimously at the 23 August 2016 that Council required officers undertake the following:
  - a review of the Montgomery Park Master Plan in 2017/18
  - consultation and preparation of a plan for Bradshaw Street Reserve to guide future improvements and refer this to future Capital Works program.
- The Montgomery Park Draft Master Plan and the Bradshaw Street Reserve Draft Master Plan have been developed in consultation with the community, and internal and external stakeholders.
  - Montgomery Park Draft Master Plan (Appendix B – separately circulated)
  - Bradshaw Street Reserve Draft Master Plan (Appendix C – separately circulated)
Recommendation
That Council:

1. Adopts the Clifton Park Master Plan.
2. Endorses the Montgomery Park Draft Master Plan and the Bradshaw Street Reserve Draft Master Plan 2018 for the purpose of community consultation.
3. Notes that delivery of Master Plan recommendations are subject to Council’s annual budget process.
4. Acknowledges a timetable for expenditure of all elements within all Master Plans will be prepared and presented to Council as part of the 2019/20 budget.

Background
The Moonee Valley Open Space Strategy (2009) was prepared to provide guidance on the public open space program to 2020. The Strategy takes into account the location, distribution, function and condition of existing open space and provides clear forward planning for a growing population.

Master Plans are developed for regional, municipal and neighbourhood open spaces to provide an agreed vision to plan, implement and advocate for improvements for the community. They provide guidance for:

- Location and look of facilities, including infrastructure such as pavilions and car parking
- Location and type of playspaces, pathways, furniture and associated elements such as planting
- Sustainable water treatment, harvesting and reuse
- Both the Capital Works Program and Council’s Annual Budget.

Master Plans draw upon recommendations from a number of Council Plans and key Strategies, within the context of the site conditions, including:

- Council Plan 2017-2021
- Draft MV2040 Strategy
- Open Space Strategy 2009
- Playspace Plan 2013
- Leisure Strategy 2013
- City Sustainability Policy 2013
- MV2040 Action Plan: Community Facilities

Once a Master Plan is adopted, works can be implemented according to priorities and staging of key projects.

The previous Clifton Park Master Plan was adopted in 2005 and requires update and alignment with the draft MV2040 Strategy and draft MV2040 Action Plan: Community Facilities.
The Draft Master Plans for Montgomery Park and Bradshaw Street Reserve have also been undertaken following Notice of Motion 2016/16: Master Plan Update for Montgomery Park, Bradshaw Street Reserve and Boeing Reserve. The following recommendation was carried unanimously at the 23 August 2016 that Council:

- Undertake a review of the Montgomery Park Master Plan in 2017/18
- Undertake consultation and prepare a plan for Bradshaw Street Reserve to guide future improvements and to refer this to future Capital Works program.

Council’s Open Space Strategy determines that:

- Clifton Park is classified as a ‘municipal’ open space with a primary character of ‘sporting’ and a secondary character of ‘informal’
- Montgomery Park is classified as a ‘municipal’ open space with a primary character of ‘Informal’ and secondary classification as ‘play’
- Bradshaw Street Reserve is classified as a ‘neighbourhood’ open space with a character classification of ‘informal’.

The implementation plans included in the Master Plan and Draft Master Plans set out short, medium and long term projects over a fifteen year period.

**Discussion**

**Clifton Park Master Plan**

Clifton Park contains several sports pavilions, public toilets, a scout hall, an oval, bowling greens, tennis courts, car parking, play spaces, pedestrian pathways, trees and mown grass areas. It is used for formal and informal, unstructured recreation. The following clubs and groups currently use the park:

- Aberfeldie Sports Club (Football & Cricket)
- Aberfeldie Community Club (Bowls)
- Essendon Tennis Club
- 17th Essendon Scouts
- Essendon District Netball Association use netball courts located in the adjacent Aberfeldie Primary School.

Key features of the Clifton Park Master Plan [Appendix A](#) (separately circulated) include:

- New multi storey pavilion for sport and community use. Includes publicly accessible toilets
- New club hub pavilion to service adjacent bowling greens and netball courts
- Cricket practise nets
- Tennis courts surface and lighting upgrades
- Netball courts lighting (or at alternative venue to be determined)
- New central pedestrian open space with trees, viewing area with small fenced play space
• Enhanced western playspace with nature play, basketball key and seating
• Retention of open space areas and planting
• Path network upgrade including new path connections and surface upgrade to concrete
• Designated dog off lead area on the oval outside of match and training times
• Car park realigned and upgraded with improved pedestrian access
• Indented parking on Afton and Ramsay Streets
• Lighting to car park areas and selected paths
• Improved seating and shelters for viewing games and informal use
• Oval improvements including irrigation, drainage and warm season grass conversion.

**Traffic and Parking**

Traffic and parking issues in and around Clifton Park include congestion and limited parking during peak park operating times. The Master Plan recommends changes to internal parking areas to address these issues including:

• Car park realignment and upgrading to optimise space, avoid duplicating roadways and improve pedestrian access and safety
• Upgraded car park capacity of approximately 128 spaces including six accessible parking bays, compared to 131 existing car park spaces and three accessible spaces (not to standard).
• Retain overflow parking to the south east lawn area during senior football games.
• Lighting upgrade for internal car park areas and east-west pedestrian path link.

The Clifton Park Master Plan recommends improvements to vehicular circulation and provision of additional parking including:

• New indented parking on Afton Street including:
  - Approximately 18 new parking spaces with footpath located immediately adjacent to the park (east side)
  - Approximately eight new parking spaces, to the east side of Afton Street between Clifton Park and Buckley Street.
• New and upgraded indented parking on Ramsay Street including:
  - Up to 29 new parallel indented parking spaces with footpath along the southern edge of the park
  - Up to 20 new indented angled car park spaces and footpath, extending the existing angled parking eastward to the school car park entry
  - Adjusting the existing angled parking adjacent to the school to allow for a 1.8m wide footpath between the school fence and the parking bays.

A review of parking restrictions in Afton, Ramsay and Batman Streets is to be undertaken during parking detailed design
Note that numbers of parking spaces are subject to detailed design, review of parking restrictions and suitable public consultation.

Council’s Transport Unit have provided the following comments in support of the proposed indented parking in Afton Street, including extending this parking between the park and Buckley Street:

- Afton Street, south of Buckley Street, carries 3600 vehicles per weekday, with similar volumes recorded on the weekend. Traffic volumes during peak times are higher on both Saturday and Sunday, when compared to the volumes recorded during the weekday peak
- The current road width is approximately 6.1m
- Based on Clause 56.06 of the Moonee Valley Planning Scheme, the current traffic volumes exceed the design standard for this type of road
- Given the limited road width in Afton Street, kerbside parking is not an option, as such, additional parking could only be provided as indented parking
- The parking survey results indicate significant parking demands in the area, in particular during peak operating times at Clifton Park. During these times, parking occupancy within the onsite car park and in the immediate vicinity generally reach and exceed 100%, while the parking occupancy within a 400m radius is at 92%. This means most of the available on-street parking within and beyond a reasonable walking distance of the park is occupied during peak times, and that parking availability for residents in the area can be extremely limited during these times. Such parking demands by visitors to the park are significant and may have a detrimental impact to the residential parking.
- As part of the Clifton Park Master Plan, following consideration of stakeholder feedback, it is proposed to provide indented unrestricted parking along the park’s frontage and north towards Buckley St (eastside), to assist with the parking demands during peak times. This will provide additional parking for the area, improve safety and traffic flow in/out of the precinct.

**Multi-Use Buildings**

The Clifton Park Master Plan recommends consolidation of buildings to create multi-use community facilities at Clifton Park including the proposed community sports pavilion and the club hub pavilion. This is consistent with the Draft MV2040 Strategy and Draft MV2040 Action Plan – Community Facilities. The consolidation of buildings and structures will optimise valuable open space and pathway connections in this part of Clifton Park. This process requires the removal of the existing scout hall and changes to existing occupancy arrangements, subject to stakeholder consultation. The upgrade of the pavilion will also have regard to the provision of other facilities in the area.

Furthermore it is recommended for Council to undertake further work to investigate future needs and allocation of Scouts within Moonee Valley over the next two years.

The building form and facilities proposed to be included at Clifton Park are indicative and future occupancy arrangements are yet to be determined and will be subject to the final building design. Council will undertake consultation with all stakeholders and will include consultation on future occupancy arrangements and costs.
Montgomery Park Master Plan

Montgomery Park is used for informal, unstructured recreation. It contains two playspaces, two picnic areas with barbeques, a public toilet, two public tennis courts, a central mown grass areas with scattered tree planting, vegetated embankments, gravel paths and seating. Montgomery Park is also the home of the Essendon Traffic School, the Montgomery Park Children’s Centre, Montgomery Park Kindergarten and a Maternal and Child Health Service.

Current planning has been reviewed to guide the development of the Draft Master Plan for Montgomery Park including:

- Potential plans for an upgraded Integrated Early Years Centre at Montgomery Park which may include expanded facilities
- Potential for harvesting and treating stormwater for park irrigation and the potential for the park to provide a retention function within the Moonee Ponds Creek catchment
- Draft Growth in Tennis Plan 2017 recommendations
- Improvements to the Essendon Traffic School

Key proposals of the Montgomery Park Draft Master Plan Appendix B (separately circulated) include:

- Stormwater harvesting and treatment for park irrigation and to improve creek water quality. Includes redirection of stormwater drains, may include underground water storage
- Passive irrigation along Tennyson and Albion Streets to irrigate the planted embankment
- Create an occasional flood retention area by raising paths around the oval
- Integrated Early Years Hub upgrade subject to future design and consultation
- Public toilet to be incorporated within future Integrated Early Years Centre building footprint with separate entry from park
- Essendon Traffic School upgrades including improved connections into the park, relocate elements to improve function and new semi-enclosed classroom/party room
- Tennis/netball courts upgraded and multi-lined for tennis, netball and bike education, to include lighting, and investigate book a court system versus existing open court scenario.
- Dog off leash trial, restricted to central mown grass area and at designated times only, i.e. evening and morning
- Senior playspace area with more challenging equipment around an upgraded giant slide
- Multi-use outdoor classroom, gathering and pavilion event space
- Upgrades and relocations of the two picnic areas to better integrate with playspaces
- Basketball key/netball circle and hit up wall relocated near tennis courts
- Exercise station
- Mini pump track for skateboards and BMX
- Path improvements
- Park lighting retained
- Additional planting
- Additional park furniture
- Intersection treatment to improve pedestrian access and reduce vehicular speeds.

Please note that all recommendations are subject to feasibility studies, design and available funding.

Bradshaw Street Reserve Draft Master Plan

Bradshaw Street Reserve is used for informal, unstructured recreation. It contains: a playspace, two public tennis courts, a mown grass area with concrete cricket wicket, scattered tree planting, gravel paths and seating.

The development of the Bradshaw Street Reserve Draft Master Plan has taken into consideration the draft Growth in Tennis Plan 2017 proposals. Future changes to the form and usage of the community hall have not been included in the scope of the Bradshaw Street Reserve Draft Master Plan.

Key proposals of the Draft Bradshaw Street Reserve Master Plan Appendix C (separately circulated) include:

- Playspace upgraded and slightly enlarged
- Picnic facilities upgraded including shelter, barbeque and picnic tables
- Tennis Courts - multi-line for tennis and netball, court re-surface, lighting and investigate book a court system versus existing open court scenario
- New planting
- Swale - planted with native grasses with drainage connection to depressed area
- Oval to be re-graded
- New seating
- Exercise equipment and basketball key
- Path network upgraded
- Car park - improved pedestrian access and drainage
- Hall frontage planting and path links.

Consultation

In preparation of the Master Plan and Draft Master Plans, consultation has been undertaken through letterbox drops, information sessions and targeted consultation with sports clubs, local residents and other external stakeholders. Council departments have been consulted to ensure current and future works are consistent, ensuring a consolidated plan for transport and community facility requirements.
For all of the parks a first round of consultation gathered information and ideas, and this feedback was used to prepare Draft Master Plans for each park.

For Clifton Park, a second round of community consultation was undertaken where the draft Master Plan was presented for comment, with further feedback received, which informed the final Clifton Park Master Plan.

**Clifton Park Master Plan**

For the Draft Clifton Park Master Plan a total of 54 written responses were received ([Appendix D](#) – separately circulated). The majority of feedback received related to traffic and parking issues, including traffic congestion on surrounding streets, requests to retain or increase car parking and requests to retain the park access through road. This feedback reflected local traffic issues relating to Afton Street and the considerable traffic generated by activities at the Park, in particular senior football matches held on approximately nine Saturday afternoons in winter.

Targeted consultation with key stakeholders included two consultation meetings on 15 December 2016 and 5 July 2017 with representatives from Aberfeldie Sports Club (football and cricket), Essendon Tennis Club, Aberfeldie Community Bowls Club, Essendon District Netball Association, Clifton Park Advisory Group and the 17th Essendon Scouts. A further meeting was held with the 17th Essendon Scouts and district representative on 19 July 2017 to discuss their specific concerns regarding the proposed multi-use pavilion.

