Agenda

Scheduled Council Meeting

Tuesday 21 April 2026 at 6pm

Council Chamber,
25 Ferres Boulevard, South Morang

City of Whittlesea

Councillors

Cr Lawrie Cox, Mayor	Ganbul Gulinj Ward
Cr Blair Colwell, Deputy Mayor	Mill Park Ward
Cr Deb Gunn	Painted Hills Ward
Cr Michael Labrador	Lalor Ward
Cr Jarrod Lappin	Mernda Ward
Cr David Lenberg	Epping Ward
Cr Aidan McLindon	Kirrip Ward
Cr Christine Stow	North Ward
Cr Martin Taylor	South Morang Ward
Cr Daniela Zinni	Bundoora Ward

Executive Leadership Team

Craig Lloyd	Chief Executive Officer
Emma Appleton	Director Planning & Development
Agata Chmielewski	Director Community Wellbeing
Sarah Renner	Director Customer & Corporate Services
Debbie Wood	Director Infrastructure & Environment
Janine Morgan	Executive Manager Public Affairs
Jacinta Stevens	Executive Manager Office of Council & CEO

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Note:

At the Chair's discretion, the meeting may be closed to the public in accordance with Section 66(2)(a) of the *Local Government Act 2020*. The provision which is likely to be relied upon to enable closure is set out in each item. These reports are not available for public distribution.

Question Time:

Council will hold public question time for up to 30 minutes at each Scheduled Council Meeting to allow for public questions, petitions or joint letters from our community to be read out by the Chief Executive Officers delegate and responses will be provided by the Chief Executive Officer.

Questions are required to be submitted in writing no later than 12 noon on the day prior to a Scheduled Council Meeting.

Priority will be given to questions or statements that relate to agenda items. Any questions submitted after 12 noon the day prior will be held over to the following Council Meeting.

The Public Question form can be downloaded from Council's website. Refer: https://www.whittlesea.vic.gov.au/about-us/council/council-meetings/

Council is committed to ensuring that all residents and ratepayers of the municipality may contribute to Council's democratic process and therefore, if you have special requirements, please telephone Council's Governance Team prior to any Council Meeting on (03) 9217 2170.

1 Opening

1.1 Meeting Opening and Introductions

The Chair, Cr Lawrie Cox will open the meeting and introduce the Councillors and Chief Executive Officer:

Cr Blair Colwell, Deputy Mayor
Cr Deb Gunn
Cr Michael Labrador
Cr Jarrod Lappin
Cr David Lenberg
Cr Aidan McLindon
Cr Christine Stow
Cr Martin Taylor
Cr Daniela Zinni
Craig Lloyd, *Chief Executive Officer*

The Chief Executive Officer, Craig Lloyd will introduce members of the Executive Leadership Team:

Emma Appleton, *Director Planning and Development;*
Agata Chmielewski, *Director Community Wellbeing;*
Sarah Renner, *Director Customer and Corporate Services;*
Debbie Wood, *Director Infrastructure and Environment;*
Janine Morgan, *Executive Manager Public Affairs;* and
Jacinta Stevens, *Executive Manager Office of Council and CEO*.

1.2 Apologies

1.3 Acknowledgement of Traditional Owners Statement

The Chair will read the following statement:

"On behalf of Council, I recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

I would also like to acknowledge Elders past, present and emerging."

1.4 Diversity and Good Governance Statement

The Chair will read the following statement:

"At the City of Whittlesea we are proud of our diversity and the many cultures, faiths and beliefs that make up our community. We strive to be an inclusive welcoming City that fosters active participation, wellbeing and connection to each other and this land. We commit as a Council to making informed decisions to benefit the people of the City of Whittlesea now and into the future, to support our community's vision of A Place For All."

1.5 Acknowledgements

2 Declarations of Conflict of Interest

3 Confirmation of Minutes of Previous Meeting/s

Recommendation

THAT Council confirm the minutes of the Scheduled Council Meeting held on 17 March 2026, as circulated.

4 Public Questions, Petitions and Joint Letters

4.1 Public Question Time

4.2 Petitions

4.2.1 Petition - All-Abilities Playground at Nick Ascenzo Reserve, Thomastown

An electronic petition has been received from 12 residents requesting Council:

- Investigate how an all-abilities playground could be developed at the Nick Ascenzo Reserve, Thomastown.
- Consider how the development of such infrastructure could commence through funding as part of the 2026-27 budget.

Recommendation

THAT Council

1. **Note the petition.**
2. **Refer the matter to the Chief Executive Officer for consideration by the relevant department.**

4.3 Joint Letters

No Joint Letters

5 Officers' Reports

5.1 Future Use of Brookwood Community Centre

Director/Executive Manager: Director Community Wellbeing

Report Author: Director Community Wellbeing

In Attendance: Director Community Wellbeing
Director Planning & Development

Attachment two has been designated as confidential in accordance with sections 66(5) and 3(1) of the *Local Government Act 2020* on the grounds that it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

Executive Summary

This report considers a proposal initiated by the Doreen RSL to establish a permanent base at the Council-owned Brookwood Community Centre on Hazel Glen Drive, Doreen, for which a $1.6 million federal funding commitment was made.

The Doreen RSL Committee provided Council with a document outlining its requirements for a fit-for-purpose permanent facility. The organisation currently holds social nights at Laurimar Recreation Reserve under arrangements with resident sporting clubs and now seeks to transition from a casual hire model to a dedicated, permanent premises with expanded operating hours.

The Doreen RSL is seeking exclusive use of the Brookwood Community Centre (excluding the café) under a peppercorn rent arrangement. The primary function of the facility would be a bar and lounge-style venue for members, supported by ancillary spaces for meetings, administration, and veteran support services. The proposal also includes significant internal reconfiguration and upgrades, along with activation of the rear outdoor area.

Key elements of Doreen RSL's proposal are summarised below:

- **Facility use:** Primary use as a bar/lounge with seating, televisions, and bar with draught taps, including alcohol sales and some food service. Other activities would include veteran support, commemorative services and educational activities.

- **Facility access and modifications:** Exclusive use of internal areas (excluding café), internal reconfiguration of main rooms, installation of a bar and cool room, hospitality-style fit-out, and rear outdoor (alfresco) social and smoking area development.
- **Supporting spaces:** Meeting/board room, quiet room/library, upgraded kitchen (potentially to a commercial kitchen), and consolidated storage.
- **Access and security:** Controlled entry, sign-in requirements, CCTV, alarms, and swipe access.
- **Operations and attendance:**
  - Wednesday and Thursday: 3pm - 8pm (30 - 60 people)
  - Friday: 3pm - 10pm (30 - 130 people)
  - Saturday: 12pm - 10pm (30 - 80 people)
  - Sunday: 12pm - 8pm (30 - 80 people)
  - Some major events e.g. ANZAC Day
- **Works required:** Structural and internal layout changes, bar installation, electrical/AV upgrades, and external works including landscaping and fencing.

This report provides an assessment of the proposal in the context of site suitability, alignment with community needs, equitable access to the facility, consistency with Council priorities, regulatory requirements and financial and operational impacts.

Officers' Recommendation

THAT Council:

1. **Note the $1.6 million Federal Government funding commitment and proposal for the establishment of a permanent base for the Doreen RSL at the Brookwood Community Centre, located at 25 Hazel Glen Drive, Doreen.**
2. **Note that the proposal outlined in Recommendation 1 above was initiated by the Doreen RSL, and Council is not obligated to fulfil the proposal or funding commitment. However, officers present the following four options for Council's consideration regarding the future use of the Brookwood Community Centre:**
   - **Option A: Retain current arrangements.**
     - **The Brookwood Community Centre continues to be fully managed by Council as a multi-purpose venue available for hire by a range of community groups.**
     - **Under this option, Council would not pursue the $1.6 million funding committed for modifications to the Brookwood Community Centre.**
     - **The Doreen RSL would be able to hire the facility on the same terms as other community user groups.**
   - **Option B: Part occupancy by the Doreen RSL with no alcohol sales.**
     - **Doreen RSL to have exclusive use of the Hazel Glen Room, community office, and adjoining corridor.**

- **Alcohol sales not permitted.**
- **Food sales not permitted within the operating hours of the adjoining café.**
- **Outdoor alfresco area, a smoking area, or gaming facilities not permitted. Television screens could not be used to broadcast sporting or other content for gaming or wagering purposes.**
- **The remainder of the facility would continue to be Council-managed and available for community hire.**
- **Occupancy would be through an initial five-year lease with a five-year extension option (by mutual agreement). Proposed lease terms are outlined in Confidential Attachment 1.**
- **Any facility modifications would be delivered within the $1.6 million funding allocation, with no contribution by Council.**

- **Option C: Part occupancy by the Doreen RSL with alcohol sales permitted.**
  - **Doreen RSL to have exclusive use of the Hazel Glen Room, community office, and adjoining corridor.**
  - **Alcohol sales permitted, noting the Doreen RSL proposes the installation of a large bench, four draught beer taps, wine display shelving and a cool room.**
  - **Food sales not permitted within the operating hours of the adjoining cafe.**
  - **An outdoor alfresco area, a smoking area, or gaming facilities would not be permitted. Television screens could not be used to broadcast sporting or other content for gaming or wagering purposes.**
  - **The remainder of the facility would continue to be Council-managed and available for community hire.**
  - **Occupancy would be through an initial five-year lease with a five-year extension option (by mutual agreement). Proposed lease terms for this option are outlined in Confidential Attachment 1.**
  - **Any facility modifications would be delivered within the $1.6 million funding allocation, other than installation of a bar and associated infrastructure which would be the responsibility of the Doreen RSL.**
  - **Council would not contribute any funding.**

- **Option D: Exclusive occupancy of the whole facility by the Doreen RSL with alcohol sales permitted.**
  - **Exclusive use of the whole Brookwood Community Centre by the Doreen RSL, excluding the cafe.**
  - **Alcohol sales permitted, noting the Doreen RSL proposes the installation of a large bench, four draught beer taps, wine display shelving and a cool room.**

- **Food sales not permitted within the operating hours of the adjoining café.**
- **An outdoor alfresco area, a smoking area, or gaming facilities would not be permitted. Television screens could not be used to broadcast sporting or other content for gaming or wagering purposes.**
- **Occupancy would be through an initial five-year lease with a five-year extension option (by mutual agreement). Proposed lease terms for this option are outlined in Confidential Attachment 1.**
- **Any facility modifications would be delivered within the $1.6 million funding allocation, other than installation of a bar and associated infrastructure which would be the responsibility of the Doreen RSL.**
- **Council would not contribute any funding.**

3. **Resolve to adopt Option _____ as the preferred option for the Brookwood Community Centre.**
4. **Note should Council resolve to adopt Option B, C, or D as the preferred option for the Brookwood Community Centre, a further report will be presented to Council for consideration and final decision, following the completion of all required legislative processes and a Hearing of Submissions Committee meeting, including:**
   a) **Community engagement in accordance with Section 115 (4) of the *Local Government Act 2020*, and Council's Community Engagement Policy between the period 4 May to 1 June 2026, seeking feedback on Council's intention to enter into a lease arrangement with the Doreen RSL for the Brookwood Community Centre; and**
   b) **Hold a Hearing of Submissions Committee meeting on Thursday 11 June 2026 at 6pm in the Council Chamber, at Civic Centre, 25 Ferres Boulevard, South Morang to hear any verbal submissions in relation to the proposed lease.**
5. **Note should Council resolve to adopt either Option B, C or D, and subject to the legislative requirements being completed as outlined in Recommendation 4 above, Council resolves to further formally consider any lease agreement only upon the Doreen RSL providing officers sufficient written evidence by 1 June 2026, demonstrating that it has the operational capacity and financial resources to:**
   a) **Expand its current operations from one evening per week to the proposed schedule of five evenings and two daytime sessions per week;**
   b) **Fund any additional facility modifications beyond the $1.6 million federal funding allocation, if agreed by Council;**
   c) **Independently obtain the necessary permits and licenses as outlined in this report; and**
   d) **Meet all financial obligations associated with a lease arrangement.**
6. **Note the requested information outlined under Point 5 (i – iv) will be included in the subsequent officer report to Council, to the extent that no commercial in confidence information is released publicly.**

Background / Key Information

Election funding commitment

On 29 April 2025, a $1.6 million Federal Government funding commitment was made in relation to a proposal initiated by the Doreen RSL to establish a permanent base at the Council-owned Brookwood Community Centre on Hazel Glen Drive, Doreen, subject to a Council decision.

On 30 April 2025, Council acknowledged the announcement with the following statement – *"Council understands the important role the RSL plays in the life of veterans, their families and the broader community so we acknowledge the Labour Party election funding commitment of $1.6m to provide a home for the Doreen RSL."*

Brookwood Community Centre

Brookwood Community Centre is a converted sales office situated within the residential Brookwood Estate at the intersection of Hazel Glen Drive and Brookwood Avenue, Doreen, approximately 800 metres from Laurimar Town Centre.

The community facility entrance is on Brookwood Avenue, and the facility is supported by a 23-bay car park. The western and southern fence line directly adjoins four dwellings.

Brookwood Community Centre is a multi-use facility offering three spaces suitable for small meetings to mid-sized gatherings, supported by a community kitchen (detailed in Table 1 and Figure 1). It is available for both casual and regular community hire from Monday to Sunday.

The Centre has a café which is leased to a private operator until 31 July 2029. The café has its own street frontage and entrance on Hazel Glen Drive, separate from the main facility, although its customers use the Community Centre toilets.

Figure 1. Community spaces in the Brookwood Community Centre

Table 1. Community spaces in the Brookwood Community Centre

Community Room	Hazel Glen Room	Meeting Room	Community Kitchen
Capacity: 50 seated or 65 standing Floorboards with mirrored wall	Capacity: 50 seated or 65 standing Carpet	Capacity: 8 seated Carpet	Fridge, microwave, sink, 600 wide oven and stove top, urn/kettle

Doreen RSL's proposal for the Brookwood Community Centre

The Doreen RSL currently meets at the Laurimar Recreation Reserve under arrangements with the resident sporting clubs. The RSL now seeks to move from casual hire of a venue to a permanent, dedicated space and expand its hours of operation.

On 22 October 2025, the Doreen RSL Committee submitted to Council its proposal outlining the intended use, functional requirements, and building modifications necessary to establish a permanent base for the group at the Brookwood Community Centre.

The Doreen RSL is seeking exclusive, ongoing use of the Brookwood Community Centre (excluding the café) under a peppercorn rental arrangement. The proposal indicates that the primary use of the site would be as a bar and lounge-style venue for members, supported by ancillary spaces for meetings, administration, and veteran support activities.

To facilitate this, the Doreen RSL is seeking to use both main rooms, several supporting spaces, and the rear outdoor area (excluding the café), along with a range of building modifications. While the proposal notes that some areas could be made available to other community groups when not in use by the Doreen RSL, the overall layout and proposed fit-out are centred on bar and social operations for the RSL.

Key elements of the proposal are summarised below, and the full proposal is included at Attachment 1.

Primary use

- A bar (with alcohol sales) and lounge-style venue as the main function of the facility.
- Social seating, televisions, and bar service forming the core activity.

Community role

- Provision of veteran support and social connection programs.
- Delivery of commemorative services and events.
- Educational and outreach activities.

Facility use and access

- Use of most internal areas (excluding café), including both main rooms and support spaces.
- Expansion into the rear outdoor (alfresco) area.

Layout and fit-out

- Internal reconfiguration to connect main rooms into a larger bar/lounge space.
- Installation of a bar, cool room, and associated service infrastructure – the Doreen RSL's proposal is to *"have a lot of bench space with under bench glass washing machine, under bench ice machine, under bench beer glass and other item storage, a 'wet area', beer taps (possibly only 4), an open shelf above the bar to hold and display wine and other items with wine glass hangers below that shelf/display area".*
- Fit-out to support a hospitality-style environment, including seating and display areas and potentially a commercial kitchen.

Supporting spaces

- Meeting/board room for committee and advocacy purposes.
- Quiet room/library for veterans.
- Kitchen upgrades (potentially a commercial kitchen) to support food preparation.
- Consolidated storage areas.

Access and security

- Controlled entry, member sign-in requirements, and restricted internal movement.
- Security measures including CCTV, alarms, and swipe access.

Outdoor area

- Development of an alfresco seating and smoking area associated with bar/lounge use.
- Proposed fencing changes and additional storage.

Operations and attendance

- Proposed hours:
    - Wednesday: 3pm–8pm
    - Thursday: 3pm–8pm
    - Friday: 3pm–10pm
    - Saturday: 12pm–10pm
    - Sunday: 12pm–8pm
- Expected attendance:
    - Weekdays: approximately 30–60 people at any one time
    - Fridays (peak): up to 60–130 people during evening periods
    - Weekends: approximately 30–80 people at any one time
- Limited major events (e.g. ANZAC Day, Remembrance Day), with larger gatherings.

Works required

- Structural and internal layout changes (walls, entrances, room connections).
- Installation of bar and associated infrastructure.
- Electrical, AV, lighting, and mechanical upgrades.
- External works including landscaping and fencing.

- Flag pole and RSL signage on front of building.

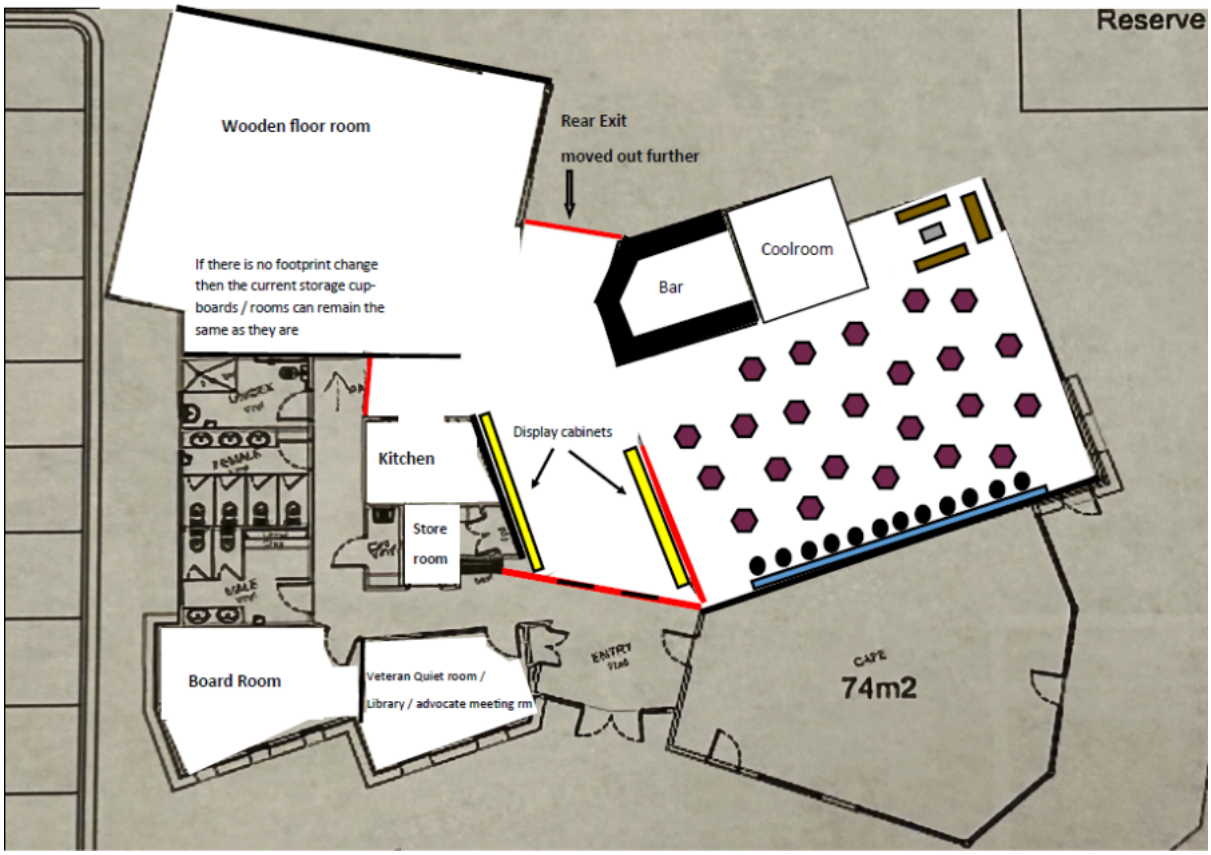


Figure 1. Doreen RSL's proposed internal floorplan alterations for Brookwood Community Centre

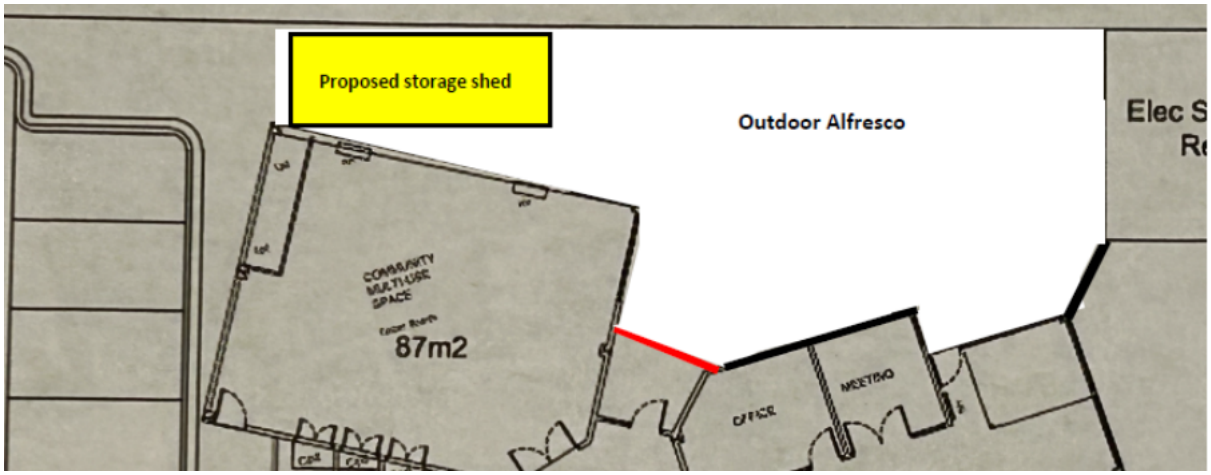


Figure 2. Doreen RSL's proposed outdoor alfresco area with storage shed

ANALYSIS OF DOREEN RSL'S PROPOSAL

This section provides a discussion of Doreen RSL's proposal against the following considerations:

1. Potential neighbourhood and amenity impacts.
2. Scope of required facility upgrades and associated implementation costs.
3. Compliance with funding body requirements.
4. Impacts on existing users of the Brookwood Community Centre.
5. Financial implications for Council.

6. Alignment with Council's strategic priorities and the role of local government in supporting RSLs.
7. Consistency with Council's strategic approach to the activation and use of community centres.
8. Capacity of the Doreen RSL to expand operations.
9. Permits and licensing requirements.

Neighbourhood and amenity impacts

The Brookwood Community Centre is located within a predominantly low-density residential area. While RSL venues typically operate with a strong community focus and may generate fewer late-night entertainment impacts than traditional bars, amenity issues can still arise depending on trading hours, event frequency, and proximity to nearby dwellings.

The Doreen RSL proposal includes several elements that have the potential to increase activity levels beyond those normally associated with a community centre operating under standard hire conditions, particularly the proposal for operating hours to extend to 10pm on two evenings per week. These include increased internal noise from functions and activities; outdoor noise associated with an alfresco area and patrons arriving, congregating, and dispersing; additional traffic volumes; and service-related noise from deliveries and waste collection.

Based on a maximum capacity of 130 patrons outlined in Doreen RSL's proposal, a total of 39 car spaces would typically be required. The site currently provides only 23 spaces, meaning a planning permit application would need to seek approval for a reduction in car parking requirements and demonstrate how parking demand can be managed. The shortfall in on-site parking could result in increased on-street parking and traffic in the surrounding streets, which may affect local amenity, pedestrian safety, and the character of the area. This is discussed in more detail further in this report.

Planning policy in the Whittlesea Planning Scheme seeks to avoid or otherwise minimise adverse off-site impacts from commercial, industrial, and other uses through land use separation, siting, building design, and operational measures. Given the building is existing and the site is already established, there are limitations to what additional mitigation measures can be implemented.

Of particular concern is the proposed alfresco area, which adjoins the rear boundary of two residential properties, with one dwelling located approximately two metres away. The proximity of this space, along with the proposed smoking area, creates a likelihood of conversation noise and night-time congregation immediately adjacent to private homes. Unlike licensed sporting pavilions, which are typically located within open space reserves and physically separated from residential interfaces, the Brookwood Community Centre does not have spatial buffers or separation from neighbouring residential properties.

Although Council's community facility hire conditions generally allow the private consumption of alcohol, they do not permit its sale. In this residential context, and given the close proximity to homes, the introduction of a liquor licence, alfresco area, and smoking area presents an increased risk of negative amenity impacts.

Cost to implement Doreen RSL's proposed facility modifications

The Doreen RSL proposal involves renovations exceeding 50% of the existing building footprint, triggering a requirement for the entire facility (including the café) to be upgraded to comply with current Building Code of Australia standards. These works are estimated at $3.1 million, with further detailed assessment of heating, ventilation and air conditioning systems, accessibility compliance, and other building services likely to increase costs beyond this estimate.

The proposal, at an estimated cost approximately $1.5 million above the available $1.6 million election commitment, is not financially viable. A reduced scope would be necessary to deliver the project within the allocated budget.

Funding body requirements

Funding from a federal election commitment announced by a Member of Parliament is administered through a formal grant process by the relevant Commonwealth agency. In this case, the responsible agency is the Department of Veterans' Affairs (DVA). As the owner of the Brookwood Community Centre, Council would need to submit the grant application.

Preliminary guidance from DVA indicates a preference for dedicated use of spaces upgraded with DVA funding, with a lease arrangement granting exclusive use generally aligning with its expectations. DVA has also advised that its funding priorities are directed toward veterans' services and program delivery, and that hospitality-related infrastructure such as a bar may not align with those priorities.

While the Doreen RSL has expressed support for continued community access to the facility when not in use by the RSL, this may not be achievable if grant conditions require upgraded areas to be allocated exclusively to the RSL.

In such circumstances, casual hire or licence arrangements would not provide sufficient tenure, and a lease would be the appropriate mechanism.

As DVA funding is intended for direct service outcomes for veterans, if Council were to resolve to allow a bar (Options C or D), requiring the Doreen RSL to fund installation of the bar itself would maximise the likelihood of funding eligibility.

Impact on existing users of the Brookwood Community Centre

The Doreen RSL proposes converting all existing community-hire spaces at Brookwood Community Centre into a purpose-built facility for the RSL operating five days per week.

This would displace the centre's current multi-use function, which presently accommodates nine regular hirers and averages approximately 60 hours of weekly use across the Hazel Glen Room and Community Room, in addition to casual bookings. Based on a December 2025 service user survey (five responses from nine regular hirers), the centre is estimated to service approximately 500 community members per week.

Regular users who submitted a survey response include:

- **Dance Power:** a privately-owned business that hires the facility at commercial hire rates across three weeknights and Saturday mornings, with 300–400 enrolled students (some classes with waitlists). Dance Power reports that it emphasises youth development, disability inclusion and social connection, with approximately 15% of students attending on waived or subsidised fees. A petition presented to Council in October 2025, signed by 228 residents and 25 non-residents (with over 1,100 additional online signatories through change.org), raised concerns regarding potential displacement of Dance Power.
- **Doreen Baptist Church:** provides weekly faith-based services and community support to approximately 40 members. The Church has advised that co-location with an RSL would not be compatible with its activities, and it would need to find alternative accommodation.
- **Friends Dancing:** a small social dance group established in 2025, supporting social connection for up to 15 members.
- **Supported Playgroup (Smalltalk):** a free early childhood program delivered by Council and funded by the Victorian Government, supporting up to 16 local families per session.
- **Positive Ageing**: a Council-run weekly exercise program supporting health and social connection for up to 20 older residents.

Other regular users include:

- Kelly Mini Sports
- Zumba Dance Class
- Chair Exercise
- OMNI Doreen (a men's discussion group)

In the 2024-25 financial year, there were 27 casual hire bookings totalling 177 hours and generating $7,708 in income for Council.

The Brookwood Community Centre currently operates in accordance with Council's principle of maximising shared community use to deliver the greatest overall community benefit. Options B and C propose a partial occupancy model, whereby the Hazel Glen Room and Community Office would be allocated to the Doreen RSL on an ongoing basis, while the Community Room and kitchen would remain shared spaces available to both regular and casual hirers.

The Hazel Glen Room is considered the most suitable space for RSL use, given its size, storage capacity and direct connection to the proposed gallery corridor. In contrast, the Community Room—with its wooden flooring and mirrored walls—is better suited to the needs of existing community user groups.

Transitioning to exclusive occupancy by the Doreen RSL under Option D would significantly reduce broader community access and limit the diversity of use at the facility.

Options B, C and D would result in the displacement of existing users to varying degrees. Even under Options B and C, where the Community Room would remain available for hire, user groups would need to assess whether their activities are compatible with the proposed RSL use. While Council officers could assist affected groups to identify alternative venues, equivalent arrangements cannot be guaranteed due to factors such as room size, location, flooring, storage requirements and the availability of consistent booking times.

It should be noted that the current capacity of the Hazel Glen Room is 50 people seated or 65 standing. While a slight expansion of this room proposed by the Doreen RSL would increase capacity, it will still not be able to accommodate the 80- 130 people the RSL projects will attend the facility on some evenings or at larger commemorative events.

From a financial perspective, the Doreen RSL has proposed a lease at a peppercorn rental, with the RSL having control over community hire arrangements. Council is projected to receive $57,820 in the 2025-26 financial year from regular and casual hire of the facility. Granting full or partial access under a peppercorn arrangement would significantly reduce this income.

A market rental for exclusive occupation of a size of a facility the same size as Brookwood Community Centre (approximately 450 square metres) with a hospitality-focussed use would be in the order of $122,850 to $229,500 per annum.

The proposed lease arrangement for Options B, C and D are outlined in Confidential Attachment 1. The arrangements reflect a balanced position, recognising both the foregone income to Council and the market value of exclusive occupation, while aligning with Council's policy objectives.

Local government responsibilities in supporting RSLs and alignment with Council's strategic priorities

The Doreen RSL has proposed delivering a range of services from the Brookwood Community Centre, including welfare and advocacy support for veterans and their families, emergency assistance and mental health support, volunteering and community engagement initiatives, and the delivery of commemorative services such as ANZAC Day and Remembrance Day, alongside educational programs. These activities provide important social and wellbeing benefits to the veteran community.

However, veterans' affairs are primarily the responsibility of the Australian Government through the Department of Veterans' Affairs (DVA), which administers compensation and rehabilitation schemes, health and mental health services, income support and pensions, commemorative programs, and major grants for veteran wellbeing and infrastructure. State Governments play a complementary role, often supporting wellbeing initiatives and capital works.

The role of local government is to facilitate community participation and provide equitable access to local infrastructure. It is not common practice for local governments to provide dedicated or no-cost accommodation for RSL's, as core veterans' services sit within Federal Government responsibility.

There are two other RSL sub-branches located in the City of Whittlesea. The Whittlesea RSL meets at the Whittlesea Bowling Club and does not occupy Council-managed facilities. Council has a long-standing peppercorn lease arrangement with the Epping RSL on Harvest Home Road, currently until 2054; however, this is a legacy arrangement and not reflective of contemporary governance and leasing practice.

Currently, Council supports RSL sub-branches through traffic management and security for commemorative services, maintenance of local war memorials, access to community grants, and subsidised community facility hire rates. The Doreen RSL recently received a $8,047 community grant to support its 2026 ANZAC Day event.

Council's strategic framework including the Community Plan 2025-2029, Municipal Public Health and Wellbeing Plan 2025-2029, Connected Communities Strategy 2023-2033 and Strategic Property and Land Plan 2025-2030 emphasise inclusive, connected and healthy communities through equitable access to shared spaces. These documents require Council to optimise its property portfolio for community benefit and financial sustainability, prioritise multi-use facilities, and apply transparent leasing and licensing practices. All 22 Council-owned community centres currently operate as multi-use facilities, with no sole occupancy arrangements in place. Allocating an entire centre to a single organisation would therefore represent a significant departure from established policy and practice.

While the Doreen RSL has indicated that gaming machines are not proposed, it seeks to install a bar and serve alcohol. Even without gaming or wagering facilities, a sports bar-style configuration would shift the facility's character toward a hospitality-focused model, which is not aligned with the intended purpose of Council-owned community centres.

RSLs play an important role in supporting veterans and fostering community commemoration. However, providing dedicated, ongoing accommodation at no or very low cost does not align with Council's core responsibilities or strategic framework. While the social value of such uses is recognised, it needs to be balanced with the consistent application of policy, equitable access, and the responsible management of public assets.

Furthermore, granting sole occupancy at a peppercorn rate could be perceived as inequitable by other community organisations that access facilities under Council's fees and charges framework.

Capacity of the Doreen RSL to expand its operations

The Doreen RSL currently operates on average one evening per week and hosts occasional larger commemorative events. The proposal to expand its operations from one evening per week to five evenings and two daytime sessions per week represents a significant increase in both operational hours and resource requirements. This change would require additional staffing/volunteer support, financial capacity, and management systems to ensure the facility can be operated safely, sustainably, and in compliance with all regulatory obligations.

Given the scale of this shift, there is a risk to Council that existing user groups would be displaced, yet the facility could be underutilised if the RSL cannot sustain its proposed schedule. It could also result in lost income for Council if the RSL is unable to meet its lease obligations. It is recommended that Council seeks assurance that the Doreen RSL has the operational capacity and financial resources to support the proposed expanded use if a lease arrangement was to be considered under Options B, C or D.

Options for future use of Brookwood Community Centre

Taking the considerations outlined in this report into account, Table 2 summarises the options for Council regarding the proposed use of the Brookwood Community Centre by the Doreen RSL, followed by an overview of the permits and licences associated with each option.

Table 2. Brookwood Community Centre options summary

Option	Facility manager	Spaces for Doreen RSL use	Use by other community groups	Permitted uses/activities	Not permitted
A – maintain current arrangements	Council	All spaces through standard community hire arrangements	All spaces through standard community hire arrangements	Multi-purpose community activities	Alcohol sales, outdoor alfresco area, smoking area, gaming facilities; TV screens must not broadcast sporting or other activities for gaming/wagering

Option	Facility manager	Spaces for Doreen RSL use	Use by other community groups	Permitted uses/activities	Not permitted
B – Part RSL occupancy, no alcohol sales	Council	Exclusive use of Hazel Glen Room, community office, and adjoining corridor	Community Room available for hire through Council	Multi-purpose community activities in Community Room Meetings, administration, veteran support	Alcohol sales, outdoor alfresco area, smoking area, gaming facilities; TV screens must not broadcast sporting or other activities for gaming/wagering; no food sales within opening hours of the adjoining cafe
C - Part RSL occupancy, alcohol sales permitted	Council	Exclusive use of Hazel Glen Room, community office, and adjoining corridor	Community Room available for hire through Council	Multi-purpose community activities in Community Room Meetings, administration, veteran support, alcohol sales	Outdoor alfresco area, smoking area, gaming facilities; TV screens must not broadcast sporting or other activities for gaming/wagering; no food sales within opening hours of the adjoining cafe
D - exclusive use of whole facility by the RSL and alcohol sales permitted	Doreen RSL	Exclusive use of Brookwood Community Centre (excluding café)	Not available for use by other groups	Meetings, administration, veteran support, alcohol sales	Outdoor alfresco area, smoking area, gaming facilities; TV screens must not broadcast sporting or other activities for gaming/wagering; no food sales within opening hours of the adjoining cafe

Permits and licenses

This section provides an overview of the planning, liquor and food handling approvals that may be required for each of the four options for the Brookwood Community Centre outlined in Table 2.

Planning permits

The Brookwood Community Centre is located in a residential area and is covered by planning controls under the Whittlesea Planning Scheme. The site already has an approved planning permit that allows it to operate as a community centre, including spaces for community activities, a small café or shop, and supporting features like car parking and landscaping.

If Council were to resolve on Options B, C and D, a new or amended planning permit would be required, as the operation of an RSL is considered a 'Restricted Place of Assembly' under the Whittlesea Planning Scheme. The Doreen RSL would need to seek advice and lodge an application independently of Council, as Council is the responsible planning authority and cannot submit applications on behalf of external organisations.

The planning permit assessment would consider potential impacts on the surrounding area, including amenity and neighbourhood character, as well as parking and traffic implications as detailed further in this report.

When a planning permit application is lodged, Council is required to undertake public notification in accordance with the *Planning and Environment Act 1987*. This includes written notice to surrounding properties and signage on the site for a minimum period of 14 days.

Community members would have the opportunity to make a submission, and all submissions would be considered as part of Council's decision-making process.

Car parking and traffic

Car parking would be a key consideration in the planning permit assessment. Under Clause 52.06 (Car Parking) of the Whittlesea Planning Scheme, a 'Restricted Place of Assembly' requires parking to be provided at a rate of 0.3 spaces per patron.

Based on a maximum capacity of 130 patrons outlined in Doreen RSL's proposal, a total of 39 car spaces would typically be required. As the site currently provides only 23 spaces, any application would need to seek approval for a reduction in car parking requirements and demonstrate how parking demand can be appropriately managed.

Council would assess whether this could result in impacts such as increased on-street parking, traffic movements, or amenity impacts for nearby residents.

Liquor licensing

The sale and consumption of alcohol is regulated separately to Council by the Victorian Gambling and Casino Control Commission (VGCCC).

Under Options C and D, the Doreen RSL would require an appropriate liquor licence. This process includes public notice for a period of 28 days and referral to relevant authorities, including Victoria Police and Council, providing an additional opportunity for community input.

Food service

The Doreen RSL proposal identifies the need for an upgraded and expanded kitchen, including larger cooking appliances (such as an oven and stovetop), increased bench space, and additional equipment including a microwave, air fryers and a refrigerator. The proposed scope of works would move the facility toward a more fully equipped commercial kitchen standard.

Where food preparation and handling is undertaken, the premises would be required to register as a food business with Council and comply with the *Food Act 1984* (Vic). Compliance obligations would typically include the implementation of a Food Safety Program appropriate to the class of premises, the appointment of a suitably qualified Food Safety Supervisor, and ensuring that all staff and volunteers are adequately trained in safe food handling practices. The Doreen RSL would also be responsible for maintaining appropriate standards of hygiene, cleanliness and temperature control, and would be subject to routine inspections by Council's Environmental Health Officers.

Doreen RSL's proposal does not clearly define the type or extent of food-related activities to be undertaken. This is a key consideration, as the nature of the activity will determine the applicable classification (typically Class 2, 3 or 4 for community-based food premises), which in turn informs the level of food safety risk, the required specification of the kitchen fit-out, and the associated regulatory obligations. Higher-risk classifications attract more stringent compliance requirements.

Alignment to Community Plan, Policies or Strategies

Community Plan 2025-2029

- We support seniors' groups to promote active participation of older adults within the community
- We support parents and caregivers by helping them feel confident, connected and equipped to raise healthy, happy children
- We provide inclusive recreational and leisure opportunities that welcome everyone, regardless of their abilities or background
- We plan and manage neighbourhood development and change, ensuring that land use and infrastructure meet the community's current and future needs

- We work to ensure everyone can access the programs, services and information they need to feel included and supported in their community

Municipal Public Health and Wellbeing Plan

- Improving wellbeing and social connection by creating programs and spaces that strengthen community connection
- Support and promote active lifestyles by providing a range of programs and creating spaces that inspire and support people to be more physically active

Connected Communities 2023-2033

We work to foster and inclusive, healthy, safe and welcoming community where all ways of life are celebrated and supported.

- Key direction 1: A socially cohesive community
    - All members of our community feel that they belong, are valued and respected
    - Our community shares stories and learns from one another
- Key direction 2: A healthy and safe community
    - Our community is healthy, well and physically active
    - Our children and young people are supported to thrive
    - Our community feels safe and supported

Liveable Neighbourhoods 2024-2034

Our City is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

- Key direction 2: Well-designed neighbourhoods and vibrant town centres
    - Our community has infrastructure that can adapt to their changing needs

Strong Local Economy 2022-2026

Our City is a smart choice for innovation, business growth and industry as well as supporting local businesses to be successful, enabling opportunities for local work and education.

- Key direction 3: Successful, innovative local businesses
    - Our economy has a diverse base that fosters small business development

High Performing Organisation 2023-2028

We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

- Key direction 1: Driving better community outcomes
    - Our organisation values and responds to the unique characteristics and needs of communities within the City of Whittlesea
- Key direction 2: More informed Council decisions

- Our decisions are informed and made in the best interest of community now and for future generations
- Our community trusts and has confidence in the City of Whittlesea

Strategic Property and Land Plan 2025-2030

- Key direction 1 – Optimising Council property for community benefit and financial sustainability.
  - ensure that Council-owned or managed properties are used to meet demonstrated community needs consistent with Council's policies and the Community Plan
  - optimise the use of Council's existing and future property portfolio, with particular focus on the encouragement of multi-use facilities
  - enable the appropriate and effective management of all Council owned facilities to maximise the useful life of the facilities
  - where a lease or licence is of a commercial nature:
    - maximise the economic return to Council and the value of Council's assets

Considerations of *Local Government Act (2020)* Principles

Financial Management

- The Doreen RSL Committee's full proposal is estimated to cost $3.1 million, exceeding the available election funding by approximately $1.5 million.
- The total current annual income derived from the Brookwood Community Centre is therefore $57,820.42 including:
  - The Hazel Glen Room - $25,290.07 per annum.
  - The Community Room - $24,822.35 per annum.
  - Casual bookings - $7,708 per annum.

Community Consultation and Engagement

- Engagement with the Doreen RSL occurred to obtain a formal proposal.
- Officers have engaged with the Department of Veterans' Affairs as the Federal Government funding agency for this election commitment.
- Service user surveys for Brookwood Community Centre regular hirers were undertaken in December 2025.
- Consultation with all stakeholders will be undertaken following a Council decision.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

(d) The municipal community is to be engaged in strategic planning and strategic decision making.

(g) The ongoing financial viability of the Council is to be ensured.

(h) Regional, state and national plans and policies are to be taken into account in strategic planning and decision making.
(i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.
(c) Council information must be understandable and accessible to members of the municipal community.

Council Policy Considerations

Environmental Sustainability Considerations

No implications.

Social, Cultural and Health

Displacement of current regular hirers will negatively impact:

- Social connection
- Senior's health, wellness and connection
- Early childhood & family support
- Faith and social support
- Youth development
- Disability inclusion

Economic

This report has no implications to the adjoining cafe lease agreement and access to toilets remains.

The cafe would benefit from current users also being customers and could be impacted if RSL patrons don't utilise the cafe at the same level of current users.

Legal, Resource and Strategic Risk Implications

No implications.

Implementation Strategy

Communication

- Officers will continue to engage with the Department of Veterans Affairs as the funding agency for the election commitment.
- Officers will contact all stakeholders to advise them of Council's decision.
- The community will have an opportunity to provide feedback on Council's intention to lease through written submissions and a Hearing of Submissions Committee meeting.

Critical Dates

- It is proposed that the 28-day notice period of intention to lease and invitation for community feedback commences on 4 May 2026 with a Hearing of Submissions Committee meeting scheduled at 6pm on Thursday 11 June for the community to present their feedback.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

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

Attachments

1. Doreen RSL Committee Proposal for Brookwood Community Centre [**5.1.1** - 15 pages]
2. CONFIDENTIAL REDACTED - Confidential Proposed Lease Schedule [**5.1.2** - 2 pages]

Doreen RSL
LEST WE FORGET
Sub Branch

Est Aug 2017
Email: president@doreenrsl.com.au
PO Box 332 Doreen Vic 3754
President: W. Wridgway Secretary: S. Evers-Wood
Mob: 0408397502 Mob: 0487384963

Date: 22 Oct 2025

To Anthony Trail and the Whittlesea Council,

Please find enclosed the Doreen RSL Committee endorsed submission with regards to the renovations of the Brookwood Community Centre for a 'Fit for Purpose Doreen RSL Sub-Branch' that our veterans, our community and the Whittlesea Council can be proud of.

This submission comes as a result of a meeting between Rob Mitchell MP, Whittlesea Council and members of the Doreen RSL Executive Committee on 13 Aug 2025.

During that meeting Rob Mitchell MP detailed his election pledge of $1.6m to renovate the Brookwood Community Centre and create a 'fit for purpose Doreen RSL'

Several discussions were then held between the three entities with regards to Council procedures, permit requirements along with proposed operating times and floor plan requirements.

The Doreen RSL held a members input meeting on Sunday 14 Sept 2025, to discuss the renovation requirements and any other element of the renovations that the members would like to see at the completion of those works. A chronological record of the members input was created at the time for further reference as required.

Further conversation with regards to what the members wished for and what the Doreen RSL Committee could envisage occurred between the committee at a committee meeting held on 24 Sept 2025.

The included explanation document and proposed plans have been endorsed by the Doreen RSL Committee, and they have all signed this letter in a display of their endorsement.

Kind Regards

W. Wridgway
President
Doreen RSL

P. Wood
SVP
Doreen RSL

B. Warner
VP
Doreen RSL

S. Evers-Wood
Secretary
Doreen RSL

S. Wridgway
Treasurer
Doreen RSL

D. Gunn
Committee
Doreen RSL

S. Barratt
Committee
Doreen RSL

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

Hi Anthony,

In response to your email of 19/8/25, please find the following information:

On Sunday 14 September the Doreen RSL held a membership meeting with regards to the proposed renovations of the Brookwood Community Centre to generate a 'Fit for Purpose', 'Stand Alone' Doreen RSL Sub-Branch that our veterans, members, community and the Whittlesea Council can be proud of.

With regards to the size of our current meeting location (Laurimar Sporting Club) compared to the current size of the two main rooms located within the Brookwood Community Centre, we discussed the requirement to occupy both rooms and all other ancillary rooms within the building apart from the Café, as well as the outside 'alfresco area' to the rear of the building.

A floor plan with suggested changes is attached to this email, BUT I will talk you through the proposed renovation changes and use for each room:

Room known as the 'Hallway' or 'Gallery area'

Create the Doreen RSL entrance doors (Glass sliding) amongst a wall to wall, floor to ceiling wall across the hallway. Within that hallway (after the entrance) we would have glass military memorabilia display cabinets on each side with LED lighting as well as other memorabilia on the walls. (power points required) There would also be an automated 'member & guest sign in post' inside those doors.

The far end of the hallway exit door to the 'alfresco' area be extended to the outside, right hand side corner of the building to make way for the widening of the 'wooden floor' room to connect it to the Hazel Glen room and bar area.

Room known as the Hazel Glen Room – RHS of entrance hallway.:

Close off the doorway as it is now and make it part of a normal wall. Open the other end of that wall to be the new entrance to the room as well as expose the end of the RSL Bar (explained further down)

The two rooms contained within the Hazel Glen room marked as 'office' & 'meeting':

All interior walls to come down and alter the 'office' to become the RSL Bar open to & accessible to the Hazel Glen Room and the hallway. Design to come later.

The other room marked 'office' can be the bar cool room for bar stock with 'fill from the rear' drink storage doors opening to the bar. The exact design and layout of the cool room and cool room entrance is to be worked out at a later stage.
Another considered use for that room could be a commercial kitchen depending on Council size and OH&S requirements – to be further discussed.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

The footprint of those two rooms / offices would not change at this stage subject to further planning and bar design etc.

That room in total would be used as the main RSL Bar & lounge area including the bar proper.

That room would contain several tables and chairs within the main room footprint as well as a 'bar counter' along the wall adjoining the café along with several barstools to increase the seating ability. It would also contain several televisions on the wall for sports games, RSL Sponsorship / supporters, electronic honour boards and other RSL memorabilia including flags etc. The corner of that room where the entrance door is now would be the Doreen RSL Dart Board with appropriate lighting. Several power points and tv connections would be required for these items.

The corner of that room behind what would be the cool room and adjacent to the exit door would be either a 'U' shape or 'square' made up of 3-4 lounges with a coffee table in the middle for a more relaxed seating area.

There has been no further discussion about the three exit doors for that room & can be discussed at a later date.

The Community or wooden floor room

The entrance to that room would need to be widened to try and create an 'adjoining & included' room with the main RSL Bar/lounge. The new entrance would also need to have concertina doors or similar, to close the room off for private functions, meetings and use by other community groups when not in use by the RSL.

The main RSL use of that room would be similar to the other room or as an 'overflow room' when the bar room exceeds capacity. That room would also have tables and chairs for members to sit and socialise and maybe (subject to change) a 'kids' corner' with kid's games to entertain them under parental supervision. That room would also contain military memorabilia as well as a couple of televisions on the walls. That room could be reconfigured easily and quickly for other community groups or community members to use when not in use by the RSL.

It would be expected that room would also contain a couple of televisions and military memorabilia to suit a 'fit for purpose RSL'

Depending on renovation requirements the storage within that room could remain the same or could be reconfigured to suit the renovated room BUT the RSL would require all of those storage areas at this stage.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

The 'kitchen' & 'passage'

Depending on what happens in the proposed cool room / commercial kitchen area, the labelled 'kitchen' would be required by the RSL. Depending on council requirements, we would like that room reconfigured to include a bigger / different oven & stove top and bench space to use a microwave and air fryers etc as well as a refrigerator. – we could consider the use of this upgraded room by other groups who use the 'wooden floor' room when not required by the RSL.

There would need to be a 'wall' & 'one way' door for members to 'exit' only to use the toilets or just a full wall. In that case exit and entry of the RSL to use the toilets would be via the main entrance and use the same hallway as the café do.

Community meeting room'

The Doreen RSL would like continued access to that room, and we would set it up as a 'committee board room' where the RSL Committee and sub committee's could meet in private with peace & quiet & hold their required meetings. This room would also be set up to be used by veterans when meeting compensation and welfare advocates if they don't wish to use their own homes. This room could also be utilised by other community groups when not required by the RSL.

That room currently has a sink & water and we would like that to stay so tea / coffee could be served during meetings and veteran welfare meeting etc. The configuration of that room is yet to be determined or agreed upon.

'Community office'

This room is currently used to store tables and chairs for use in the 'wooden floor room'.

The Doreen RSL would like continued access to this room, and we would set it up as the RSL Library along with a television, sofa, coffee table and relaxing area for our veterans. It would be used as a 'quiet room' for veterans when the normal RSL noise gets too much for them. It would be used as a second meeting place for veterans and advocates when the other room is being used. – Although this room would be set up with many RSL / Military related books, it could also be used by community members for 1-4 people short meetings if not used by the RSL .

'Store room'

The 'store room' opposite the 'Community Office' would be required by the RSL as a storage room. Items proposed to be stored in that room would be everything from 'ANZAC & Poppy Appeals' items, portable tables & chairs used for appeals periods, excess memorabilia on rotation, RSL paperwork, disposable items & packaged food items used for our 'members nights', all membership and treasurer documentation and books etc etc etc.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

FYI – a number of current committee members store all these items and more within their own homes or family members homes. ie: Secretary – one complete spare room and some of her garage at her home as well as a complete spare room at her mother's house. President – one complete spare room, part of garage and storage area as well as under his house. Membership Officer – part of a spare room. We also have a storage facility at the rear of Darebin RSL that contains many Doreen RSL items. Just to give you an idea (and there is more).

Rear outside area.

The area outside to the rear of the building could be beautified and made into an alfresco area separate from the café deck area. The current fence line (closer to Hazel Glen Dve) could be moved to the right hand corner of the building and connected to the Electric Substation fence or similar. The area could be accessed by the door in the 'main bar' room as well as the hallway between the two main rooms. There could be a water feature, tables, chairs, umbrellas and a nice relaxing alfresco area for members of the RSL – this area could also be accessed by any community group members using the building when the RSL isn't. The smaller / tighter area behind the 'wooden floor room' would be ideal to be able to put a concrete pad and large lockable storage shed.

It is noted that this area is boarded by residential homes and hours of use would have to be reduced compared to proposed RSL open hours on some days for neighbour consideration.

Operation hours:

At this stage it is proposed that the original Doreen RSL opening hours would be similar to:

Wednesday: 3pm – 8pm (to be confirmed)

Thursday: 3pm – 8pm

Friday: 3pm – 10pm

Saturday:12 noon – 10pm

Sunday: 12 noon – 8pm

Although it is hard to forecast attendances during those times as we are not currently open in this capacity, we would expect the following numbers during the following days / times.

Wednesday: main bar only 30-60 people at any one time – people arriving and leaving at different times during opening hours. – possibility of needing the overflow room on some occasions unless booked by other community groups.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

Thursday: main bar only 30-60 people at any one time – people arriving and leaving at different times during opening hours. – possibility of needing the overflow room on some occasions unless booked by other community groups.

Friday: Main bar from 3pm-5:30pm - 30-60 people at any one time. 5:30pm – 8pm – 60-130 people spread across both rooms as Friday is 'members night' (Raffles, meat trays etc etc) 8pm – 10pm 30-50 people at any one time, decreasing in numbers towards closing time.

Saturday: 30-80 people across both rooms and alfresco at any one time with members coming and going across the opening hours.

Sunday: 30-80 people across both rooms and alfresco at any one time with members coming and going across the opening hours.

Note: - these numbers are estimates only based on conversations with our members and members of the community as well as frequent attendance numbers attending Friday night 'members nights' over the past 5 years.

Special Events:

Forecast 'special events' would only be ANZAC Day & Remembrance Day.

ANZAC Day – we currently have a couple of thousand veterans and community members attend our Dawn Services at the Doreen Cenotaph. We currently then invite everyone to attend the Laurimar Sporting Club for a traditional 'gun fire breakfast', two up and social drinks. We have traditionally had a few hundred people come to the sporting club at 7 am over the past few years. That is way too many people to attend the proposed Doreen RSL and as such we would maintain a connection to the Sporting Club for this purpose. The Doreen RSL would then open at midday on ANZAC Day until all members and guests are gone or by NLT 8pm. We would expect about 60 people, at any one time, to visit the Doreen RSL on ANZAC Day after 12 noon with people coming and going as required.

Remembrance Day – a Remembrance Day service would be held at the Doreen cenotaph prior to 11am on the day that it falls. It would be expected that the Doreen RSL would then open to veterans and community members about 1130am until an expected closing time of NLT 8pm – or earlier depending on demand. At anyone time it would be expected that 60-80 people would attend the RSL on those days and would be spread across both main rooms and the alfresco area.

Note: as the ANZAC Day Dawn Service begins before 6am a lot of initial attendees would head home early afternoon at the latest, but then we could have veterans return from marching in the city and wish to attend their RSL to continue commemorating the day. Numbers are estimates only.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

Note: - depending on the day of the week that Remembrance Day falls and as it is not a public holiday the numbers would fluctuate due to members of the community having to work. The opening hours would be totally dependent on demand by attendees on those days.

Facility improvements and alterations required:

A list of renovation improvements is as follows – this list is not conclusive but merely a starting point prior to further discussions:

- Main building entrance doors to be changed to electronic 'accessible doors'
- RSL entrance to be created inside the building with electronic sliding glass doors – wall to wall, floor to ceiling wall containing the doors.
- Main hallway / Hazel Glen room wall to be totally changed closing off the current doorway and opening the far end of the room as the entrance.
- The two Hazel Glen room 'office' internal and middle walls to be dismantled.
- The creation of a bar in the 'left hand' office footprint opening to the Hazel Glen Room and the hallway – the design is yet to be created but it is envisaged to have a lot of bench space with under bench glass washing machine, under bench ice machine, under bench beer glass and other item storage, a 'wet area', beer taps (possibly only 4), an open shelf above the bar to hold and display wine and other items with wine glass hangers below that shelf / display area. The Doreen RSL has had a major commercial cabinet making business offer to fit out the bar with cabinetry as either a donation or minimum financial outlay TBC.
- The creation of a cool room on the footprint of the 'right hand office'. The cool room would have three opening glass doors opening into the bar to access the display drinks. Those drinks would be filled from the stock in the cool room and from within the cool room. The cool room access door location is yet to be confirmed. The other 3 cool room walls would have to be 'covered' with 'fake' internal building walls. The Doreen RSL has a cool room business who has offered to assist with the design, supply and installation of a cool room at a reasonable price.
- The rear hallway doorway exiting to the alfresco to be moved further out to the right-hand corner of the building.
- The entrance to the 'wooden floor room' to be widened and altered to open up the room to the hallway and 'connect' it to the bar and main bar room. That wider entrance would also need to have concertina doors to close it off and separate it should it be needed.
- The layout of the 'wooden floor' room would need to be discussed. If it can stay roughly the way it is then the current storage areas may also be able to stay as they are. Should the room need to be reconfigured then the current storage areas would need to be looked at and relocated accordingly.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

- A different and separate entrance to the 'wooden floor' room from the toilet hallway could be considered to allow other groups to use the room and not require access via the RSL. – to be discussed further.
- The kitchenette be adjusted to add a 'deep fryer (if possible) or altered to have a bigger oven, hot plate, refrigerator, microwave and air fryer space as well as adjusted storage.
- Either a 'one way door' or a permanent wall would need to separate the toilet hallway to the hallway near the kitchenette so there is only one way in & one way out of the RSL to use the toilets. This would be to stop members of the public and non RSL members from just wandering into the RSL without signing in or being detected as a non-member.
- The community meeting room would need to be configured or updated slightly to conform to a 'fit for purpose' board room / meeting room – layout to be discussed.
- The community office would need to have the internal walls replaced, bookshelves built and carpeted to be a fit for purpose veteran quiet room / library / advocate meeting room.
- The rear alfresco area behind the two main rooms would require the boundary fence closer to Hazel Glen Dve to be relocated further toward HG Dve and maybe closed in with a higher and non 'see through' fence. The outside area beautification would need to be discussed, and a layout created with landscaping considered. Outdoor furniture and umbrellas for the area considered. A concrete pad and outside lockable secure storage shed considered for the 'left hand side' or area behind the 'wooden floor room'

Other things to consider

- ❖ Location of a number of power points required throughout the new fit out ie: for the LED glass display cases, all of the televisions required, dart board light, bar and cool room requirements, new kitchenette, outdoor alfresco area, storage room for rechargeable items, board room and 'quiet room'.
- ❖ Location of several TV points required throughout the two main rooms and veteran quiet room.
- ❖ Electronic security shutters for the whole bar area to avoid break in or access to the bar area when other community groups are using the rooms.
- ❖ Security window film (in place of external window shutters) over external windows and the RSL entrance glass doors to deter break ins.
- ❖ Swipe card access to the Doreen RSL, Bar area, both main rooms, Board room, veteran quiet room and storeroom with a central 'app' or 'programme' where we can control which card accesses which room and record room entries
- ❖ Upgrade security to the building with a new and modern alarm system and security cameras with access & monitoring via personal mobile phones – central administrator rights for an Exec committee member.

Doreen RSL Response to W'sea Council – Fit for Purpose RSL

NB: - security needs to be seriously considered due to the building containing a number of attractive items like alcohol and valuable, historic and irreplaceable military memorabilia including inert hand grenades, service weapons, big gun rounds and cannon balls from world wars gone by.

- Re visit room lighting requirements across the building.
- Re visit the current split system air cons to consider if they require updating and modernising
- Consider what to do with the two doors going from the main bar room onto the café veranda and café deck.
- An integrated sound system between the 2 main rooms for a 'microphone', tv sound' the playing of the ode at 6pm when open, low level background music etc.
- The addition of a flag pole out the front of the RSL – A single flag pole would be the minimum request, but a triple flag pole would be ideal – we are aware of flag protocols and should we be able to light up the flag then we could leave the flag up 24/7 otherwise we would have to raise it and lower it as we 'open & close'
- A large rock to be mounted in the courtyard (strategically placed to stop vehicle ram raid) with a brass plaque containing the Doreen RSL facility opening details etc
- Location of an authorised smoking area to be discussed / allocated.
- RSL to have free reign to put memorabilia & other things on the walls to 'decorate' the building as a 'fit for purpose RSL'. Also add code of conduct, dress codes, sign in requirements and other required signs and posters to the entrance areas.
- Consider what we will have within the two rooms to face whilst the 6pm Ode is playing ie: Australian flag, picture of the king, fake or televised eternal flame etc.
- **A liquor licence will be required commensurate with the proposed opening hours of the Doreen RSL**
- The flooring of the two main rooms needs to be discussed and considered.
- The possibility of a 'serving window' from the café to the main bar room

What we do for the community:

- In the lead up to ANZAC Day every year, Doreen RSL veterans (wearing suits and medals) respond to community requests to attend educational establishments and provide educational sessions for the children & Staff.
- In 2025, the Doreen RSL veterans responded to and attended at least 12 kindergartens and pre schools for educational sessions, read 'ANZAC' related books etc.
- In 2025, veterans of the Doreen RSL (wearing suits and medals) responded to requests & attended at least 8 local schools both public and private to hold ANZAC services for their children and staff.

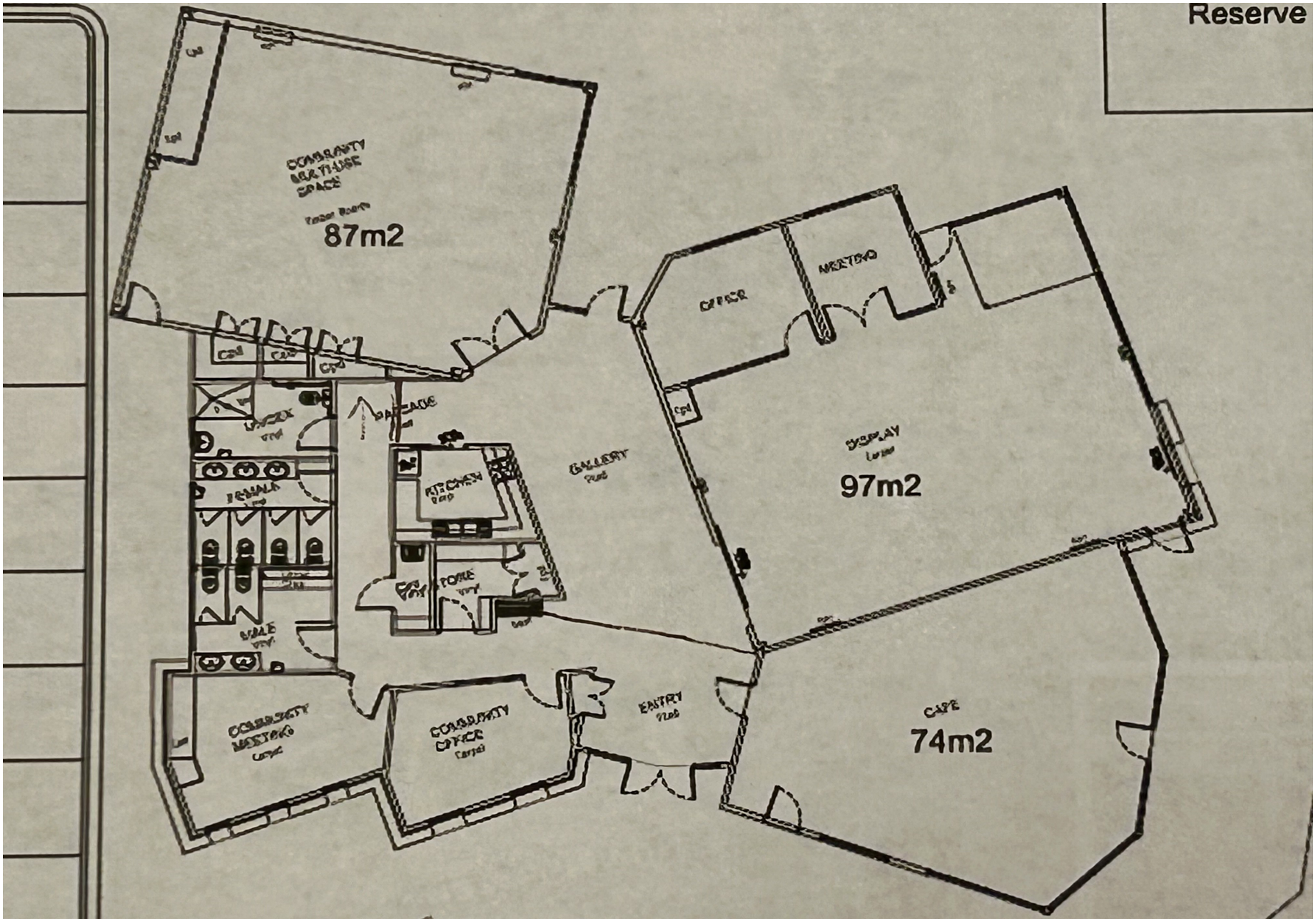
Doreen RSL Response to W'sea Council – Fit for Purpose RSL

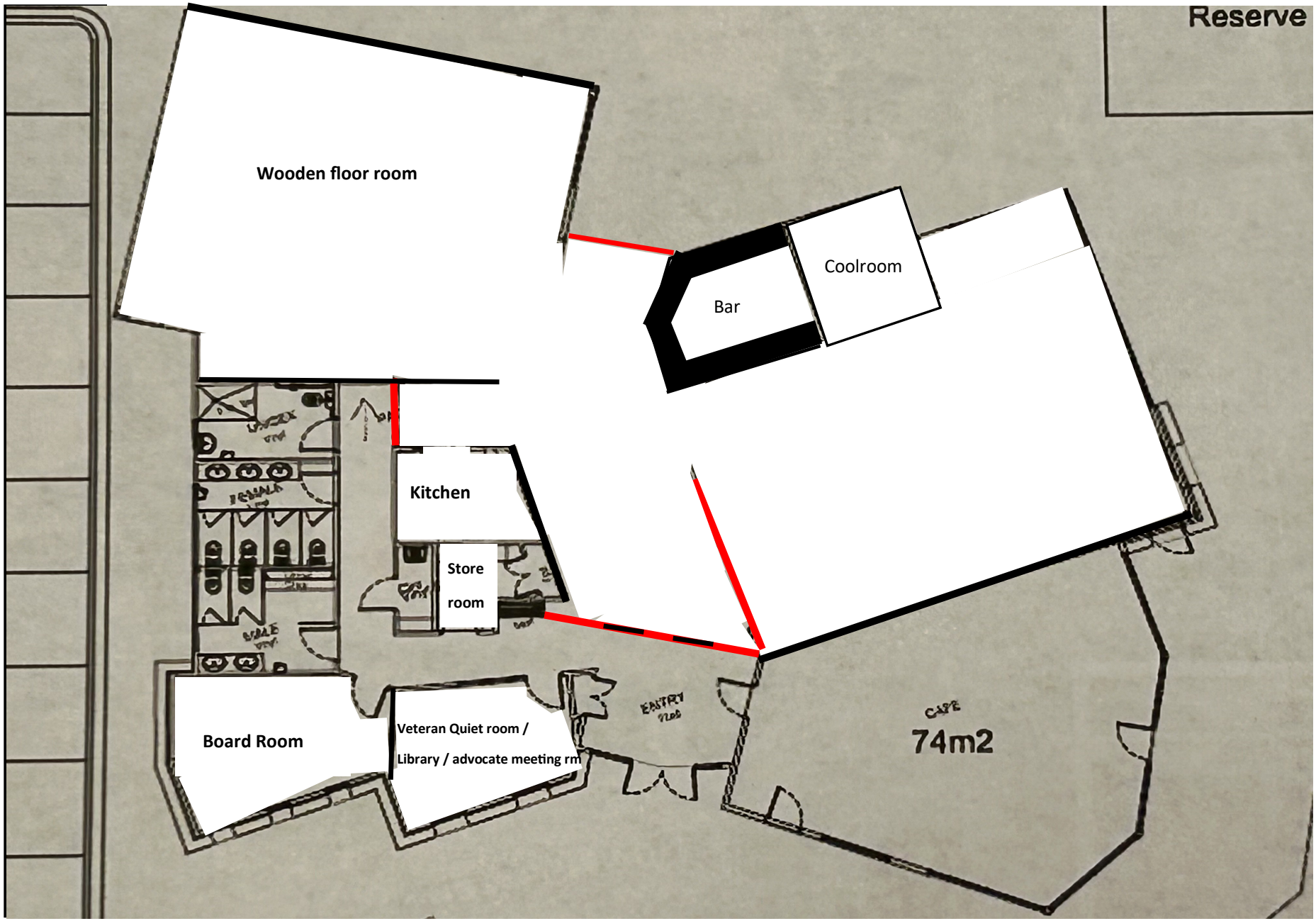
- In 2025, veterans from the Doreen RSL (wearing suits and medals) attended at least 2 Aged Care facilities and provided historical talks and ANZAC services for the residences.
- In 2025, veterans of the Doreen RSL (wearing suit and medals) provided educational and historical presentations to Hurstbridge Probus, Doreen Probus, Doreen Seniors & other community groups.
- In 2025, veterans of the Doreen RSL (wearing suit & medals) responded to community requests and attended no less than 6 sporting teams home grounds to either do 'inspirational' chats on the last training session before the 'ANZAC Round' or actually provide an ANZAC Service just before they go out to play – That includes for hundreds of little kids as they commence their Oz Kick days.
- The Doreen RSL is instrumental in organising, planning & running the Doreen/Mernda ANZAC Day Dawn Service which is attended by thousands of locals.
- The Doreen RSL is also responsible for holding a community 'gun fire breakfast' and 'two up' for the community after the Dawn Service every year (held at the Laurimar Sporting Club)
- Veterans of the Doreen RSL also respond to and attend several community requests for similar education or historical talks and services in the lead up to 'Remembrance Day'
- The Doreen RSL is instrumental in organising, planning and running a Remembrance Day Service at the Doreen Cenotaph for many hundreds of school children and community members on Remembrance Day.
- Members of the Doreen RSL are visible at several locations within the local shopping centres of Doreen & Mernda and 2 local Bunnings in the lead up to both ANZAC & Remembrance Days.
- The Doreen RSL offers mental health support & social connection to all our veterans and to veterans who are not members as well as other people who are not veterans or members.
- The Doreen RSL has just been asked by the Whittlesea RSL to provide all ANZAC & Remembrance support as well as any RSL veteran support required to the Whittlesea area as they can no longer provide that service.
- The Doreen RSL provides day trips and other connection social outings for our veterans, their families and other members.
- Everything stated above are also provided including Doreen RSL membership and mental health support for First Responders. The Doreen RSL has several First Responders as current financial members.
- The Doreen RSL advertise and support local businesses within our membership frequently organising coffee catch ups, lunches or veterans and first responders' dinners.
- The Doreen RSL is widely known, connected to and recognised amongst local businesses within the Doreen, Mernda and Whittlesea areas.