Further consultation was undertaken with key stakeholders on the final Master Plan. Meetings were held in December 2017 with representatives of the 17th Essendon Scouts, the Aberfeldie Community Bowls Club, the Aberfeldie Sports Club (football and cricket) and the Essendon District Netball Association. Information was provided by email to the Essendon Tennis Club and the Clifton Park Advisory Group. Aberfeldie Primary School was invited to participate did not respond to meeting invitations. A further meeting was held in April with representatives of the Clifton Park Advisory Group. A summary of this consultation and Master Plan responses are included in [Appendix E](#) – separately circulated.

The Aberfeldie Community Club initially raised concerns regarding the relocation of the access road through what is currently part of their lease area. Further explanation of the design including safety provisions and improved accessible parking closer to the club rooms have alleviated these concerns and they have provided their support for the Master Plan.

A meeting with Scouts Victoria on 16 February 2018 discussed concerns regarding the proposed replacement of their building and uncertainly around future occupancy arrangements and costs. Scouts Victoria have been advised that consultation shall be undertaken by Council with scouts and all stakeholders to determine appropriate design to best meet community needs and future occupancy arrangements. The building form and facilities to be included are indicative and future occupancy arrangements are yet to be determined and will be subject to the final building design.

Minor changes were made to the final Master Plan in response to stakeholder comments. These are outlined in [Appendix E](#) – separately circulated. Letters of support have been received from the Aberfeldie Sports Club [Appendix F](#) and Aberfeldie Bowls Club [Appendix G](#).
Montgomery Park and Bradshaw Street Reserve

During the first round of community consultation for Montgomery Park and Bradshaw Street Reserve in November 2017, a total of 92 submissions were received for Montgomery Park and 83 submissions for Bradshaw Street Reserve including feedback forms, emails, Facebook posts, letters and comments made at the consultation event. In addition, for Montgomery Park specific feedback was gathered from children and staff from the childcare and kindergarten and specific feedback was collected about the Traffic School.

Key feedback for Montgomery Park included requests for:

- Upgrade and expansion of playspaces, basketball elements and tennis courts
- Additional recreation elements such as exercise equipment, soccer or football goals, skate facilities
- More shade and shelters
- Increased planting and improved lawn areas
- Resurface paths and improved lighting.

Concern about dogs off-leash/request for a dog off-leash park was also submitted. For more detailed feedback please refer to Appendix H – separately circulated.

Key feedback received for Bradshaw Street Reserve included requests for:

- Improved/expanded playspace
- More trees
- Barbeque facilities, shade, seating and picnic shelter
- Basketball facilities and upgrade to tennis courts
- Path improvements
- Public toilets.

For more detailed feedback please refer Appendix I. The feedback received for both Montgomery Park and Bradshaw Street Reserve has informed the draft Master Plans.

Implications

1. Legislative

Through the Open Space Strategy and Amendment C98, Council currently receives Open Space Contributions through the Subdivision Act 1988. These funds are used to acquire land and fund landscape improvements to open space to cater for future populations. Master Plans for open space provide direction and agreed outcome with the community and stakeholders to undertake these improvements.
2. **Council Plan / Policy**

In presenting this report to Council, planning for improvements to open space through the development of Master Plans will contribute to achieving its Strategic Objective to:

- **Theme 1**: Friendly and safe – Our community is socially inclusive and healthy.
- **Theme 2**: Green, Clean and Beautiful – Moonee Valley has high quality places and spaces.
- **Theme 3**: Vibrant and Diverse – High levels of participation in accessible leisure and learning opportunities

3. **Financial**

Master Plans provide a long term framework for prioritising improvement works within open space. All of the Master Plan proposals will be subject to Council’s annual budgetary process and through the adoption of the Capital Works program.

Funding for the open space improvement aspects of the Master Plans and $5.5m for the Clifton Park Community Sports Pavilion have been allocated through the long term Capital Works Program. The long term Capital Works Program also includes $430,000 for the Montgomery Park Integrated Early Years Centre (MV2040 notes this cost to explore opportunities for expansion).

A timetable for expenditure of all elements within all Master Plans will be prepared and presented to Council as part of the 2019/20 budget.

4. **Environmental**

Planning for improvements within open space assist Council to meet the targets identified within the City Sustainability Policy, particularly with regard to biodiversity, waterway management, remnant vegetation management and sustainable transport. As outlined in the report, initiatives for additional planting, improved conditions for pedestrians and water sensitive urban design will contribute to achieving sustainability outcomes.

**Conclusion**

Master Plans provide an agreed plan with the community, Council departments and stakeholders for future improvements within open space, including alignment and guidance for built form within open space.

The Clifton Park Master Plan and the Montgomery Park and Bradshaw Street Reserve Draft Master Plans have been created through site analysis, existing Council policy and consultation process.

The Clifton Park Master Plan provides a long term vision for the open space to guide future improvements and initiatives.

The Montgomery Park and Bradshaw Street Reserve Draft Master Plans present proposed visions ready for further community and stakeholder comment.
Appendices

Appendix A: Clifton Park Master Plan (separately circulated)
Appendix B: Montgomery Park Draft Master Plan (separately circulated)
Appendix C: Bradshaw Street Reserve Draft Master Plan (separately circulated)
Appendix D: Clifton Park Master Plan Summary of Consultation Feedback on Draft Master Plan (separately circulated)
Appendix E: Clifton Park Master Plan Summary of Consultation with Stakeholders on Final Master Plan (separately circulated)
Appendix F: Letter of support from Aberfeldie Sports Club
Appendix G: Letter of support from Aberfeldie Bowls Club
Appendix H: Montgomery Park Summary of Round 1 Consultation Feedback - Information (separately circulated)
Appendix I: Bradshaw Street Reserve Summary of Round 1 Consultation Feedback - Information Gathering
Ms Heather Graham
Senior Open Space Planner
9 Kellaway Avenue,
PO Box 126, Mccormie Ponds VIC 3039

Hi Heather,

The Aberfeldie Sports Club support the proposed Master Plan for Clifton Park.

The ASC congratulate MVCC for the extensive process that ensured all Clifton Park stakeholders were given the opportunity to provide feedback and request items for consideration.

The masterplan recognises the importance of a new pavilion to support the ever-growing users of Clifton Park. We welcome the opportunity to work with the Scouts and other users to help design a purpose-built pavilion that encompasses the need of all who will use and benefit from the new facility.

Regards

Jimi Pound
Chairman
Aberfeldie Sports Club
Hi Heather,

Thank you for your consideration.

Aberfeldie Community Club Board members have only seen the snapshot related to the road near our clubhouse and not the whole picture of the Master Plan.

In light of this, the ACC Board believe the Master Plan is attempting to address the needs of all stakeholders and therefore should be supported. The positive points we see are:

- Maintaining through road access
- Removing the dark and dangerous areas close to the driveway of the club house.
- Improved parking for our members in and around Clifton Park
- Improved safety particularly pedestrian traffic in and out of our clubhouse.
- Acknowledgement of the improved clubhouse building and facilities.

We would also like to have included with any further discussions that we have a plan in place to move the car park green to the north in Stage 1 and the clubhouse green in Stage 2. This approval needs to incorporate discussion with MVCC as we would like the bluestone wall along Batman Street to be shifted to allow the construction of regulation sized greens. The car park green would be our primary playing area when the clubhouse building and facilities are being built and the clubhouse green is unavailable.

The ACC Board members are very serious about this proposal and have already committed time, effort and funds for the design of these plans. Please see above.

We have detailed costings which would amount to over $200,000 for this project. Our major issue with this is how to source funding – fully or part of. This avenue is being investigated. Naturally any MVCC support for this would be most welcomed.

I hope this gives a snapshot of our proposal about our greens. Please feel free to call if you require any more information.

Kind regards,
Robyn Russell
Secretary
Aberfeldie Community Club

Sent from Mail for Windows 10
### Bradshaw Street Reserve Master Plan Consultation Summary

**ROUND 1 – INFORMATION GATHERING**

<table>
<thead>
<tr>
<th>THEME / ISSUE</th>
<th>NO. COMMENTS</th>
<th>DRAFT MASTERPLAN RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PLAYSPACE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Request for new improved play space/more engaging/equipment/additional/more varied play equipment including: a spiral slide, climbing net (2), a flying fox (3), a fireman’s pole, slide (2), seesaw, swings (2), softfall under slides, mini fort playhouse/tree house with bridge (4), small ladders/steps, mini crawl tubes/tunnel (2), swing bridge, water play.</td>
<td>15</td>
<td>Larger playspace proposed in accordance with scheduled renewal.</td>
</tr>
<tr>
<td>Request for more shade/shade trees for playspace</td>
<td>12</td>
<td>Shade tree proposed.</td>
</tr>
<tr>
<td>Suggestions for playspace presents: including Queens Park, playspace on corner of Hoffmans Rd and Muriel St. Lagoon Reserve Keilor, Hayes Paddock Kew, Beckett Park Balwyn, Ruffey Lake, etc., Royal Children’s Hospital, Botanic Gardens.</td>
<td>8</td>
<td>Noted.</td>
</tr>
<tr>
<td>Request to expand the playground area/extend into existing central mown grass area / for more equipment</td>
<td>4</td>
<td>Larger playspace proposed.</td>
</tr>
<tr>
<td>Provide equipment/additional for younger children/toddlers who are the most frequent users/ lower set swings an slides</td>
<td>4</td>
<td>Playspace to focus on younger children with some more challenging play elements for older children.</td>
</tr>
<tr>
<td>Request for equipment for older-aged children and teenage play equipment/more adventurous equipment for older kids, such as a rock climbing wall (2), flying fox, slide, curly slide, tree house.</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Request to fence playspace to protect children from dogs</td>
<td>2</td>
<td>Fencing is generally not supported however rock edge and concrete seat wall proposed to provide soft barrier.</td>
</tr>
<tr>
<td>Request for rocks to be set better into the playspace/ comment that rocks are good for children</td>
<td>2</td>
<td>Existing rock proposed to be relocated and used as playspace edging</td>
</tr>
<tr>
<td>Request to retain the playspace</td>
<td>2</td>
<td>Playspace to be retained</td>
</tr>
<tr>
<td>Playspace is well used/Kinder program uses the playspace</td>
<td>2</td>
<td>Noted.</td>
</tr>
<tr>
<td>Playspace is good / request for no change to playspace</td>
<td>2</td>
<td>Playspace proposed to be expanded by 1.5 times the existing size in response to feedback received</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
<td>Quantity</td>
</tr>
<tr>
<td>------</td>
<td>-----------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>9.6</td>
<td>REQUEST FOR TIMBER PLAY EQUIPMENT / TO USE NATURAL MATERIALS. USE OF TIMBER EQUIPMENT TO BE CONSIDERED AS PART OF DETAILED DESIGN PHASE.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>PLAYSPACE TO CATER FOR CHILDREN OF VARIED AGES. PLAYSPACE TO FOCUS ON YOUNGER CHILDREN WITH SOME MORE CHALLENGING PLAY ELEMENTS FOR OLDER CHILDREN.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>REQUEST TO REMOVE LOGS FROM THE MIDDLE OF THE PLAYGROUND. ELEMENTS TO BE RECONFIGURED AS PART OF FUTURE PLAYSPACE UPGRADE.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>COMMENT THAT ROCKS ARE DANGEROUS. NOTE THAT PROPOSED REDesign USING ROCK WILL CONSIDER SAFETY ISSUES.</td>
<td>1</td>
</tr>
<tr>
<td>16</td>
<td>PLANTING</td>
<td></td>
</tr>
<tr>
<td></td>
<td>REQUEST FOR MORE TREES. MORE TREES PROPOSED.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>REQUEST FOR SHADY EVERGREEN TREES / FICUS TREES TO PROVIDE SHADE / TREE SPECIES YOU CAN SIT UNDER / MORE SHADE TREES. MORE TREES ARE PROPOSED INCLUDING SHADE TREES TO KEY LOCATIONS AND TREES ADJACENT TO SEATS.</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>REQUEST FOR MORE GARDEN AREAS / PLANTING / UNDERSTOREY PLANTS / SHRUBS / MORE PLANTING FOR CHILDREN / PLANT SHRUBS BesIDE HOUSE NO. 10 UNDERSTOREY PLANTING AREAS ARE PROPOSED.</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>REQUEST FOR MORE LARGE / LARGE-MEDIUM TREES / RETAIN THE LARGE TREES FOR HABITAT. LARGE AND MEDIUM SIZE TREES ARE PROPOSED TO BE PLANTED.</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>REQUEST TO SCREEN FENCE LINE WITH TREES / AROUND PARK EDGE / AROUND OVAL / ALONG TENNIS COURTS. TREES ARE PROPOSED TO BE PLANTED TO THE RESERVE PERIMETER, AROUND OVAL AND TENNIS/NETBALL COURTS.</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>REQUEST TO REMOVE GUM TREES AND DEAD TREES / REMOVE A TREE BesIDE NO. 15 / DON'T LIKE THE TYPE OF TREE BEHIND NO. 67 FORESTER ST. TREERemoVALS SHALL BE UNDERTAKEN IN ACCORDANCE WITH COUNCILS TREE MAINTENANCE PROGRAMS.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>REQUEST PLANTING TO HALL FRONTAGE. THE GARDENING GROUP THAT USE THE HALL OR LOCAL RESIDENTS MAY WISH TO ASSIST LOW MAINTENANCE PLANTING IS PROPOSED FOR THE HALL FRONTAGE TOGETHER WITH COMMUNITY PLANTER BEDS. THE GARDENING GROUP HAVE AN OLDER MEMBERSHIP AND AS A GROUP ARE UNAVAILABLE FOR WORKING BEES. HOWEVER LOCAL RESIDENTS ARE WELCOME TO USE AND TEND THE PLANTER BEDS.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>REQUEST FOR URBAN FOREST / TO ENHANCE EXISTING TREE PLANTING AREAS, E.G. TREE COPSE NEAR COURTS. MORE TREES PROPOSED.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>COMMENT RE EXISTING WEEDY CONDITION OF GRASS. NOTED. THE OVAL IS PROPOSED TO BE REGRADED AND RESEED WITH SEED, HOWEVER AS THE PARK IS UNIRRIGATED THERE ARE CHALLENGES IN MAINTAINING A HIGH STANDARD OF WEED FREE, GRASS COVERAGE.</td>
<td>1</td>
</tr>
<tr>
<td>Comment that garden beds are not required</td>
<td>1</td>
<td>Low maintenance plantings areas are proposed in response to feedback.</td>
</tr>
<tr>
<td>Comment that trees in front of hall are not thriving</td>
<td>1</td>
<td>Noted. The proposed grass removal and mulched garden beds may assist in tree health.</td>
</tr>
<tr>
<td>Request for fruit trees</td>
<td>1</td>
<td>Additional tree are proposed however given that the park is un-irrigated it is not considered appropriate to plant fruit trees in this park.</td>
</tr>
<tr>
<td>Request for no planting to west side of fence, too close to fences, sewers</td>
<td>1</td>
<td>Trees are proposed in response to feedback, however only medium sized trees are proposed adjacent to fence lines.</td>
</tr>
<tr>
<td>Comment that it’s difficult to get trees to grow in the park</td>
<td>1</td>
<td>Tree spaces selection will consider park conditions including that the park is un-irrigated.</td>
</tr>
<tr>
<td>Comment: Tree dedicated to Rob</td>
<td>1</td>
<td>Note.</td>
</tr>
</tbody>
</table>