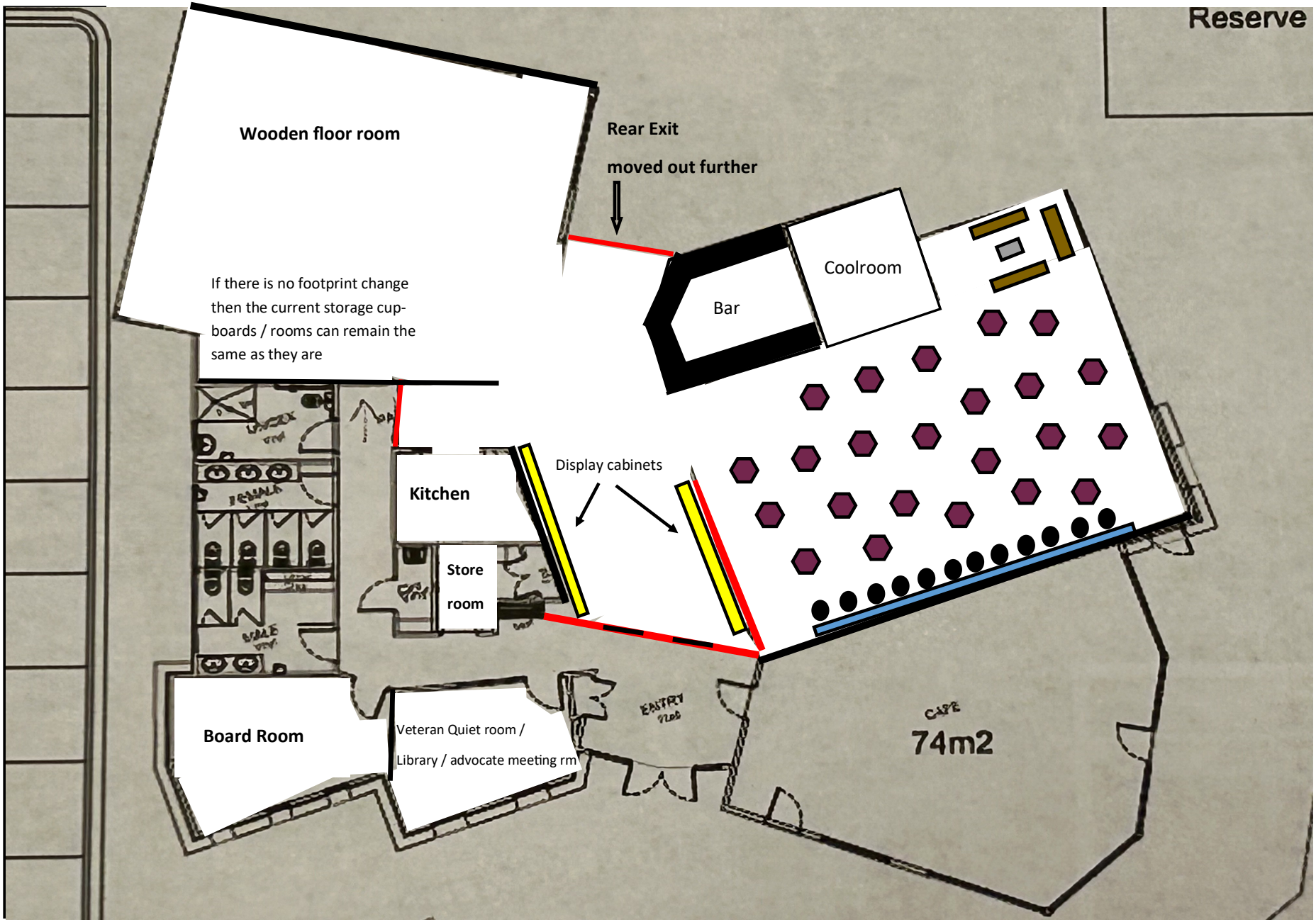
Doreen RSL Response to W'sea Council – Fit for Purpose RSL

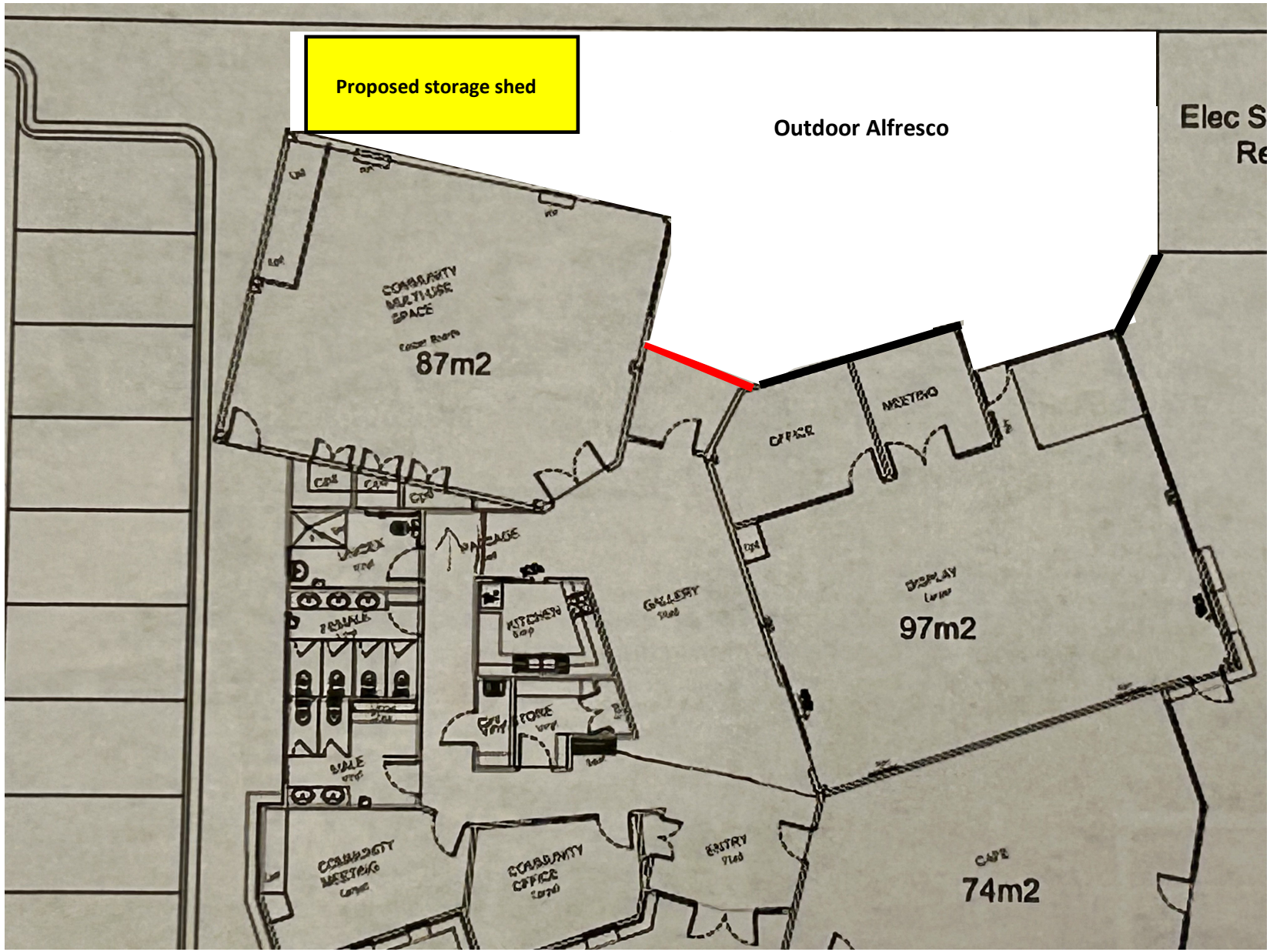
Use of the facility by other community groups:

The Doreen RSL are open for any other community groups to use some of the spaces proposed within the 'fit for purpose RSL' if the space is appropriate for the intended use.
ie: we do know that a church group currently uses the 'wooden floor room' every Sunday morning for their service. The Doreen RSL will not be open during the times they would wish to use the space and as such we would not see a problem with that. This matter should be further discussed with both Council and the intended user groups as we move forward with the planning phase.


Reserve
87m2
OFFICE
MEETING
97m2
GALLERY
KITCHEN
FEMALE
COMMUNITY MEETING
COMMUNITY OFFICE
ENTRY
CAFE
74m2


Reserve
Wooden floor room
Bar
Coolroom
Kitchen
Store room
Board Room
Veteran Quiet room / Library / advocate meeting rm
74m2


Reserve
Wooden floor room
Rear Exit
moved out further
If there is no footprint change then the current storage cup-boards / rooms can remain the same as they are
Bar
Coolroom
Kitchen
Display cabinets
Store room
Board Room
Veteran Quiet room / Library / advocate meeting rm
74m2


Proposed storage shed
Outdoor Alfresco
87m2
97m2
74m2
OFFICE
MEETING
GALLERY
KITCHEN
FOYER
ENTRY
CAFE

5.2 2026-27 Proposed Budget and Proposed Community Action Plan

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Unit Manager Financial Development & Accountability

In Attendance: Chief Financial Officer
Manager EPMO & Change

Executive Summary

The purpose of this report is for Council to consider the Proposed Budget 2026-27 (the 'Proposed Budget', Attachment 1) and Proposed Community Action Plan 2026-27 (the 'Proposed Community Action Plan', Attachment 2) which have been prepared in accordance with the requirements of the *Local Government Act 2020*. Hereafter, these documents will collectively be referred to as the 'Proposed Strategic Documents' throughout this report.

Following Council endorsement, the Proposed Budget will be placed on public exhibition to provide the community with an opportunity to review the document and provide feedback. The exhibition will run from Wednesday 22 April to Tuesday 28 April 2026 and will be supported by a range of engagement activities to promote broad community awareness and participation. During this period, the Proposed Budget 2026-27 will be available on Council's Engage Whittlesea platform and promoted through multiple communication channels.

Community members will be invited to make formal submissions, which will be considered by a Hearing of Submissions Committee, including hearing from submitters who wish to speak, to be held on Tuesday 5 May 2026. Following the completion of the exhibition for the Proposed Budget 2026-27, the Hearing of Submissions Committee may make recommendations to Council at the Council Meeting scheduled on Tuesday 16 June 2026.

In parallel, Council will undertake community engagement on the Proposed Community Action Plan 2026-27 between Wednesday 22 April and Wednesday 6 May 2026. Feedback may be provided online via the Engage website or in person at community pop-ups, alongside targeted consultation, including with the City of Whittlesea Youth Council. Feedback received will be used to confirm alignment between the proposed actions and community priorities. Proposed Community Action Plan 2026-27 is also scheduled to be adopted at the Council Meeting on Tuesday 16 June 2026.

Officers' Recommendation

THAT Council:

1. **Endorse the following proposed documents for public exhibition:**
   a) **Proposed Budget 2026-27, including the Proposed Fees and Charges Schedule at Attachment 1, to be exhibited from Wednesday 22 April 2026 to Tuesday 28 April 2026.**
   b) **Proposed Community Action Plan 2026-27 at Attachment 2, to be exhibited from Wednesday 22 April 2026 to Wednesday 6 May 2026.**
2. **Resolve to hold a Hearing of Submissions Committee (Committee) meeting on Tuesday 5 May 2026 at 5pm in the Council Chamber at Civic Centre, 25 Ferres Boulevard, South Morang.**
3. **Note the Committee will provide recommendations to Council at its Scheduled Council Meeting on Tuesday 16 June 2026.**

Background / Key Information

The Proposed Strategic Documents have been carefully drafted to ensure Council remains financially responsible while meeting the immediate needs of our growing community and securing a strong, sustainable future. These documents reflect Council's commitment to prudent financial management, ensuring resources are allocated efficiently while maintaining essential services and delivering long-term infrastructure projects.

The Proposed Strategic Documents provide for the ongoing delivery of high quality essential services for our community including kerbside waste collection, maternal and child health, libraries and the upgrade of our existing facilities and assets, the maintenance and protection of our natural environment and open spaces, and the delivery of new infrastructure projects that will accommodate our rapidly growing diverse community.

Over the next four years, Council will invest $1.94 billion with an initial $468.45 million in 2026-27 to deliver community services and invest in essential infrastructure. This includes a $429.36 million capital works investment over four years, with $115.49 million allocated in 2026-27 to improve community assets and create a lasting legacy for residents.

Background

The Proposed Strategic Documents set out Council's priorities, services and projects for the year ahead. They respond to increasing cost pressures and external influences such as inflation, interest rates and global uncertainty, while continuing to focus on delivering essential services and progressing key infrastructure investments for the community. Careful planning has been undertaken to ensure these commitments remain achievable and sustainable.

With population projections indicating a 30% increase by 2036; adding more than 9,000 new residents each year, Council faces the challenge of an expanding capital program to meet the needs of this rapidly growing municipality. The demand for roads, parks and community facilities is increasing at an unprecedented rate. Committed to delivering high-quality infrastructure, the gap in development contributions funding places additional pressure on financial sustainability, making strategic prioritisation of capital projects essential. The Proposed Strategic Documents outline our approach and define how we will invest in the resources needed to support critical service delivery while driving efficiencies to ensure the needs of the community are met.

Despite these financial challenges, Council remains committed to making strategic decisions today that will safeguard future generations from unnecessary financial pressures while continuing to deliver essential services. Through rigorous budgeting, operational efficiencies, and responsible financial management, Council will ensure that the City of Whittlesea remains well-positioned to navigate financial pressures while investing in a strong, well-serviced future for the community.

At the same time, Council remains committed to supporting those experiencing vulnerability within our community. We continue to subsidise State and Federal contracted services, such as Aged Care, ensuring critical services remain accessible. In addition, Council will invest $7.26 million in community grants over the next four years to foster social connection, support volunteers, and deliver programs that enhance wellbeing and resilience.

Financial hardship support is also being maintained, with flexible payment arrangements, rate deferrals, and fee waivers available for those experiencing financial difficulties. Council also continues to partner with community organisations to provide essential food and material aid.

The Fair Go Rates System caps Council's rate increases to a rate set by the Victorian Government, with the 2026-27 cap set at 2.75 percent. While this presents budgetary challenges, Council has worked diligently to identify operational efficiencies, reduce costs, and prioritise spending, ensuring it can continue to deliver critical services without seeking a variation to the rate cap for the 2026-27 year.

Additionally, the Victorian Government has now implemented the Emergency Services and Volunteers Fund (ESVF), which replaced the former Fire Services Property Levy. Under this revised funding model, Council continues to collect the levy on behalf of the State Government. The new structure has resulted in a substantial increase in charges for many property owners, with most experiencing significantly higher contributions compared to previous years. While the levy is not retained by Council, we are responsible for its administration and collection, effectively acting as an agent of the State. The increased charges and ongoing administrative obligations continue to have financial implications for our community and operational impacts for Council.

Efficiency and Innovation

Efficiency is a key priority for Council and maintaining a strong focus on delivering services more effectively and innovatively. However, there are natural limits to efficiency for a multi-million-dollar, not-for-profit organisation serving the community, particularly one with a rapidly growing $5.76 billion asset base. Early gains are typically achieved through process improvements, technology upgrades, and organisational changes.

Council's recent efficiency achievements include:

- Labour savings of over $3.57 million
- Process improvements exceeding $26.3 million
- Operating savings of more than $17.32 million
- Revenue generation initiatives contributing $12.8 million

These outcomes demonstrate Council's ongoing commitment to making the most of available resources while continuing to invest in essential community services.

Waste Charges

In 2018-19, Council introduced the itemisation of waste charges on rates notices to improve transparency around the cost of providing waste services. The cost of delivering these services continues to increase due to a range of factors, including the Victorian Government's landfill levy and the transition to a four-bin collection system under the Recycling Victoria strategy.

In the previous year, Council ceased subsidising the landfill levy component of waste services, with the full cost now incorporated into the waste charge. While this structural adjustment has been implemented, waste management costs remain subject to ongoing external pressures, and continue to be a key financial consideration in maintaining sustainable service delivery.

As a result, waste charges in 2026-27 are proposed to increase by $7 per household which will mean a total charge of $416.95 with the landfill levy comprising of $107.55 for the average residential household, noting the inclusion of the fee for glass collection service and Food Organics Garden Organics (FOGO) service, mandated by the Victorian Government Circular Economy Plan.

Waste charges provide for a weekly garbage pickup, fortnightly recycling and FOGO collection, and monthly glass bin collection for residential households.

Waste charges for commercial properties are proposed to be $456.25 with a landfill levy of $180.15. This provides for a weekly garbage and fortnightly recycling kerbside collection.

Council is committed to keeping waste charges affordable for our community. Even with necessary adjustments, our waste charges will remain among the lowest when compared to our neighbouring and growth councils, ensuring continued value and sustainability for our residents.

Proposed Strategic Documents Highlights

Key highlights from Council's Proposed Strategic Documents include:

- Operating revenue of $509.4 million in 2026-27 and $2.09 billion over four years (including developer contributions, non-monetary assets, and non-recurrent capital grants)
- Operating expenditure of $353 million in 2026-27 and $1.51 billion over four years
- Adjusted underlying surplus of $5.91 million in 2026-27 and $22.07 million over four years (excluding developer contributions, non-monetary assets and non-recurrent capital grants). Council expects to achieve a balanced position in years where an operating deficit occurs, once reserve funding is applied to cover expenditure

- Continue investing with funding allocated for 2026-27 in essential services for our community such as:
    - Resource recovery, waste management and climate change with $40.79 million in 2026-27 and $176.17 million over four years
    - Family, children, youth and aged services with $27.97 million in 2026-27 and $117.55 million over four years
    - Supporting local businesses and communities in services such as business event programs and economic development with $2.03 million in 2026-27 and $8.53 million over four years
    - Leisure, recreation and community facilities services with $12.9 million in 2026-27 and $55.28 million over four years
    - Libraries with $7.36 million in 2026-27 and $30.56 million over four years
    - Parks and open space maintenance with $34.21 million in 2026-27 and $152.92 million over four years
    - Transport network improvements with $25.34 million in 2026-27 and $107.4 in four years
- Continue building and maintaining essential roads and infrastructure and investing in new facilities such as libraries, community centres, parks and playgrounds
- Increase community emergency resilience and preparedness, including a focus on at-risk people and communities

Community Action Plan 2026-27

The Community Action Plan comprises 54 key actions continuing to deliver on the strategic priorities in our Community Plan 2025-2029. These actions span all five goals of the Whittlesea 2040 Vision - Connected Community, Liveable Neighbourhoods, Strong Local Economy, Sustainable Environment and High Performing Organisation to ensure a coordinated and integrated approach to delivering on Council's long-term vision for *"A Place for All"*.

Local Government Performance Reporting Framework (LGPRF) – Target Indicators

Under the *Local Government (Planning and Reporting) Regulations 2020*, Council will continue to report the targets for the eight mandatory indicators:

1. Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions (GOV-G2).
2. Roads: Sealed roads below intervention level (ENV-R2).
3. Waste management: Kerbside waste to landfill per property (ENV-WM8).
4. Statutory planning: Applications decided within the relevant required time (RSP-SP2).
5. Expenditure/revenue: Expenses per property assessment (FIM-E2).
6. Liquidity: Current assets vs liabilities (FIM-L1).
7. Rates: Rates vs adjusted underlying revenue (FIM-S1).
8. Asset renewal and upgrade: Asset renewal/upgrade vs depreciation (FIF-O5).

And will start reporting on the eight additional indicators:

1. Library services: Cost per population (CST-LB5).
2. Maternal & Child Health: Aboriginal participation (COM-MC5)
3. Energy consumption: Gas usage (ENV-EC3).
4. Food safety: Time to action complaints (RSP-FS6).
5. Maternal & Child Health: Participation (COM-MC4).
6. Indebtedness: Non-current liabilities vs own-source revenue (FIF-O4).
7. Expenditure/revenue: Average rate per property assessment (FIM-E4).
8. Operating position: Adjusted underlying surplus/deficit (FIM-OP1).

In setting these targets, Council considered guidance provided by the Department of Jobs, Skills, Industry and Regions (Local Government Victoria), Council's historical performance, relevant emerging trends, as well as operational improvements likely to have a beneficial impact on performance, providing a link between the budget and the annual report.

Capital Works

The Proposed Budget delivers a focused $115.49 million in 2026-27 reflecting the ongoing growth and demand in infrastructure and asset renewal with a $429.36 million Capital Works Program over the next four years that invests in planning for shovel-ready projects to maximise our opportunities for grant funding in future years.

2026-27 Highlights include:

- Continue construction of the Regional Sports Precinct, Mernda
- Complete construction of West Wollert Community Centre
- Commence construction of Derby Meadows Preschool and Children's Centre, Epping
- Continue construction of Yan Yean Pipe Track, Mill Park
- Complete the streetscape upgrade of The Boulevard, Thomastown
- Commence the intersection upgrade of Findon Road and The Great Eastern Way, South Morang
- Commence construction of Edgars Creek Recreation Reserve Sporting Facility, Wollert
- Commence construction of Ashley Park Recreation Reserve Sporting Facility, Doreen.
- Delivery of local road restoration and resurfacing
- Ongoing programs to upgrade playgrounds and landscaping

Alignment to Community Plan, Policies or Strategies

Alignment to 'Whittlesea 2040: *A Place for All'*

High Performing Organisation

We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

The Proposed Strategic Documents are key enablers for planning and managing Council's financial sustainability. They outline the key services and actions Council prioritises for delivery in the financial year 2026-27 and beyond, specifying the program of work with a focus on implementing the Council Vision 'Whittlesea 2040: *A Place for All'* effectively.

Considerations of *Local Government Act (2020)* Principles

Financial Management

The cost is included in the current budget.

Community Consultation, Exhibition and Engagement

An extensive program of community engagement has been conducted to inform the development of the Proposed Strategic Documents. Throughout September 2025 Council asked the community to tell us what was important to them to help shape Council's Proposed Strategic Documents including 2026-27 Budget and Community Action Plan 2026-27. More than 1,050 people shared their thoughts both online, at 15 community-based pop-ups or through 11 short survey activities.

Our community told us their top five priorities were community safety; roads, public transport and footpaths; ageing well services; community facilities; community wellbeing.

We again checked in with the community during December 2025 and January 2026 to confirm the priorities identified. Of the 125 people that participated, 65% agreed with the order of the priorities.

In February 2026, 46 carefully selected community members, representing the diverse demographics of the community, participated in three focus groups to discuss local priorities. They looked at the order of the priority service areas and identified those they'd like to see enhanced. Participants also reviewed the proposed Community Plan actions to ensure they were aligned with the priorities identified by the community.

Following Council endorsement, the Proposed Budget will be placed on public exhibition to provide the community with a further opportunity to review the documents and provide feedback. The exhibition period will run from Wednesday 22 April 2026 to Tuesday 28 April 2026 and will be supported by a range of engagement activities to ensure broad community awareness and participation.

During the exhibition period, the Proposed Budget 2026-27 will be made available on Council's Engage Whittlesea Platform and promoted through broad communication channels. Community members will be invited to make formal submissions during the exhibition period. A Hearing of Submissions Committee will be convened to consider submissions relating to the Proposed Budget and to hear from members of the public who wish to speak in support of their submission. The Hearing of Submissions Committee will be held on Tuesday 5 May 2026.

In parallel, Council will undertake community engagement on the Proposed Community Action Plan 2026-27 between 22 April and 6 May 2026. Residents can provide feedback either in person at one of the community popups, or online through the Engage Whittlesea platform. Targeted consultation will also be undertaken, including with the City of Whittlesea Youth Council. Feedback received through this process will be used to confirm that the actions within the Community Action Plan are aligned with the priorities identified by the community.

Following the conclusion of the exhibition and community engagement processes, and after consideration of all submissions and feedback received, the Hearing of Submissions Committee may make recommendations to Council for the Proposed Budget 2026-27. Final consideration of the Proposed Budget 2026-27 and Proposed Community Action Plan 2026-27 is scheduled for the Council Meeting on Tuesday 16 June 2026.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(g) The ongoing financial viability of the Council is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.

Council Policy Considerations

Environmental Sustainability Considerations

The Proposed Strategic Documents prioritise the City of Whittlesea's key actions in the environmental space for the financial year 2026-27, in line with the community vision articulated in 'Whittlesea 2040: A Place for All' and the Sustainable Environment Goal and associated strategy.

Social, Cultural and Health

The Proposed Strategic Documents prioritise the City of Whittlesea's key actions in the social, cultural and health space for the financial year 2026-27 and beyond, in line with the community vision articulated in 'Whittlesea 2040: *A Place for All*' and the Connected Community and Liveable Neighbourhoods Goals and associated strategies.

Economic

The Proposed Strategic Documents prioritise the City of Whittlesea's key actions in the economic space for the financial year 2026-27 26 and beyond, in line with the community vision articulated in 'Whittlesea 2040: *A Place for All*' and the Strong Local Economy Goal and associated strategy.

Legal, Resource and Strategic Risk Implications

No implications.

Implementation Strategy

Communication

A comprehensive multi-channel communications campaign will promote the opportunity for community to provide their feedback and make a submission on the Proposed Strategic Documents.

The Hearing of Submissions Committee to Council will consider community submissions regarding the strategic proposed documents and hear community members who wish to present their submission in person.

Critical Dates

- Community consultation to inform drafts was undertaken in September 2025 and December-February 2026.
- Public exhibition for Proposed Budget 2026-27 from Wednesday 22 April 2026 to Tuesday 28 April 2026, 5pm.
- Community consultation for the Proposed Community Action Plan 2026-27 from Wednesday 22 April 2026 to Wednesday 6 May 2026, 5pm.
- The Hearing of Submissions Committee will meet to consider community feedback and submissions in relation to the Proposed Budget on Tuesday 5 May 2026.
- The Proposed Strategic Documents will be considered for endorsement by Council at a Council Meeting to be held on Tuesday 16 June 2026 following consideration of community feedback and any submissions to Council.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

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

Attachments

1. Proposed Budget 2026-27 [**5.2.1** - 106 pages]
2. Proposed Community Action Plan 2026-27 [**5.2.2** - 15 pages]

City *of* Whittlesea

Proposed Budget

2026–27

City of Whittlesea

Acknowledgement of Traditional Owners

The City of Whittlesea recognises the rich Aboriginal heritage of this country and acknowledges the Wurundjeri Willum Clan and the Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

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3. Financial Statements 20
4. Notes to the Financial Statements 33
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Mayor and Chief Executive Officer's Introduction

This message will be finalised following completion of the consultation on the Proposed Budget 2026-27.

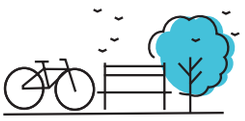
2026-27 Budget
Operating highlights
Services and maintenance

$509.4m
Operating income/revenue

$353m
Operating expenditure

$156.4m
Operating surplus/ deficit

$28m
Family, children, youth and aged services



$34.2m
Parks and open space maintenance

$40.8m
Resource recovery, waste management and climate change

$25.3m
Transport network improvements

$12.9m
Leisure, recreation and community facilities services

$8.2m
Public health, safety and emergency management

$7.4m
Libraries

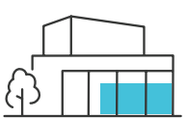
$2m
Local businesses and communities

$1.8m
Community grants

Capital works highlights
Infrastructure investment

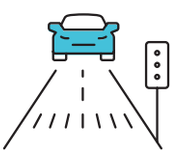
$115.5m
Capital works program

$49.5m
Investment in renewing and expanding assets



$66m
Investment in new assets

$23.8m
New and upgraded recreation, leisure and community facilities



$19.7m
Roads

$23.1m
Parks, open space and streetscape improvements

Chief Financial Officer's Report

The City of Whittlesea's Budget 2026-27 sets a financially responsible path forward for the organisation to continue to deliver critical investment in services and key infrastructure to support our rapidly growing community.

The budget aims to continue Council's commitment to invest in services and infrastructure in a financially responsible way by balancing the needs of our community while achieving long-term financial sustainability.

In 2026-27, Council is budgeting for a full year operating surplus of $156.44 million. This is largely driven by revenue received from non-monetary developer contributions of $111.92 million, operating grant of $35.79 million and capital grant income of $22.06 million.

Operating Budget Snapshot

	Forecast 2025-26 $'000	Budget 2026-27 $'000
Total Income / Revenue	497,213	**509,399**
Total Expenses	349,885	**352,961**
***Operating Surplus/(Deficit)**	147,328	**156,438**
****Adjusted underlying surplus/(deficit)**	(21,394)	**5,910**

*Whilst the operating surplus may appear large, it is calculated to comply with the requirements of Australian Accounting Standards and importantly does not equate to excess cash available for Council to spend. This is due to the fact that Council's surplus is largely made up of either non-cash items such as asset contributions from developers or cash items that are restricted by legislation in how they can be used by Council in the future.

**The calculation for adjusted underlying result takes into consideration adjusted revenue and total expenses (including expenditure that is funded via Development Contribution Plan reserves). The main factor contributing to an underlying operating deficit in 2025-26 financial year is attributed to 50% of the 2025-26 Financial Assistance Grant being paid in 2024-25 and recognised in line with the Accounting Standard, along with the planned reimbursement payments to developers for the infrastructure works relating to the Developer Contributions Plan. These payments are entirely funded by the Development Contribution Plan reserve. In addition, the deficit is expected to be managed through careful financial oversight and strategic reserve allocations, ensuring a return to a surplus position.

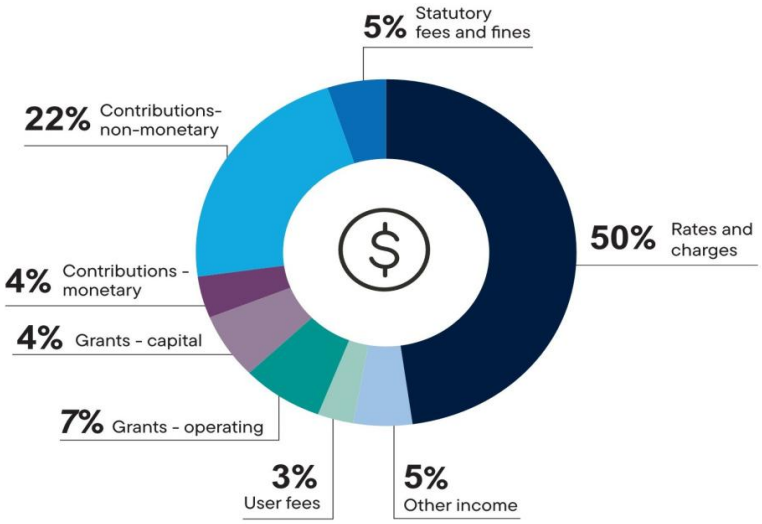
Capital Works Budget Snapshot

	Forecast 2025-26 $'000	Budget 2026-27 $'000
Total capital works expenditure	95,465	**115,493**
Represented by		
New asset expenditure	56,363	**66,039**
Asset renewal expenditure	26,710	**27,872**
Asset upgrade expenditure	12,392	**21,557**
Asset expansion expenditure	-	**25**

Where Council's money comes from

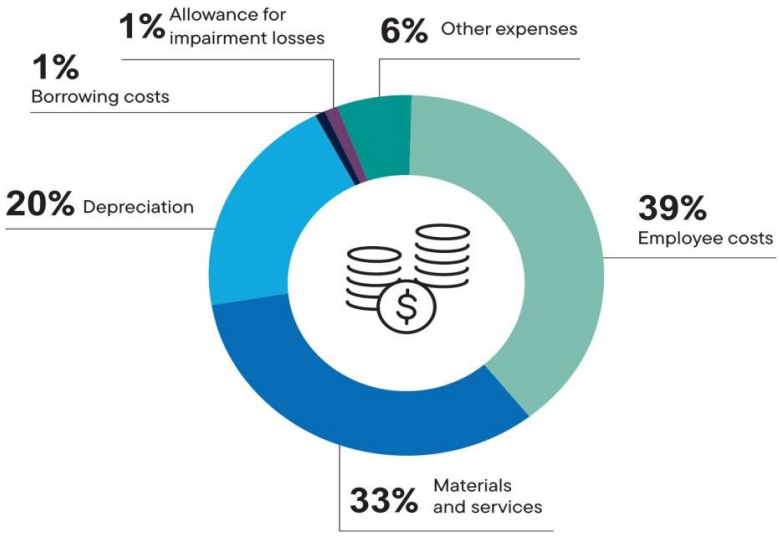
Council's income comes from a number of sources including:

- Rates and charges
- Statutory fees and fines
- Charging user fees for some of our services
- Operating grants funding from the Federal and State Government
- Capital grants funding from the Federal and State Government
- Monetary contributions from developers
- Non-monetary contributions from developers
- Net gain or loss from the sale or disposal of Council property, infrastructure, plant and equipment
- Share of net profits/(losses) of associates and joint ventures
- Other income.



How Council’s money is spent

Council uses the money it receives from rates and other sources to deliver services to our community, including providing new facilities and maintaining, renewing and upgrading our existing community infrastructure assets.



Budget Highlights

Key highlights from Council's Budget 2026-27 include:

- Operating revenue of $509.4 million (including 29.6% or $150.53 million of total revenue relating to developer contributions, non-monetary assets and non-recurrent capital grants)
- Operating expenditure of $352.96 million
- Adjusted underlying surplus of $5.91 million (excluding developer contributions, non-monetary assets and non-recurrent capital grants).
- Continue investing in essential services for our community such as:
  - Resource recovery, waste management and climate change with $40.79 million
  - Family, children, youth and aged services with $27.97 million
  - Leisure, recreation and community facilities services with $12.9 million
  - Libraries with $7.36 million
  - Parks and open space maintenance with $34.21 million
  - Transport network improvements with $25.35 million
  - Local businesses and communities with $2.03 million.

Capital Works Program Highlights

Our Budget delivers a focused $115.49 million capital works program that reflects the ongoing growth and demand in infrastructure and asset renewal and ensures project readiness to maximise our opportunities for grant funding in future years.

Highlights include:

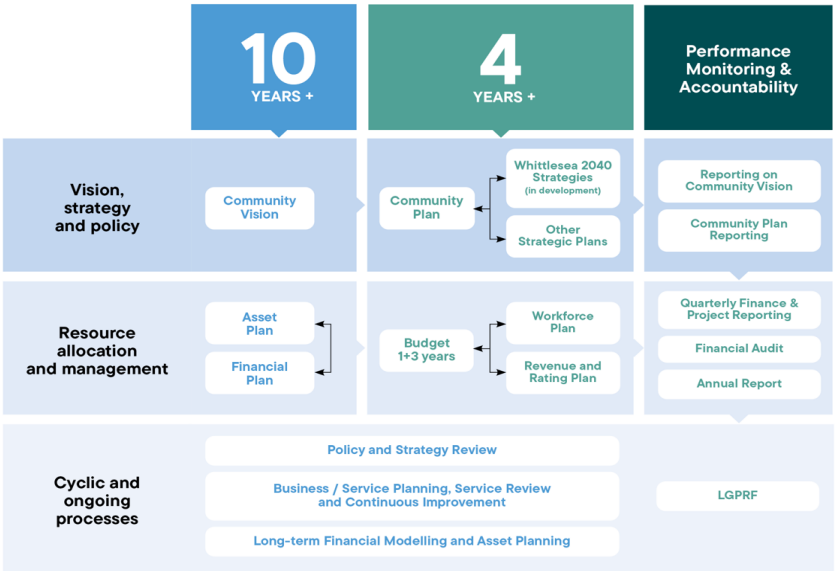
- Continue construction of the Regional Sports Precinct, Mernda
- Complete construction of West Wollert Community Centre
- Commence construction of Derby Meadows Preschool & Children's Centre, Epping
- Continue construction of Yan Yean Pipe Track, Mill Park
- Complete the streetscape upgrade of The Boulevard, Thomastown
- Commence the intersection upgrade of Findon Road and The Great Eastern Way, South Morang
- Commence construction of Edgars Creek Recreation Reserve Sporting Facility, Wollert
- Commence construction of Ashley Park Recreation Reserve Sporting Facility, Doreen
- Delivery of local road restoration and resurfacing
- Ongoing programs to upgrade playgrounds and landscaping.

1. Link to the Integrated Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Community Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision, Financial Plan and Asset Plan), medium term (Community Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Community Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

1.1.1 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most council services are not legally mandated, including some services closely associated with councils, such as libraries and sporting facilities. Furthermore, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works. Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

1.2 Our purpose

Our Vision

Whittlesea 2040: A place for all

The City of Whittlesea's vision guides our effort to keep pace with the rapid changes to and growth of our municipality over the next few years.

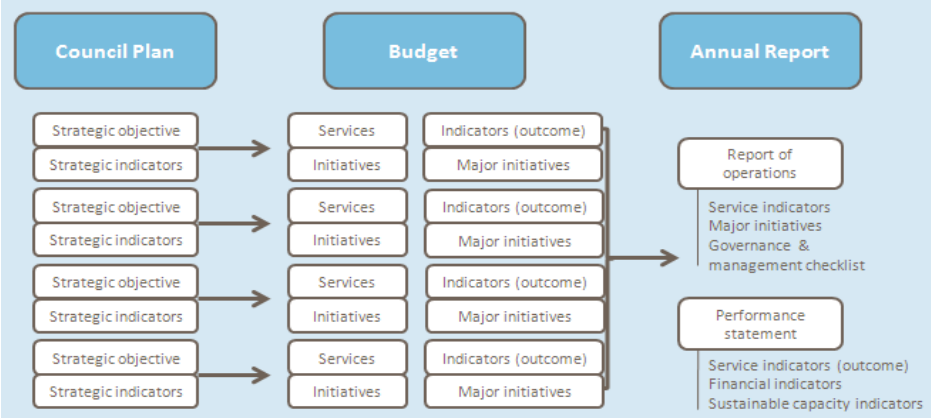
1.3 Strategic objectives

Council delivers services and initiatives under 26 major service groups. Each contributes to achieving Council's strategic objectives, which are grouped under five goals.

Goal	Description
Connected community	In 2040, the City of Whittlesea is a place that opens its arms to every resident, where all walks of life are celebrated and supported. Our community is compassionate and welcoming. We are healthy and can easily access the support services we need. People of all backgrounds, ages and abilities feel that they are an essential part of the community. We work together, making our community a better place for all.
Liveable neighbourhoods	In 2040, the City of Whittlesea is well-planned and beautiful. Our neighbourhoods and town centres are convenient and vibrant places to live, work and play. Everything we need is close by. We have a variety of quality housing that suits our life stages and circumstances. Every resident is able to get where they need to go with ease and can leave the car at home.
Strong local economy	In 2040, the City of Whittlesea is the smart choice for innovation, business growth and industry. People of all ages have opportunities to learn and develop skills locally. There are many opportunities to gain employment and build careers not too far from home. Residents support local business and we are renowned for our successful local economy.
Sustainable environment	In 2040, the City of Whittlesea's superb landscapes and natural environment are an enduring source of pride. Our iconic River Red Gums, local biodiversity and precious natural assets are protected for future generations. Locals and visitors enjoy spending time in our natural environments and our leafy suburbs. Together, we are working to reduce our impact on the environment and adapt to the changing climate.
High performing organisation	Council delivers a range of internal functions and activities enabling the delivery of efficient and effective services and initiatives. Council's goal is to be a high-performing organisation which delivers best value to the community.

2. Services and Service Performance Indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2026-27 year and how these will contribute to achieving the strategic objectives outlined in the Community Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Community Plan (Council Plan), the Budget and the Annual Report is shown below.



Source: Department of Government Services

Key actions

Following the adoption of the Community Plan 2025-29, Council is now progressing the endorsement of the Community Action Plan 2026-27, which represents the second annual action plan supplement. The Community Action Plan 2026-27 translates the long-term vision, priorities and outcomes of the Community Plan into a focused set of actions for delivery over the 2026-27 period, ensuring Council's work remains responsive to community needs and aligned with adopted strategic directions.

2.1 Connected community

In 2040, the City of Whittlesea is a place that opens its arms to every resident, where all walks of life are celebrated and supported. Our community is compassionate and welcoming. We are healthy and can easily access the support services we need. People of all backgrounds, ages and abilities feel that they are an essential part of the community. We work together, making our community a better place for all.

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Aboriginal reconciliation	Income	11	47	77
	Expense	774	1,212	1,327
	Surplus / (deficit)	(763)	(1,165)	(1,250)

We work in partnership with our Aboriginal residents to advance meaningful reconciliation. Together, we support services and infrastructure that are inclusive, welcoming, and respectful of cultural identity, while promoting social justice, health, and wellbeing outcomes. These services are delivered at the Aboriginal Gathering Place and across the municipality. We are committed to strengthening the Aboriginal and Torres Strait Islander community by building strong relationships with organisations, stakeholders, and community members — particularly Traditional Owners within the City of Whittlesea. We also facilitate the Whittlesea Reconciliation Group and the Whittlesea Aboriginal Gathering Place Advisory Group. These groups help foster reconciliation, guide responsive programs and events, and increase understanding and respect for Aboriginal peoples and culture.

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Ageing well	Income	7,547	7,724	7,869
	Expense	10,574	11,675	12,146
	Surplus / (deficit)	(3,027)	(3,951)	(4,277)

We enable older adults to maintain their independence, wellbeing, and social connection through the delivery of a diverse range of accessible, inclusive, and high-quality in-home services, such as delivered meals, domestic assistance, personal care, and respite care. We empower people to lead fulfilling lives through active ageing, volunteerism, seniors' club support, positive ageing programs, engagement in age-friendly community initiatives, fostering connection, and health and wellbeing.

Animal management	Income	1,473	1,369	1,742
	Expense	2,862	3,402	3,461
	Surplus / (deficit)	(1,389)	(2,033)	(1,719)

We ensure people and their pets can live together harmoniously and safely in our community. We reunite lost pets with their owners, facilitate pet adoptions, operate the wat djerring Animal Facility, investigate animal incidents and complaints, establish and monitor measures to mitigate the risks posed by dangerous and restricted-breed dogs, attend to wandering livestock, and audit animal related businesses to ensure standards are upheld. We keep a register of cats and dogs that live in the City of Whittlesea and promote responsible pet ownership through a range of strategic actions under Council's Domestic Animal Management Plan.

Community facilities	Income	2,522	2,874	2,617
	Expense	6,142	7,201	7,265
	Surplus / (deficit)	(3,620)	(4,327)	(4,648)

We plan, construct, manage, and maintain Council-owned and operated facilities to support valued community services, events, leisure activities, and community-run activities and groups. Specific Council services supported include maternal and child health, early childhood, and social support activities. External services supported include allied health and other community services.

Community strengthening	Income	924	1,252	1,295
	Expense	4,117	6,600	6,230
	Surplus / (deficit)	(3,193)	(5,348)	(4,935)

We build inclusive, empowered, and connected communities through the planning and delivery of evidence-based and place-based programs and services in partnership with relevant stakeholders.

Creative communities	Income	10	13	12
	Expense	1,563	2,236	2,415
	Surplus / (deficit)	(1,553)	(2,223)	(2,403)

We provide arts, culture, and events services to improve health and wellbeing, foster community pride, contribute to the local economy, and promote inclusion and social cohesion. Our creative services include festivals and events, arts engagement, creative projects, public and visual arts, Ziebell's Farmhouse Museum, and the Plenty Ranges Arts and Convention Centre.

Customer services and community communications	Income	0	0	0
	Expense	13,492	12,828	11,930
	Surplus / (deficit)	(13,492)	(12,828)	(11,930)

We put customers and the community at the heart of how we deliver valued council services and civic events, and how we communicate, engage and consult with our community. We continue to invest in facilities, processes, people and systems to improve our services, and advocate to all levels of government to support our community now and into the future.

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Children and family services	Income	6,462	6,367	5,560
	Expense	12,253	13,911	14,481
	Surplus / (deficit)	(5,791)	(7,544)	(8,921)

We aim to improve health, social, and educational outcomes for children and families within the City of Whittlesea. We provide high-quality, evidence-based services, programs, and activities to strengthen family wellbeing, capacity, and connection. Key services include maternal and child health services, and early years management and support.

Leisure and recreation	Income	3,584	3,560	3,770
	Expense	4,732	6,830	5,639
	Surplus / (deficit)	(1,148)	(3,270)	(1,869)

We strategically plan and manage leisure and recreation facilities within the City of Whittlesea. We support individuals and groups to participate in sport and recreation activities, and support organisations using Council spaces. We liaise with sports clubs to support their development, community participation, and effective use of sports grounds, pavilions, and other facilities.

Libraries	Income	0	0	0
	Expense	6,403	6,775	7,358
	Surplus / (deficit)	(6,403)	(6,775)	(7,358)

We offer library services through Yarra Plenty Regional Library in partnership with Banyule and Nillumbik Councils. We seek to build a skilled community that has a sense of wellbeing, inclusion, and belonging through free access to relevant collections, public programs and welcoming, accessible spaces for learning.

Public health and safety	Income	10,484	12,270	12,800
	Expense	7,145	7,927	8,246
	Surplus / (deficit)	3,339	4,343	4,554

We safeguard and improve the health, safety, and wellbeing of our community by providing education, regulatory oversight, and targeted programs. Our services help residents understand their responsibilities in maintaining public health, ensure compliance with state and local legislation, and deliver evidence-based initiatives that address key health and wellbeing challenges within the community.

Youth services	Income	43	41	40
	Expense	1,375	1,333	1,346
	Surplus / (deficit)	(1,332)	(1,292)	(1,306)

Our Youth Services provide a range of programs, activities, and events for young people aged 7 to 25 years old and their families. Council also facilitates networks and advocates for inclusive social and physical infrastructure that supports all young people, and works closely with a range of external organisations.

The 2026-27 proposed actions for the Connected Community goal are:

1. Identify opportunities to enhance client feedback to support the continuous improvement of Council's Ageing Well services.
2. Complete the Fair Access Club Development Program and commence a program to enhance sport facilities to support inclusive access.
3. Partner with service providers, local employers and community organisations to strengthen and expand the Employment Readiness Program, increasing pathways to work and volunteering for young people with disability.
4. Support Family and Children service providers through Council's Best Start Program to further develop initiatives and strategies that improve access and participation for First Peoples.
5. Conduct initial planning to enable a long-term plan to rejuvenate the operations, services and creative offering at the Plenty Ranges Arts and Convention Centre which will transform it into a thriving creative hub.
6. Partner with First Peoples organisations to support local programs that encourage social connection and self-determination.
7. Continue construction of Stage 2 of the Regional Sports Precinct including the indoor stadium and outdoor netball courts.
8. Complete detailed design of a new sports reserve in Wollert (Alkira Recreation Reserve).

9. Complete construction of the Huskisson Recreation Reserve sports facilities redevelopment.
10. Commence construction of a sports oval and car park at Edgars Creek Recreation Reserve in Wollert.
11. Complete detailed design of Ashley Park Recreation Reserve in Doreen.
12. Partner and promote good practice in the delivery of healthy and affordable food systems for local communities.
13. Develop and deliver a strategic transition plan to align Council's Ageing Well services with the Commonwealth Home Support Program.
14. Complete the construction of the Stables Kindergarten redevelopment and expansion.
15. Develop a Kindergarten plan that outlines Council's actions in the rollout of the Victorian Government Kindergarten Reform.
16. Advocate for funding to develop more youth-friendly spaces for young people that provide access to services, programs and support.
17. Complete the construction of the West Wollert Community Centre and commence operations of the new community facility including a library.
18. Support City of Whittlesea staff to understand the impacts of gambling harm as well as the supports available to the local community.
19. Explore ways to improve how those experiencing homelessness are connnected to appropriate specialists services.
20. Improve access to Council facilities and spaces to further support community organisations to deliver preventative mental health services and programs.
21. Partner with leaders from diverse backgrounds to increase awareness on LGBTIQA+ violence.

Service Performance Outcome Indicators

Domain	Indicator	Actual 2024-25	Forecast 2025-26	Budget 2026-27
Community	Maternal and Child Health Services	77.72%	69.61%	73.48%
	Maternal and Child Health Services (Aboriginal)	91.80%	77.91%	81.86%
	Library Services	22.01%	23.46%	23.46%
Cost	Library Services	$22.53	$22.82	$26.59
Responsiveness	Food Safety	100.00%	100.00%	100.00%

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.2 Liveable neighbourhoods

In 2040, the City of Whittlesea is well-planned and beautiful. Our neighbourhoods and town centres are convenient and vibrant places to live, work and play. Everything we need is close by. We have a variety of quality housing that suits our life stages and circumstances. Every resident is able to get where they need to go with ease and can leave the car at home.

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Parks and open space	Income	157	566	421
	Expense	25,232	32,786	34,208
	Surplus / (deficit)	(25,075)	(32,220)	(33,787)

We provide and manage Council's parks and open space assets such as parks, playgrounds, street trees and lawns. We also plan strategically for future parks and open space projects including any upgrades to existing open.

Planning and building	Income	4,628	3,704	3,953
	Expense	11,026	12,831	12,951
	Surplus / (deficit)	(6,398)	(9,127)	(8,998)

We administer and enforce building, planning, and subdivision legislation to ensure development is safe, compliant, and aligned with community expectations. Our department assesses building, planning, and subdivision applications, undertakes inspections, and manages compliance with the building, planning, and subdivision legislation. We also oversee the delivery of infrastructure and public realm outcomes associated with development, helping to create a safe, connected, and liveable community.

Traffic operations and safety	Income	6,583	7,238	7,293
	Expense	8,181	10,391	10,416
	Surplus / (deficit)	(1,598)	(3,153)	(3,123)

We work to maintain a safe, accessible, and efficient road network for motorists, pedestrians, and cyclists. Our services include staffing supervised and unsupervised school crossings, monitoring and enforcing compliance with road rules, supporting equity and accessibility across the transport network, and delivering community education programs that promote safety, particularly around schools.

Transport network improvements	Income	4,931	3,718	4,213
	Expense	21,877	27,834	25,345
	Surplus / (deficit)	(16,946)	(24,116)	(21,132)

We plan, provide and manange accessible, functional, safe and well-connected local transport infrastructure within the municipality. We advocate with State agencies for better transport outcomes for upgrading existing and providing new transport infrastructure, and better public transport services.

The 2026-27 proposed actions for the Liveable neighbourhoods goal are:

22. Complete the delivery of the Yan Yean Pipe Track shared path from Child's Road to Centenary Drive in Mill Park.
23. Advocate for public transport investment in Wollert Rail and better bus services, as well as key road upgrades including Donnybrook Rd, Findon Rd, Craigieburn East Rd, Bridge Inn Rd, Epping Rd, Dalton Rd intersection upgrades and the future OMR/E6 Freeway.
24. Deliver shared path lighting on Edgars Creek trail in Thomastown.
25. Commence the development of the Bundoora Place Framework.
26. Commence the design of public space improvements to Mill Park Drive precinct including the Miller Community Centre, Mill Park shops, and Mill Park preschool.
27. Continue construction of The Boulevard shoping precinct upgrade in Thomastown.
28. Complete a review of the Whittlesea Planning Scheme and commence implementation to support high quality design and sustainable development outcomes.
29. Commence background research for a parking management plan, which will provide a framework to enable a balanced approach to meeting the parking needs of our growing community.
30. Continue to plan for the Darebin Creek Community Centre in Donnybrook, including the preparation of design plans.
31. Commence the construction of Laurel Street in Whittlesea including stormwater drainage, car parking and improvements to pedestrian safety.

32. Commence construction of Nick Ascenzo Reserve including upgrading the reserve with a new play space, upgraded picnic / barbecue areas, outdoor gathering spaces, forecourt plaza, public toilets, exercise and fitness equipment, multi-purpose hard court and car park.
33. Complete design of the Downs Road residential development in Lalor, comprising at least 25 homes, including affordable housing.
34. Complete construction of Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide 27 affordable homes.
35. Continue construction of the Johnsons Road residential development in Mernda, comprising 37 homes, including affordable housing and open spaces.

Service Performance Outcome Indicators

Domain	Indicator	Actual 2024-25	Forecast 2025-26	Budget 2026-27
Environment	Roads	92.05%	92.15%	93.70%
Responsiveness	Statutory Planning	68.39%	69.77%	70.00%

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.3 Strong local economy

In 2040, the City of Whittlesea is the smart choice for innovation, business growth and industry investment.

People of all ages have opportunities to learn and develop skills locally. There are many opportunities to gain employment and build careers not too far from home. Residents support local business and we are renowned for our successful local economy.

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Investment attraction and growth	Income	0	0	0
	Expense	14	192	62
	Surplus / (deficit)	(14)	(192)	(62)

We encourage new investment and support reinvestment within the City of Whittlesea through networking, relationship management with stakeholders, and the promotion of opportunities and initiatives available.

Local business support	Income	56	12	8
	Expense	2,125	2,006	2,028
	Surplus / (deficit)	(2,069)	(1,994)	(2,020)

We support new and existing businesses by guiding them and making it easy for them to engage with Council through relationship and case management. We promote funding and grant opportunities, facilitate networking with complementary businesses, and deliver and promote initiatives to support business growth and efficiency.

Pathways for employment and education	Income	162	0	0
	Expense	489	502	227
	Surplus / (deficit)	(327)	(502)	(227)

We facilitate and encourage collaboration between educational institutions and industry to align skills, training offerings, and employment pathways with the current and future needs of the community.

The 2026-27 proposed actions for the Strong Local Economy goal are:

36. Advocate for community benefits including for enhanced environmental outcomes, improvements to the road network and diverse employment opportunities as part of the planning process for the Beveridge Intermodal Precinct.
37. Promote the City of Whittlesea as a key destination for major and local events and festivals.
38. Increase community use across all life stages of the recently opened murnong Community Centre.
39. Implement Business Friendly Council initiatives making it more efficient to do business in the City of Whittlesea.
40. Launch the Economic Growth Strategy and implement its first year actions.

2.4 Sustainable environment

In 2040, the City of Whittlesea's superb landscapes and natural environment are an enduring source of pride.

Our iconic River Red Gums, local biodiversity and precious natural assets are protected for future generations. Locals and visitors enjoy spending time in our natural environments and our leafy suburbs. Together, we are working to reduce our impact on the environment and adapt to the changing climate.

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Biodiversity, land management, sustainable planning and design	Income	168	230	249
	Expense	4,916	5,466	5,727
	Surplus / (deficit)	(4,748)	(5,236)	(5,478)

Through our role as a statutory authority, we play a crucial role in delivering an environmentally sustainable city. We facilitate sustainable land management and biodiversity conservation on public and private land across urban and rural areas. We educate and empower the community to undertake biodiversity conservation activities and sustainable land management.

Climate change	Income	0	0	0
	Expense	252	141	178
	Surplus / (deficit)	(252)	(141)	(178)

We provide services to support the community's adaptation and mitigatation of climate change risks. We work to reduce the urban heat island effect and support urban greening, deliver walking and cycling paths supporting active travel for the community. We show leadership by avoiding, minimising and offsetting greenhouse gas emissions from our operations. We improve infrastructure, and help the community prepare for the unavoidable impacts of our changing climate, including increases in extreme weather events. We educate and empower the community to reduce greenhouse gas emissions.

Integrated water management	Income	0	0	0
	Expense	1,240	1,312	1,267
	Surplus / (deficit)	(1,240)	(1,312)	(1,267)

We work alongside State Government agencies and utility providers to develop and deliver integrated water management services for our community, protecting and restoring our natural waterways. Council manages its water assets to ensure that they are planned, delivered, and maintained effectively. We are committed to ensuring water is used efficiently throughout our city. We support the community to understand and appreciate the water cycle and use water wisely.

Resource recovery and waste management	Income	2,736	2,161	2,234
	Expense	32,724	35,006	40,611
	Surplus / (deficit)	(29,988)	(32,845)	(38,377)

We provide sustainable solutions for the collection, disposal and recovery of waste materials generated within the community and through our own operations. We develop strategic policy, education programs and operational maintenance activities to avoid, minimise and recover waste and keep our city clean, healthy and safe. We undertake compliance and enforcement for illegal waste dumping in our municipality. We support and empower the community transition to a circular economy.

The 2026-27 proposed actions for the Sustainable Environment goal are:

41. Deliver the annual tree planting programs for main roads, residential streets, parks, creek corridors and conservation reserves.
42. Commence delivery of the AF Walker Recreation Reserve stormwater harvesting scheme in Whittlesea.
43. Launch an ongoing household energy efficiency program to support vulnerable residents.
44. Ensure that Council-led housing development projects deliver environmentally sustainable dwellings and neighbourhoods.
45. Investigate initiatives and programs that support businesses to reduce emissions across the municipality.
46. Deliver a feasibility study to develop local carbon drawdown opportunities with partners including the Northern Alliance for Greenhouse Action.
47. Complete the "BehaviourWorks illegal dumping research" and review and implement the findings to reduce illegal dumping across the municipality.
48. Trial an expansion of kerbside recycling services to businesses at full cost recovery.
49. Increase the use of recycled materials in council and developer delivered infrastructure projects.

Service Performance Outcome Indicators

Domain	Indicator	Actual 2024-25	Forecast 2025-26	Budget 2026-27
Environment	Waste management (tonnes)	0.54	0.54	0.53
Cost	Waste management	$114.98	$133.51	$136.18

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.5 High-performing organisation

Council delivers a range of internal functions and activities enabling the delivery of efficient and effective services and initiatives. Council's goal is to be a high-performing organisation which delivers best value to the community.

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Our finance and assets	Income	9,604	8,063	6,819
	Expense	41,041	39,616	34,072
	Surplus / (deficit)	(31,437)	(31,553)	(27,253)

We ensure Council is managed in a financially sustainable, transparent, and accountable manner, enabling resources to be strategically allocated to support the delivery of Council's priorities and desired community outcomes. This includes long-term financial planning, rate setting and revenue management, responsible procurement, asset and capital financial stewardship, statutory financial reporting, and performance monitoring to support informed decision-making, value for money, and long-term organisational resilience.

Our governance	Income	382	801	687
	Expense	8,283	9,012	7,621
	Surplus / (deficit)	(7,901)	(8,211)	(6,934)

We ensure Council has adequate structures and processes in place to manage the business of local government with sound governance and transparent practices that leads to effective and compliant decision-making. This includes key strategic planning, communications, and monitoring/reporting activities to achieve Council's purpose of delivering the best outcome for the community.

Our people	Income	18	24	0
	Expense	7,050	8,128	7,631
	Surplus / (deficit)	(7,032)	(8,104)	(7,631)

We ensure the City of Whittlesea has adequate labour capacity (numbers) and capability (skills and knowledge) to provide services to our community now, and into the future in an efficient, effective, and sustainable manner. This includes employee relations, employee experience, learning and development, employee safety and payroll.

Our systems and knowledge	Income	0	0	0
	Expense	13,114	15,617	16,050
	Surplus / (deficit)	(13,114)	(15,617)	(16,050)

We ensure our users can rely on an effective working environment in terms of technology, applications, information management, research, insights, artificial intelligence and analytics. We provide the key platforms enabling service and infrastructure delivery across the organisation.

The 2026-27 proposed actions for the High-Performing Organisation goal are:

50. Further enhance customer service using technology such as a chatbot on Council's website and a telephone system that support in-language communication with residents.
51. Partner with community organisations and advocacy groups to enable marginalised and at-risk groups to meaningfully participate in Council decision making processes.
52. Undertake structured reviews of Council services to ensure efficiencies and continuous improvement.
53. Strengthen asset data, risk-based prioritisation and renewal planning, ensuring future investment needs are integrated with long-term financial planning and the capital program.
54. Develop a framework that guides Council to prioritise the investment in new and renewal of Council's community facilities to maximise community benefit.

Service Performance Outcome Indicators

Domain	Indicator	Actual 2024-25	Forecast 2025-26	Budget 2026-27
Governance	Community engagement	47	51	50
	Financial decisions	15.62%	17.82%	16.46%

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
	Total unpaid rates and charges	Total unpaid rates and charges (total unpaid rates and charges and unpaid interest on rates and charges for all financial years as a percentage of all rates and charges for the financial year)	[Sum of unpaid rates and charges and unpaid interest on rates and charges for all financial years / Sum of all rates and charges for the financial year] x 100
Community	Library services	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x 100
	Maternal and child health	Participation in the MCH service (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x 100
		Participation in the MCH service by Aboriginal children (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x 100
Environment	Roads	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x 100
	Waste management	Kerbside collection waste to landfill per serviced property (amount of waste collected from kerbside waste collection services that is sent to landfill per serviced property)	Amount of waste in tonnes (t) collected from kerbside waste collection services that is sent to landfill / Number of serviced properties
Responsiveness	Food safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x 100
	Statutory planning	Planning applications decided within required timeframes (percentage of regular and VicSmart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x 100
Cost	Library services	Cost of library services (direct cost of library services per head of population)	Direct cost of library services / Population
	Waste management	Cost of kerbside waste collection services (direct cost of kerbside waste collection services per serviced property)	Direct cost of kerbside waste collection services / Number of serviced properties

2.6 Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenses	Income/ Revenue
	$'000	$'000	$'000
Connected community	(46,061)	81,844	35,783
Liveable neighbourhoods	(67,039)	82,919	15,880
Strong local economy	(2,310)	2,318	8
Sustainable environment	(45,300)	47,783	2,483
High-performing organisation	(57,867)	65,373	7,506
Total	**(218,577)**	**280,237**	**61,660**
Expenses added in:			
Depreciation	(69,338)		
Amortisation - intangible assets	(31)		
Amortisation - right of use assets	(928)		
Borrowing costs	(2,349)		
Finance costs - leases	(79)		
Deficit before funding sources	**(291,302)**		
Funding sources added in:			
Rates and charges	258,431		
Grants commission	21,320		
Contributions - monetary	19,050		
Contributions - non-monetary	111,916		
Non recurrent capital grants	19,562		
Interest received	17,461		
Total funding sources	**447,740**		
***Surplus/(deficit) for the year**	**156,438**		

*This surplus reported, includes all revenue recognised in the financial period, including gifted subdivisional assets (non-monetary), developer contributions and grants towards capital works projects. It is important to note that the operating surplus is not a cash surplus; therefore, it does not convert to immediately available cash for Council. Significant amounts of the surplus are restricted by legislation and must be used for future infrastructure investment.

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2026-27 has been supplemented with projections to 2029-30.