**PICNIC FACILITIES**

| Request for a barbeque facilities | 18 | Barbeque proposed |
| Request for shade/shelter for picnic area | 11 | Picnic shelter proposed |
| Request for more picnic tables, facilities/picnic tables for larger community gatherings | 3 | More picnic tables proposed. |
| Request for picnic/barbeque area | 3 | Picnic are with barbeque proposed |
| Request for no barbeques/because they would attract too many people | 2 | Single barbeque proposed in response to feedback. |

**SEATING, SHELTER, OTHER FURNITURE**

| Request for more seating/more seating areas | 10 | More seating proposed. |
| Request for gazebo/rotunda/shelter | 8 | Shelter proposed |
| Request for bins near tennis courts/more rubbish bins | 6 | It is proposed that the location of bins be reviewed. |
| Request for more seats around the playspace/around the tennis courts/around the oval | 4 | More seats proposed around the playspace, tennis/netball courts and oval. |
| Request for more shade (also see planting), comment that there is limited shade in the park | 4 | Shelter proposed and additional tree planting including shade trees. |
| Request for more tables | 2 | More tables proposed. |
| Request for more shade for seating/shade for seating near Pico St | 2 | Trees proposed to be planted near seating. |

**BASKETBALL /NETBALL**

<p>| Request for basketball court or half court | 12 | A basketball key is proposed. |
| Request for basketball ring | 9 | |
| Request for netball court or half court | 2 | It is proposed to multi-line the tennis courts for netball. |
| Request for netball ring | 1 | |
| Request for basketball ring in tennis courts/multi-lined courts | 1 | A separate basketball key is proposed. |</p>
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Locate basketball ring not too close to residents</td>
<td>1 Basketball key is proposed to be located in a central location near the tennis courts.</td>
</tr>
<tr>
<td>There were previously basketball rings in tennis courts</td>
<td>1 Note</td>
</tr>
<tr>
<td><strong>PATHS</strong></td>
<td></td>
</tr>
<tr>
<td>Request for improved path / improved path surface / hard pave the paths eg asphalt or concrete</td>
<td>12 Path improvements proposed including some hard paving.</td>
</tr>
<tr>
<td>Request to improve path surface for bikes</td>
<td>3</td>
</tr>
<tr>
<td>Gravel surfaced paths is preferred / request for no concrete paths</td>
<td>2</td>
</tr>
<tr>
<td>Drainage on path is a problem / ponding</td>
<td>1 Path improvements proposed to assist with drainage.</td>
</tr>
<tr>
<td>Request for wide enough paths</td>
<td>2 Paths proposed to be 1.8m wide.</td>
</tr>
<tr>
<td>Request for realignment of paths</td>
<td>1 Paths proposed to be realigned.</td>
</tr>
<tr>
<td>Request to ensure there are no hazards along the path</td>
<td>1 Note</td>
</tr>
<tr>
<td>Request to retain the circuit path configuration</td>
<td>1 Circuit path realigned but retained.</td>
</tr>
<tr>
<td>Request for meandering paths</td>
<td>1 Access to key destinations, links through the park and an oval circuit have been the key considerations for paths in the Master Plan proposals.</td>
</tr>
<tr>
<td>Request for walled track</td>
<td>1</td>
</tr>
<tr>
<td><strong>MAINTENANCE, LIGHTING, GRAFFITI &amp; SAFETY</strong></td>
<td></td>
</tr>
<tr>
<td>Request for lighting/more lighting in the park / increase lighting along Price St. / around areas to reduce graffiti / graffiti on shed</td>
<td>6 There is no lighting in the park currently. Lighting is proposed for the tennis/netball courts however lighting times will be restricted. No additional lighting is proposed.</td>
</tr>
<tr>
<td>Request for mural on wall / bushes to deter graffiti / remove wall that attract graffiti / graffiti is a problem / reduce amount of graffiti in park</td>
<td>5 Tree planting will screen the fences and take away the incentive for graffiti.</td>
</tr>
<tr>
<td>Request for grass maintenance, address weeds</td>
<td>2 Noted. The oval is proposed to be regraded and re-seeded, however as the park is un-irrigated there are challenges in maintaining a high standard of weed free, grass coverage.</td>
</tr>
<tr>
<td>Comment that bins often need emptying, are overflowing</td>
<td>2 Noted, and comment forwarded. Note that numbers of bins and locations are to be addressed as part of detailed design.</td>
</tr>
<tr>
<td>Wall beside 23 Price St (subject to graffiti) will go in building works</td>
<td>1 Tree planting will screen the fences and take away the incentive for graffiti.</td>
</tr>
<tr>
<td>Comment that limited lighting is good because it restricts anti-social activities</td>
<td>1 Note. There is no lighting in the park currently. Lighting is proposed</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>9.6</td>
<td><strong>APPENDIX I</strong></td>
</tr>
<tr>
<td></td>
<td><strong>TENNIS</strong></td>
</tr>
<tr>
<td>1</td>
<td>Request for security cameras</td>
</tr>
<tr>
<td>1</td>
<td>Security cameras not proposed.</td>
</tr>
<tr>
<td>1</td>
<td>Request for exposed pipe to be repaired</td>
</tr>
<tr>
<td>1</td>
<td>More information required.</td>
</tr>
<tr>
<td>1</td>
<td>Request to reclassify the reserve to ensure it's maintained as a proper municipal park</td>
</tr>
<tr>
<td>1</td>
<td>The park classification is in accordance with Council's Open Space Strategy.                                                                                                                                 1</td>
</tr>
<tr>
<td>1</td>
<td>Tidy up fences facing into the park</td>
</tr>
<tr>
<td>1</td>
<td>Proposed tree planting will screen feedlines.</td>
</tr>
<tr>
<td>1</td>
<td>Comment that maintenance is good, shrub trimming etc.</td>
</tr>
<tr>
<td>1</td>
<td>Note</td>
</tr>
<tr>
<td>1</td>
<td>Request to repair maintenance access gate</td>
</tr>
<tr>
<td>1</td>
<td>Request has been submitted.</td>
</tr>
<tr>
<td>9</td>
<td><strong>DOGS</strong></td>
</tr>
<tr>
<td>5</td>
<td>Request for a fenced dog park/ with grass/ with landscaping/ with synthetic turf</td>
</tr>
<tr>
<td>5</td>
<td>A dog off leash area is not proposed for this reserve given its small size. A trial dog off-leash area is proposed for Clifton Park and Buckley Park that are within 400m and 800m respectively of Bradshaw Street Reserve.</td>
</tr>
<tr>
<td>4</td>
<td>Concern about existing use of park by dogs off lead/ request that park be retained as off lead park due to children who use the park.</td>
</tr>
<tr>
<td>3</td>
<td>Request to provide more dog bins and water bowls/ provide near hall</td>
</tr>
<tr>
<td>1</td>
<td>Request for &quot;All Dogs on Lead&quot; signs</td>
</tr>
<tr>
<td>3</td>
<td><strong>TRAFFIC &amp; PARKING</strong></td>
</tr>
<tr>
<td>3</td>
<td>Request for more car parking / request to provide additional parking on Forrester Street or inside the reserve.</td>
</tr>
<tr>
<td>2</td>
<td>The Bradshaw Street car park is available for reserve users. Additional car parking is not considered to be warranted for the reserve, given its local catchment.</td>
</tr>
<tr>
<td>1</td>
<td>Request to extend the car park</td>
</tr>
</tbody>
</table>

**Notes:**
- Court upgrades including resurfacing are supported in the Master Plan subject to funding.
- Tennis courts to be retained in response to feedback and refined for netball. A basketball key is proposed for the reserve.
- Courts are proposed to be re-lined for netball and tennis to provide a multi-use facility with surface upgrade, book a court system and lighting subject to funding.
| Address parking issues on Forrester St/ for traffic control along Forrester Street | 2 | More information required. |
| Concern re large vehicle parking in car park, lack of enforcement/ Concern about restricted access for garage facing into car park | 2 | Action has been taken to address the issue of the truck parked in the car park. |
| Request for parking to be made available/ Indenied parking along Price St | 2 | Additional car parking is not considered to be warranted for the reserve, given its local catchment. |
| Accessible parking space should be located closer to hall | 1 | Accessible parking has been reviewed and improved. Pedestrian connections are proposed. |
| Comment that people park at T intersection, causing congestion. | 1 | More information required. |
| Church uses Price St for parking not car park | 1 | Note. |
| Request to fix Afton Street traffic issues/ remove parking along Afton Street | 1 | Beyond the scope of this Master Plan |

**CRICKET FACILITIES**

| Request for cricket practice nets | 4 | Cricket nets have not been included in the Master Plan due to the informal character of the park. |
| Request for the cricket pitch to be upgraded /synthetic surface/to make safer | 3 | The cricket wicket is proposed to be removed to allow for a multi-use oval area for informal games. |
| Request for permanent cricket stumps | 2 | |
| Request for permanent cricket stumps | 2 | |
| Request to remove cricket pitch | 2 | |
| Comment that cricket is never used/not played very often | 2 | |
| Comment that use of a real cricket ball is a problem | 1 | |

**MOWN GRASS OPEN SPACE / OVAL**

| Request to retain a large grassed open space area / to kick a ball etc. / maintain large open rather than segmented areas | 6 | Large mown grass area proposed to be retained. |
| The park was previously a tip and the ground is subsiding in areas/ requires releveling. | 5 | Note. Re-grading is proposed. |
| Irrigate grassed oval area | 2 | Most reserves in Moonee Valley are un-irrigated due to cost and limited water supply into the future. Requests for park irrigation consider distance to another irrigated park. In this case Clifton Park, within 400m has an irrigated oval. |
| Request to re-grass the oval | 1 | Oval is proposed to be regarded and reseeded. |
| Request to outline ovals | 1 | Oval area is proposed to be re-defined to an oval shape by an upgraded circuit path. |

**TOILETS**
<table>
<thead>
<tr>
<th>Item Description</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request for public toilets / secure</td>
<td>10</td>
</tr>
<tr>
<td>Request for no toilets</td>
<td>3</td>
</tr>
<tr>
<td>Request for public access to toilets in the Community Hall</td>
<td>1</td>
</tr>
<tr>
<td>Other Active Leisure Elements</td>
<td></td>
</tr>
<tr>
<td>Request for exercise equipment</td>
<td>6</td>
</tr>
<tr>
<td>Request for hit up / kick up wall</td>
<td>4</td>
</tr>
<tr>
<td>Request for a skate park / facilities</td>
<td>5</td>
</tr>
<tr>
<td>Request for soccer goals</td>
<td>3</td>
</tr>
<tr>
<td>Request for running track / rubber surfaced running track</td>
<td>3</td>
</tr>
<tr>
<td>Request for football goal posts</td>
<td>2</td>
</tr>
<tr>
<td>Request for bike track</td>
<td>1</td>
</tr>
<tr>
<td>Request for mini goals</td>
<td>1</td>
</tr>
<tr>
<td>Request for distance markers for joggers</td>
<td>1</td>
</tr>
<tr>
<td>Request to replace cricket area with a soccer field</td>
<td>1</td>
</tr>
<tr>
<td>Request for no skate park</td>
<td>1</td>
</tr>
<tr>
<td>Drainage &amp; Irrigation</td>
<td></td>
</tr>
<tr>
<td>Comment that irrigation system exists, but was lost when previous mound was spread</td>
<td>2</td>
</tr>
<tr>
<td>over. Residents had access to taps to turn on.</td>
<td></td>
</tr>
<tr>
<td>Comment that park has flooded in the past (1992 &amp; 2011)</td>
<td>1</td>
</tr>
<tr>
<td>Request for attention to the drainage on western side of the park</td>
<td>1</td>
</tr>
<tr>
<td>Comment that stormwater runs into the park from houses</td>
<td>1</td>
</tr>
<tr>
<td>Community Hall</td>
<td></td>
</tr>
<tr>
<td>Comment that hall is well used</td>
<td>1</td>
</tr>
</tbody>
</table>
### Request for Council to assist the Church to run fairs from the hall again (need power supply and toilet access)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The Master Plan does not include proposals for use of the hall, with the exception of landscaping to the hall frontage.</td>
</tr>
</tbody>
</table>

### Provide external notice board for hall to inform people what is happening in the hall.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Forwarded on to community facilities for their consideration.</td>
</tr>
</tbody>
</table>

### Incorporate reserve as extension of Bradshaw St Community Centre

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Note.</td>
</tr>
</tbody>
</table>

### Request to retain hall

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Note.</td>
</tr>
</tbody>
</table>

### Request to repair air conditioning.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Forwarded on to community facilities for their information.</td>
</tr>
</tbody>
</table>

### Appreciate Existing Park Attributes

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Note.</td>
</tr>
</tbody>
</table>

### Limit or Make No Change

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>We believe the Master plan proposals are suitable for the reserve and predominantly enhance existing park elements with a limited number of new elements proposed.</td>
</tr>
</tbody>
</table>

### Appreciate Existing Park Attributes

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Note as per above.</td>
</tr>
</tbody>
</table>

### Appreciate Existing Park Attributes

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Note.</td>
</tr>
</tbody>
</table>

### Appreciate Existing Park Attributes

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Note.</td>
</tr>
</tbody>
</table>

### Other Suggested Elements

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Council is happy to consider proposals for community gardens from groups. The group would take on the management and operation of the garden. An alternative has been proposed in the form of community planter beds that could be installed by Council to be planted and tended by local residents on a trust basis.</td>
</tr>
</tbody>
</table>

### Request for a community garden

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>A waterbody is not considered suitable for this reserve.</td>
</tr>
</tbody>
</table>

### Request for a waterbody

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Council would not consider fencing off the park.</td>
</tr>
</tbody>
</table>

### Request for park to be fenced with gates open during daytime only / taller fencing to front of park

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Additional planting will increase habitats within the park.</td>
</tr>
</tbody>
</table>

### Request for animal habitats

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Signage will be considered during detailed design.</td>
</tr>
</tbody>
</table>

### Request for botanical and historic signage / historic signage about the history of Essendon

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Council is happy to consider support for event proposals.</td>
</tr>
</tbody>
</table>

### Request for more community events

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not included in this Master Plan.</td>
</tr>
</tbody>
</table>

### Request to construct a labyrinth

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not included.</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
</tr>
<tr>
<td>9.6</td>
<td>Request for no increase of hard surfaces: concrete and asphalt/ no additional buildings / sceptical of grand development</td>
</tr>
<tr>
<td>2</td>
<td>Note, however use of some hard surfaces will reduce maintenance requirements. Some paths proposed to be retained as gravel.</td>
</tr>
<tr>
<td>2</td>
<td>Request for no housing development in the park</td>
</tr>
<tr>
<td>2</td>
<td>No housing developments are proposed.</td>
</tr>
<tr>
<td>2</td>
<td>Request for personal trainer / there used to be a personal trainer</td>
</tr>
<tr>
<td>2</td>
<td>Outside the scope of the Master Plan.</td>
</tr>
<tr>
<td>1</td>
<td>Make exercise for children a priority</td>
</tr>
<tr>
<td>1</td>
<td>The proposals in the Master Plan will enhance the reserve and create new play and active activity options.</td>
</tr>
<tr>
<td>1</td>
<td>Reserve needs more love</td>
</tr>
<tr>
<td>1</td>
<td>The Master Plan will enhance the space.</td>
</tr>
<tr>
<td>1</td>
<td>Concern that Council consider construction costs and ensure quality workmanship</td>
</tr>
<tr>
<td>1</td>
<td>Note.</td>
</tr>
<tr>
<td>1</td>
<td>Get rid of councillors' larks and perks for the extra cost.</td>
</tr>
<tr>
<td>1</td>
<td>Note.</td>
</tr>
<tr>
<td>1</td>
<td>Request to remove tree to allow solar panel on roof on 15 Price.</td>
</tr>
<tr>
<td>1</td>
<td>Council direction is to increase canopy cover including within parks so cannot avoid planting trees for this reason.</td>
</tr>
<tr>
<td>1</td>
<td>Request to take into account climate change when designing the park</td>
</tr>
<tr>
<td>1</td>
<td>The Master Plan has considered trees species selection in relation to climate change and provision of more shade from trees.</td>
</tr>
</tbody>
</table>

**Note:**

- Feedback channels included: feedback forms (52), emails (14), comments made at on site community consultation event (10), letters (4). Facebook (3).
- Note that numbers reflect number of comments not numbers of people. Individuals may have provided multiple comments and through multiple feedback channels.
9.7 Moonee Valley City Council Highball Stadium Feasibility

File No: FOL/18/32
Author: Ben McManus
Major Community Infrastructure Program Manager
Directorate: Planning & Development

Purpose
This report seeks council endorsement of the draft feasibility study, preliminary concept design and preliminary cost plan for the development of a highball stadium at Quinn Grove Reserve, Keilor East for the purpose of consultation with the community. Endorsement will allow commencement of community testing and engagement and the project to move into the more formal concept design phase, the outcomes of which will be presented to Council for consideration by October 2018.

Executive Summary
- Undertaking the feasibility of a highball stadium is a key strategy in the Council Plan 2017-21, under: 4.2 “prepare options for the development of a highball facility within the municipality”.
- A number of reports have been brought to Council to consider advancing the Notice of Motion of 20 December 2016 No. 2016/30 – Feasibility Study – High Ball Stadium in Moonee Valley. These included a confidential report 26 September 2017 – ‘Major Community Facility Project.
- This report seeks council endorsement to commence community engagement and further explore Quinn Grove Reserve, Keilor East, as the preferred site.
- Further to work undertaken earlier this year (Appendix A – separately circulated), Officers have continued investigations on the delivery of a highball facility in the municipality. This work has culminated in two independent assessments attached to this report. They include: a peer review of the internally developed highball stadia strategic directions report (Appendix B – separately circulated), feasibility study for six courts at Quinn Grove Reserve (Appendix C – separately circulated), preliminary concept design for six courts at Quinn Grove Reserve to ensure the facility can physically be sited at this location (Appendix D), and the preliminary cost plan based on the preliminary concept (Appendix E) required for meaningful engagement with the community.
- The review of the attached, independently produced documents demonstrate that Quinn Grove Reserve is likely to be a suitable site for a highball stadium, subject to community feedback and further research.
- There has not been any community engagement on this project to date. It is recommended community testing occurs to get a greater sense of support for the development of a highball stadium and the acceptance of Quinn Grove Reserve as the preferred site.
Recommendation
That Council:

1. Notes the findings from the draft highball stadium feasibility study (Appendix C – separately circulated).

2. Commences community testing and consultation on the development of a highball stadium at Quinn Grove Reserve, Keilor East.

3. Endorses the development of a Highball Stadium Project Control Group.

4. Continues the site investigations, concept design planning and broader precinct planning on the viability of accommodating a highball stadium at Quinn Grove Reserve, and update the feasibility study in line with the community engagement inputs.

5. Continues to consider the possible integration of the highball design at Quinn Grove Reserve with the designs for the redevelopment of East Keilor Leisure Centre, where appropriate.

6. Releases the content of Appendix A (separately circulated) – Confidential Report of 27 February 2018 ‘Highball Strategic Directions’ and associated attachment and minutes.

7. Receive an update on this project in July 2018 including consultation findings to date and any additional research and planning undertaken.

Background
The 2017-2021 Council Plan has a priority strategy to “prepare options for the development of a highball facility within the municipality.” The development of a highball stadium was identified as a high priority within the Sports Development Plan 2014-2024 due to Moonee Valley not currently providing facilities for sports such as netball and basketball.

Council completed a highball stadium needs assessment in August 2016. The needs assessment confirmed there is considerable current demand for such facilities and to meet this demand, council would require the development of 12 indoor courts. This number is expected to increase to 15 by 2030.

On the 20 December 2016, council resolved “that the Chief Executive Officer prepare a report to Council providing an update in relation to the Feasibility Study regarding a High Ball Stadium in Moonee Valley and consider whether there is an opportunity to incorporate a gymnastics facility as part of any Stadium or what other opportunities there are to provide fit for purpose gymnastics facilities in Moonee Valley”.

Council has undertaken in-depth assessment to identify potential sites within the municipality that could accommodate a highball facility (Appendix A – separately circulated).

Discussion
Independent advice has been commissioned to:

- Review the Highball Strategic Directions report (Attachment to the Confidential Report of the OCM 27.02.2018)
- Prepare a business case (feasibility study) for six courts at Quinn Grove Reserve
- Prepare the business case inputs for consideration as part of the Flemington Community Hub redevelopment.

Otium Planning Group (Otium), with extensive experience in sport and recreation development, were engaged to complete this work. Attached is:
- The updated Strategic Directions Report incorporating the comments from the independent peer review completed by Otium (Appendix B – separately circulated)
- The draft feasibility study for six courts at Quinn Grove Reserve (Appendix C – separately circulated)
- A concept plan illustrating the size and scale of a six court highball stadium at Quinn Grove Reserve prepared by Peddle Thorpe Architects, noting this work was completed solely as a base to determine that a facility could be sited at Quinn Grove Reserve and complement the proposed East Keilor Leisure Centre design (Appendix D)
- Indicative capital cost plan based on the concept illustration prepared by Turner and Townsend (Appendix E).

In addition to this work, consideration has been given to the impacts and options of relocating the soccer pitch at Quinn Grove Reserve and the community engagement strategy. The soccer pitch relocation research will be considered and presented as part of the broader precinct planning for the Reserve.

Consultation
Consultation with community on the location, size and scale of a highball facilities has not occurred to date.

A detailed community engagement plan for the life of the projects is being developed. A range of key stakeholders have been identified including community groups, local residents and peak governing bodies. A project control group will need to be developed and supported by variety of engagements methods.
A broad engagement program as per below is proposed:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Proposed engagement methods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concept planning phase (2018/19)</td>
<td>• Community Reference Group meetings&lt;br&gt;• Drop-in discussions (based at EKLC)&lt;br&gt;• Information display&lt;br&gt;• Resident newsletter&lt;br&gt;• Project web page and other social media&lt;br&gt;• Stakeholder group meetings&lt;br&gt;• Frequently asked questions</td>
</tr>
<tr>
<td>Possible Detailed design phase (2020/21)</td>
<td>• Drop-in discussions (new EKLC)&lt;br&gt;• Information display (new EKLC)&lt;br&gt;• Resident newsletter&lt;br&gt;• Project web page and other social media&lt;br&gt;• Community Reference Group meetings&lt;br&gt;• Stakeholder group meetings (reserve user groups, school, EKLC management, state government)&lt;br&gt;• Frequently asked questions</td>
</tr>
<tr>
<td>Possible Construction phase (2023/24)</td>
<td>• Drop-in discussions (new EKLC)&lt;br&gt;• Information display (new EKLC) and site signage&lt;br&gt;• Resident newsletter&lt;br&gt;• Site tour&lt;br&gt;• Project web page and other social media&lt;br&gt;• Community Reference Group meetings&lt;br&gt;• Stakeholder group meetings (reserve user groups, school, EKLC management, state government)&lt;br&gt;• Frequently asked questions</td>
</tr>
<tr>
<td>Possible Construction completion (2025)</td>
<td>• Opening event</td>
</tr>
<tr>
<td>Possible Evaluation phase (2025)</td>
<td>• Project web page and other social media&lt;br&gt;• Stakeholder group meeting (reserve user groups, school, EKLC management, state government)</td>
</tr>
</tbody>
</table>
Implications

1. **Legislative**

   The concept for the future development of a highball stadium adheres broadly to the Human Rights Charter Section 12 Freedom of Movement and Section 18 Taking Part in Public Life by meeting current building code requirements guided by the Disability Discrimination Act 1992. As the project proceeds full designs will be prepared that will comply with all relevant legislation including DDA Universal Design Principles and the Charter of Human Rights.

2. **Council Plan / Policy**

   In presenting this report, Council is working to achieve its strategic objective to prepare options for the development of a highball facility within the municipality in accordance with Council Plan 2017-21 Theme 4: Vibrant and diverse - Celebrating diversity, promoting participation, and creating a strong economy - High levels of participation in accessible leisure and learning opportunities.

3. **Financial**

   Council’s long term financial plan and capital works plan has budgeted of $31.4m ($29.4M +$2M). $50,000 has been budgeted for further highball stadia research and concept planning in the 2018/19 operational budget.

4. **Environmental**

   If this project proceeds, the highball stadium will be designed to minimise environmental impact. To achieve this objective, it is anticipated that a dedicated Environmentally Sustainable Design (ESD) consultant will be engaged in the detailed design stage (2022/23).