This section includes the following financial statements prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

Comprehensive Income Statement
Balance Sheet
Statement of Changes in Equity
Statement of Cash Flows
Statement of Capital Works
Statement of Human Resources

Comprehensive Income Statement

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Income / Revenue						
Rates and charges	4.1.1	242,234	**258,431**	270,836	283,720	297,112
Statutory fees and fines	4.1.2	22,517	**23,427**	24,236	25,074	25,941
User fees	4.1.3	12,521	**13,571**	13,729	13,888	14,612
Grants - operating	4.1.4	25,884	**35,791**	36,095	36,998	37,923
Grants - capital	4.1.4	27,097	**22,058**	14,846	3,314	2,686
Contributions - monetary	4.1.5	34,770	**19,050**	16,050	17,050	14,050
Contributions - non-monetary	4.1.5	109,348	**111,916**	114,155	116,438	118,767
Net gain/(loss) on disposal of property, infrastructure, plant and equipment		783	**260**	8,302	8,250	324
Share of net profits/(losses) of associates and joint ventures		200	**200**	200	200	200
Other income	4.1.6	21,859	**24,695**	24,034	22,729	18,962
Total income / revenue		497,213	**509,399**	522,483	527,661	530,577
Expenses						
Employee costs	4.1.7	132,025	**139,178**	143,149	147,995	152,991
Materials and services	4.1.8	125,392	**115,284**	122,734	132,621	136,229
Depreciation	4.1.9	64,911	**69,338**	69,733	73,095	75,637
Amortisation - intangible assets	4.1.10	71	**31**	23	16	2
Depreciation - right of use assets	4.1.11	918	**928**	890	869	870
Allowance for impairment losses		3,186	**3,811**	3,926	4,044	4,167
Borrowing costs		1,113	**2,349**	4,430	5,260	5,608
Finance costs - leases		104	**79**	70	283	260
Other expenses	4.1.12	22,165	**21,963**	22,658	23,381	24,132
Total expenses		349,885	**352,961**	367,613	387,564	399,896
***Surplus/(deficit) for the year**		147,328	**156,438**	154,870	140,097	130,681
Total comprehensive result		147,328	**156,438**	154,870	140,097	130,681

*This surplus reported, includes all revenue recognised in the financial period, including gifted subdivisional assets (non-monetary), developer contributions and grants towards capital works projects. It is important to note that the operating surplus is not a cash surplus; therefore, it does not convert to immediately available cash for Council. Significant amounts of the surplus are restricted by legislation and must be used for future infrastructure investment.

Balance Sheet

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Assets						
Current assets						
Cash and cash equivalents		42,352	**22,050**	26,315	19,057	19,053
Trade and other receivables		64,636	**65,267**	65,742	66,235	66,766
Other financial assets		354,807	**392,377**	372,525	381,224	393,534
Inventories		48	**48**	48	48	48
Other assets		10,216	**10,216**	10,216	10,216	10,216
Total current assets	4.2.1	472,059	**489,958**	474,846	476,780	489,617
Non-current assets						
Other non-financial assets		22	**22**	22	22	22
Investments in associates, joint arrangement and subsidiaries		3,079	**3,279**	3,479	3,679	3,879
Property, infrastructure, plant & equipment		5,599,405	**5,757,336**	5,954,923	6,100,481	6,217,647
Right-of-use assets	4.2.4	2,132	**1,204**	652	5,441	4,583
Intangible assets		79	**48**	25	9	7
Total non-current assets	4.2.1	5,604,717	**5,761,889**	5,959,101	6,109,632	6,226,138
Total assets		6,076,776	**6,251,847**	6,433,947	6,586,412	6,715,755
Liabilities						
Current liabilities						
Trade and other payables		31,271	**30,342**	29,377	28,372	27,328
Trust funds and deposits		40,902	**37,123**	33,344	29,565	25,786
Contract and other liabilities		37,376	**37,376**	37,376	37,376	37,376
Provisions		25,270	**26,639**	27,399	28,326	29,282
Interest-bearing liabilities	4.2.3	3,230	**5,383**	8,834	11,007	12,797
Lease liabilities	4.2.4	957	**929**	508	773	804
Total current liabilities	4.2.2	139,006	**137,792**	136,838	135,419	133,373
Non-current liabilities						
Provisions		3,235	**3,410**	3,507	3,626	3,748
Interest bearing liabilities	4.2.3	25,222	**45,823**	74,080	83,100	84,478
Lease liabilities	4.2.4	1,099	**170**	-	4,648	3,856
Total non-current liabilities	4.2.2	29,556	**49,403**	77,587	91,374	92,082
Total liabilities		168,562	**187,195**	214,425	226,793	225,455
Net assets		5,908,214	**6,064,652**	6,219,522	6,359,619	6,490,300
Equity						
Accumulated surplus		3,400,070	**3,541,225**	3,712,535	3,855,817	3,982,761
Reserves		2,508,144	**2,523,427**	2,506,987	2,503,802	2,507,539
Asset Revaluation Reserves		2,224,837	**2,224,837**	2,224,837	2,224,837	2,224,837
Asset Development Reserves		225,307	**237,564**	234,657	228,264	228,451
Asset Replacement Reserves		58,000	**61,026**	47,493	50,701	54,251
Total equity		5,908,214	**6,064,652**	6,219,522	6,359,619	6,490,300

Statement of Changes in Equity

For the four years ending 30 June 2030

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2026 Forecast					
Balance at beginning of the financial year		5,760,886	3,256,090	2,224,837	279,959
Impact of adoption of new accounting standards		-	-	-	-
Adjusted opening balance		5,760,886	3,256,090	2,224,837	279,959
Surplus/(deficit) for the year		147,328	147,328	-	-
Transfers to other reserves		-	(39,426)	-	39,426
Transfers from other reserves		-	36,078	-	(36,078)
Balance at end of the financial year		5,908,214	3,400,070	2,224,837	283,307
2027 Budget					
Balance at beginning of the financial year		**5,908,214**	**3,400,070**	**2,224,837**	**283,307**
Surplus/(deficit) for the year		**156,438**	**156,438**	**-**	**-**
Transfers to other reserves	4.3.1	**-**	**(33,293)**	**-**	**33,293**
Transfers from other reserves	4.3.1	**-**	**18,010**	**-**	**(18,010)**
Balance at end of the financial year	4.3.2	**6,064,652**	**3,541,225**	**2,224,837**	**298,590**
2028					
Balance at beginning of the financial year		6,064,652	3,541,225	2,224,837	298,590
Surplus/(deficit) for the year		154,870	154,870	-	-
Transfers to other reserves		-	(22,012)	-	22,012
Transfers from other reserves		-	38,452	-	(38,452)
Balance at end of the financial year		6,219,522	3,712,535	2,224,837	282,150
2029					
Balance at beginning of the financial year		6,219,522	3,712,535	2,224,837	282,150
Surplus/(deficit) for the year		140,097	140,097	-	-
Transfers to other reserves		-	(23,035)	-	23,035
Transfers from other reserves		-	26,220	-	(26,220)
Balance at end of the financial year		6,359,619	3,855,817	2,224,837	278,965
2030					
Balance at beginning of the financial year		6,359,619	3,855,817	2,224,837	278,965
Surplus/(deficit) for the year		130,681	130,681	-	-
Transfers to other reserves		-	(18,624)	-	18,624
Transfers from other reserves		-	14,887	-	(14,887)
Balance at end of the financial year		6,490,300	3,982,761	2,224,837	282,702

Statement of Cash Flows

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
		Inflows (Outflows)	**Inflows (Outflows)**	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		241,646	**257,945**	270,464	283,333	296,710
Statutory fees and fines		22,507	**19,507**	20,213	20,929	21,670
User fees		12,510	**13,533**	13,723	13,882	14,587
Grants - operating		25,883	**35,793**	36,095	36,998	37,923
Grants - capital		27,096	**22,057**	14,846	3,314	2,686
Contributions - monetary		34,770	**19,050**	16,050	17,050	14,050
Interest received		14,000	**17,461**	16,577	15,058	11,216
Trust funds and deposits taken		8,221	**8,221**	8,221	8,221	8,221
Other receipts		7,859	**7,234**	7,457	7,671	7,746
Employee costs		(130,515)	**(137,634)**	(142,292)	(146,949)	(151,913)
Materials and services		(125,392)	**(115,284)**	(122,734)	(132,621)	(136,229)
Short-term, low value and variable lease payments		(909)	**(928)**	(965)	(1,004)	(1,044)
Trust funds and deposits repaid		(12,000)	**(12,000)**	(12,000)	(12,000)	(12,000)
Other payments		(22,165)	**(21,963)**	(22,658)	(23,381)	(24,132)
Net cash provided by/(used in) operating activities	4.4.1	103,511	**112,992**	102,997	90,501	89,491
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(95,465)	**(115,493)**	(145,283)	(94,407)	(74,176)
Proceeds from sale of property, infrastructure, plant and equipment		834	**400**	420	442	464
(Payments)/Redemption of investments		(34,807)	**(37,570)**	19,852	(8,699)	(12,310)
Net cash provided by/(used in) investing activities	4.4.2	(129,438)	**(152,663)**	(125,011)	(102,664)	(86,022)
Cash flows from financing activities						
Finance costs		(1,113)	**(2,349)**	(4,430)	(5,260)	(5,608)
Proceeds from borrowings		22,870	**28,159**	40,056	21,589	15,255
Repayment of borrowings		(2,042)	**(5,405)**	(8,348)	(10,396)	(12,087)
Interest paid - lease liability		(104)	**(79)**	(70)	(283)	(260)
Repayment of lease liabilities		(919)	**(957)**	(929)	(745)	(773)
Net cash provided by/(used in) financing activities	4.4.3	18,692	**19,369**	26,279	4,905	(3,473)
Net increase/(decrease) in cash & cash equivalents		(7,235)	**(20,302)**	4,265	(7,258)	(4)
Cash and cash equivalents at the beginning of the financial year		49,587	**42,352**	22,050	26,315	19,057
Cash and cash equivalents at the end of the financial year		42,352	**22,050**	26,315	19,057	19,053

Statement of Capital Works

For the four years ending 30 June 2030

		Forecast	Budget	Projections		
		2025-26	2026-27	2027-28	2028-29	2029-30
	NOTES	$'000	$'000	$'000	$'000	$'000
Property						
Land		560	**5,000**	2,699	-	-
Total land		560	**5,000**	2,699	-	-
Buildings		14,570	**12,027**	24,139	12,143	6,853
Building improvements		4,480	**15,475**	19,988	2,548	3,338
Total buildings		19,050	**27,502**	44,127	14,691	10,191
Total property		19,610	**32,502**	46,826	14,691	10,191
Plant and equipment						
Plant, machinery and equipment		2,002	**1,900**	3,182	1,992	2,551
Fixtures, fittings and furniture		150	**321**	171	94	96
Computers and telecommunications		649	**950**	1,135	988	1,034
Total plant and equipment		2,801	**3,171**	4,488	3,074	3,681
Infrastructure						
Roads		15,536	**19,715**	27,974	20,540	20,749
Bridges		298	**300**	307	420	429
Footpaths and cycleways		9,321	**9,560**	7,252	6,823	10,585
Drainage		1,018	**600**	1,640	1,471	1,669
Recreational, leisure and community facilities		14,823	**23,787**	29,558	23,059	3,069
Waste management		2,461	**-**	-	-	-
Parks, open space and streetscapes		25,046	**23,064**	24,597	21,585	19,326
Off street car parks		2,007	**795**	490	530	1,597
Other infrastructure		2,544	**1,999**	2,151	2,214	2,880
Total infrastructure		73,054	**79,820**	93,969	76,642	60,304
Total capital works expenditure	4.5.1	95,465	**115,493**	145,283	94,407	74,176
Represented by:						
New asset expenditure		56,363	**66,039**	86,271	55,033	30,120
Asset renewal expenditure		26,710	**27,872**	37,960	30,027	33,199
Asset expansion expenditure		-	**25**	-	-	-
Asset upgrade expenditure		12,392	**21,557**	21,052	9,347	10,857
Total capital works expenditure	4.5.1	95,465	**115,493**	145,283	94,407	74,176
Funding sources represented by:						
Proceeds from sales		783	**400**	420	442	464
External funding		27,096	**22,058**	14,846	3,314	2,686
Contributions		695	**3,551**	10,951	12,313	5,901
Council cash		30,746	**49,781**	55,731	51,100	44,545
Reserves		13,275	**11,544**	23,279	5,649	5,325
Borrowings		22,870	**28,159**	40,056	21,589	15,255
Total capital works expenditure	4.5.1	95,465	**115,493**	145,283	94,407	74,176

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast	Budget	Projections		
	2025-26	2026-27	2027-28	2028-29	2029-30
	$'000	$'000	$'000	$'000	$'000
Staff expenditure					
Employee costs - operating	127,789	**135,089**	138,961	143,712	148,612
Employee costs - capital	4,236	**4,089**	4,188	4,283	4,379
Total staff expenditure	132,025	**139,178**	143,149	147,995	152,991
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
Employees	1,043.5	**1,031.2**	1,036.2	1,041.2	1,046.2
Total staff numbers	1,043.5	**1,031.2**	1,036.2	1,041.2	1,046.2

Note: Future year full-time equivalent (FTE) gender figures presented in this statement are projections based on current workforce gender composition. Council remains committed to promoting gender equality in all recruitment practices, consistent with the objectives outlined in our Gender Equality Action Plan.

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department		Comprises			
	Budget	Permanent		Casual	Temporary
	2026-27	Full Time	Part time		
	$'000	$'000	$'000	$'000	$'000
Office of the CEO	**483**	483	-	-	-
Executive	**6,374**	6,274	100	-	-
Community Wellbeing	**38,833**	19,849	18,984	765	806
Planning and Development	**26,693**	13,812	12,881	-	189
Infrastructure and Environment	**33,293**	32,618	675	-	1,050
Customer and Corporate Services	**23,082**	18,713	4,372	101	768
Shared Services	**2,023**	796	1,227	451	178
Total permanent staff expenditure	**130,781**	92,545	38,239	1,317	2,991
Other employee related expenditure	**4,308**				
Capitalised labour costs	**4,089**				
Total expenditure	**139,178**				

Employee costs include all labour related expenditure such as salaries, wages, allowances and on-costs such as leave entitlements, superannuation and WorkCover.

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department		Comprises			
	Budget	Permanent		Casual	Temporary
	2026-27	Full Time	Part time		
Office of the CEO	**1.0**	1.0	-	-	-
Executive	**43.5**	43.0	0.5	-	-
Community Wellbeing	**281.7**	149.0	132.7	6.0	4.9
Planning and Development	**206.3**	155.9	50.4	-	1.1
Infrastructure and Environment	**266.7**	262.6	4.1	-	4.8
Customer and Corporate Services	**161.1**	134.8	26.3	0.9	5.3
Shared Services	**15.2**	6.0	9.2	4.1	1.0
Total permanent staff expenditure	**975.5**	752.3	223.2	11.1	17.1
Other employee related expenditure	**28.2**				
Capitalised labour FTE	**27.6**				
Total staff	**1,031.2**				

Summary of Planned Human Resources Expenditure

For the four years ending 30 June 2030

	2026-27 $'000	2027-28 $'000	2028-29 $'000	2029-30 $'000
Office of the CEO				
Permanent - Full time	**483**	495	509	525
Women	**-**	-	-	-
Men	**483**	495	509	525
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Office of the CEO	**483**	495	509	525
Executive				
Permanent - Full time	**6,274**	6,428	6,620	6,819
Women	**5,504**	5,639	5,808	5,982
Men	**770**	789	812	837
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Permanent - Part time	**100**	103	106	109
Women	**-**	-	-	-
Men	**100**	103	106	109
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Temporary and other expenditure	**-**	-	-	-
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Executive	**6,374**	6,531	6,726	6,928
Community Wellbeing				
Permanent - Full time	**19,849**	20,445	21,299	22,177
Women	**13,896**	14,315	14,731	15,161
Men	**4,218**	4,345	4,471	4,602
Persons of self-described gender	**139**	144	148	152
Vacant positions	**1,342**	1,382	1,422	1,464
New positions	**254**	260	526	798
Permanent - Part time	**18,984**	19,555	20,124	20,711
Women	**15,967**	16,448	16,927	17,421
Men	**420**	433	445	458
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2,596**	2,674	2,752	2,832
New positions	**-**	-	-	-
Temporary and other expenditure	**806**	831	855	880
Women	**465**	479	492	507
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**342**	352	362	373
New positions	**-**	-	-	-
Casuals	**765**	790	815	842
Women	**81**	84	86	89
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**684**	706	729	753
New positions	**-**	-	-	-
Total Community Wellbeing	**38,833**	40,000	41,423	42,888

	2026-27 $'000	2027-28 $'000	2028-29 $'000	2029-30 $'000
Planning and Development				
Permanent - Full time	**13,812**	14,237	14,844	15,469
Women	**6,781**	6,990	7,193	7,403
Men	**5,749**	5,927	6,099	6,277
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1,091**	1,125	1,157	1,191
New positions	**191**	195	395	599
Permanent - Part time	**12,881**	13,279	13,665	14,063
Women	**6,733**	6,941	7,143	7,351
Men	**5,342**	5,507	5,667	5,832
Persons of self-described gender	**54**	56	57	59
Vacant positions	**752**	775	797	821
New positions	**-**	-	-	-
Temporary and other expenditure	**189**	194	200	206
Women	**-**	-	-	-
Men	**128**	132	136	140
Persons of self-described gender	**-**	-	-	-
Vacant positions	**60**	62	64	66
New positions	**-**	-	-	-
Total Planning and Development	**26,693**	27,516	28,509	29,532
Infrastructure and Environment				
Permanent - Full time	**32,618**	33,521	34,661	35,839
Women	**8,865**	9,109	9,381	9,663
Men	**20,530**	21,100	21,741	22,403
Persons of self-described gender	**-**	-	-	-
Vacant positions	**3,096**	3,181	3,276	3,373
New positions	**127**	130	263	399
Permanent - Part time	**675**	694	714	735
Women	**276**	283	292	300
Men	**400**	411	423	435
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Temporary and other expenditure	**1,050**	1,078	1,110	1,143
Women	**435**	447	460	473
Men	**130**	133	137	141
Persons of self-described gender	**-**	-	-	-
Vacant positions	**485**	499	513	528
New positions	**-**	-	-	-
Total Infrastructure and Environment	**33,293**	34,215	35,376	36,574
Customer and Corporate Services				
Permanent - Full time	**18,713**	19,215	19,852	20,509
Women	**10,601**	10,886	11,211	11,548
Men	**7,387**	7,585	7,810	8,042
Persons of self-described gender	**-**	-	-	-
Vacant positions	**661**	679	699	720
New positions	**64**	65	132	200
Permanent - Part time	**4,372**	4,489	4,622	4,758
Women	**3,222**	3,308	3,406	3,507
Men	**843**	865	891	917
Persons of self-described gender	**-**	-	-	-
Vacant positions	**307**	315	324	334
New positions	**-**	-	-	-
Temporary and other expenditure	**768**	788	812	836
Women	**-**	-	-	-
Men	**152**	156	161	166
Persons of self-described gender	**-**	-	-	-
Vacant positions	**616**	632	651	670
New positions	**-**	-	-	-
Casuals	**101**	104	108	111
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**101**	104	108	111
New positions	**-**	-	-	-
Total Customer and Corporate Services	**23,085**	23,704	24,473	25,267

	2026-27 $'000	2027-28 $'000	2028-29 $'000	2029-30 $'000
Shared Services				
Permanent - Full time	**795**	814	838	863
Women	**305**	312	322	331
Men	**302**	309	318	328
Persons of self-described gender	**-**	-	-	-
Vacant positions	**188**	193	198	204
New positions	**-**	-	-	-
Permanent - Part time	**1,227**	1,254	1,291	1,330
Women	**949**	971	999	1,029
Men	**196**	201	207	213
Persons of self-described gender	**-**	-	-	-
Vacant positions	**81**	83	85	88
New positions	**-**	-	-	-
Temporary and other expenditure	**178**	182	187	193
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**178**	182	187	193
New positions	**-**	-	-	-
Casuals	**451**	465	481	496
Women	**212**	219	226	233
Men	**54**	55	57	59
Persons of self-described gender	**-**	-	-	-
Vacant positions	**185**	191	197	204
New positions	**-**	-	-	-
Total Shared Services	**2,021**	2,069	2,129	2,193
Permanent - Full time	**92,543**	95,154	98,623	102,200
Permanent - Part time	**38,238**	39,374	40,522	41,706
Temporary and other expenditure	**2,990**	3,073	3,164	3,257
Casuals	**1,317**	1,360	1,404	1,449
Casuals, temporary and other expenditure	**4,307**	4,433	4,568	4,706
Capitalised labour costs	**4,089**	4,188	4,283	4,379
Total staff expenditure	**139,178**	143,149	147,995	152,991

Note: Future year full-time equivalent (FTE) gender figures presented in this statement are projections based on current workforce gender composition. Council remains committed to promoting gender equality in all recruitment practices, consistent with the objectives outlined in our Gender Equality Action Plan.

	2026-27 FTE	2027-28 FTE	2028-29 FTE	2029-30 FTE
Office of the CEO				
Permanent - Full time	**1.0**	1.0	1.0	1.0
Women	**-**	-	-	-
Men	**1.0**	1.0	1.0	1.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Office of the CEO	**1.0**	1.0	1.0	1.0
Executive				
Permanent - Full time	**43.0**	43.0	43.0	43.0
Women	**37.0**	37.0	37.0	37.0
Men	**6.0**	6.0	6.0	6.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Permanent - Part time	**0.5**	0.5	0.5	0.5
Women	**-**	-	-	-
Men	**0.5**	0.5	0.5	0.5
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Temporary and other expenditure	**-**	-	-	-
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Executive	**43.5**	43.5	43.5	43.5
Community Wellbeing				
Permanent - Full time	**149.0**	151.0	153.0	155.0
Women	**106.0**	106.0	106.0	106.0
Men	**31.0**	31.0	31.0	31.0
Persons of self-described gender	**1.0**	1.0	1.0	1.0
Vacant positions	**11.0**	11.0	11.0	11.0
New positions	**-**	2.0	4.0	6.0
Permanent - Part time	**132.7**	132.7	132.7	132.7
Women	**81.3**	81.3	81.3	81.3
Men	**2.5**	2.5	2.5	2.5
Persons of self-described gender	**-**	-	-	-
Vacant positions	**48.8**	48.8	48.8	48.8
New positions	**-**	-	-	-
Temporary and other expenditure	**4.9**	4.9	4.9	4.9
Women	**2.6**	2.6	2.6	2.6
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2.3**	2.3	2.3	2.3
New positions	**-**	-	-	-
Casuals	**6.0**	6.0	6.0	6.0
Women	**0.1**	0.1	0.1	0.1
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**5.9**	5.9	5.9	5.9
New positions	**-**	-	-	-
Total Community Wellbeing	**281.7**	283.7	285.7	287.7

	2026-27 FTE	2027-28 FTE	2028-29 FTE	2029-30 FTE
Planning and Development				
Permanent - Full time	**155.9**	157.4	158.9	160.4
Women	**79.0**	79.0	79.0	79.0
Men	**63.9**	63.9	63.9	63.9
Persons of self-described gender	**-**	-	-	-
Vacant positions	**13.0**	13.0	13.0	13.0
New positions	**-**	1.5	3.0	4.5
Permanent - Part time	**50.4**	50.4	50.4	50.4
Women	**28.3**	28.3	28.3	28.3
Men	**18.8**	18.8	18.8	18.8
Persons of self-described gender	**0.2**	0.2	0.2	0.2
Vacant positions	**3.1**	3.1	3.1	3.1
New positions	**-**	-	-	-
Temporary and other expenditure	**1.1**	1.1	1.1	1.1
Women	**-**	-	-	-
Men	**1.0**	1.0	1.0	1.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.1**	0.1	0.1	0.1
New positions	**-**	-	-	-
Total Planning and Development	**206.3**	207.8	209.3	210.8
Infrastructure and Environment				
Permanent - Full time	**262.6**	263.6	264.6	265.6
Women	**64.9**	64.9	64.9	64.9
Men	**171.9**	171.9	171.9	171.9
Persons of self-described gender	**-**	-	-	-
Vacant positions	**25.8**	25.8	25.8	25.8
New positions	**-**	1.0	2.0	3.0
Permanent - Part time	**4.1**	4.1	4.1	4.1
Women	**1.8**	1.8	1.8	1.8
Men	**2.3**	2.3	2.3	2.3
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Temporary and other expenditure	**4.8**	4.8	4.8	4.8
Women	**2.1**	2.1	2.1	2.1
Men	**0.2**	0.2	0.2	0.2
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2.5**	2.5	2.5	2.5
New positions	**-**	-	-	-
Total Infrastructure and Environment	**266.7**	267.7	268.7	269.7
Customer and Corporate Services				
Permanent - Full time	**134.8**	135.3	135.8	136.3
Women	**80.8**	80.8	80.8	80.8
Men	**50.0**	50.0	50.0	50.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**4.0**	4.0	4.0	4.0
New positions	**-**	0.5	1.0	1.5
Permanent - Part time	**26.3**	26.3	26.3	26.3
Women	**19.4**	19.4	19.4	19.4
Men	**5.1**	5.1	5.1	5.1
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1.8**	1.8	1.8	1.8
New positions	**-**	-	-	-
Temporary and other expenditure	**5.3**	5.3	5.3	5.3
Women	**-**	-	-	-
Men	**1.0**	1.0	1.0	1.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**4.3**	4.3	4.3	4.3
New positions	**-**	-	-	-
Casuals	**0.9**	0.9	0.9	0.9
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.9**	0.9	0.9	0.9
New positions	**-**	-	-	-
Total Customer and Corporate Services	**161.1**	161.6	162.1	162.6

	2026-27 FTE	2027-28 FTE	2028-29 FTE	2029-30 FTE
Shared Services				
Permanent - Full time	**6.0**	6.0	6.0	6.0
Women	**2.0**	2.0	2.0	2.0
Men	**2.0**	2.0	2.0	2.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2.0**	2.0	2.0	2.0
New positions	**-**	-	-	-
Permanent - Part time	**9.2**	9.2	9.2	9.2
Women	**8.3**	8.3	8.3	8.3
Men	**0.1**	0.1	0.1	0.1
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.8**	0.8	0.8	0.8
New positions	**-**	-	-	-
Temporary and other expenditure	**1.0**	1.0	1.0	1.0
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1.0**	1.0	1.0	1.0
New positions	**-**	-	-	-
Casuals	**4.1**	4.1	4.1	4.1
Women	**2.0**	2.0	2.0	2.0
Men	**0.5**	0.5	0.5	0.5
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1.7**	1.7	1.7	1.7
New positions	**-**	-	-	-
Total Shared Services	**15.2**	15.2	15.2	15.2
Permanent - Full time	**752.3**	757.3	762.3	767.3
Permanent - Part time	**223.2**	223.2	223.2	223.2
Temporary and other expenditure	**17.1**	17.1	17.1	17.1
Casuals	**11.1**	11.1	11.1	11.1
Permanent FTE	**975.5**	980.5	985.5	990.5
Casuals and temporary staff	**28.2**	28.2	28.2	28.2
Capitalised labour	**27.6**	27.6	27.6	27.6
Total staff numbers	**1,031.2**	1,036.2	1,041.2	1,046.2

Note: Future year full-time equivalent (FTE) gender figures presented in this statement are projections based on current workforce gender composition. Council remains committed to promoting gender equality in all recruitment practices, consistent with the objectives outlined in our Gender Equality Action Plan.

4. Notes to the Financial Statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the *Local Government Act 2020,* Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2026-27 the FGRS cap has been set at 2.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of Council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.75% in line with the rate cap. This will raise total rates and charges for 2026-27 to $258.43 million.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
General Rates*	201,235	**212,079**	10,844	5.39%
Service rates and charges	36,062	**40,677**	4,615	12.80%
Special rates and charges	107	**-**	(107)	(100.00%)
Supplementary rates and rate adjustments	3,580	**3,675**	95	2.65%
Interest on rates and charges	1,250	**2,000**	750	60.00%
Total rates and charges	**242,234**	**258,431**	**16,197**	**6.69%**

*These items are subject to the rate cap established under the Fair Go Rates System (FGRS)

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2025-26 cents/$NAV	2026-27 cents/$NAV	Change %
General rate for residential properties[2]	0.047286800	**0.04688685**	(0.85%)
General rate for commercial properties[2]	0.047286800	**0.04688685**	(0.85%)
General rate for industrial properties[2]	0.047286800	**0.04688685**	(0.85%)
General rate for farm properties[2]	0.028372080	**0.02813211**	(0.85%)

[2]Subject to certified valuation data being received from the Valuer General Victoria.

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2025-26 $	2026-27 $	Change $	Change %
Residential[3]	164,209,862	**174,060,163**	9,850,301	6.00%
Commercial[3]	16,666,998	**16,327,459**	(339,539)	(2.04%)
Industrial[3]	19,249,149	**20,595,591**	1,346,442	6.99%
Farm[3]	1,108,816	**1,095,654**	(13,162)	(1.19%)
Sub-total amount to be raised by general rates	**201,234,825**	**212,078,867**	**10,844,042**	**5.39%**
Annualised 2024-25 supplementary rate revenue	3,452,129	**-**		
Total amount to be raised by general rates	**204,686,954**	**212,078,867**	**7,391,913**	**3.61%**

[3]Note the amount to be raised by general rates for 2026-27 is subject to the final certified valuations for 1 January 2026 being received from the Valuer General Victoria and the completion of the 2025-26 supplementary rates.

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or class of land	2025-26 Number	2026-27 Number	Change Number	Change %
Residential[4]	97,354	**99,514**	2,160	2.22%
Commercial[4]	3,093	**3,126**	33	1.07%
Industrial[4]	5,001	**5,151**	150	3.00%
Farm[4]	96	**101**	5	5.21%
Total number of assessments	**105,544**	**107,892**	**2,348**	**2.22%**

[4]Note the number of assessments for 2026-27 may change as further supplementary valuations are completed.

4.1.1(e) The basis of valuation to be used is the Net Annual Value (NAV)

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or class of land	2025-26 $	2026-27 $	Change $	Change %
Residential[5]	3,472,636,371	**3,712,344,830**	239,708,459	6.90%
Commercial[5]	352,466,183	**348,231,075**	(4,235,108)	(1.20%)
Industrial[5]	407,072,360	**439,261,550**	32,189,190	7.91%
Farm[5]	39,081,250	**38,946,750**	(134,500)	(0.34%)
Total value of land	**4,271,256,164**	**4,538,784,205**	**267,528,041**	**6.26%**

[5]Note the value of land for 2026-27 is subject to the final certified valuations for 1 January 2026 being received from the Valuer General Victoria.

4.1.1(g) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2025-26 $	Per Rateable Property 2026-27 $	Change $	Change %
Waste Kerbside Service Charge	208.80	**309.40**	100.60	48.18%
Commercial Waste Kerbside Service Charge	271.35	**276.10**	4.75	1.75%
Food and Green Waste*	95.30	**-**	(95.30)	(100.00%)
Landfill Levy - Waste Kerbside Service Charge	105.85	**107.55**	1.70	1.61%
Landfill Levy - Commercial Waste Kerbside Service Charge	166.60	**180.15**	13.55	8.13%
Landfill Levy - Other	15.45	**15.85**	0.40	2.59%

*The charge for the Food Organics and Garden Organics (FOGO) bin service is incorporated into the waste kerbside service charge from 2026-27 onwards.

4.1.1(h) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2025-26 $	2026-27 $	Change $	Change %
Waste Kerbside Service Charge	24,425,807	**28,731,157**	4,305,349	17.63%
Commercial Waste Kerbside Service Charge	1,199,966	**1,145,855**	(54,110)	(4.51%)
Landfill Levy - Waste Kerbside Service Charge	9,646,746	**9,948,698**	301,952	3.13%
Landfill Levy - Commercial Waste Kerbside Service Charge	651,739	**708,170**	56,430	8.66%
Landfill Levy - Other	137,814	**142,793**	4,979	3.61%
Total	**36,062,072**	**40,676,672**	**4,614,600**	**12.80%**

4.1.1(i) The estimated total amount to be raised by all rates and charges compared with the previous financial year

	2025-26 $	2026-27 $	Change $	Change %
Residential	164,209,862	**174,060,163**	9,850,301	6.00%
Commercial	16,666,998	**16,327,459**	(339,539)	(2.04%)
Industrial	19,249,149	**20,595,591**	1,346,442	6.99%
Farm rate	1,108,816	**1,095,654**	(13,162)	(1.19%)
Waste Kerbside Service Charge	24,425,807	**28,731,157**	4,305,349	17.63%
Commercial Waste Kerbside Service Charge	1,199,966	**1,145,855**	(54,110)	(4.51%)
Landfill Levy - Waste Kerbside Service Charge	9,646,746	**9,948,698**	301,952	3.13%
Landfill Levy - Commercial Waste Kerbside Service Charge	651,739	**708,170**	56,430	8.66%
Landfill Levy - Other	137,814	**142,793**	4,979	3.61%
Supplementary rates and rate adjustments	3,580,000	**3,675,000**	95,000	2.65%
Total Rates and charges	**240,876,897**	**256,430,539**	**15,553,642**	**6.46%**

4.1.1(j) Fair Go Rates System Compliance

The City of Whittlesea is required to comply with the State Government's FGRS. The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

		2025-26		2026-27
Total Rates	$	201,234,825	**$**	**212,078,867**
Number of rateable properties		105,544		**107,892**
Base Average Rate	$	1,851.11	**$**	**1,913.05**
Maximum Rate Increase (set by the State Government)		3.00%		**2.75%**
Capped Average Rate	$	1,906.64	**$**	**1,965.66**
Maximum General Rates and Municipal Charges Revenue	$	201,234,825	**$**	**212,078,867**
Budgeted Supplementary Rates	$	3,700,000	**$**	**3,750,000**
Budgeted Total Rates and Municipal Charges Revenue	$	204,934,825	**$**	**215,828,867**

4.1.1(k) Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2026-27: estimated $3,750,000 and 2025-26: $3,700,000)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(l) Differential rates

The rate and amount of rates payable in relation to land in each category of differential are:

- rate of 0.04688685 in the NAV dollar in respect of residential, commercial and industrial use land (of a non-farm nature)
- rate of 0.02813211 in the NAV dollar in respect of farm land.

Each differential rate will be determined by multiplying the Net Annual Value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of its functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

General rate

The general rate for rateable residential, commercial and industrial properties applies to all properties which do not fall into the farm rate classification (see below).

Farm rate

The farm rate may be applied to some properties within the Municipality which are classified by Council as Farm Land as defined in Section 2(1) of the *Valuation of Land Act 1960* which states, "farm land" means any rateable land:

(a) that is not less than 2 hectares in area; and

(b) that is used primarily for grazing (including agistment), dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and

(c) that is used by a business - (i) that has a significant and substantial commercial purpose or character; and (ii) that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and (iii) that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

The objective of Council's differential rates, is to ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for both "general" and "farm" properties is fair and equitable, having regard to the cost and the level of benefits derived from provision of Council services.

4.1.2 Statutory fees and fines

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Infringements and costs	11,833	**11,669**	(164)	(1.39%)
Court recoveries	1,590	**1,608**	18	1.13%
Permit fees	6,896	**7,638**	742	10.76%
Certificates and regulatory service fees	2,198	**2,512**	314	14.29%
Total statutory fees and fines	**22,517**	**23,427**	**910**	**4.04%**

Statutory fees and fines relate mainly to fees and fines levied in accordance with legislation and include parking infringements, animal registrations, Health Act registrations, building control permits, statutory planning permits and subdivision supervision fees.

Statutory fee revenue is projected to exceed 2025-26 levels, primarily driven by higher regulatory and subdivision supervision fees resulting from increased construction activity across the municipality and the associated rise in fee volumes.

4.1.3 User fees

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Aged and health services	985	**1,119**	134	13.60%
Family and children services	167	**238**	71	42.51%
Registrations	2,786	**3,122**	336	12.06%
Leisure centre fees	2,014	**1,869**	(145)	(7.20%)
Property leases and rentals	4,183	**4,527**	344	8.22%
Waste management services	1,336	**1,336**	-	0.00%
Other fees and charges	1,050	**1,360**	310	29.52%
Total user fees	**12,521**	**13,571**	**1,050**	**8.39%**

User fees relate to the recovery of service delivery costs through the charging of fees to users of services. These include fees for the use of leisure facilities, entertainment, equipment hire and other community facilities and the provision of human services such as family day care and home help services.

User fee revenue is projected to be higher than 2025-26, driven by increased animal management registration income reflecting a higher number of registrations, together with additional revenue from property leases and the rental of Council facilities, including sporting facilities.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	28,148	**39,344**	11,196	39.78%
State funded grants	24,833	**18,505**	(6,328)	(25.48%)
Total grants received	**52,981**	**57,849**	**4,868**	**9.19%**
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial assistance grants	10,224	**21,320**	11,096	108.53%
Aged care	5,972	**5,951**	(21)	(0.35%)
Immunisation	30	**30**	-	0.00%
Recurrent - State Government				
Aged care	887	**953**	66	7.44%
School crossing supervisors	1,105	**1,146**	41	3.71%
Early years	369	**369**	-	0.00%
Kindergarten	260	**133**	(127)	(48.85%)
Family day care	410	**410**	-	0.00%
Maternal and child health	4,683	**4,246**	(437)	(9.33%)
Immunisation	124	**124**	-	0.00%
Public health	26	**6**	(20)	(76.92%)
Resilience and emergency management	60	**60**	-	0.00%
Youth services	35	**35**	-	0.00%
Community development	436	**431**	(5)	(1.15%)
Total recurrent grants	**24,621**	**35,214**	**10,593**	**43.02%**
Non-recurrent - Commonwealth Government				
Non-recurrent - State Government				
Social Policy	147	**-**	(147)	(100.00%)
Maternal and child health	150	**-**	(150)	(100.00%)
Kindergarten	280	**133**	(147)	(52.50%)
Resilience and emergency management	140	**140**	-	0.00%
Youth Services	2	**-**	(2)	(100.00%)
Sustainability	400	**249**	(151)	(37.75%)
Roads and infrastructure	144	**55**	(89)	61.81%
Total non-recurrent grants	**1,263**	**577**	**(686)**	**(54.32%)**
Total operating grants	**25,884**	**35,791**	**9,907**	**38.27%**

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads and infrastructure	2,495	**2,495**	-	0.00%
Total recurrent grants	**2,495**	**2,495**	**-**	**0.00%**
Non-recurrent - Commonwealth Government				
Roads and Infrastructure	145	**5,601**	5,456	3762.76%
Recreational, leisure and community	8,725	**450**	(8,275)	(94.84%)
Parks, open space and streetscapes	557	**3,497**	2,940	527.83%
Non-recurrent - State Government				
Buildings	8,475	**5,519**	(2,956)	(34.88%)
Roads and infrastructure	650	**2,100**	1,450	223.08%
Footpaths and cycleways	1,025	**75**	(950)	(92.68%)
Recreational, leisure and community	4,425	**2,000**	(2,425)	(54.80%)
Parks, open space and streetscapes	600	**321**	(279)	(46.50%)
Total non-recurrent grants	**24,602**	**19,563**	**(5,039)**	**(20.48%)**
Total capital grants	**27,097**	**22,058**	**(5,039)**	**(18.60%)**
Total grants	**52,981**	**57,849**	**4,868**	**9.19%**

4.1.5 Contributions

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Monetary	34,770	**19,050**	(15,720)	(45.21%)
Non-monetary	109,348	**111,916**	2,568	2.35%
Total contributions	**144,118**	**130,966**	**(13,152)**	**(9.13%)**

Monetary contributions are those contributions and reimbursements from organisations such as sporting clubs for works carried out on their behalf, as well as contributions from developers towards specific capital works projects. Non-monetary contributions are those assets that have been transferred to Council by developers.

The contributions are projected to decrease in line with anticipated growth of developments throughout the municipality.

4.1.6 Other income

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Sales	688	**835**	147	21.37%
Interest	14,000	**17,461**	3,461	24.72%
Reimbursements	7,164	**6,399**	(765)	(10.68%)
Other	7	**-**	(7)	(100.00%)
Total other income	**21,859**	**24,695**	**2,836**	**12.97%**

Other income comprises interest earned on term deposits, reimbursements from other Councils relating to the shared animal management facility, contract reimbursements associated with leisure centres, and various sales revenue including ticketing and related income generated through Council's Plenty Ranges Arts and Convention Centre operations.

Other income is projected to increase compared to 2025-26, primarily due to higher interest earnings in line with Council's investment strategy and the level of cash available for investment. This is partially offset by bond proceeds retained and utilised in 2025-26 to complete works where developers did not fulfil their obligations, which were one-off in nature and will not continue into the following financial year.

4.1.7 Employee costs

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Wages and salaries	114,326	**121,175**	6,849	5.99%
Workcover	4,013	**4,000**	(13)	(0.32%)
Superannuation	13,546	**13,853**	307	2.27%
Fringe benefits tax	140	**150**	10	7.14%
Total employee costs	**132,025**	**139,178**	**7,153**	**5.42%**

Employee costs include all labour related expenditure such as salaries, wages, allowances and on-costs such as leave entitlements, superannuation and WorkCover.

Employee costs are higher in 2026-27 compared to 2025-26, mainly due to vacancies assumed in 2025-26 which are expected to be filled. The increase also reflects the normalisation of staffing levels, Enterprise Agreement and banding adjustments, higher superannuation contributions, and growth in employee entitlement provisions.

4.1.8 Materials and services

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
External works (contractors)	92,025	**83,827**	(8,198)	(8.91%)
Support services	6,358	**5,150**	(1,208)	(19.00%)
Design work	46	**38**	(8)	(17.39%)
Facilities management	3,399	**3,658**	259	7.62%
Supplies and services	8,544	**7,580**	(964)	(11.28%)
Plant and fleet operations	2,173	**2,175**	2	0.09%
Computer services	9,613	**9,463**	(150)	(1.56%)
Communications	1,638	**1,764**	126	7.69%
Catering supplies and services	368	**373**	5	1.36%
Construction materials	977	**1,010**	33	3.38%
Travel and accommodation	73	**70**	(3)	(4.11%)
Consumable Materials	178	**176**	(2)	(1.12%)
Total materials and services	**125,392**	**115,284**	**(10,108)**	**(8.06%)**

Materials and services include the purchase of supplies and consumables, payments for the provision of services, and fleet costs.

Materials and services is budgeted to decrease compared to forecast of 2025-26 mainly due to reimbursements associated with the provision by developers of land and construction projects that are funded through the levies collected under various Development Contribution Plans and Infrastructure Contribution Plans as well as one-off by-election costs incurred in 2025-26. This decrease is partially offset by the rollout of Food Organics and Garden Organics (FOGO) services to all households.

4.1.9 Depreciation

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Property	7,825	**8,259**	434	5.55%
Plant & equipment	3,151	**3,578**	427	13.55%
Infrastructure	53,935	**57,501**	3,566	6.61%
Total depreciation	**64,911**	**69,338**	**4,427**	**6.82%**

Depreciation is an accounting measure to allocate the value of an asset over its useful life.

The depreciation is expected to increase compared to the 2025-26 forecast, due to the projected increase in the revaluation of Council's assets combined with the addition of gifted and constructed assets.

4.1.10 Amortisation - Intangible assets

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Intangible assets	71	**31**	(40)	(56.34%)
Total amortisation - intangible assets	**71**	**31**	**(40)**	**(56.34%)**

4.1.11 Depreciation - Right of use assets

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Property	506	**516**	10	1.98%
Vehicles	308	**308**	-	0.00%
Plant and equipment	104	**104**	-	0.00%
Total depreciation - right of use assets	**918**	**928**	**10**	**1.09%**

4.1.12 Other expenses

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Contributions and donations	10,268	**9,489**	(779)	(7.59%)
Utilities	6,005	**6,553**	548	9.13%
Mayor and Councillors allowances	591	**613**	22	3.72%
Auditing	287	**299**	12	4.18%
Other costs	5,014	**5,009**	(5)	(0.10%)
Total other expenses	**22,165**	**21,963**	**(202)**	**(0.91%)**

Other expenses comprise contributions paid, utilities, insurance premiums, land tax obligations, and costs associated with the Mayor and Councillors. These costs reflect Council's ongoing operational commitments, including statutory charges, essential service usage and risk management requirements necessary to support service delivery and maintain Council's asset base.

Other expenses are budgeted to decrease in 2026-27 compared to the 2025-26 forecast, primarily due to the final contribution payment to Casa D'Abruzzo Club Inc. for facility upgrades being made in 2025-26 financial year, with the project expected to be completed and therefore not recurring in 2026-27. This decrease is partially offset by increased utility costs.

4.2 Balance Sheet

4.2.1 Assets

Cash and cash equivalents includes cash and investments such as cash held in the bank and in petty cash and the value of investments in deposits or other highly liquid investments with short term maturities. Current assets are expected to increase by $17.90 million during the year, primarily reflecting additional borrowings in 2026-27, effective cash flow management and higher interest earnings on investments.

The increase in non-current assets is the net result of the capital works program and transfer to Council of non-monetary assets $111.92 million, partly offset by the depreciation of non-current assets $69.34 million.

4.2.2 Liabilities

Current liabilities are expected to decrease as trust funds and deposits are being repaid. This is partially offset by an increase in interest bearing liabilities driven by new borrowings planned for 2026-27.

Trade and other payables (being the amounts that Council owes to suppliers) are expected to decrease in line with materials and services expenditure (see Comprehensive Income Statement) and short term lease repayments.

Non-current liabilities (that is, obligations Council must pay beyond the next financial year) will increase due to new borrowings being taken out in 2026-27.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Amount borrowed as at 30 June of the prior year	7,624	**28,452**	51,206	82,914	94,107
Amount to be borrowed	22,870	**28,159**	40,056	21,589	15,255
Amount projected to be redeemed	(2,042)	**(5,405)**	(8,348)	(10,396)	(12,087)
Amount of borrowings as at 30 June	**28,452**	**51,206**	**82,914**	**94,107**	**97,275**

4.2.4 Leases by category

As a result of the introduction of *AASB 16 Leases* , right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast 2025-26 $'000	Budget 2026-27 $'000
Right-of-use assets		
Property	1,475	582
Vehicles	615	308
Others	42	314
Total right-of-use assets	**2,132**	**1,204**
Lease liabilities		
Current lease Liabilities		
Property	534	547
Vehicles	347	277
Others	76	105
Total current lease liabilities	**957**	**929**
Non-current lease liabilities		
Property	781	-
Vehicles	318	7
Others	-	163
Total non-current lease liabilities	**1,099**	**170**
Total lease liabilities	**2,056**	**1,099**

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities. The current incremental borrowing rate is 4.63%.

4.3 Statement of changes in Equity

4.3.1 Reserves

	Balance at beginning of reporting period	Transfers to Reserve	Transfers from Reserve	Balance at end of reporting period
	$'000	$'000	$'000	$'000
Asset revaluation reserve	**2,224,836**	**-**	**-**	**2,224,836**
Asset development reserves				
Parklands contribution	17,074	1,800	(680)	18,194
Developer contribution plan (DCP) reserves	203,533	16,755	(5,551)	214,737
Planning permit drainage levy	2,481	60	(50)	2,491
Net gain compensation	1,442	-	(78)	1,364
Plenty road duplication	88	-	-	88
Street tree contributions reserve	689	-	-	689
Total asset development reserves	**225,307**	**18,615**	**(6,359)**	**237,563**
Asset replacement reserves				
Native vegetation offset site maintenance	871	-	(194)	677
Lutheran Church and Cemetery	380	-	-	380
Strategic investment reserve	28,647	9,428	(6,050)	32,025
Technology improvement	4,079	5,000	(918)	8,161
Traffic light construction	974	-	-	974
Strategic properties reserve	4,807	-	-	4,807
Non standard street lighting contributions	4,201	250	(250)	4,201
LASF defined benefit plan liability	3,739	-	-	3,739
Transport infrastructure	615	-	-	615
Waste reserve	1,013	-	-	1,013
Strategic operational projects	2,516	-	-	2,516
Regional Sports Precinct reserve	3,739	-	(3,739)	-
Resilience and emergency management	449	-	-	449
Plant replacement	772	-	(500)	272
Community grant	660	-	-	660
Aquatic and Leisure Centre Capital Improvement Reserve	472	-	-	472
Growling Frog Golf Course Capital Improvement Reserve	67	-	-	67
Total asset replacement reserves	**58,001**	**14,678**	**(11,651)**	**61,028**
Total reserves	**2,508,144**	**33,293**	**(18,010)**	**2,523,427**

Asset development reserves

These funds must be applied for specified statutory purposes in accordance with various legislative and contractual requirements. Whilst these funds earn interest revenue for Council, they are not available for other purposes.

Asset replacement reserves

There are no restrictions on the use of these funds other than as Council may itself impose. In this case, Council has made decisions regarding the future use of these funds and, unless there is a Council resolution to change those decisions, these funds should be used for those earmarked purposes. The decisions about future use of these funds will be made in the context of the long-term funding requirements as set out in the plan.

4.3.2 Equity

Total equity is expected to increase by $156.44 million and made up of the following components:

- Asset Revaluation Reserve represents the difference between the previously recorded value of assets and their current valuations.
- Other Reserves are funds that Council has set aside to meet a specific purpose in the future and to which there is no existing liability. These amounts are transferred from the Accumulated Surplus of Council and are separately disclosed.
- Accumulated surplus, which is the value of all net assets less Reserves that have accumulated over time.

4.4 Statement of Cash Flows

This section analyses the expected cash flows from the operating, investing and financing activities of Council for the 2026-27 year. Budgeting cash flows assists in determining the balance between the level of cash available for investment in Council services and infrastructure, whilst ensuring long term financial sustainability of Council.

This analysis is based on three main categories of cash flows:

- Operating activities - Refers to the cash generated or used in the normal service delivery functions of Council. Cash remaining after paying for the provisions of services to the community may be available for investment in capital works, or repayment debt.
- Investing activities - Refers to the cash generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property and equipment.
- Financing activities - Refers to the cash generated or used in financing of Council functions and include borrowing from financial institutions and advancing of repayable loans to other organisations. These activities also include repayment of the principal component of loan repayment of the year.

4.4.1 Net cash flows provided by/used in operating activities

The increase in cash flow from operating activities is primarily attributed to higher rates and charges income, which rises by 2.75% in line with the State Government rate cap, along with reduction in material and services costs due to reimbursements to developers for works-in-kind contributions. This is partially offset by decrease in monetary contributions income.
The net cash flows from the operating activities does not equal the operating result of the year as the expected revenues and expenses of Council include non-cash items which have been excluded from the Cash Flow Statement.

4.4.2 Net cash flows provided by/used in investing activities

The increase in payments for investing activities represents an increase in capital works expenditure of $37.57 million over the 2025-26 forecast. Redemption/(payments) for investments (maturing later than 90 days) relate to financial assets which are cash investments (predominantly term deposits) that have a maturity date greater than 90 days. To improve Council's cash flow (and maximise interest revenue), investments are either redeemed or placed throughout the year depending on the receipt of revenue and the timing of expenditure.

4.4.3 Net cash flows provided by/used in financing activities

The increase in cash flow from financing activities is driven by increase in borrowings by $5.29 million compared to 2025-26 financial year. Proceeds from borrowings relate to funding received under loan obligations that Council must pay beyond the next financial year. These funds are generally applied to fund capital projects undergone in the financial year the loan was obtained.

4.5 Capital Works program

This section presents a listing of the capital works projects that will be undertaken for the 2026-27 year, classified by expenditure type and funding source.

4.5.1 Summary

	Forecast 2025-26	Budget 2026-27	Change	
	$'000	$'000	$'000	%
Property	19,610	**32,502**	12,892	65.74%
Plant and equipment	2,801	**3,171**	370	13.20%
Infrastructure	73,054	**79,820**	6,766	9.26%
Total	**95,465**	**115,493**	**20,028**	**20.98%**

The capital works program for the 2026-27 year is expected to be $115.49 million.

		Asset expenditure types				Summary of Funding Sources			
	Project Cost	New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property	**32,502**	16,527	3,400	12,550	25	10,519	1,606	10,702	9,675
Plant and equipment	**3,171**	2,600	40	531	-	551	-	2,620	-
Infrastructure	**79,820**	46,912	24,432	8,476	-	11,387	1,944	48,005	18,484
Total	**115,493**	**66,039**	**27,872**	**21,557**	**25**	**22,457**	**3,551**	**61,327**	**28,159**

4.5.2 Current Budget

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property									
Johnsons Road Upgrade and Subdivision	**5,000**	5,000	-	-	-	5,000	-	-	-
Total land	**5,000**	**5,000**	**-**	**-**	**-**	**5,000**	**-**	**-**	**-**
Edgars Creek Recreation Reserve, Wollert (Steen Avenue) - Sporting Facility	**3,000**	3,000	-	-	-	-	-	-	3,000
Redevelopment and expansion of the Stables Kindergarten	**1,975**	1,975	-	-	-	1,975	-	-	-
Construct community centre - West Wollert	**4,200**	4,200	-	-	-	3,544	656	-	-
Monakeeba Boulevard Community Centre	**600**	600	-	-	-	-	600	-	-
Energy Efficiency Program	**500**	-	-	500	-	-	-	500	-
Youth Services Relocation and Expansion	**1,000**	1,000	-	-	-	-	-	1,000	-
English Street, Donnybrook Early Years Infrastructure	**752**	752	-	-	-	-	350	402	-
Total buildings	**12,027**	**11,527**	**-**	**500**	**-**	**5,519**	**1,606**	**1,902**	**3,000**
Redevelopment of Dalton Road Kindergarten and MCH	**4,500**	-	-	4,500	-	-	-	4,500	-
Planned renewal (Minor works)	**3,075**	-	3,075	-	-	-	-	3,075	-
Disability Action Plan	**150**	-	-	150	-	-	-	150	-
Derby Meadows Preschool and Boori Childrens Centre	**6,675**	-	-	6,675	-	-	-	-	6,675
Office Refurbishment and Alterations	**150**	-	-	150	-	-	-	150	-
Kindergarten nappy change facilities and privacy stall doors	**300**	-	-	300	-	-	-	300	-
Plenty Ranges Arts & Convention Centre (PRACC) Redevelopment Project	**125**	-	75	25	25	-	-	125	-
Kelynack Recreation Reserve Fair Access Amenities Upgrade	**500**	-	250	250	-	-	-	500	-
Total building improvements	**15,475**	**-**	**3,400**	**12,050**	**25**	**-**	**-**	**8,800**	**6,675**
Total property	**32,502**	**16,527**	**3,400**	**12,550**	**25**	**10,519**	**1,606**	**10,702**	**9,675**
Plant and equipment									
Council Fleet Optimisation Program	**1,500**	1,500	-	-	-	400	-	1,100	-
PRACC Equipment and Infrastructure Program	**200**	20	40	140	-	-	-	200	-
Implementation of Signage Management Plan	**200**	200	-	-	-	-	-	200	-
Total plant, machinery and equipment	**1,900**	**1,720**	**40**	**140**	**-**	**400**	**-**	**1,500**	**-**
Public Art Acquisition Program	**20**	20	-	-	-	-	-	20	-
Public Art Commissioning Program	**67**	67	-	-	-	-	-	67	-
Wurundjeri woi-wurrung Mural bunjil nganga (Quarry Hills) Parklands	**40**	40	-	-	-	-	-	40	-
Lalor Shopping Centre Precinct - Enliven Lalor Laneway	**194**	194	-	-	-	151	-	43	-
Total fixtures, fittings and furniture	**321**	**321**	**-**	**-**	**-**	**151**	**-**	**170**	**-**
Network Infrastructure Upgrade Program	**115**	69	-	46	-	-	-	115	-
Information and Communication Technology Hardware Replacement	**525**	210	-	315	-	-	-	525	-
Mobile Device Replacement Program	**250**	250	-	-	-	-	-	250	-
Audiovisual Equipment Upgrade Program	**60**	30	-	30	-	-	-	60	-
Total computers and telecommunications	**950**	**559**	**-**	**391**	**-**	**-**	**-**	**950**	**-**
Total plant and equipment	**3,171**	**2,600**	**40**	**531**	**-**	**551**	**-**	**2,620**	**-**

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Infrastructure									
Urbanisation of Laurel Street, Whittlesea	**800**	-	-	800	-	-	-	800	-
Intersection Safety - Roundabout Regent Street and Grafton Street, Mernda	**80**	80	-	-	-	-	-	80	-
Garden View Estate Development, Lalor	**800**	800	-	-	-	-	-	800	-
Barry Road Thomastown Road Safety and Shared Path	**100**	100	-	-	-	-	-	100	-
Local Road Resurfacing Works	**2,750**	-	2,750	-	-	2,495	-	255	-
Local Road Reconstruction / Rehabilitation Program	**8,000**	-	8,000	-	-	-	-	8,000	-
Traffic control devices	**300**	150	-	150	-	-	-	300	-
Collector Road traffic management	**350**	175	-	175	-	-	-	350	-
Roadside hazard protection	**95**	95	-	-	-	-	-	95	-
Masons Road Reconstruction	**1,000**	-	-	1,000	-	-	-	1,000	-
Findon Road Upgrade - Signalised Intersection at The Great Eastern Way, South Morang	**1,750**	1,750	-	-	-	-	-	-	1,750
Edgars Road Safety Upgrades - Pedestrian Operated Signals	**400**	400	-	-	-	-	-	400	-
Regional Sports Precinct - Plenty Road Secondary Access	**100**	100	-	-	-	100	-	-	-
Road Intersection Safety - Roundabout Ash Street and Cyprus Street, Lalor	**303**	303	-	-	-	303	-	-	-
Road Intersection Safety - Raised Pavements Northside Drive and The Parade, Wollert	**29**	29	-	-	-	29	-	-	-
Road Safety Improvement - Wombat Crossing Scholar Drive, Bundoora	**269**	269	-	-	-	269	-	-	-
Regent Street, Mernda - Road Safety Improvements	**1,000**	1,000	-	-	-	1,000	-	-	-
Road Safety Improvements - Oleander Drive, Mill Park	**40**	40	-	-	-	-	-	40	-
Road Safety Infrastructure Renewal - Barrier Reconstruction	**300**	-	300	-	-	-	-	300	-
Grants Road Reconstruction	**1,250**	-	1,250	-	-	-	-	1,250	-
Total roads	**19,716**	**5,291**	**12,300**	**2,125**	**-**	**4,196**	**-**	**13,770**	**1,750**
Boardwalk & bridges refurbishment	**300**	-	300	-	-	-	-	300	-
Total bridges	**300**	**-**	**300**	**-**	**-**	**-**	**-**	**300**	**-**
Dalton Road Shared Path (Wood Street & Parklands Drive)	**500**	500	-	-	-	-	-	500	-
High Street Shared Path (Keon Park to Epping Station)	**100**	100	-	-	-	-	-	100	-
Yan Yean Pipe Track Shared Path (Bridge Inn Road to Hazel Glen Drive)	**1,750**	1,750	-	-	-	-	-	1,750	-
Davisson Street Shared Path (McDonalds Road to Cooper Street)	**150**	150	-	-	-	-	-	150	-
Edgars Creek Shared Path (Main Street to Kingsway Drive)	**350**	350	-	-	-	-	-	350	-
Yan Yean Pipe Track Shared Path (Childs Road to Bush Boulevard)	**2,340**	2,340	-	-	-	-	-	2,340	-
Improve disability access (Disability Discrimination Act - DDA) to public transport	**100**	-	-	100	-	-	-	100	-
Bicycle facilities	**200**	160	-	40	-	-	-	200	-
Kerb Ramp (DDA) Upgrades	**70**	-	-	70	-	-	-	70	-
Safe Routes to Schools	**300**	150	-	150	-	-	-	300	-
Lighting of Shared User Paths Program	**200**	200	-	-	-	-	-	200	-
Missing Path Links Program	**600**	600	-	-	-	-	-	600	-
Footpath Reconstruction / Renewal	**2,900**	-	2,900	-	-	-	-	2,900	-
Total footpaths and cycleways	**9,560**	**6,300**	**2,900**	**360**	**-**	**-**	**-**	**9,560**	**-**
Drainage improvement works	**250**	105	145	-	-	-	-	250	-
WSUD (Water Sensitive Urban Design) Asset Renewal	**350**	-	350	-	-	-	-	350	-
Total drainage	**600**	**105**	**495**	**-**	**-**	**-**	**-**	**600**	**-**

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Norris Bank Parkland Tennis Courts Renewal	**800**	-	800	-	-	-	-	800	-
Ashley Park Recreation Reserve, Doreen (Orchard Road) - Sporting Facility	**3,000**	3,000	-	-	-	-	1,644	-	1,356
Alkira Recreation Reserve, Wollert (Central Wollert SR03) - Sporting facility	**300**	300	-	-	-	-	300	-	-
Sporting Net Upgrade and Installation	**300**	-	-	300	-	-	-	300	-
Sports Ground Lighting Upgrade Program	**250**	-	-	250	-	-	-	250	-
Regional Sports Precinct - Stage 2 (Stadium & Outdoor Courts)	**18,437**	18,437	-	-	-	2,450	-	3,739	12,248
Public Toilet Amenity Plan Implementation	**500**	250	250	-	-	-	-	500	-
Mosaic Recreation Reserve Subsidence Rectification	**200**	-	200	-	-	-	-	200	-
Total recreational, leisure & community facilities	**23,787**	**21,987**	**1,250**	**550**	**-**	**2,450**	**1,944**	**5,789**	**13,604**
Huskisson Reserve - Multi Purpose Facility	**3,200**	-	-	3,200	-	70	-	-	3,130
Local Area Traffic Management Improvements - Mill Park and South Morang	**1,500**	1,500	-	-	-	1,000	-	500	-
Stormwater Harvesting Improvement - Laurimar Recreation Reserve	**70**	70	-	-	-	-	-	70	-
Conservation Reserves Tree Planting Program	**225**	225	-	-	-	-	-	225	-
Renewal of playgrounds and general landscape improvements program	**2,500**	-	2,000	500	-	-	-	2,500	-
Vehicle Exclusion Fencing	**100**	75	25	-	-	-	-	100	-
Residential Street Tree Planting Program	**450**	450	-	-	-	-	-	450	-
Irrigation Network Improvements	**120**	-	120	-	-	-	-	120	-
Mill Park Drive Precinct Streetscape and Public Realm Upgrade	**150**	-	150	-	-	-	-	150	-
The Boulevard Shops, Thomastown	**2,900**	-	2,900	-	-	2,900	-	-	-
VR Michael Reserve - Dog off leash area	**630**	630	-	-	-	75	-	555	-
Nick Ascenzo Reserve Upgrade	**2,700**	2,025	675	-	-	-	-	2,700	-
Conservation reserves fencing program	**75**	75	-	-	-	-	-	75	-
Dr Harry Jenkins Park and Playground Redevelopment	**500**	250	-	250	-	-	-	500	-
Redleap Reserve Stage 2 Landscape Improvements	**383**	191	-	191	-	-	-	383	-
Creek Corridor Planting Program	**250**	250	-	-	-	-	-	250	-
Project Management Fees	**4,089**	4,089	-	-	-	-	-	4,089	-
Lowalde Recreation Reserve Master Plan Implementation	**125**	63	63	-	-	-	-	125	-
Whittlesea Public Gardens Master plan Implementation - Stage 3 Lawn and paths	**400**	400	-	-	-	-	-	400	-
Park and Open Space lighting, DDA and safety improvement program	**300**	225	-	75	-	-	-	300	-
High Street Epping Precinct Streetscape Improvements	**100**	-	-	100	-	-	-	100	-
Minor Parks and Open Space Renewal program	**500**	55	445	-	-	-	-	500	-
Main Roads and High Profile Streetscapes Planting Program	**350**	350	-	-	-	-	-	350	-
Parks Tree and Major Facilities Planting Program	**750**	750	-	-	-	-	-	750	-
Community Safety Enhancement - Lighting & CCTV Election Commitment	**697**	697	-	-	-	697	-	-	-
Total parks, open space and streetscapes	**23,064**	**12,370**	**6,377**	**4,316**	**-**	**4,742**	**-**	**15,192**	**3,130**

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Car Park Rehabilitation Program	**270**	-	270	-	-	-	-	270	-
Whittlesea Township Park Master Plan Implementation - Walnut St Car Park	**125**	-	-	125	-	-	-	125	-
bunjil nganga Parkland Entry Improvements - Gravlier Way, South Morang	**400**	-	-	400	-	-	-	400	-
Total off street car parks	**795**	**-**	**270**	**525**	**-**	**-**	**-**	**795**	**-**
Install Smart City Water Devices	**24**	24	-	-	-	-	-	24	-
Installation bus shelters	**50**	10	40	-	-	-	-	50	-
Infrastructure Planning and Feasibility Studies for Future Projects	**400**	-	-	400	-	-	-	400	-
Stormwater Harvesting System - AF Walker Reserve	**425**	425	-	-	-	-	-	425	-
Public Lighting in Local Streets	**200**	-	-	200	-	-	-	200	-
Water Efficiency Program	**250**	250	-	-	-	-	-	250	-
Streetlight Bulk Replacement Program	**500**	-	500	-	-	-	-	500	-
Electric Vehicle Charging at Council Facilities	150	150	-	-	-	-	-	150	-
Total other infrastructure	**1,999**	**859**	**540**	**600**	**-**	**-**	**-**	**1,999**	**-**
Total infrastructure	**79,820**	**46,912**	**24,432**	**8,476**	**-**	**11,387**	**1,944**	**48,005**	**18,484**
Total Capital Works	**115,493**	**66,039**	**27,872**	**21,557**	**25**	**22,457**	**3,551**	**61,327**	**28,159**

4.6 Summary of Planned Capital Works Expenditure

For the years ending 30 June 2028, 2029 and 2030

	Asset Expenditure Types					Summary of Funding Sources				
2027-28	Total	New	Renewal	Expansion	Upgrade	Total	External Funding	Contributions	Council Cash/Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property										
Land	2,699	2,699	-	-	-	2,699	2,186	-	513	-
Land improvements	-	-	-	-	-	-	-	-	-	-
Total land	2,699	2,699	-	-	-	2,699	2,186	-	513	-
Buildings	24,139	23,626	-	-	513	24,139	-	8,251	3,588	12,300
Building improvements	19,988	-	10,174	-	9,814	19,988	-	-	15,196	4,792
Total buildings	44,127	23,626	10,174	-	10,327	44,127	-	8,251	18,784	17,092
Total property	**46,826**	**26,325**	**10,174**	**-**	**10,327**	**46,826**	**2,186**	**8,251**	**19,296**	**17,092**
Plant and equipment										
Plant, machinery and equipment	3,182	2,997	41	-	144	3,182	420	-	2,761	-
Fixtures, fittings and furniture	171	171	-	-	-	171	-	-	171	-
Computers and telecommunications	1,135	747	-	-	388	1,135	-	-	1,135	-
Total plant and equipment	**4,487**	**3,915**	**41**	**-**	**531**	**4,487**	**420**	**-**	**4,067**	**-**
Infrastructure										
Roads	27,975	9,396	15,017	-	3,562	27,974	4,607	-	18,745	4,622
Bridges	307	-	307	-	-	307	-	-	307	-
Footpaths and cycleways	7,252	3,881	2,982	-	390	7,252	-	513	6,740	-
Drainage	1,640	620	507	-	513	1,640	-	-	1,640	-
Recreational, leisure and community facilities	29,558	26,816	2,178	-	564	29,558	8,000	2,187	4,367	15,004
Waste management	-	-	-	-	-	-	-	-	-	-
Parks, open space and streetscapes	24,597	14,335	5,865	-	4,397	24,597	53	-	21,207	3,338
Off street car parks	490	-	336	-	154	490	-	-	490	-
Other infrastructure	2,151	983	554	-	615	2,151	-	-	2,151	-
Total infrastructure	**93,971**	**56,031**	**27,747**	**-**	**10,194**	**93,970**	**12,660**	**2,700**	**55,647**	**22,964**
Total capital works expenditure	**145,284**	**86,272**	**37,961**	**-**	**21,052**	**145,284**	**15,266**	**10,951**	**79,010**	**40,056**