   Council’s environmental policies, including the Sustainable Building Guidelines, will be used during this process.

**Conclusion**

Research to date demonstrated substantial demand and need for a highball stadium in Moonee Valley. This project is a high priority in the current council plan. Council endorsement is required to further the research, planning and design, and consultation with the local community and key stakeholders.

**Appendices**

Appendix A: Confidential Report and Minutes - 27 Feb 2018 (confidential)
Appendix B: Peer Review report (confidential)
Appendix C: Moonee Valley Highball Stadium Draft Feasibility Study (separately circulated) (confidential)
Appendix D: Concept Plans from Peddle Thorp Architects Highball and EKLC (confidential)
Appendix E: Turner & Townsend Highball Stadium Indicative Cost Plan (confidential)
9.8 Fairbairn Precinct Sports Court Development

File No: FOL/18/32
Author: Kate Heissenbuttel
Manager Community Infrastructure
Directorate: Planning & Development

Purpose
This report is to update council of the status of the Fairbairn Park Precinct sports court infrastructure expansion project. It seeks authority to proceed to tender with a detailed design and construction specification to the upgrade of the existing sporting facilities. It also seeks to delegate authority to the Chief Executive Officer to execute a contract with the successful tendered contractor, subject to the adoption of the 2018/19 budget, and the relevant planning permits, building permits and service authority approvals.

Executive Summary
- There is a considerable shortfall of courts, particularly outdoor netball courts, in Moonee Valley. Netball and tennis are in the top ten active leisure activities in the municipality. Council is committed to providing facilities for the increase in netball participation.
- The Victorian Government has allocated $1.5 million towards the development of netball infrastructure at the Fairbairn Park sports precinct.
- Council has allocated $2.1 million for the court construction stage of this project in the draft 2018/19 budget.
- Preliminary work undertaken by council officers has identified the site’s capacity to replace the 11 existing hard courts with 16 new hard courts, with lighting, shade and seating. Ancillary facilities, including line marking/court mix, seating, fencing, shade, lighting, and movement between and around the courts, will also be considered.

<table>
<thead>
<tr>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard courts</td>
<td>11</td>
</tr>
<tr>
<td>Show court (no change)</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>12</td>
</tr>
</tbody>
</table>

- Officers seek to begin the detailed design process in 2018 with construction to be completed in early 2019. The scope of works to include: increasing the number of compliant hard courts to 17 courts, increasing the number of multi-lined courts, improving the sports lighting to all courts, installation of new seating, shading and thoroughfares, installation of suitable fencing to the courts, relocation of the play space (Fairbairn Park), and landscaping (including new vegetation) to the area.
This project aligns to the existing council plan, as well as aligning with the vision articulated in the Riverside Golf and Tennis Centre master plan (2015) and Fairbairn Park master plan (2013), albeit with an increased number of courts proposed.

**Recommendation**

That Council:

1. Notes the status of the Fairbairn Park Precinct netball infrastructure expansion project.
2. Approves the project to proceed to tender stage for the demolition, design and reconstruction of 16 courts and associated infrastructure at Fairbairn Park Precinct.
3. Delegates authority to the Chief Executive Officer to execute a contract with the successful tendered contractor for the demolition, design and reconstruction of 16 courts and associated infrastructure at Fairbairn Park Precinct, subject to the adoption of the 2018/19 budget, planning, and building permits, and service authority approvals.

**Background**

There is a state government commitment to redevelop the State Netball and Hockey Centre (SNHC) in Parkville. The SNHC is scheduled to close from February 2019, with some of the demand expected to be relocated to the Fairbairn Park Precinct.

The Victorian Government has allocated $1.5 million towards the development of netball infrastructure at the Fairbairn Park Precinct (the precinct for the purpose of this project is defined by the Riverside Golf and Tennis Centre site and Fairbairn Park). Council has a proposed budget of $2.1 million for the court construction at the precinct in the draft 2018/19 budget.

It is proposed to develop 16 multi-purpose courts at this site. Currently there are 12 courts on site (one tennis show court, four dedicated tennis courts and seven multi lined tennis/netball courts). It is proposed to retain the show court, demolish the remaining 11 courts and rebuild 16 courts. Preliminary concept designs have been produced for the purpose that the construction project is feasible (Appendix A and Appendix B).

This proposal addresses a significant shortage of lit netball/tennis courts in the inner metropolitan Melbourne. Netball Victoria’s Facility Masterplan indicates a need for 48 additional compliant lit courts (indoor and outdoor) in the Inner Melbourne area. With population growth, an expected 90 compliant lit courts (indoor and outdoor) are required to meet growing demand.

In the Moonee Valley municipal area the Netball Victoria master plan (2015) identified a current deficiency of six lit courts. In order to meet the growing population needs, an additional 23 courts will be required by 2040.

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1 This target is based on Netball Victoria’s standard, where one fully compliant court will service 5,000 residents.
The Fairbairn Park master plan (2013) and Riverside Golf and Tennis Centre master plan (2015) found a range of improvements could be made to the precinct. The upgrade in facilities will allow for an increase in netball and tennis players in the municipality and will allow players to have access to modern and future proof facilities.

A condition audit undertaken by Council in 2013 found courts at the site were not compliant with Tennis Victoria and Netball Victoria guidelines.

Discussion

Council officers have engaged with stakeholders and have developed a functional specification to construct that includes removing the existing courts (and sub-surface material as required) and to design and construct 16 new multi-purpose courts at the Fairbairn Park precinct. The project will consider and aim for best practice design and construction and use latest, proven technologies to ensure optimal usability and asset longevity.

The courts will meet the relevant standards, withstand ground movement/subsidence, and secure quality and longevity of the courts through robust design and construction of the foundations and playing surfaces. The draft design tender specification has been developed (Appendix C).

Geotechnical and environmental investigation are underway to establish any engineering and contamination issues and high level layouts have ascertained that 16 courts are possible on the site. Best efforts in relation to court design will be made to minimise the infrastructure needs between tennis and netball, where possible pole allowances for tennis will be sited to minimise the impact on netball.

A multipurpose pavilion in future stages is also proposed. As an interim pavilion solution, relocatable amenity facilities are proposed to be located onsite at the eastern end of the new courts will also be designed and installed in a separate procurement process following the completion of the courts until the multipurpose pavilion can be built in future years.

Due to the pressure for these courts to meet some of the demand from the SNHC, it is crucial the project planning, design and construction commence immediately with the view to have the courts operational by February 2019. To achieve this timeframe, an early offer to the market is required before all approvals are in place. A tender can be advertised with the following caveats:

- MVCC planning approval and Melbourne Water approval must be obtained before contract can be awarded.
- Council’s 2018/19 budget including $2.1 million towards this project is must be approved before contract can be awarded.
- Comprehensive communication and engagement must be undertaken with our community and other stakeholders ahead of the detailed design component.

Officers will need to commence the planning application process for this project to meet the urgent timeframes. Concept design and feature surveys have been commissioned and will be received within the coming weeks; these will be used to inform the planning and consultation process.
The project has received Victorian Government support in the form of $1.5m in funding, this is in addition to a feasibility grant of $10,000 already received.

Consultation
Consultation to date has primarily been with Netball Victoria, Essendon and District Netball Association, and Tennis Victoria. However, extensive community and other stakeholder consultation was undertaken as part of the development of the Fairbairn Park master plan and Riverside Golf and Tennis Centre master plan.

During the life of this project, further engagement with the following stakeholders will occur:

- Essendon and District Netball Association
- Local netball clubs
- Netball Victoria
- Tennis Victoria
- Tennis coaches
- Sports clubs located at the precinct
- Leisure Management Services
- Sport and Recreation Victoria.

Officers are currently developing an engagement plan to ensure the local community has the opportunity to provide feedback throughout the project, this will include:

- Letterbox drops to surrounding residences
- Information sessions
- Communication materials distributed through online and social media platforms
- Communication material distributed through existing e-newsletters
- Printed communication materials distributed through the corporate communications department such as Valley View.
- A Frequently Asked Questions (FAQ) sheet, see Appendix D.

A project control group, with representation of key stakeholders, will be established. An expression of interest process will be executed.

Implications

1. Legislative

This project will require the following legislative approvals which need to be obtained before a contract to construct is executed:

- MVCC planning approval
- Building permit
- Melbourne Water approval.
A Cultural Heritage Management Plan has been prepared for the precinct and has been lodged with the Wurundjeri Land and Compensation Cultural Heritage Council for approval.

Nothing in this report impacts the Human Rights Charter.

2. **Council Plan / Policy**

In presenting this report, Council is working to achieve its strategic objective to provide a network of multi-functional places and spaces to allow for various activities across the city in accordance with Council Plan 2017-21 Theme 4: Vibrant and diverse - Celebrating diversity, promoting participation, and creating a strong economy - High levels of participation in accessible leisure and learning opportunities.

The works align to the following strategies:
- Draft Moonee Valley 2040 (2018)
- Fairbairn Park Master Plan 2013 (p. 13)
- Riverside Golf and Tennis Centre Master Plan 2015 (p. 14)
- Moonee Valley Leisure Strategy 2013 – 2023
- Sports Development Plan 2014 – 2023
- Moonee Valley’s Growth in Tennis Plan (2017 in draft) and Growth in Tennis Plan 2017- Infrastructure Report (in draft)

3. **Financial**

Council, in its draft 2018/19 budget, has allocated $2.1m towards this project. The Victorian Government has made a commitment of $1.5m towards this project.

4. **Environmental**

**Trees and habitat**

The project requires the removal of several trees to the as identified in the adopted master plan, An arborist report on tree health, useful life expectancy and planting opportunities has been commissioned. New trees planted as part of community planting days will be relocated to other areas whenever possible. It is proposed to have net gain in tree numbers to offset the necessary removals in new planting opportunity within the park.

**Water harvesting**

The hard non permeable surfaces of the courts provide an opportunity rainwater harvesting. It highly desirable that this water be captured in an underground retention/treatment facility for reuse or utilised through raingardens or landscape features. Designs that allow this opportunity to be explored further may be considered as a separate body of work.
Conclusion
This upgrade in facilities will allow for an increase in netball and tennis opportunities in the municipality and will allow players to have access to modern and compliant facilities now and into the future.

Appendices
Appendix A: Fairbairn Park Pavilion Concept Option 1
Appendix B: Fairbairn Park Pavilion Concept Option 2
Appendix C: Fairbairn Park draft Design and Construct Specification (confidential)
Appendix D: Fairbairn Park draft FAQ for Community Consultation
Netball hard court upgrades at Fairbairn Park Precinct
Summary of works

About the project

Council is installing new hard courts at the Riverside Golf and Tennis Centre.

The upgrades form part of the Fairbairn Park Master Plan (2013) and the Riverside Golf and Tennis Master Plan (2015) recommended upgrades. Other strategies, such as the Moonee Valley Leisure Strategy 2013 – 2023 and the Sports Development Plan 2014 – 2023, have referenced the Riverside Golf and Tennis Centre is the ideal location to address the future growth of netball and tennis needs in the community.

What will the project involve?

Council plans to:

- Increase the number of hard courts to 17 from the current 12.
- Increase the number of multi-lined courts (number yet to be confirmed).
- Install new seating and shading.
- Improve lighting to all courts.
- Install a high fence around all courts.
- Install new trees and shrubs.

Other upgrades Council is looking at incorporating include:

- Removing the current public toilets and installing a new pavilion.
- Moving the play space.
- Resurface the tennis show-court (funding TBC).

How many hard courts will be installed?

Council is looking at increasing the number of hard courts from the current 12 and bringing the total number to 17. At this stage Council is looking at funding options regarding the resurfacing of the tennis show-court.

Is council changing the number of multi-lined courts?

Council is in discussions with Netball Victoria and Tennis Victoria to determine the number of multi-lined courts needed to meet the needs of all users.

What changes will there be to other uses onsite?

The installation of courts will impact on the golf driving range, trees and shrubs, the play space, the public toilets and the existing blue stone building.

Council is exploring the option of moving the range mats west a few metres (exact dimensions are yet to be confirmed). Council is also exploring the possibility of installing a high fence on the perimeter of all courts.
What will happen with the existing amenities while the works are being undertaken?

Council is looking at installing some temporary amenities, including change rooms and toilets, to service users. The location of these temporary facilities are yet to be confirmed. Council will be seeking feedback from users on this issue.

What will happen with the users when the works are taking place?

Short term and longer term options are being explored in regards to relocation of users during the works.

Is a new pavilion being considered as part of these changes?

Council is still in the very early stages of investigating the potential options regarding a new pavilion to service users. Costs, positioning, dimensions and what services, including community meeting rooms, will be required.

When are the works taking place?

Council plans to have all works completed by early 2019.

Are there any changes proposed to the car park?

As part of the Fairbairn Park Master Plan, Council is looking at improving existing car parking along Woods Street. Some works will be undertaken on the northern end of Woods Street in 2018/19 financial year. The works are being undertaken in three separate stages and currently no works are planned near the courts. More information is available on the Council website regarding these works.

Where can I get more information?