2028-29	Asset Expenditure Types					Summary of Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	External Funding	Contributions	Council Cash/Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	-	-	-	-	-	-	-	-	-	-
Total land	-	-	-	-	-	-	-	-	-	-
Buildings	12,143	11,618	-	-	525	12,143	-	2,723	1,576	7,844
Building improvements	2,548	-	2,233	-	315	2,548	-	-	2,548	-
Total buildings	14,691	11,618	2,233	-	841	14,691	-	2,723	4,124	7,844
Total property	**14,691**	**11,618**	**2,233**	**-**	**841**	**14,691**	**-**	**2,723**	**4,124**	**7,844**
Plant and equipment										
Plant, machinery and equipment	1,992	1,945	11	-	37	1,992	442	-	1,551	-
Fixtures, fittings and furniture	94	94	-	-	-	94	-	-	94	-
Computers and telecommunications	988	580	-	-	408	988	-	-	988	-
Total plant and equipment	**3,074**	**2,619**	**11**	**-**	**445**	**3,074**	**442**	**-**	**2,632**	**-**
Infrastructure										
Roads	20,540	4,593	15,392	-	555	20,540	3,314	-	15,733	1,492
Bridges	420	-	420	-	-	420	-	-	420	-
Footpaths and cycleways	6,823	3,143	3,061	-	620	6,823	-	-	6,823	-
Drainage	1,471	658	551	-	263	1,471	-	-	1,471	-
Recreational, leisure and community facilities	23,059	19,724	594	-	2,742	23,059	-	9,590	3,467	10,002
Waste management	-	-	-	-	-	-	-	-	-	-
Parks, open space and streetscapes	21,585	11,664	6,670	-	3,252	21,585	-	-	19,484	2,101
Off street car parks	530	-	530	-	-	530	-	-	530	-
Other infrastructure	2,215	1,017	567	-	630	2,215	-	-	2,064	150
Total infrastructure	**76,643**	**40,798**	**27,784**	**-**	**8,061**	**76,643**	**3,314**	**9,590**	**49,993**	**13,745**
Total capital works expenditure	**94,407**	**55,034**	**30,027**	**-**	**9,347**	**94,407**	**3,756**	**12,313**	**56,749**	**21,589**

2029-30	Asset Expenditure Types					Summary of Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	External Funding	Contributions	Council Cash/Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	-	-	-	-	-	-	-	-	-	-
Total land	-	-	-	-	-	-	-	-	-	-
Buildings	6,853	6,315	-	-	538	6,853	-	5,901	538	414
Building improvements	3,338	-	3,015	-	323	3,338	-	-	3,338	-
Total buildings	10,191	6,315	3,015	-	861	10,191	-	5,901	3,876	414
Total property	**10,191**	**6,315**	**3,015**	**-**	**861**	**10,191**	**-**	**5,901**	**3,876**	**414**
Plant and equipment										
Plant, machinery and equipment	2,551	2,396	34	-	121	2,551	464	-	1,871	215
Fixtures, fittings and furniture	96	96	-	-	-	96	-	-	96	-
Computers and telecommunications	1,034	592	-	-	442	1,034	-	-	1,034	-
Total plant and equipment	**3,681**	**3,084**	**34**	**-**	**562**	**3,681**	**464**	**-**	**3,001**	**215**
Infrastructure										
Roads	20,749	4,398	15,776	-	575	20,749	2,686	-	14,670	3,392
Bridges	429	-	429	-	-	429	-	-	429	-
Footpaths and cycleways	10,585	4,360	4,630	-	1,595	10,585	-	-	6,600	3,984
Drainage	1,669	804	596	-	269	1,669	-	-	1,292	377
Recreational, leisure and community facilities	3,069	188	2,288	-	592	3,069	-	-	3,069	-
Waste management	-	-	-	-	-	-	-	-	-	-
Parks, open space and streetscapes	19,326	9,072	5,241	-	5,013	19,326	-	-	14,094	5,232
Off street car parks	1,597	248	607	-	743	1,597	-	-	1,597	-
Other infrastructure	2,879	1,651	582	-	646	2,879	-	-	1,240	1,640
Total infrastructure	**60,304**	**20,722**	**30,149**	**-**	**9,433**	**60,304**	**2,686**	**-**	**42,992**	**14,626**
Total capital works expenditure	**74,176**	**30,121**	**33,199**	**-**	**10,856**	**74,176**	**3,150**	**5,901**	**49,870**	**15,255**

4.7 Proposals to Lease Council Land

This section presents a summary of Council's proposals to lease council land to external parties in the 2026-27 financial year.

Under the s.115(3) of the Local Government Act 2020, Council is required to include any proposal to lease land in a financial year in the budget, where the lease is for:

(a) one year or more and -
  i. the rent for any period of the lease is $100,000 or more a year; or
  ii. the current market rental value of the land is $100,000 or more a year; or

(b) 10 years or more.

Council proposes to offer new leases to the tenants listed below and subject to mutual agreement, the new tenancy arrangements are to be in place during the financial year 2026-27.

Street No.	Street	Suburb	Use of Property	Existing Lease	Council's Proposal
480	Cooper Street	Epping	Area 2, Area 3 and Area 5 (38 Companion Place)	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
480	Cooper Street	Epping	Area 1 and Area 4	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
335-355	O'Herns Road	Epping	Area 2 and Area 3	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
335-355	O'Herns Road	Epping	Area 1	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
335-355	O'Herns Road	Epping	Area 4	Not currently leased	Additional term from 11 July 2041 to 10 July 2051
785	High Street	Epping	Whole Area	To 1 July 2026	Additional term from 1 July 2026 to 30 June 2029
120T	Cravens Road	Mernda	57.6 sqm rectangle	Not currently leased	Maximum lease term of 20 years at a commencement rent of $30,000 excl. GST
63W	Elation Boulevard	Doreen	30 sqm square – co-location on High Voltage Tower	Not currently leased	Maximum lease term of 20 years at a commencement rent of $30,000 excl. GST
146-176	McDonalds Road	Epping	36 sqm square and 17.5 sqm rectangle	Not currently leased	Maximum lease term of 20 years at a commencement rent of $30,000 excl. GST
1W	Farmview Walk	Wollert	Approximately 90 sqm rectangle	Not currently leased	Maximum lease term of 15 years at a market value rental
28T	Morang Drive	South Morang	40 sqm square – co-located on High Voltage Tower	Lease in overholding	Maximum lease term of 20 years at a commencement rent of $15,000 excl. GST

5. Performance and Financial Indicators

The following table highlights Council's current and projected performance across eight targeted performance indicators selected by Council from the range of prescribed performance measures contained in the Local Government (Planning and Reporting) Regulations 2020. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

5. Targeted Performance Indicators (Council Selected)

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Environment									
Energy consumption (Council's efforts to reduce environmental impact by monitoring changes in gas consumption over time)	**Gas usage** Total units of metered gas in gigajoules (GJ) purchased by Council / Population	1	0.17	0.16	**0.15**	0.14	0.13	0.12	-
Community									
Maternal and Child Health (MCH) (How actively the community engages with Council MCH services)	**Participation in MCH service** Number of children who attend the MCH service / Number of children enrolled in the MCH service	2	77.72%	73.48%	**77.00%**	78.00%	78.00%	79.00%	+
Cost									
Library services (How efficiently Council delivers library services)	**Cost of library services** Direct cost of library services / Population	3	$22.53	$22.82	**$26.59**	$26.40	$26.22	$26.07	+
Responsiveness									
Food safety (Responsiveness to action food complaints effectively)	**Time taken to action food complaints** Median number of days between receipt of a food complaint and the action to respond to the complaint	4	1.00	1.00	**1.00**	1.00	1.00	1.00	o

5. Targeted Performance Indicators (Council Selected) (cont)

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Community									
Maternal and Child Health (MCH) (Effectiveness of Aboriginal community participation in MCH services)	**Participation in MCH service by Aboriginal children** Number of Aboriginal children who attend the MCH service at least once / Number of Aboriginal children enrolled in the MCH service	5	80.71%	81.86%	**83.00%**	83.00%	84.00%	84.00%	+
Financial forecasting									
Indebtedness (Council ability to meet the long-term obligations)	**Non-current liabilities compared to own-source revenue** Non-current liabilities / Own-source revenue	6	3.77%	9.85%	**15.41%**	22.73%	25.82%	25.78%	+
Financial management									
Expenditure and revenue level Resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / Number of property assessments	7	$1,898.73	$1,940.56	**$1,999.72**	$2,043.18	$2,086.65	$2,130.11	+
Financial management									
Operating position (Assessment of Council effectiveness to generate a surplus)	**Adjusted underlying surplus (or deficit)** Adjusted underlying surplus (or deficit) / Adjusted underlying revenue	8	6.41%	(6.51%)	**1.65%**	3.26%	1.50%	(0.54%)	+

Key to Target Trend:
+ increase in Council's overall targets
o maintaining Council's overall targets
- decrease in Council's overall targets

5a. Targeted Performance Indicators (Mandatory)

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.
The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these measures and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted service performance indicators - Mandatory

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Governance									
Community engagement (Council decisions made and implemented with community input)	**Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions** Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	9	47	51	**50**	50	50	50	o
Environment									
Roads (Sealed local roads are maintained at the adopted condition standard)	**Sealed local roads below the intervention level** Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads	10	92.05%	93.70%	**93.50%**	93.50%	93.50%	93.50%	o
Responsiveness									
Statutory planning (Councils decide on planning applications and fulfill their legislative duties in a timely manner)	**Planning applications decided within the relevant required time** Number of planning application decisions made within the relevant required time / Number of planning application decisions made	11	68.39%	70.00%	**70.00%**	70.00%	70.00%	70.00%	o

5a. Targeted Performance Indicators (Mandatory) (cont)

Targeted Financial Performance Indicators - Mandatory

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Target Projections Projection 2028-29	Target Projections Projection 2029-30	Trend Trend +/o/-
Environment									
Waste management (Waste is minimised and sustainability promoted)	**Kerbside collection waste to landfill per serviced property** Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	12	0.54	0.54	**0.53**	0.52	0.51	0.50	-
Financial management									
Liquidity (Sufficient working capital is available to pay bills as and when they fall due)	**Current assets compared to current liabilities** Current assets / Current liabilities	13	282.52%	339.60%	**355.58%**	347.01%	352.08%	367.10%	+
Financial forecasting									
Asset renewal and upgrade (Assets are renewed as planned)	**Asset renewal and upgrade compared to depreciation** Asset renewal and upgrade expense / Asset depreciation	14	57.84%	60.24%	**71.29%**	84.63%	53.87%	58.25%	+
Financial management									
Rates concentration (Revenue is generated from a range of sources)	**Rates compared to adjusted underlying revenue** Rate revenue / Adjusted underlying revenue	15	66.69%	73.74%	**72.01%**	71.27%	72.11%	74.70%	+
Financial management									
Expenditure and revenue level (Resources are used efficiently in the delivery of services)	**Expenses per property assessment** Total expenses / Number of property assessments	16	$3,063.49	$3,315.06	**$3,271.43**	$3,324.13	$3,419.06	$3,441.80	o

Key to Target Trend:
+ increase in Council's overall targets
o maintaining Council's overall targets
- decrease in Council's overall targets

5b. Financial Performance Indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.
The financial performance indicators below are the prescribed financial performance indicators contained in Part 2 of Schedule 3 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Financial forecasting									
Loans and borrowings (Level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	**Loans and borrowings compared to own-source revenue** Interest bearing loans and borrowings / Own-source revenue	17	3.42%	11.75%	**19.81%**	30.61%	33.17%	32.74%	-
	Loans and borrowings repayments compared to own-source revenue Interest and principal repayments on interest bearing loans and borrowings / Own-source revenue	18	0.74%	1.30%	**3.00%**	4.72%	5.52%	5.96%	-
Population (Population is a key driver of a Council's ability to fund the delivery of services to the community)	**Expenses per head of population** Total expenses / Population	19	$1,233.99	$1,300.96	**$1,275.67**	$1,286.75	$1,314.41	$1,315.16	o
	Infrastructure per head of population Value of infrastructure / Population	20	$13,993.95	$13,569.18	**$13,627.66**	$13,767.25	$13,721.10	$13,580.25	o
Revenue and grants (Revenue is generated from a range of sources in order to fund the delivery of services to the community)	**Own-source revenue per head of population** Own source revenue / Population	21	$1,130.32	$1,115.90	**$1,158.65**	$1,194.78	$1,200.11	$1,174.58	+
	Recurrent grants per head of population Recurrent grants / Population	22	$182.65	$100.82	**$136.29**	$135.29	$134.37	$133.55	+

5b. Financial Performance Indicators (cont.)

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Financial forecasting									
Liquidity (Sufficient working capital and cash is available to cover expenses)	**Cash compared to current liabilities** Cash / Current liabilities	23	35%	30%	**16%**	19%	14%	14%	-
Rates effort (Rating level is set based on the community's capacity to pay)	**Rates compared to property values** Rate revenue / Capital Improved Value (CIV) of rateable properties in the municipality	24	0.27%	0.29%	**0.29%**	0.29%	0.30%	0.31%	o
Expenditure and revenue level (Resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / Number of property assessments	25	$1,898.73	$1,940.56	**$1,999.72**	$2,043.18	$2,086.65	$2,130.11	o

Key to Forecast Trend:
+ Forecasts improvement in Council's financial performance/financial position indicator
o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

5c. Additional Indicators

The following table presents additional indicators that are not prescribed indicators in the Local Government (Planning and Reporting) Regulations 2020. These indicators are used by the Department of Treasury and Finance to conduct credit assessments of councils under the Treasury Corporation of Victoria (TCV) loans framework. Subject to these financial covenants being satisfied over the prior three years to the budget year, the budget year, and subsequent three projected financial years, a borrowing limit will be determined under the framework.

Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
TCV loans framework indicators									
Interest bearing liabilities to own source revenue	Interest bearing liabilities / Own-source revenue	26	2.66%	9.48%	**15.97%**	24.29%	26.59%	27.24%	+
Interest Cover Ratio	EBITDA / Interest expense on borrowings	27	720:1	86:1	**48:1**	26:1	19:1	16:1	-

Key to Forecast Trend:
+ Forecasts improvement in Council's financial performance/financial position indicator
o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

Notes to measure

1. **Gas usage**
   This indicator assesses how much gas the council uses across its buildings and facilities. Gas usage is continuing to decrease as Council improves efficiency and shifts toward cleaner energy, helping reduce costs and reduce environmental impacts.

2. **Participation in MCH service**
   This indicator measures the proportion of families attending key age and stage visits. Participation is expected to continue increasing as Council improves services access, strengthen community engagement, and enhances early intervention support.

3. **Cost of library services**
   This indicator measures the cost of library services to assess the degree to which Council delivers services in a cost-efficient manner. The cost of library is anticipated to remain stable.

4. **Time taken to action food complaints**
   This indicator assesses the time taken to action food complaints and measures Council's responsiveness to community concerns. Council has consistently maintained a response time of one business day, and this result is expected to remain consistent.

5. **Participation in MCH service by Aboriginal children**
   This indicator shows how well Council supports and encourages Aboriginal families to use MCH services. Participation among First Nations children and families continues to be strong, with a steady increase expected.

Notes to measure (cont)

6. **Non-current liabilities compared to own-source revenue**
   This indicator measures Council's ability to meet its long-term obligations. This indicator continues to remain low, reflecting Council's strong ability to meet long term obligations. This indicator is projected to increase in future years as a result of planned borrowings.

7. **Average rate per property assessment**
   This indicator assesses whether Council resources are being used efficiently to deliver services to the community. This indicator is expected to increase in line with the rate increase applied as per the Victorian Government's fair go rates system.

8. **Adjusted underlying surplus (or deficit)**
   This indicator assesses Council's financial sustainability and its ability to fund services without relying on one-off or non-recurrent income. The adjusted underlying operating result excludes the impact of non-recurrent capital grants, non-monetary asset contributions and contributions from developers to fund capital expenditure. This indicator is forecasted to increase, reflecting improved financial sustainability to fund services from ongoing income.

9. **Satisfaction with community consultation and engagement**
   Council is committed to engaging with our diverse community to keep them informed, represented and involved in decision-making. We do this by implementing our Community Engagement Policy, which prioritises meaningful engagement with underrepresented groups and enhances deliberative practices. Our goal is to reduce barriers and create inclusive opportunities for our community to be involved in Council decision-making.

10. **Sealed local roads below the intervention level**
    Council's road renewal program is now stable, allowing consistent renewal of sealed local roads and supporting reliable network condition and service performance. Long term budget planning supported by the Asset Plan 2025–2035 provides a solid funding base for ongoing renewals. New roads expected over the next five years will arrive in good condition, helping keep overall network performance steady. Current condition assessments and modelling indicate sealed local roads will continue to meet the required standards close to the target.

11. **Planning applications decided within the relevant required time**
    We anticipate a consistent trend over the next few years as the current economic climate settles and we refine process and system improvements to reflect changes to planning legislation.

12. **Kerbside collection waste to landfill**
    The municipality-wide rollout of Food Organics and Garden Organics (FOGO), combined with enhanced kerbside diversion and contamination education, is expected to reduce the amount of kerbside waste sent to landfill.

13. **Current assets compared to current liabilities**
    The proportion of current liabilities represented by current assets. This indicator is forecasted to increase due to a reduction in trust funds and deposits, along with an increase in the other financial assets associated with term deposits.

Notes to measure (cont)

14. Asset renewal and upgrade compared to depreciation

This indicator measures the extent of Council's renewal against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets. The ratio is projected to decrease over the period, while remaining within Council's Asset Plan target range of 50% to 80%, indicating continued investment in asset renewal at a sustainable level.

15. Rates compared to adjusted underlying revenue

The indicator reflects the extent of reliance on rate revenues to fund all of Council's ongoing services. Trend indicates Council's rates concentration is expected to slightly increase over the future years. Rate revenue continues to be an important source of revenue for Council to be able to deliver services and renew its assets.

16. Expenses per property assessment

The indicator is projected to increase slightly over the period, reflecting gradual growth in the cost of service delivery across the municipality.

17. Loans and borrowings compared to own-source revenue

The indicator observes Council's ability to repay its debts using its key source of income, rates revenue. The indicator is projected to increase over the period, reflecting higher borrowings and the associated rise in debt servicing commitments.

18. Loans and borrowings repayments compared to own-source revenue

The indicator is projected to increase over the period, reflecting higher debt servicing commitments relative to Council's revenue base.

19. Expenses per head of population

Total expenses per head of population are projected to increase slightly each year, reflecting the ongoing costs of service delivery and maintaining infrastructure for the community.

20. Infrastructure per head of population

The indicator is projected to increase slightly over the next two years, reflecting ongoing investment in community assets, before decreasing marginally in subsequent years.

21. Own-source revenue per head of population

The indicator is projected to increase gradually over the coming years, reflecting steady growth in Council's own revenue streams, such as rates, fees, and charges, before dropping slightly in the final year due to lower interest received from investments.

22. Recurrent grants per head of population

The indicator is higher in 2026-27 compared to 2025-26 due to an advance payment received in the prior year from the Victorian Local Government Grants Commission, and are expected to remain steady in subsequent years.

Notes to measure (cont)

23. Cash compared to current liabilities

The indicator is expected to decrease in 2026-27 due to the planned use of cash balances to fund capital works and services, before gradually increasing in subsequent years as cash balances are replenished. This reflects a strengthening liquidity position and Council's improved capacity to meet short-term obligations as they fall due. It should be noted that this indicator excludes term deposits, which form a significant portion of Council's available funds.

24. Rates compared to property values

Council rates have moved in a consistent proportion to property values and the indicator is forecast not to reflect any significant changes.

25. Average rate per property assessment

The indicator has increased in line with the rates revenue and the same is expected to occur in future years to align with forecast rates increases.

26. Interest bearing liabilities to own source revenue

The ratio of interest-bearing liabilities to own-source revenue is projected to increase over the period, reflecting rising borrowings relative to Council's revenue base.

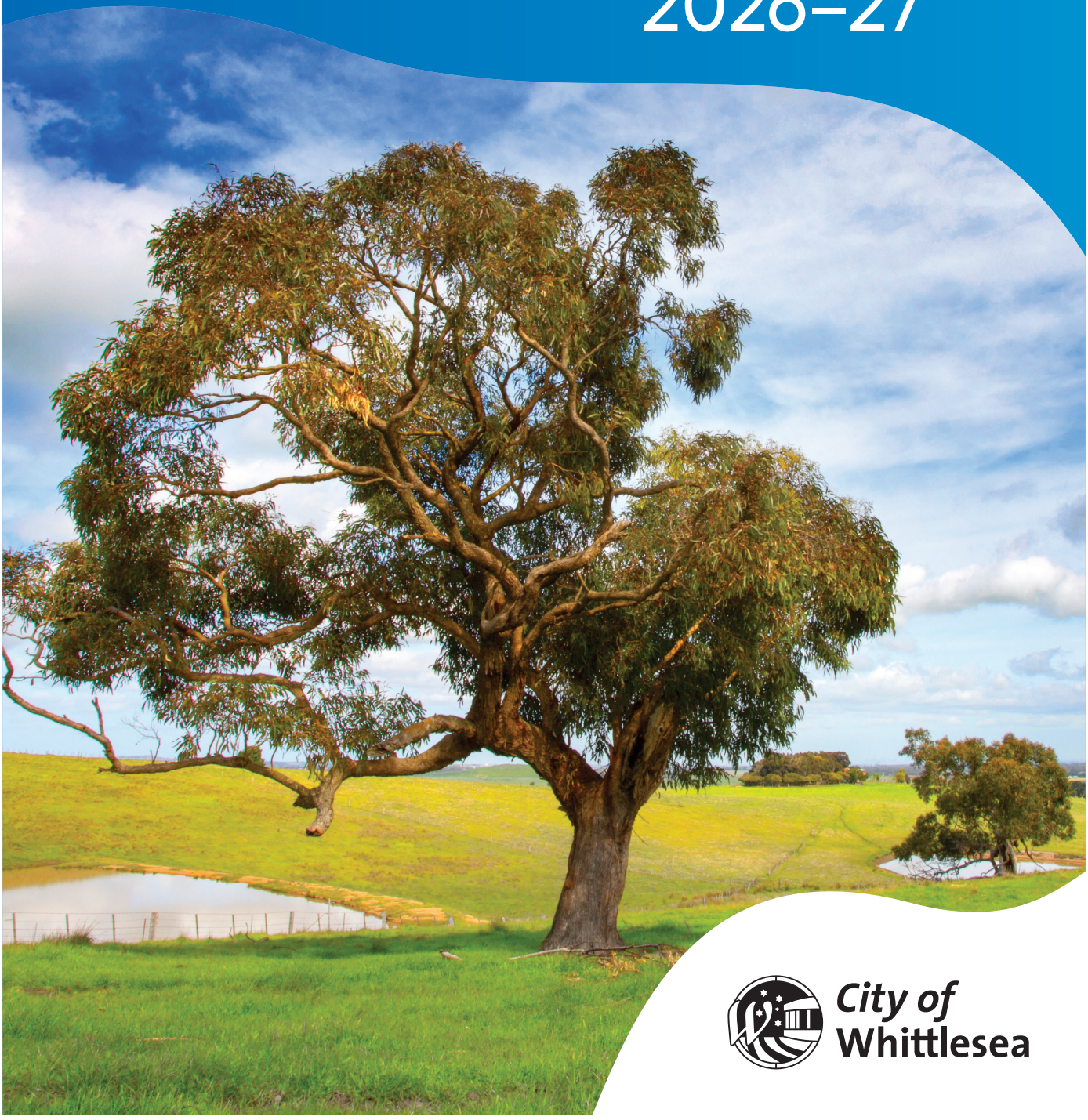
27. Interest Cover Ratio

The indicator is projected to decrease over the period, indicating that interest costs are growing relative to Council's operational earnings, which slightly reduces the capacity to cover debt servicing from core revenue.

City *of* Whittlesea

Proposed Fees and Charges Schedule

2026–27



City of Whittlesea

This appendix presents the fees and charges of a statutory/non-statutory nature which will be charged in respect to various goods and services during the FY 2026-27.

Note that this schedule only includes fees set by Council. There are other fees that are set by statute and charged by Council in addition to this listing. These are statutory fees, and are made in accordance with legislative requirements. These fees are updated as of 1 July 2026 and will be reflected on Council's website.

Fees and charges are based on information available at the time of publishing and may vary during the financial year subject to any changes in Council's policy or legislation.