Please check the Council website. Go to the Explore: Parks and playgrounds: Fairbairn Park page for more information. You can also email council on active@mvcc.vic.gov.au and register your email to be kept informed of the project.
Proposed Works – Fairbairn Park Precinct

Proposed works
1. Install new courts
2. Removal of vegetation
3. Moving of nets
4. Potential site for new pavilion
5. Moving of play space
6. Removal of building
7. Install new vegetation including avenue tree planting
9.9 Response to Notice of Motion 2017/20: Moonee Valley as a Smart City

File No: FOL/18/32
Author: Natalie Reiter
            Director Planning & Development
Directorate: Planning & Development

Purpose
The purpose of the report is to respond to the Notice of Motion by Cr Cusack relating to what Moonee Valley needs to do to be a Smart City.

Executive Summary
- Moonee Valley already has a number of initiatives underway to move to the status of being a ‘smart city’. These include:
  - Online booking system for community facilities
  - Smart Parking system which provides remote monitoring of length of time cars are parked as well as facilitating both an ‘App’ so that people can identify available car-spaces remotely and free wi-fi
  - Commencing installation of free wi-fi in our community hubs/sporting pavilions
  - Opening up our community hubs/sporting pavilions for co-working
  - New MV Council App allowing easier access to information and payment options from your smart phone.
- Moonee Valley Council will continue to identify appropriate initiatives to leverage value from available technologies to deliver value for our community. In the short term, these are expected to include number plate recognition cameras so those with permits do not need to display the paperwork.

Recommendation
That Council:
1. Notes the updates provided in this report.
2. Acknowledges the initiatives already underway to deliver smart technologies for the people of Moonee Valley.
3. Agrees to support consideration of smart technologies for the city.
4. Agree officers intend to apply for smart city funding to advance smart technology in the municipality.
Background
In July last year a Notice of Motion (2017/20) was unanimously supported calling for a report considering the following:

a. Identifies how Moonee Valley can transition to a Smart City in 2040;

b. Discusses strategies to optimise Moonee Valley’s capacity to achieve this aim including positioning Moonee Valley to access government funding, form critical partnerships (public and private) and participate in local, regional and national projects;

c. Identifies those current and planned initiatives that are direction setters towards making Moonee Valley a Smart City through the integration of new and digital technologies and their application to improve Council’s delivery of goods and services, management of information and ongoing improvement through application of next generation technologies; and

d. Considers the benefits for the residents of Moonee Valley especially the most vulnerable in our community and businesses.

Discussion
While the term ‘Smart Cities’ is not defined as a term in the Federal Department of Infrastructure, Regional Development and Cities, ‘Smart Cities Plan’ (2016), the Plan includes three pillars: Smart Investment, Smart Policy and Smart Technology. The Smart Cities Plan was developed to position Australian cities to succeed in the 21st Century economy by planning and supporting productive, accessible, livable cities that attract talent, encourage innovation and create jobs and growth.

1. How Moonee Valley will transition to a Smart City by 2040

The draft MV2040 Strategy, provides a raft of initiatives for us to meet this end. The draft MV2040 Strategy aspires to a ‘Thriving’ City with access to jobs, lifelong learning, vibrant and dynamic activity centres where we are a:

- digitally aware and connected smart city. The Internet of Things, the inter-networking of connected electronics, devices, buildings and sensors are changing almost every aspect of our lives. Information and data flows quickly, freely and openly for all. The Internet of Things and open data will be facilitating new industries and services ... we cannot yet imagine, driving a more creative job market for our children and young people.

- Lifelong learning opportunities respond to the changing skill needs and technologies that a 21st century economy demands. Learning opportunities are available digitally at community hubs, providing access to world-class institutions. Our TED Local program offers the capacity for people to access programs, events and local services via virtual reality technology. Connections between schools, community groups and businesses are providing real-world experiences for our young people to prepare them participation in the workforce.

- Our libraries are openings for information, literacy, learning, collaboration and connection. They are inviting spaces; bright, dynamic and flexible. Library services are delivered through a combination of physical spaces and outreach digital services at community facilities. You can borrow an e-book, submit a
resume for review and learn about any topic you choose from the e-interface service at the local sporting club.

- More people than ever are working from their homes and creative co-working spaces that are collocated with community hubs. These spaces provide opportunities for social enterprise, collaboration, mentoring support, networking and cross-industry engagement, with the benefit of activating our local shops and public spaces and reducing commuter congestion.

There are four Strategic directions to deliver a ‘thriving’ Moonee Valley (Strategic Directions 6, 7, 8 & 9), three of which directly relate to achieving a smart city. Strategic Direction 6 – *A city with opportunities to learn and work*, outlines how smart technologies will be employed to support education and lifelong learning. Council has committed through this Strategic Direction to focus on the delivery of a network of community hubs across our neighbourhoods. These hubs will be a repository of knowledge and a place of sharing and collaboration for all, offering evolving and integrated services. Specific commitments of the draft Strategy are to:

- Deliver an array of opportunities for lifelong learning, creativity, social connection, all aspects of literacy (including digital and early childhood), business incubation and personal development
- Make physical and digital library collections accessible in all neighbourhoods, through the community hubs or other community and sporting facilities.

Under Strategic Direction 7 - *A city that responds to a changing economic landscape*, it is expected there will be an even greater utilisation of technology in the future, allowing us to spend more time working away from our primary place of work and creating an opportunity for us to increasingly rely on co-working spaces for collaboration and networking. Initiatives to facilitate realisation of this outcome are as follows:

- Position our city as an attractive location for creative industries, such as digital technology
- Advocate for high speed digital services to be available throughout our city.

Strategic direction 9 specifically deals with delivering a city that is technology ready, noting digital infrastructure and technology is vital for the success of most businesses today as they invest and grow. It is considered the need to be technology ready will only continue with emerging industries driving productivity and innovation, and technology enablement is the physical underpinning of a thriving economy. Since up-to-date digital infrastructure is crucial when promoting Moonee Valley as a key contender in investment attraction and business growth, to attract new business and industries, the technological infrastructure must be effective and ahead of the curve. As such, we will position our city to integrate smart technology. Smart cities leverage real-time data and modern technologies to optimise resources and promote efficiency, ensuring cities are sustainable and services are customer centric.

Moonee Valley 2040 includes the target to embrace a technology first approach to creatively *meet* the challenges we face. In practise, this means:

- Being ready to adopt technology, investing in the foundations of a digital platform that supports future objectives to realise a smart city; supporting high-quality data transfer and telecommunications infrastructure; providing a high-
quality civic service that exceeds the expectations of our community, with people able to connect when and how best suits them; and supporting our community to be digitally ready

- Ensuring data is a shared, open and valued resource by improving data quality, security and availability to all and supporting and providing increased public Wi-Fi accessibility

- Leveraging technology as a business enabler by determining suitable programs or create access and awareness of resources that support businesses on how to maximise technology; and supporting the use of technology for accessing Council premises.

Other Strategic Directions directed at delivering a smart city in the broad, include the following:

Strategic Direction 12 – A city at the forefront of transport technology takes our ‘smart city’ aspiration a little further, seeking to position our city for smarter transport connectivity by:

- Identifying and adjusting for the influence future trends and transport technologies will have on travel behaviour
- Encouraging and exploring innovative solutions to road safety, congestion and parking issues
- Accepting that technology is changing at a rapid pace and that the solution of today may not be the solution of tomorrow.

Strategic direction 13 – A city that is low carbon

- Creating a low carbon city and economy
  - Ensuring new private and public buildings meet a high sustainability standard and upgrade existing buildings
  - Facilitating local businesses’ uptake of solar, efficient lighting and emerging low carbon technologies
  - Encouraging businesses focused on green technology, services and sustainable business models
  - Continuing to upgrade street lighting to efficient, smarter technologies
- Facilitating low emissions transport
  - Facilitating the uptake of electric and other efficient vehicles
  - Planning for emerging transport trends and technologies, such as autonomous vehicles

Strategic direction 14 – A city that is green and water-sensitive

- Capture and reuse water to create cool spaces, reduce run-off to waterways and mitigate flood risk and enhance environmental values
- Adopt smart water storage technologies to slow run-off and mitigate flood risk.

Strategic direction 15 – A city that rethinks waste
Advocate for and invest in infrastructure and improved waste management systems

The Beautiful Theme aspires to a city that celebrates its identity, heritage and open spaces and foresees a future with Smart Street Lighting through street lights that are sensor activated.

2. Positioning for Funding

Adoption of final MV2040 will provide the policy support for programs and budget commitments to matched funding will position us well to attract support from other levels of government.

The Advocacy Working Group has identified an advocacy program to drive our funding requests and the commitments articulated in the draft Strategy will be incorporated into the advocacy plan once the final Strategy is adopted (going to Council in June 2018).

3. Current and planned initiatives

The NoM sought a summary of current and planned initiatives that are direction setters towards making Moonee Valley a Smart City through the integration of new and digital technologies and their application to improve Council’s delivery of goods and services, management of information and ongoing improvement through application of next generation technologies.

Current initiatives include:

- Online booking system for community facilities
- Smart Parking system which provides remote monitoring of length of time cars are parked as well as facilitating both an ‘App’ so that people can identify available car-spaces remotely and free wi-fi
- Commencing installation of free wi-fi in our community hubs/sporting pavilions
- Opening up our community hubs/sporting pavilions for co-working
- Introduction of MVCC ‘App’.

These will each be considered in turn.

*Online Booking System for Community Facilities*

Council is in the process of purchasing ‘Ungerboeck’, which is an end-to-end solution to help us to efficiently manage our venues. The platform allows booking, scheduling and financials into a single, unified software. Using this platform, the community will be able to book Council facilities so as to increase use and number of users. Once in place, the platform and the facilities will be promoted to all residents of Moonee Valley. Much work is being undertaken concurrently to facilitate this increased use which includes moving from lease arrangements to time specific, seasonal allocations of facilities, and resolving cleaning, access and wi-fi availability.

*Smart Parking*

As previously reported to Council, new Parking pods are being installed throughout the City which will facilitate the provision of a smart phone application to improve on-street parking management. The project aims to allow commuters to use their
smartphones to see the location of available parking in advance of travelling to the Activity Centre. While individual car spaces may be filled, if the commuter can see where there are areas with multiple spaces available, they will be able to travel straight there rather than circling around the streets.

*Installation of wi-fi in community hubs/sporting pavilions*

As facilities are opened up to the community, wi-fi access will be installed to facilitate use.

*Opening up community hubs/sporting pavilions for co-working*

Coworking is a style of work that involves a shared workplace, which may be an office, library or community space, where workers are working on independent activity. Unlike in a typical office, those coworking are usually not employed by the same organisation. Co-working is typically attractive to work-at-home professionals, independent contractors, or people who have the opportunity to work away from their usual place of work for a limited time per week. Coworking provides social interaction for people who are otherwise working independently, and not only offers a solution to the problem of isolation that many freelancers experience while working at home, but the opportunity to connect with one’s local neighbourhood, walk to work, and reduce the number of cars on the road travelling to and from a traditional office environment every day.

Council has many sporting and other community facilities which are dormant much of the time. Activating these venues with co-working has the benefits of providing passive surveillance for the neighbourhoods simply by having more people around, injecting the economic benefit of these people buying their coffee and lunch locally, and removes the travel to resident’s normal place of work. The aspiration of MV2040 is that there is a co-working opportunity within about 2km of all residents to increase the propensity to walk and connect in their neighbourhood.

*Introduction of MVCC ‘App’*

The MyMooneeValley App which is currently in development phase was initiated in response to the recognised shift in how our community wants to engage with Council as highlighted through an increase in online transactions and via the SnapSendSolve app. The MyMooneeValley app, will provide another avenue for our community to access our information digitally online, anytime and at any device. The services available in the app range from ability to lodge requests to finding out your bin collection days. The app is still in the test stage but we are optimistic to have the app available in the coming weeks.

Moonee Valley Council will continue to identify appropriate initiatives to leverage value from available technologies to deliver value for our community. In the short term, these are expected to include:

- number plate recognition cameras so those with permits do not need to display the paperwork

Council still has a sticker based system for resident parking permits which creates both cost and effort for people having to remove stickers and adhere the next year’s permit. Phase 3 of the Smart Parking contract which is timetabled to occur in approximately one year will see the introduction of number plate recognition cameras so those with permits do not need to receive or display the paperwork. This change
will mean people do not have paperwork which can be lost, a source of much contestation in the past.

4. Benefits for residents, especially the most vulnerable in our community and businesses

While the benefits of each initiative has been embedded in the body of the report, the central benefits for those most vulnerable in our community and local businesses are likely to be the provision of co-working space which will help to catalyse new business and employment opportunities and encourage people to spend locally while working locally.

Consultation

The nature of this report does not require consultation. Significant consultation was undertaken with internal and external stakeholders throughout the development of MV2040.

Implications

1. Legislative

Compliance with the Human Rights Charter has been considered, specifically with regard to right to equality which underpins all of the ‘smart’ initiatives.

2. Council Plan / Policy

In presenting this report, Council is working to achieve its strategic objective to create liveable 20-minute neighbourhoods in accordance with Council Plan 2017-21 Theme 3: Sustainable living - Connected, well designed municipality, thriving neighbourhoods, accessible places and spaces - Growth and development is well managed.

3. Financial

The budgetary or funding considerations arising from initiatives identified in this report have been subject of other Council resolutions.

4. Environmental

The increased use of technology as identified in the report will variously serve to reduce our environmental footprint.

Conclusion

The various initiatives identified in the draft MV2040 Strategy provide a blue-print for the delivery of a smart Moonee Valley by 2040.

Appendices

Nil.
9.10 Response to Notice of Motion 2017/21: Council’s role in the provision of Electric Car Charging Units in Activity Centres

File No: FOL/18/32
Author: Natalie Reiter
Director Planning & Development
Directorate: Planning & Development

Purpose
The purpose of the report is to respond to a Notice of Motion by Cr Cusack relating to the provision of electric car charging units in activity centres.

Executive Summary
- While it is expected electric cars will shortly become the norm, the rapid advancements in battery technologies, combined with the low penetration of electric vehicles in the market, means we do not need to invest resources in establishing car charging stations at this time.
- The Victorian Parliament Economy and Infrastructure Committee last year commenced an Inquiry into Electric Vehicles. The report from this Inquiry has been delayed and is now due for release at the end of May 2018.

Recommendation
That Council:
1. Note the update provided in this report.
2. Note the relatively low penetration of electric vehicle sales in Australia and the current lack of guidance at a State Level regarding the provision of electric charging stations.
3. Continue to monitor the need for electric car charging in public areas of the city.
4. Continue to consider the need to include the provision of electric car charging conditions in planning permits.
5. Note the progress underway to transition the Moonee Valley City Council Fleet to electric.

Background
At the Ordinary Meeting of Council on 25 July 2017, Notice of Motion 2017/21 – Electric Car Charging was unanimously supported calling for a report to:
1. Address options for the provision of recharge points, the costs of which may be offset by identifying opportunities to partner with car companies (e.g. BMW and others);
2. Identify implications for planning and the need for incorporation into future major developments (retail, commercial and residential); and

3. Identify a transition plan for Council’s car fleet to incorporate electric vehicles.

**Discussion**

**Sales of electronic Vehicles**

Federal Chamber of Automotive Industries has reported 2015 VFACTS sales of electric vehicles data showed that just over 1,000 vehicles were sold, and in 2016 this dropped to 219. ‘Which car’ reported that in 2017 a record 1,189,116 new cars were sold in Australia with just 1,123 being electric cars, accounting for a tiny 0.09 per cent of the market … a slight improvement over 2016, when electrically chargeable vehicles accounted for just 0.06% of the market (765) (https://www.whichcar.com.au/car-news/how-australia-comparis-globally-for-electric-vehicle-sales). While it can be argued Australia’s very low penetration of electric vehicles relative to overseas markets is in part due to lack of charging infrastructure availability, the low numbers also indicate the current demand for charging infrastructure is quite modest (see graphic below).

![The uptake of electric vehicles in Australia and overseas markets](https://example.com)

**Status of EV Charging Standards**

The Federal Chamber of Automotive Industries (FCAI) reports Electric Vehicles (EVs) are set to increase in volume as manufacturers continue to meet increasingly stringent emissions standards. They consider key barriers to the consumer uptake of EVs are extended charging times and a lack of public charging infrastructure, the latter of which is compounded by the absence of mandated charging standards applied consistently across the global EV market. The FCAI consider certainty in charging standards within Australia would enable vehicle manufacturers and EV charging infrastructure providers to make investment in future EV-related product plans with reduced risk, and encourage government to develop programs to incentivise uptake of EVs. In order to address this need, and encourage the uptake of EVs and the rollout of public recharging infrastructure, Australia’s vehicle industry has made a commitment to harmonise national EV charging standards, with FCAI member companies agreeing to provide vehicles and Electric Vehicle Supply Equipment (EVSE) capable of operating with infrastructure which adopts consistent standards for EV charging on all new models introduced from 1st January 2020.

This would avoid the current challenge of particular companies having tailored/specialised branded charging stations that only suit their particular vehicles, such as Tesla who have a dedicated charge station in Moonee Ponds as well as
Essendon Fields. By streamlining the charge specifications, FCAI members may, at their option, introduce changes to existing models to enable these vehicles to take advantage of the infrastructure complying with the prescribed requirements.

Source: Federal Chamber of Automotive Industries

Victorian Parliament Economy and Infrastructure Committee - Inquiry into Electric Vehicles

The reporting date from the Inquiry was originally 14 December 2017, extended to 31 March and then 31st May 2018. While we await the formal report from the inquiry, an early press release (February 19, 2018) states “Another of the major challenges facing electric vehicles in Victoria is the need for accompanying charge infrastructure. Whilst the battery power and range of EVs has consistently increased, the need for readily accessible charge stations remains a significant impediment. Ensuring chargers are located at commuter hubs such as train stations or workplaces will be crucial for generating greater public interest in EV uptake.”

Transcripts from the Standing Committee on Economy and Infrastructure Inquiry of 9 November 2017 indicate as a society we may be struggling to come to terms with where the responsibility lies for the provision of charging infrastructure. Mr Gwilym, Executive Director of the Victorian Automobile Chamber of Commerce said: “We see in the UK that Theresa May is promoting the notion of having electric power-boosting devices fitted to petrol stations as a transitional issue. I am puzzled by that because I do not know why you would automatically make the connection that if you get your fuel at a petrol fuel retailer that should be the same place you get your electricity from. I am not quite sure if that is well advised.”

The transcript went on to discuss the amount of time (15 to 20 minutes) to re-boost one’s battery, with the firm belief technology improvements will overcome battery charging challenges.
Whilst we await the full report from the Inquiry, it would seem there is still much to resolve before we have good information upon which to consider either the installation of charging stations or imposing conditions for others to provide.

In December last year the Municipal Association of Victoria (MAV) made a submission to the Victorian Parliament Economy and Infrastructure Committee recommending that:

- The Victorian Government provides regulatory and economic incentives in order to achieve a heterogeneous, strategically placed network of EV charging points across Victoria.
- The State, the EV industry and electricity providers support the development, installation and use of clean energy-dependent EV charging infrastructure wherever possible.
- The State support the development of a centralised database or map of all EV charging points that is clear, easily accessible and kept current.

The MAV report indicated a barrier to the uptake of EVs is the availability of electronic charging stations and considered how other jurisdictions have incentivised provision of public charging infrastructure. Their submission points to the approach used in New Hampshire where targeted state rebates for the installation of public EV charging stations in non-residential properties are made available to encourage availability of charging stations in strategic locations across all areas. Clearly there is much work still to be done in this space and direction required on a way forward.

Transitioning Council Fleet to Electric

The cost of electric vehicles are not financially viable for Council at the moment however we have approximately 20 hybrid vehicles in the fleet. These are self-charging when driving.

Consultation

The nature of this report does not require any consultation.

Implications

1. Legislative
   The Human Rights Charter is not impacted by the contents of this report.

2. Council Plan / Policy
   In presenting this report, Council is working to achieve its strategic objective to upgrade infrastructure to support multiple benefits and value outcomes in accordance with Council Plan 2017-21 Theme 2: Green, clean and beautiful - A healthy environment and enhanced amenity - Our infrastructure meets the needs of today and can respond to future demand.

3. Financial
   This report does not raise budgetary or funding considerations.
4. Environmental

Electric Vehicle use has the potential to improve environmental outcomes. Once direction has been provided regarding Council's role for facilitating electric vehicle use through the provision of charge stations or use of permit conditions to mandate the provision of electric charge stations, further work is expected to be undertaken.

Conclusion

In the absence of direction from the State regarding the demand for charging stations and guidelines for their installation, it is considered Moonee Valley City Council should adopt a watch and see approach. Officers will continue to monitor the need for electric car charging in public areas of the city and continue to consider the need to include the provision of electric car charging conditions in planning permits.

Council have commenced the move to an electric fleet and have so far transitioned approximately 20 vehicles.

Appendices

Nil.
9.11 Report on Audit Committee

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

Purpose
The purpose of this report is to present the confirmed Minutes of Council’s Audit Committee Meeting held on 16 April 2018, provided in Appendix A and for the period 20 June 2016 to 26 February 2018 in Appendix B (separately circulated).

Executive Summary
Audit Committee meetings are held quarterly or as required; and the minutes of these meetings are submitted for Council’s information in accordance with the Audit Committee Charter.

Recommendation
That Council receives and notes the confirmed Minutes of the Audit Committee Meeting held 16 April 2018 in Appendix A and for the period 20 June 2016 to 26 February 2018 in Appendix B (separately circulated).

Background
The Audit Committee is an Advisory Committee of Council established pursuant to Section 139 of the Local Government Act 1989 (‘the Act’).

The Audit Committee Charter requires that the Committee is to report regularly to Council about audit committee activities, issues, and related recommendations through circulation of minutes and annual report. Additional updates may be appropriate should issues of concern rise.

As a result of an administrative error, the minutes of Audit Committee for the period 20 June 2016 to 26 February 2018 have not been presented to Council in accordance with the Charter and these are presented for Council’s information as Appendix B which is confidential under Section 89 (2) (h) of the Local Government Act 1989.

Council’s financial management is delivered through the planning of resource allocations as part of the Annual Budget. Regular quarterly monitoring and reporting through the Audit Committee facilitates:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks, and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines;
• The effectiveness of the internal audit function; and
• The provision of an effective means of communication between the external auditor, internal audit staff; Management and Council.

Discussion
Among the items considered by the Audit Committee at the meeting held 16 April 2018 were:
• Occupational Health and Safety Update
• Occupational Health and Safety Strategy 2018-2021
• IT Transformation ERP Platform (verbal update)
• Risk Management Update
• Internal Audit Update

Consultation
The nature of this report does not require any consultation.

Implications
1. Legislative
   The Local Government Act 1989 prescribes that Council must establish an Audit Committee and that such committee will be advisory in nature.

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 2017-21 Theme 5: Resilient organisation - A resilient organisation that is sustainable, innovative, engaging and accountable - Good governance is everyone’s responsibility.

3. Financial
   This report does not have any direct financial implications.

4. Environmental
   There are no environmental implications resulting from this report.

Conclusion
The Audit Committee plays an integral role in assisting Council to manage financial, compliance and other risks, it is therefore, recommended that Council receives and notes the confirmed Minutes of the Audit Committee meeting held 16 April 2018 and for the period 20 June 2016 and 26 February 2018.

Appendices
Appendix A: Minutes - Audit Committee Meeting held 16 April 2018
Appendix B: Audit Committee Minutes - 20 June 2016 to 26 February 2018 (confidential).
Audit Committee Meeting

Monday, 16 April 2018 at 6.00pm

Moonee Valley Civic Centre

Minutes
Report Index

The following reports were considered:

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Minutes of the Audit Committee Meeting

Monday, 16 April 2018 at 6.00pm

to be held at the Moonee Valley Civic Centre

TO:

Members:  
Mr Bruce Potgieter  Chairperson
Mr John Gavens
Mr Stephen Horne (via teleconference)
Ms Lisa Tripodi
Cr Samantha Byrne
Cr Jim Cusack (arrived 6.04pm)
Cr Rebecca Gauci Maurici

Officers:  
Mr Steve Lambert  Acting Chief Executive Officer
Mr Robert Raiskums  Chief Information Officer
Mr Edward Elliott  Manager Human Resources
Mr Damian Hogan  Manager Finance Operations
Ms Allison Watt  Manager Governance & Communications
Mr Bernardo Brandao  Digital Transformation Lead
Mr Brenton Otte  Senior Coordinator Workplace Relations
Mr Minh Dang  Coordinator Risk Management
Ms Sarah Tihalas  Internal Auditor

1. Apologies

An apology was received from Cr Rebecca Gauci Maurici

2. Confirmation of Minutes

That the Minutes of the Audit Committee Meeting held on Monday, 26 February 2018 be confirmed.

Moved John Gavens, seconded Cr Samantha Byrne. Carried.
3. Declarations of Conflict of Interest
   Nil

4. Declarations of Breaches of Legislation
   Are there any breaches of legislation or other matters which management are aware of, that need to be brought to the Committee’s attention?
   -Steven Lambert advise the committee that to the best of his knowledge there had been no breaches of legislation since the last meeting.

5. Chief Executive / Executive Update
   Acting Chief Executive Officer Steven Lambert provided the Committee with an update on a number of matters including:
   - A proposed restructure in Customer Service which is currently in the consultation period
   - Aged Care reforms and the future options available to Council. This matter is receiving a lot of attention from other Councils, the unions and the media.
   - The recycling situation facing Moonee Valley and many other Victorian councils now that China has changed the rules relating to the quality and nature of recycled material it will accept.

6. Matters Arising
   6.1 Matters Arising - 26 February 2018
   File No: FOL/18/32
   Author: Damian Hogan
           Manager Finance Operations
   Directorate: Organisational Performance
   For noting Moved Lisa Tripodi, seconded Cr Samantha Byrne. Carried.

7. Reports
   7.1 Occupational Health and Safety Update
   File No: FOL/18/32
   Author: Glenn Smith
           Senior OHS Business Partner
   Directorate: Organisational Performance
   Recommendation
CONFIDENTIAL

That the Audit Committee receive the report for 11 January 2018 to 31 March 2018 and provide any feedback as required to ensure it continues to provide meaningful information required by the Committee.

Moved Lisa Tripodi, seconded Cr Jim Cusack. Carried.

7.2 Moonee Valley City Council Occupational Health and Safety Strategy 2018-2021

File No: FOL/18/32

Author: Brenton Otte

Senior Coordinator Workplace Relations

Directorate: Organisational Performance

Recommendation

That the Audit Committee acknowledge and support the implementation of the Strategy based on the need to shift Council’s OHS culture from compliance-based to a genuinely engaged and accountable culture of safety.

Actions: Update the strategy to include volunteers and contractors. The strategy should include more proactive / lead indicators as opposed to post event reporting. The results should be reported to ET, then Council then the Audit Committee.

Moved John Gavens, seconded Lisa Tripodi. Carried.

7.3 IT Transformation ERP Platform (Verbal Update)

Speaker: Robert Raiskums

Chief Information Officer

Directorate: Organisational Performance

Update

Digital Transformation Lead Bernardo Brandao provided the Committee with a verbal update on the ERP project.

Action: A project timeline to be provided to the audit committee and regular written and verbal updates to be provided as the project progresses.
7.4  Risk Management Update
File No:  FOL/18/32
Author:  Minh Dang
Coordinator Risk Management
Directorate:  Organisational Performance

Discussion
Audit Committee to review report and provide any advice or feedback. Detailed overview of risk management initiatives, current risks, risk events and emerging risks and issues are contained within the supporting appendices.

Please note the Risk Management Report is current as at 29 March 2018.

Discussion around fraud training and how the risk team confirms the training has been undertaken. Minh advised he was working with HR to use E3 learning fraud model.

Action: Appendix B Key risk indicators should be more proactive
Moved Lisa Tripodi, seconded Cr Jim Cusack. Carried.

7.4  Internal Audit Update
File No:  FOL/18/32
Author:  Sarah Tihala
Internal Auditor
Directorate:  Organisational Performance

Recommendation
It is recommended that the Committee acknowledges the Internal Audit Update report and provide feedback on it to ensure it provides the information required by the Committee.

The Committee noted that some dates were slipping and that this should be monitored closely.

Internal Audit Report: Procurement and Vendor Management
This report was deferred to next meeting and will come back with a number of modifications including:

- Adjustment to overall rating
- Revisit non-compliances to ensure there is no evidence of fraud
- Adjust management comments to be accepted in full, specific and not multi-faceted and with priority due dates
- The audit is to be repeated in six months’ time
8. Other Business
   Nil

9. Next Meeting
   Monday 18 June 2018.

10. Close of Meeting
    The meeting concluded at 7.21pm.

BRUCE POTGIETER
Chairperson - Audit Committee
9.12 Report on Assemblies of Councillors - March to May 2018

File No: FOL/18/32
Author: Kate Evans
Governance Officer
Directorate: Organisational Performance

Purpose
The purpose of this report is to present to Council, the written records of assembly of Councillors held in accordance with the provisions of Section 80A(2)(a) and (b) of the Local Government Act 1989 ("the Act").

Executive Summary
It is a requirement of the Act that a written record of any assembly of Councillors is prepared.

Recommendation
That Council, in accordance with section 80A(2) of the Local Government Act 1989, receives the records of the following assemblies of Councillors:

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<thead>
<tr>
<th>Assembly (Name, Date, Time, Venue)</th>
<th>Portfolio Advisory Committee – Lifelong Learning, Monday 26 March 2018, Sam Merrifield Library (Form 18/120716)</th>
</tr>
</thead>
</table>
| Matters considered               | • Neighbourhood Planning  
|                                  | • Service Review of Library Programs  
|                                  | • Festival and Events Review  
|                                  | • Items of a general nature raised by Councillors and Officers.                                           |
| Councillors present              | Cr Sharpe                                                                                                 |
| Staff present                    | J. Karabinis, R. Serratore                                                                                  |
| Conflict of interest (Type and Nature of interest) | None declared.                                                                                      |

| Assembly (Name, Date, Time, Venue) | Portfolio Advisory Committee – Business Promotion, Monday 26 March 2018  
Upstairs Peppers Café, Cnr Norwood Cres & Pin Oak Cres, Flemington (Form 18/120716) |
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Matters considered</td>
<td>• Brotherhood of St Laurence – Flemington Stepping Stone Program</td>
</tr>
</tbody>
</table>


### Ordinary Council Meeting

**TUESDAY 22 MAY 2018**

#### Agenda

- Public Wi-Fi in Moonee Valley
- Footpath Trading Policy
- Business Networking Event 2018
- Items of a general nature raised by Councillors and Officers

<table>
<thead>
<tr>
<th>Councillors present</th>
<th>Cr Lawrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff present</td>
<td>M. Ward</td>
</tr>
</tbody>
</table>

**Conflict of interest**  
(Type and Nature of interest)  
None declared.

#### Assembly

**Strategic Briefing 4 April 2018 at 6.26pm**  
Council Chamber, Civic Centre (Form 18/112083)

**Matters considered**

- Budget Workshop 3 - Detailed Capital Works Program
- Draft Agenda – Ordinary Meeting to be held 10 April 2018

<table>
<thead>
<tr>
<th>Councillors present</th>
<th>Crs Sipek, Byrne, Cusack, Lawrence, Gauci Maurici, Marshall, Nation, Sharpe, Surace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff present</td>
<td>K. Pope, C. Patterson, P. Barry, N. Reiter, G. Richardson, A. Watt, D. Hogan, N. Aggarwal</td>
</tr>
</tbody>
</table>

**Conflict of interest**  
(Type and Nature of interest)  
Cr Nation declared an indirect conflict of interest in Item 9.7 of the OCM Agenda - East Keilor Leisure Centre redevelopment - schematic design due to a conflicting duty (s.78B) and left the chamber at 8.39pm, returning at 8.40pm after the discussion had concluded.

#### Assembly

**OCM Pre Meet, 10 April 2018 at 5.55pm**  
Committee Room, Civic Centre (Form 18/111419)

**Matters considered**

- OCM Agenda
- Public Questions
- Update on meeting with Australian Services Union regarding Aged Care Services.

<table>
<thead>
<tr>
<th>Councillors present</th>
<th>Crs Sipek, Byrne, Cusack, Lawrence, Gauci Maurici, Marshall, Sharpe, Surace. Apologies: Cr Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff present</td>
<td>K. Pope, S. Lambert, N. Reiter, G. Richardson, P. Barry, A. Watt, E. Elliott, Natalie Smyth, Vera Mitrovic-Misic</td>
</tr>
</tbody>
</table>

**Conflict of interest**  
(Type and Nature of interest)  
Cr Byrne declared an indirect conflict of interest in Item 9.4 of the OCM Agenda - Valley Lake (Area 2A) Local Traffic Management Study, due to residential amenity.
<table>
<thead>
<tr>
<th>Assembly (Name, Date, Time, Venue)</th>
<th>Public Forum 17 April 2018 at 6.00pm Council Chamber, Civic Centre (Form 18/111859)</th>
</tr>
</thead>
</table>
| Matters considered | • Presentation - MV Young People’s Award  
• 2 x questions without notice from the public (Buckley Street Level Crossing Removal works) |
| Councillors present | Crs Sipek, Byrne, Cusack, Gauci Maurici, Marshall, Nation, Sharpe, Surace. Apologies: Cr Lawrence. |
| Staff present | S. Lambert, P. Barry, D. De Melis, N. Reiter, G. Richardson, E. Elliott, V. Mitrovic-Misic, J. Keating, A. Watt, C. Harris. |
| Conflict of interest (Type and Nature of interest) | None declared. |

<table>
<thead>
<tr>
<th>Assembly (Name, Date, Time, Venue)</th>
<th>Strategic Briefing 17 April 2018 at 6.29pm Council Chamber, Civic Centre (Form 18/112083)</th>
</tr>
</thead>
</table>
| Matters considered | • MV2040 draft strategy  
• MV2040 Green Action Plans – carbon, water and urban forest  
• Aged care review  
• Update on external projects including Flemington Housing Estate  
• Advocacy Strategy  
• Recycling update  
• OCM draft agenda for 24 April  
• Update by Acting CEO  
• Items of a general nature raised by Councillors and Officers. |
| Councillors present | Crs Sipek, Byrne, Cusack, Gauci Maurici, Marshall, Nation, Sharpe, Surace. Apologies: Cr Lawrence. |
| Conflict of interest (Type and Nature of interest) | None declared. |

| Assembly (Name, Date, Time, Venue) | Portfolio Advisory Committee – Community Wellbeing & Inclusion, Diversity, Equity and Access (IDEA), Thursday 19 April 2018 Council Chamber, Civic Centre (Form 18/120716) |
Matters considered

- Neighbourhood Planning
- Pilot Neighbourhood Profiles
- Diversity Statement and Advocacy campaign
- Items of a general nature raised by Councillors and Officers

Councillors present  Cr Cusack, Cr Nation

Staff present  N. Reiter, K. McCaughey, M. Weiss, S. Edwards, M. Ensink, W. Lai, R. McQueen

Conflict of interest
(Type and Nature of interest)  None declared.

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**Assembly (Name, Date, Time, Venue)**  Portfolio Advisory Committee – Community Wellbeing & Inclusion, Diversity, Equity and Access (IDEA), Thursday 19 April 2018 Council Chamber, Civic Centre (Form 18/120716)

Matters considered

- Neighbourhood Planning
- Pilot Neighbourhood Profiles
- Diversity Statement and Advocacy campaign
- Items of a general nature raised by Councillors and Officers

Councillors present  Cr Cusack, Cr Nation

Staff present  N. Reiter, K. McCaughey, M. Weiss, S. Edwards, M. Ensink, W. Lai, R. McQueen

Conflict of interest
(Type and Nature of interest)  None declared.

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**Assembly (Name, Date, Time, Venue)**  OCM Pre Meet, 24 April 2018 at 6.00pm Committee Room, Civic Centre (Form 18/120727)

Matters considered

- OCM Agenda
- Urgent Business – FIFA World Cup public screening
- Items of a general nature raised by Councillors and Officers.

Councillors present  J. Sipek, S. Byrne, J. Cusack, R. Gauci Maurici, R. Lawrence, N. Marshall, N. Sharpe

Leave of Absence: Crs Nation and Surace

Conflict of interest
(Type and Nature of interest)  None declared.

Background
In accordance with Section 80A (1) & (2) of the Act, the Chief Executive Officer is to ensure that a written record of an assembly of Councillors is, as soon as practicable, reported at an Ordinary Meeting of the Council; and incorporated in the minutes of that Council meeting.

Discussion
Section 3(1) of the Act defines an assembly of Councillors as a meeting of an Advisory Committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of Council staff which considers matters that are intended or likely to be:

a) the subject of a decision of the Council; or

b) subject to the exercise of a function, duty or power of the Council, that has been delegated to a person or committee but does not include a meeting of the Council, a Special Committee of the Council, an Audit Committee established under section 139, a club, association, peak body, political party or other organisation.

Section 80A (1) and (2) of the Act provides that:

1. At an assembly of Councillors, the Chief Executive Officer must ensure that a written record is kept of —
   a) the names of all Councillors and members of Council staff attending;
   b) the matters considered;
   c) any conflict of interest disclosures made by a Councillor attending under subsection (3); and
   d) whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly.

2. The Chief Executive Officer must ensure that the written record of an assembly of Councillors is, as soon as practicable —
   a) reported at an Ordinary Meeting of the Council; and
   b) incorporated in the minutes of that Council meeting.

Records of assemblies of Councillors, held since the last report to Council in February 2018, are provided above.

Consultation
All Council staff have been informed of Council’s obligations under the Act.
Implications

1. Legislative
   This report is presented to Council in accordance with Section 80A of the Act. As this is a mandatory reporting requirement, there are no Charter of Human Rights implications for Council.

2. Council Plan / Policy
   In presenting this report to Council, Council is achieving its Council Plan Objective 5.2: ‘Good governance is everyone’s responsibility’ and ‘is fostering a culture of accountability and transparency.’

3. Financial
   There are no financial implications resulting from the presentation of this report.

4. Environmental
   There are no environmental implications resulting from the presentation of this report.

Conclusion
Council has an obligation under Section 80A(2)(a) & (b) of the Act, to present all records of Assemblies of Councillors to an Ordinary Meeting of Council. By receiving and noting this report, Council is ensuring compliance with these provisions.

Appendices
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NOTICES OF MOTION

10.1 Notice Of Motion No. 2018/12 – Disclosure of Political Party Membership

File No: FOL/18/32
From: Councillor Nicole Marshall

Take notice that at the Ordinary Meeting of Council to be held on 22 May 2018 it is my intention to move the following:

1. That by the end of June 2018, Councillors be required to disclose whether they are or have ever been a member of a political party and, if so, provide details of that party/parties.

2. That Councillors be required to update their disclosure should they become a member of a political party during their term as a Councillor. This disclosure is to occur within 7 days of becoming a member of a political party / parties.

3. That within one month of the commencement of each new Council term, the disclosure process outlined in paragraph 1 be completed by all Councillors.

4. That any information disclosed by Councillors under paragraphs 1-3 be made available on Council’s website within 14 days of it being disclosed by a Councillor.

Officer Comments

The Notice of Motion is supported. This information can be made publicly available on the new Governance and Transparency pages of Council’s website.
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 matter:

12.1 Report on Land Acquisition Committee

Item 12.1 is Confidential under section 89(2) of the Local Government Act 1989 as it contains information relating to: (h) other matters.