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Planning Services							
Planning Permits							
Class 1	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 2	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 3	Per permit	N	$711.35	$736.25	3.50%	$24.90	Statutory
Class 4	Per permit	N	$1,456.20	$1,507.15	3.50%	$50.95	Statutory
Class 5	Per permit	N	$1,573.35	$1,628.40	3.50%	$55.05	Statutory
Class 6	Per permit	N	$1,690.50	$1,749.65	3.50%	$59.15	Statutory
Class 7	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 8	Per permit	N	$485.40	$502.35	3.49%	$16.95	Statutory
Class 9	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 10	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 11	Per permit	N	$1,297.20	$1,342.60	3.50%	$45.40	Statutory
Class 12	Per permit	N	$1,749.15	$1,810.35	3.50%	$61.20	Statutory
Class 13	Per permit	N	$3,858.20	$3,993.20	3.50%	$135.00	Statutory
Class 14	Per permit	N	$9,833.75	$10,177.90	3.50%	$344.15	Statutory
Class 15	Per permit	N	$28,998.95	$30,013.90	3.50%	$1,014.95	Statutory
Class 16	Per permit	N	$65,178.70	$67,459.95	3.50%	$2,281.25	Statutory
Class 17	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 18	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 19	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 20	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 21	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 22	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Planning Permits Amendments							
Class 1	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 2	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 3	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 4	Per permit	N	$711.35	$736.25	3.50%	$24.90	Statutory
Class 5	Per permit	N	$1,456.20	$1,507.15	3.50%	$50.95	Statutory
Class 6	Per permit	N	$1,573.35	$1,628.40	3.50%	$55.05	Statutory
Class 7	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 8	Per permit	N	$485.40	$502.35	3.49%	$16.95	Statutory
Class 9	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
Class 10	Per permit	N	$226.00	$233.90	3.50%	$7.90	Statutory
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Class 13	Per permit	N	$3,858.20	$3,993.20	3.50%	$135.00	Statutory
Class 14	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 15	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 16	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 17	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 18	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory
Class 19	Per permit	N	$1,489.70	$1,541.80	3.50%	$52.10	Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Planning Applications							
Public Notice on Site	Per notice	N	$266.55	$273.20	2.49%	$6.65	Non-Statutory
Notice to Adjoining Owners/ Occupiers	Per letter	N	$16.95	$17.35	2.36%	$0.40	Non-Statutory
Planning Application – Amendments							
Amend an Application for a Permit After Notice (Advertising) has been given but not yet determined for every Class of Application (other than Class 4 application where there is no fee) listed under Regulation 7	Per application	N	Statutory fee that is variable based on a percentage of the cost of development				Statutory
Amend an Application for a Permit After Notice of the Application has been given but not yet determined for every Class of Application (other than Class 5 Application where there is no fee) listed under Regulation 8B	Per application	N	Statutory fee that is variable based on a percentage of the cost of development				Statutory
Planning Certificates							
Certificates of Compliance – Section 97N	Per certificate	N	$368.25	$381.10	3.49%	$12.85	Statutory
Satisfaction Matters	Per matter	N	$368.25	$381.10	3.49%	$12.85	Statutory
Planning Scheme – Amendments							
Stage 1	Per amendment stage	N	$3,462.90	$3,584.10	3.50%	$121.20	Statutory
Stage 2 – up to and including 10 Submissions	Per amendment stage	N	$17,163.00	$17,763.70	3.50%	$600.70	Statutory
Stage 2 – 11 (and including) 20 Submissions	Per amendment stage	N	$34,292.40	$35,492.60	3.50%	$1,200.20	Statutory
Stage 2 – exceed 20 Submissions	Per amendment stage	N	$45,840.90	$47,445.30	3.50%	$1,604.40	Statutory
Stage 3	Per amendment stage	N	$546.30	$565.40	3.50%	$19.10	Statutory
Stage 4	Per amendment stage	N	$546.30	$565.40	3.50%	$19.10	Statutory
Subdivision							
Small Second Dwelling Street Addressing	Per application	N	$92.65	$94.95	2.48%	$2.30	Non-Statutory
For Certification of a Plan of Subdivision	Per application	N	$198.40	$205.30	3.48%	$6.90	Statutory
Resort & Recreation Open Space Contribution	Per application	N	Percentage of land value				Statutory
Alteration of Plan Under Section 10(2) of the Act	Per application	N	$126.10	$130.50	3.49%	$4.40	Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Subdivision [continued]							
Amendment of Certified Plan Under Section 11(1) of the Act	Per application	N	$159.70	$165.25	3.48%	$5.55	Statutory
Development Plans Amendments							
Development Plan Fee (includes Amendment)	Per amendment	N	$1,069.60	$1,096.30	2.50%	$26.70	Non-Statutory
Planning Fees							
Extension of Time to a Planning Permit	Per permit	N	$343.35	$351.90	2.49%	$8.55	Non-Statutory
Demolition Approvals (S29A Building Act)	Per approval	N	$94.80	$98.10	3.48%	$3.30	Statutory
Planning Information Request	Per request	N	$218.30	$237.00	8.57%	$18.70	Non-Statutory
Amend or End Sec 173 Agreement	Per amendment	N	$744.85	$770.90	3.50%	$26.05	Statutory
File Retrieval Off-site	Per retrieval	N	$112.55	$115.35	2.49%	$2.80	Non-Statutory
File Retrieval On-site	Per retrieval	N	$67.45	$69.10	2.45%	$1.65	Non-Statutory
Title Search (Simple)	Per search	N	$57.35	$58.75	2.44%	$1.40	Non-Statutory
Title Search (Complex)	Per search	N	$74.25	$76.10	2.49%	$1.85	Non-Statutory
Secondary Consent - Single Dwellings	Per application	N	$343.35	$351.90	2.49%	$8.55	Non-Statutory
Secondary Consent - Other	Per application	N	$773.30	$792.63	2.50%	$19.33	Non-Statutory
Planning Copy Fees							
Permit Fee (per Copy)							
Electronic Copy of Permit (If Available)	Per permit	N	$67.45	$69.10	2.45%	$1.65	Non-Statutory
Approved Plans (per Copy)							
Electronic Copy of Plans (If Available)	Per permit	N	$67.45	$69.10	2.45%	$1.65	Non-Statutory
Copy of Documentation							
Copy of Planning Application Register (per Month)	Per retrieval	N	$39.35	$40.30	2.41%	$0.95	Non-Statutory
Copy of Advertised Documentation (Plans and Reports)	Per retrieval	N	$28.05	$28.75	2.50%	$0.70	Non-Statutory
Building Services							
Residential Permits (Owner Builder)							
Dwelling Extensions/Alterations (All) (includes Class 1b) over $150,000	Per permit	Y	$2,000.00	$2,050.00	2.50%	$50.00	Non-Statutory
Dwellings Extensions/Alterations (All) (includes Class 1b) (includes Brick Garages) up to $150,000	Per permit	Y	$1,888.80	$1,936.00	2.50%	$47.20	Non-Statutory
New Dwelling (Between $300,000 and $600,000 requiring more than 4 Inspections)	Per permit	Y			Price on Application		Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Residential Permits (Owner Builder) [continued]							
New Dwelling (Between $300,000 and $600,000 up to 4 Inspections)	Per permit	Y	$3,102.25	$3,179.80	2.50%	$77.55	Non-Statutory
New Dwelling (over $600,000)	Per permit	Y	$0.00	$3,412.20	∞	∞	Non-Statutory
New Dwelling (up to $300,000 up to 4 Inspections)	Per permit	Y	$2,825.65	$2,896.25	2.50%	$70.60	Non-Statutory
Outbuildings, Steel Garages, Brick Garages, Carports, Verandas, Decks, Retaining Walls, Underpin, Fences and Sheds under 100m2 (does not include Re-Blocking or Re-Stumping)	Per permit	Y	$847.00	$868.20	2.50%	$21.20	Non-Statutory
Re-Stumping or Re-Blocking	Per permit	Y			Price on Application		Non-Statutory
Sheds over 100m2	Per permit	Y	$880.00	$902.00	2.50%	$22.00	Non-Statutory
Minor Dwelling Alterations (including Removal of Internal Wall, increasing a Window size)	Per permit	Y	$990.00	$1,014.75	2.50%	$24.75	Non-Statutory
Demolitions (where Protection Work not required)	Per permit	Y	$900.00	$922.50	2.50%	$22.50	Non-Statutory
Residential Permits (Registered Builder)							
Demolitions (where Protection Work Not Required)	Per permit	Y	$900.00	$922.50	2.50%	$22.51	Non-Statutory
Dwelling Extensions/Alterations (All) (includes Class 1b) over $150,000	Per permit	Y			Price on Application		Non-Statutory
Dwellings Extensions/Alterations (All) (includes Class 1b) (includes Brick Garages) up to $150,000	Per permit	Y	$1,717.00	$1,759.90	2.50%	$42.90	Non-Statutory
Minor Dwelling Alterations (including Removal of Internal Wall, Increasing a Window Size)	Per permit	Y	$880.00	$902.00	2.50%	$22.00	Non-Statutory
New Dwelling (between $300,000 and $600,000 requiring more than 4 Inspections)	Per permit	Y			Price on Application		Non-Statutory
New Dwelling (between $300,000 and $600,000)	Per permit	Y	$2,989.20	$3,063.90	2.50%	$74.70	Non-Statutory
New Dwelling (over $600,000)	Per permit	Y	$0.00	$3,288.12	∞	∞	Non-Statutory
New Dwelling (up to $300,000)	Per permit	Y	$2,722.10	$2,790.15	2.50%	$68.05	Non-Statutory
Outbuildings, Steel Garages, Brick Garages, Carports, Verandas, Decks, Retaining Walls, Underpin, Fences and Sheds under 100m2 (does not include Re-Blocking or Re-Stumping)	Per permit	Y	$816.20	$836.61	2.50%	$20.41	Non-Statutory
Protection Works Notices Hourly Fee (for more than 3 Hours Work)	Per application	Y	$150.00	$153.75	2.50%	$3.75	Non-Statutory
Re-stumping or Re-blocking	Per permit	Y			Price on Application		Non-Statutory
Sheds over 100m2	Per permit	Y	$880.00	$902.00	2.50%	$22.00	Non-Statutory
Volume Permits (20+) – Price on Application		Y			Price on Application		Non-Statutory
Multi Unit Development (Each Dwelling)	Per permit	Y	$1,055.95	$1,082.30	2.50%	$26.35	Non-Statutory
Multi Unit Development (Over $300,000 Each Unit)	Per permit	Y	$1,885.25	$1,932.35	2.50%	$47.10	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Residential Permits (Registered Builder) [continued]							
Protection Work Notices (up to 3 Hours of Work)	Per permit	Y	$435.45	$446.30	2.49%	$10.85	Non-Statutory
Swimming Pools & Safety Barriers							
Form 23 - Certificate of Pool and Spa Barrier Compliance (Additional Inspection Fee)	Per application	Y	$150.00	$153.75	2.50%	$3.75	Non-Statutory
Form 23 - Certificate of Pool and Spa Barrier Compliance (One Inspection Only)	Per application	Y	$350.00	$358.75	2.50%	$8.75	Non-Statutory
Infringements Pools and Spas	Per compliance follow up	N	$406.10	$420.30	3.50%	$14.20	Statutory
Lodgement Certificate of Compliance	Per certificate	N	$23.10	$23.90	3.46%	$0.80	Statutory
Lodgement Certificate of Non-Compliance	Per certificate	N	$436.50	$451.75	3.49%	$15.25	Statutory
Pool Registration	Per registration	N	$36.00	$37.25	3.47%	$1.25	Statutory
Search Fee	Per search	N	$53.50	$55.35	3.46%	$1.85	Statutory
Swimming Pools	Per inspection	Y	$1,200.00	$1,230.00	2.50%	$30.00	Non-Statutory
Commercial Works							
All Commercial Works	Per inspection	Y			Price on Application		Non-Statutory
Building Fees							
Additional Hoarding Inspections (greater than 4 inspections)	Per lodgement	N	$124.55	$127.65	2.49%	$3.10	Non-Statutory
Alternate Solution	Per lodgement	Y	$405.30	$415.40	2.49%	$10.10	Non-Statutory
Building Permit - External Application Fee on top of Project Fees	Per permit	Y	$257.95	$266.95	3.49%	$9.00	Statutory
Easement Report (when Structure Built) - Non-Statutory Component	Per report	N	$176.45	$180.85	2.49%	$4.40	Non-Statutory
Easement Report (when Structure Built) - Statutory Component	Per property	N	$319.60	$330.75	3.49%	$11.15	Statutory
Hoarding – Weekly Occupation Fee/Charge	$1 per sqm capped at $100 p/ week	N				$1 per sqm Capped at $100 p/week Min. Fee: $4.00	Statutory
Hoarding Application - Reg 116	Per lodgement	N	$333.10	$344.75	3.50%	$11.65	Statutory
Hoarding Permit Renewal	Per renewal	N	$93.40	$95.70	2.46%	$2.30	Non-Statutory
Report and Consent Advertising Fee per Regulation	Per application	N	$220.75	$226.25	2.49%	$5.50	Non-Statutory
Report and Consent Advertising per Property	Per application	N	$330.85	$339.10	2.49%	$8.25	Non-Statutory
Section 137B Owner Builder Reports (Defect Reports)	Per property	Y	$882.30	$904.35	2.50%	$22.05	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Building Fees [continued]							
Siting Report (when Structure Built) - Non-Statutory Component	Per property	N	$225.00	$230.00	2.22%	$5.00	Non-Statutory
Siting Report (when Structure Built) - Statutory Component	Per property	N	$459.45	$475.50	3.49%	$16.05	Statutory
Subdivision of Existing Buildings Report	Per application	Y	$800 min or $170 per unit for larger subdivisions Min. Fee: $820.00				Non-Statutory
Report & Consent (Siting)	Per application	N	$459.45	$475.50	3.49%	$16.05	Statutory
Build Over Easement Consent or Flood Prone Land Consent	Per application	N	$329.15	$340.65	3.49%	$11.50	Statutory
Stormwater Drainage Asset Information	Per retrieval	N	$237.15	$245.45	3.50%	$8.30	Statutory
Property Information	Per retrieval	N	$52.55	$54.35	3.43%	$1.80	Statutory
Lodgement Fee	Per lodgement	N	$135.80	$140.55	3.50%	$4.75	Statutory
Combining of Essential Safety Measure Schedule Reg. 1206	Per application	N			Price on Application		Non-Statutory
Building Permit Extension of Time	Per permit	Y	$300.00	$307.50	2.50%	$7.50	Non-Statutory
Amendment of Building Permit/ Occupancy Permit/Warranty Certificate	Per permit	N	$148.50	$152.20	2.49%	$3.70	Non-Statutory
Change of Use (Other)	Per application	N			Price on Application		Non-Statutory
Change of Use (Home Occupation)	Per application	N	$1,000.00	$1,025.00	2.50%	$25.00	Non-Statutory
Report for the Purposes Liquor Licensing	Per report	N	$700.00	$717.50	2.50%	$17.50	Non-Statutory
Section 29A Report and Consent	Per property	N	$94.15	$97.45	3.51%	$3.30	Statutory
Additional Inspections Above Allowed by Building Permit	Per inspection	Y	$200.00	$205.00	2.50%	$5.00	Non-Statutory
Weekend Inspections	Per inspection	Y	$350.00	$358.75	2.50%	$8.75	Non-Statutory
Place of Public Entertainment (POPE) Base Fee (not including Temporary Structures)	Per structure	N	$1,650.00	$1,691.25	2.50%	$41.25	Non-Statutory
Place of Public Entertainment (POPE) Per Structure (In Addition to Base Fee)	Per structure	N	$900.00	$922.50	2.50%	$22.50	Non-Statutory
Place of Public Entertainment (POPE) Amendment Fee (After Issued)	Per structure	N	$500.00	$512.50	2.50%	$12.50	Non-Statutory
Section 57 Prescribed Temporary Structure on Council Land Siting	Per structure	N	$636.50	$658.75	3.50%	$22.25	Statutory
Building Copy Fees							
Any Search that Exceeds 1 Hour Will Incur an Additional Fee Per Hour or Part Thereof	Per search	N	$28.05	$28.75	2.50%	$0.70	Non-Statutory
Copy of Residential Plans	Per plan	N	$174.85	$179.20	2.49%	$4.35	Non-Statutory
Copy of Commercial Plans/Multi Unit Site (Search Fee Only) + Charges Per Copied Sheet	Per plan	N	$280.00	$287.00	2.50%	$7.00	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Building Copy Fees [continued]							
Copy of Building Permit or Occupancy Permit	Per permit	N	$92.65	$94.95	2.48%	$2.30	Non-Statutory
Urban Design & Transport							
Parks and City Forest - Parks Access Permit to Undertake Works							
Key Replacement	Per key	Y	$291.35	$298.60	2.49%	$7.25	Non-Statutory
Park Access Permit/Admin Charges	Per application	N	$291.35	$298.60	2.49%	$7.25	Non-Statutory
Subdivision							
Padlock Fees	Per unit	Y	$198.00	$298.30	50.66%	$100.30	Non-Statutory
Engineering Plans Checking Fees – Landscape Works Plan	Each plan submission (usually stage based)	N	0.75% of landscape construction costs under the Subdivisions (Fees) Regulations 2016 - Regulation 9				Statutory
Engineering Surveillance Fees – Landscape Works	Each plan submission (usually stage based)	N	2.5% of landscape construction costs under the Subdivision (Fees) Regulations 2016 - Regulation 11				Statutory
Street Trees							
Tree Replacement Fee (New or Juvenile) less than 5 Metres	Per tree less than 5 metres	N	$676.35	$693.25	2.50%	$16.90	Non-Statutory
Street Tree Replacement Fee (Other Trees) greater than 5 Metres	Per tree greater than 5 metres	N	Value (V) = Basic Value ($) x Species (S) x Aesthetics (A) x Locality (L) x Condition (C) Min. Fee: $675.00				Non-Statutory
Subdivision							
Supervision of Works	Per cost of works	N	2.5% of cost of works under the Subdivision Act 1988				Statutory
Checking of Engineering Plans	Per cost of works	N	0.75% of cost of works under the Subdivision Act 1988				Statutory
Engineering Plans							
Engineering Plans Assessment Fee – for Developments up to 2 Units	Per assessment	N	$94.95	$97.30	2.47%	$2.35	Non-Statutory
Engineering Plans Assessment Fee – for Developments 3 to 10 Units	Per assessment	N	$189.95	$194.70	2.50%	$4.75	Non-Statutory
Engineering Plans Assessment Fee – for more than 10 Units, Small Commercial/Industrial Developments	Per assessment	N	$380.40	$389.90	2.50%	$9.50	Non-Statutory
Engineering Plans Assessment Fee – for Large Commercial/Industrial Developments	Per assessment	N	$760.85	$779.85	2.50%	$19.00	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Conservation Management							
Native Vegetation Management Costs							
Native Vegetation Offset Management Costs – per Hectare, per Year	Per hectare per year	N	$8,240.05	$8,446.05	2.50%	$206.00	Non-Statutory
Asset Protection							
DDA Tactile Tiles – less than 2 sqm	Per square metre	N	$395.30	$273.00	-30.94%	-$122.30	Non-Statutory
Footpath Granitic Sand	Per square metre	N	$129.00	$260.00	101.55%	$131.00	Non-Statutory
Footpath Asphalt	Per square metre	N	$126.20	$169.00	33.91%	$42.80	Non-Statutory
Asset Inspections							
Re-inspection Fee	Per request	N	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Asset Inspection - Application Fee - Domestic	Per permit	N	$487.40	$499.55	2.49%	$12.15	Non-Statutory
Permit Fee – Building Site Bins (Council Land)	Per permit	N	$201.95	$207.00	2.50%	$5.05	Non-Statutory
Asset Protection (Works in Road Reserve Permits)							
Minor Works - Vehicle Crossing or Crossover Permit (Non-Refundable)	Per permit	N	$156.30	$161.75	3.49%	$5.45	Statutory
Minor Works (Service Connection where Excavation is Limited to within Nature Strip)	Per permit	N	$97.30	$100.70	3.49%	$3.40	Statutory
Nature Strip Modification Permit	Per permit	N	$69.25	$70.95	2.45%	$1.70	Non-Statutory
Reinstatement of Nature Strip	Per square metre	N				Min. Fee: $364.00	Cost recovery
Road Occupation Fees - Commercial, Industrial Property or Two or More Units	Per permit	N	$10.60	$10.95	3.30%	$0.35	Statutory
Road Occupation Fees - Domestic, Private Single Dwelling or Local Shop Trader	Per permit	N	$5.25	$5.40	2.86%	$0.15	Statutory
Traffic Management Plan Fee	Per permit	N	$114.25	$117.10	2.49%	$2.85	Non-Statutory
Reinstatement of Concrete Footpaths & Vehicle Crossings	Per square metre	Y				Min. Fee: $721.00	Non-Statutory
Reinstatement of Concrete Kerb & Channel as per Council's Standard	Per lineal metre	Y				Min. Fee: $663.00	Non-Statutory
Reinstatement of Damaged Nature Strips and Garden Beds	Per square metre	Y				Min. Fee: $598.00	Non-Statutory
Removal of Waste from Nature Strips or Other Council Public Areas	Per square metre	Y				Min. Fee: $402.00	Non-Statutory
Removal of Non-Compliant Nature Strips and Reinstatement	Per square metre	Y				Min. Fee: $803.00	Non-Statutory
Council Road where Speed Limit is greater than 50km/hr	Per permit	N	$723.55	$748.85	3.50%	$25.30	Statutory
Council Road where Speed Limit is 50km/hr or less	Per permit	N	$394.45	$408.25	3.50%	$13.80	Statutory
Council Road where Speed Limit is greater than 50km/hr	Per permit	N	$394.45	$408.25	3.50%	$13.80	Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Asset Protection (Works in Road Reserve Permits) [continued]							
Council Road where Speed Limit is 50km/hr or less	Per permit	N	$100.70	$104.20	3.48%	$3.50	Statutory
Council Road where Speed Limit is greater than 50km/hr	Per permit	N	$156.10	$161.55	3.49%	$5.45	Statutory
Council Road where Speed Limit is 50km/hr or less	Per permit	N	$156.10	$161.55	3.49%	$5.45	Statutory
Council Road where Speed Limit is greater than 50km/hr	Per permit	N	$100.70	$104.20	3.48%	$3.50	Statutory
Council Road where Speed Limit is 50km/hr or less	Per permit	N	$100.70	$104.20	3.48%	$3.50	Statutory
Asset Protection - Commercial							
Infrastructure Protection Fee (2-5 Residential Units)	Per permit	N	$1,099.90	$1,127.40	2.50%	$27.50	Non-Statutory
Asset Inspection Permit Fee – Commercial $500,000 to $1,000,000	Per permit	N	$2,641.70	$2,707.70	2.50%	$66.00	Non-Statutory
Asset Inspection Permit Fee – Commercial $1,000,001 to $10,000,000	Per permit	N	$3,791.50	$3,886.25	2.50%	$94.75	Non-Statutory
Asset Inspection Permit Fee – Commercial $10,000,001 plus	Per permit	N	$5,496.95	$5,634.35	2.50%	$137.40	Non-Statutory
Waste Management							
Food and Green Waste							
240 Litre Food and Green Waste Charge*	Per bin	N	$95.30	$0.00	-100.00%	-$95.30	Non-Statutory
*The Food Organics and Garden Organics (FOGO) bin service charge is now included within the Waste Kerbside Service Charge.							
Additional Bin Charges							
120 Litre Environmental Charge Garbage - Domestic	Per bin	N	$319.85	$325.45	1.75%	$5.60	Non-Statutory
120 Litre Environmental Charge Garbage - Domestic - Delivery Fee	Per bin	N	$62.75	$63.85	1.75%	$1.10	Non-Statutory
240 Litre Environmental Charge Garbage - Commercial	Per bin	N	$778.80	$792.40	1.75%	$13.60	Non-Statutory
240 Litre Environmental Charge Garbage - Commercial - Delivery Fee	Per bin	N	$68.15	$69.30	1.69%	$1.15	Non-Statutory
240 Litre Environmental Charge Recycle - Commercial	Per bin	N	$126.65	$128.85	1.74%	$2.20	Non-Statutory
240 Litre Environmental Charge Recycle - Domestic	Per bin	N	$126.65	$128.85	1.74%	$2.20	Non-Statutory
Waste Kerbside Service Charge							
120 Litre Garbage, 240 Litre Recycle and 120 Litre Glass Bins*	Per bin	N	$208.80	$309.40	48.18%	$100.60	Non-Statutory
*The Waste Kerbside Service Charge now includes the Food Organics and Garden Organics (FOGO) bin service.							
Landfill Levy	Per landfill levy	N	$105.85	$107.55	1.61%	$1.70	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Commercial Waste Kerbside Service Charge							
240 Litre Garbage and Recycle Bins	Per bin	N	$271.35	$276.10	1.75%	$4.75	Non-Statutory
Landfill Levy	Per landfill levy	N	$166.60	$180.15	8.13%	$13.55	Non-Statutory
Other							
Landfill Levy - No Bin Service	Per landfill levy	N	$15.45	$15.85	2.59%	$0.40	Non-Statutory
Financial Services							
Revenue							
Land Information Certificates per Property (Standard)	Per certificate	N	$30.60	$31.65	3.43%	$1.05	Statutory
Land Information Certificates per Property (Urgency Fee)	Per certificate	N	$46.15	$47.75	3.47%	$1.60	Non-Statutory
Duplicate Rate Notice per Property (Current year)	Per notice	N	$17.20	$17.80	3.49%	$0.60	Non-Statutory
Duplicate Rate Notice per Property (per Non-Current Year)	Per notice	N	$27.25	$28.20	3.49%	$0.95	Non-Statutory
Cheque Dishonour – Bank	Per dishonour	N	$11.80	$12.20	3.39%	$0.40	Non-Statutory
Cheque Dishonour – Australia Post	Per dishonour	N	$15.95	$16.50	3.45%	$0.55	Non-Statutory
Direct Debit Dishonour (Bank Account)	Per dishonour	N	$39.05	$40.40	3.46%	$1.35	Non-Statutory
Rates Transaction Statement (per Property)	Per property	N	$54.95	$56.90	3.55%	$1.95	Non-Statutory
Rates Search Fee – Per 0.5 hrs for Searching Archives per Property	Per property	N	$74.00	$76.60	3.51%	$2.60	Non-Statutory
Processing Fee for Title Search per Property	Per property	N	$82.25	$85.15	3.53%	$2.90	Non-Statutory
Civic Administration							
Freedom of Information							
Freedom of Information Application Fee	Per application	N	$33.60	$34.75	3.42%	$1.15	Statutory
FOI – Charge for Search Time (per Hour or Part of an Hour)	Per hour	N	$25.20	$26.05	3.37%	$0.85	Statutory
FOI – Charge for Supervision (per Quarter Hour or Part of a Quarter Hour)	Per quarter hour	N	$6.30	$6.50	3.17%	$0.20	Statutory
FOI – Charge for Providing Black and White Photocopy (per A4 Page, Single Sided)	Per A4 page, single sided	N	$0.20	$0.20	0.00%	$0.00	Statutory
Local Laws							
Local Laws							
Filming Permit - Commercial Operator	Per permit	N	$225.10	$230.70	2.49%	$5.60	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Local Laws [continued]							
Local Law - General Application or Permit Fee - Applies where No Fee is Prescribed	Per application or permit	N	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Misc. Contractor Costs	Cost Recovery	N		At external contractor's cost			Non-Statutory
Municipal Law Fines - per Penalty Unit (New Local Government Act)	1 State of Victoria penalty unit	N		1 State of Victoria Penalty Unit			Statutory
Release Fee – for Impounded Item	Per item	N	$114.20	$117.05	2.50%	$2.85	Non-Statutory
Release Fee – for Impounded Vehicle	Per vehicle	N	$428.20	$438.90	2.50%	$10.70	Non-Statutory
Infringement Courtesy Letter (Final Notice) Fee	Per notice	N		Penalty Fee as set by State of Victoria			Statutory
Street Activities							
A Frame/Tear Drop Signs - Annual Application Permit Fee	Per sign	N	$97.85	$100.30	2.50%	$2.45	Non-Statutory
Clothing Bins	Per bin	N	$228.45	$234.15	2.50%	$5.70	Non-Statutory
Domestic Skip Bin Permit - Public Land	Per bin	N	$97.85	$100.30	2.50%	$2.45	Non-Statutory
Footpath Dining - Ancillary Items - per Item (eg Umbrellas, Outdoor Heaters and Portable Barriers)	Per item	N				No Fee	Non-Statutory
Footpath Trading - Dining & Display of Goods - Annual Fee per 1 sqm	Per annual permit	N	$56.25	$57.65	2.49%	$1.40	Non-Statutory
Fundraising & Soliciting Permit - Application Fee	Per application	N	$194.25	$199.10	2.50%	$4.85	Non-Statutory
Fundraising Permit - Registered Charity Organisations	Per permit	N				No Fee	Non-Statutory
Impound Holding Fee (After 14 Days) - per Day	Per day	N	$32.00	$32.80	2.50%	$0.80	Non-Statutory
Real Estate Pointer Boards - per Real Estate Agency - Annual Fee	Per permit	N	$417.10	$427.50	2.49%	$10.40	Non-Statutory
Roadside Trading Permit - 12 Months	Per permit	N	$1,599.45	$1,639.40	2.50%	$39.95	Non-Statutory
Roadside Trading Permit - 3 Months	Per permit	N	$399.55	$409.50	2.49%	$9.95	Non-Statutory
Roadside Trading Permit - 6 Months	Per permit	N	$799.90	$819.90	2.50%	$20.00	Non-Statutory
Roadside Trading Permit - 9 Months	Per permit	N	$1,199.85	$1,229.85	2.50%	$30.00	Non-Statutory
Shipping Container Permit - per Container	Per container	N	$228.45	$234.15	2.50%	$5.70	Non-Statutory
Animal Management							
Domestic Animal Business Registration - Annual	Per annual registration	N	$352.45	$364.75	3.49%	$12.30	Statutory
Excess Animal Permit Application Fee	Per application	N	$114.20	$117.05	2.50%	$2.85	Non-Statutory
Replacement Animal Registration Tag Fee	Per tag	N	$11.35	$11.60	2.20%	$0.25	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Livestock							
Livestock Transport	At contractor's cost	N			At contractor's cost		Non-Statutory
Release Fee	Per animal	N	$110.35	$113.10	2.49%	$2.75	Non-Statutory
Keeping/Feeding Fee - Impounded Livestock	Per day, per animal	N	$43.30	$44.35	2.42%	$1.05	Non-Statutory
Animal Registration							
Dog							
Restricted Breed, Dangerous Dog, Menacing Dog	Per dog	N	$354.20	$372.05	5.04%	$17.85	Non-Statutory
Standard Registration Fee – Guard Dog/Protective Services	Per dog	N	$177.10	$190.50	7.57%	$13.40	Non-Statutory
Standard Registration Fee – Dog Unsterilised	Per dog	N	$176.60	$190.00	7.59%	$13.40	Non-Statutory
Standard Registration Fee – Dog Sterilised, or Trained by an Approved dog obedience training organisation.	Per dog	N	$57.00	$67.40	18.25%	$10.40	Non-Statutory
Pensioner – Dog – Unsterilised	Per dog	N	$87.90	$95.00	8.08%	$7.10	Statutory
Pensioner – Dog – Sterilised, Subject to Veterinary Advice (less than 12 months old), or Trained by an Approved Dog Obedience Training Organisation	Per dog	N	$28.50	$33.70	18.25%	$5.20	Non-Statutory
Pro-Rata Registrations – less than 6 Months - 50% of Applicable Registration Fee	Per dog	N			50% of registration		Non-Statutory
Cat							
Standard Registration Fee – Cat Unsterilised	Per cat	N	$102.65	$114.20	11.25%	$11.55	Non-Statutory
Standard Registration Fee – Cat Sterilised or Registered Member of Approved Feline Association	Per cat	N	$29.60	$39.30	32.77%	$9.70	Non-Statutory
Pensioner – Cat – Unsterilised	Per cat	N	$51.25	$57.10	11.41%	$5.85	Statutory
Pensioner – Cat – Sterilised or Registered Member of Approved Feline Association.	Per cat	N	$14.75	$19.65	33.22%	$4.90	Non-Statutory
Pro-Rata Registrations – less than 6 Months - 50% of Applicable Registration Fee	Per cat	N			50% of registration		Non-Statutory
Fire Prevention							
Fire Prevention Administrative Fee - First Offence	Per subsequent fine	N	$110.35	$113.10	2.49%	$2.75	Non-Statutory
Fire Prevention Administrative Fee - Subsequent Offences	Per subsequent fine	N	$570.65	$584.90	2.50%	$14.25	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Parking							
Parking Infringement - Offence Codes 621,701-713	Per Infringement	N			0.5 Penalty units		Statutory
wat djerring Animal Facility							
Adoption Fee - Cat	Per animal	Y	$50.00	$51.20	2.40%	$1.20	Non-Statutory
Adoption Fee - Dog	Per animal	Y	$400.00	$410.00	2.50%	$10.00	Non-Statutory
Adoption Fee - Kitten (under 6 Months)	Per animal	Y	$150.00	$153.75	2.50%	$3.75	Non-Statutory
Adoption Fee – Puppy	Per animal	Y	$600.00	$614.95	2.49%	$14.95	Non-Statutory
Adoption Fee – Rabbits and Other Small Animals	Per animal	Y	$50.00	$51.20	2.40%	$1.20	Non-Statutory
Cat Box	Each	Y	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Desexing - Cat (Female)	Per animal	Y	$160.00	$163.95	2.47%	$3.95	Non-Statutory
Desexing - Cat (Male)	Per animal	Y	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Dog Collar	Each	Y	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Dog Lead	Each	Y	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Elizabethan Collar		Y	$10.37	$10.63	2.51%	$0.26	Cost recovery
Impounded Animals - Medical Fees & Other Disbursements	At cost	N			Cost Recovery **Last year fee** Cost Recovery.		Non-Statutory
Keeping/Feeding Fee - Cats	Per cat, Per day	N	$16.75	$17.15	2.39%	$0.40	Non-Statutory
Keeping/Feeding Fee - Dogs	Per dog, Per day	N	$22.35	$22.90	2.46%	$0.55	Non-Statutory
Microchipping	Per animal	Y	$38.55	$39.50	2.46%	$0.95	Non-Statutory
Release Fee - Unregistered Cat - Same Day Collection	Per cat	N	$57.05	$58.45	2.45%	$1.40	Non-Statutory
Release Fee - Unregistered dog - Same Day Collection	Per dog	N	$57.05	$58.45	2.45%	$1.40	Non-Statutory
Release Fee – Registered Cat – Same Day Collection	Per cat	N	$27.55	$28.20	2.36%	$0.65	Non-Statutory
Release Fee – Registered Dog – Same Day Collection	Per dog	N	$27.55	$28.20	2.36%	$0.65	Non-Statutory
Surrender for Euthanasia - Dog (greater than 20kg)	Per dog	Y	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Surrenders - Cat	Per animal	Y	$55.00	$56.35	2.45%	$1.35	Non-Statutory
Surrenders - Dog (greater 20kg)	Per dog	Y	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Surrenders - Dog (less than 20kg)	Per animal	Y	$55.00	$56.35	2.45%	$1.35	Non-Statutory
Surrenders for Euthanasia - Cat	Per cat	Y	$50.00	$51.20	2.40%	$1.20	Non-Statutory
Surrenders for Euthanasia - Dog (less than 20kg)	Per dog	Y	$75.00	$76.85	2.47%	$1.85	Non-Statutory
Vaccination	Per animal	Y	$55.10	$56.45	2.45%	$1.35	Non-Statutory
Children and Families							
Family Services							
Kindergarten							
Kindergarten Applications (Combined 3 & 4 Year Olds)	Per application	N	Fully subsided by the State Government Department of Education. (Subject to funding).				Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Kindergarten [continued]							
Kindergarten Applications	Per application	N	Fully subsided by the State Government Department of Education. (Subject to funding).				Non-Statutory
Early Years							
Early Years Services Property Lease	Per room fee	Y	$153.00	$157.55	2.97%	$4.55	Non-Statutory
Family Day Care							
Annual Registration Fee	Per new child registration	N	$34.70	$35.55	2.45%	$0.85	Non-Statutory
Administration Levy	Per hour of care per child	N	$2.15	$2.30	6.98%	$0.15	Non-Statutory
Late Fee	Per late annual re-registration	N	$51.35	$52.60	2.43%	$1.25	Non-Statutory
Playgroups							
Rental of Community Space (per Group) for Carrington Children's Centre	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Rental of Community Space (per Group) for Laurel Street Portables Whittlesea	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Rental of Community Space (per Group) for Mill Park Drive Children's Centre	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Rental of Community Space (per Group) for Vasey Park Pre School	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Other Fees							
Mental Health First Aid	Per unit	Y	$13.75	$14.05	2.18%	$0.30	Non-Statutory
School Holiday Activities 1	Per unit	Y	$5.50	$5.60	1.82%	$0.10	Non-Statutory
School Holiday Activities 2	Per unit	Y	$8.80	$9.00	2.27%	$0.20	Non-Statutory
School Holiday Activities 3	Per unit	Y	$16.50	$16.90	2.42%	$0.40	Non-Statutory

Public Health

Food Act

Registration

Add Fee for Each Staff Member in Excess of 5	Per registration	N	$28.40	$29.35	3.35%	$0.95	Statutory
Follow Up Inspection	Per registration	N	$163.30	$169.00	3.49%	$5.70	Statutory
Request Inspection Priority Fee (within 5 Working Days)	Per inspection	N	$450.10	$461.35	2.50%	$11.25	Non-Statutory
Request Inspection Fee (within 10 Working Days)	Per inspection	N	$326.30	$334.45	2.50%	$8.15	Non-Statutory
Plans Approval (Class 1, 2, 3 & 3A)	Per approval	N	$226.10	$231.75	2.50%	$5.65	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Registration [continued]							
Food Sampling Analysis Recoup	Per registration	N	$354.20	$363.05	2.50%	$8.85	Non-Statutory
Food Safety Program							
Registration – Initial							
Class 3A Premises	Per registration	N	$545.30	$564.35	3.49%	$19.05	Statutory
Class 1 Premises	Per registration	N	$1,091.60	$1,129.80	3.50%	$38.20	Statutory
Class 2 Premises	Per registration	N	$781.85	$809.20	3.50%	$27.35	Statutory
Class 3 Premises	Per registration	N	$545.30	$564.35	3.49%	$19.05	Statutory
Registration – Renewal							
Class 3A Premises	Per registration	N	$393.60	$407.35	3.49%	$13.75	Statutory
Class 1 Premises	Per registration	N	$932.45	$965.05	3.50%	$32.60	Statutory
Class 2 Premises	Per registration	N	$635.45	$657.65	3.49%	$22.20	Statutory
Class 3 Premises	Per registration	N	$393.60	$407.35	3.49%	$13.75	Statutory
Public Health & Wellbeing Act							
Registration							
Initial Registration Fee	Per registration	N	$369.15	$382.05	3.49%	$12.90	Statutory
Renewal Registration Fee	Per registration	N	$252.45	$261.25	3.49%	$8.80	Statutory
Hairdresser Registration Fee (One Off Fee)	One off fee	N	$369.15	$382.05	3.49%	$12.90	Statutory
Accommodation Houses	Per registration	N	$451.90	$467.70	3.50%	$15.80	Statutory
Plans Approval – General	Per approval	N	$239.40	$245.35	2.49%	$5.95	Non-Statutory
Plans Approval – Accommodation	Per approval	N	$380.15	$389.65	2.50%	$9.50	Non-Statutory
Request Inspection Priority Fee (within 4 Working Days)	Per inspection	N	$307.90	$315.60	2.50%	$7.70	Non-Statutory
Request Inspection Fee (within 10 Working Days)	Per inspection	N	$228.25	$233.95	2.50%	$5.70	Non-Statutory
Caravan Permit	Per permit	N	$200.25	$205.25	2.50%	$5.00	Non-Statutory
Registration – Transfer							
Transfer of Registration – General	Per registration	N	$126.20	$130.60	3.49%	$4.40	Statutory
Transfer of Registration – Accommodation	Per registration	N	$225.95	$233.85	3.50%	$7.90	Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Aquatic Fees							
Additional Pool Fee (Each Pool greater than 1 Pool)	No. of additional pools	N	$71.00	$73.45	3.45%	$2.45	Statutory
Base Aquatic Facility Fee (includes 1 Pool)	Per aquatic facility	N	$240.80	$249.20	3.49%	$8.40	Statutory
Sharps Containers							
4 Litres	Per container	Y	$28.55	$29.25	2.45%	$0.70	Non-Statutory
21 Litres	Per container	Y	$45.65	$46.75	2.41%	$1.10	Non-Statutory
Septic Tank							
Onsite Wastewater Management System (OWMS) Amend a Permit Fee	10.38 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Exemption Assessment Fee	14.67 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Installation Additional hourly fee (greater than 8.2 hrs)	6.12 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Installation Permit Fee	48.88 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Minor Alteration Permit Fee	37.25 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Renew a Permit Fee	8.31 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Transfer a Permit Fee	9.93 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Request for Information on a Septic Tank	Per request	N					Non-Statutory
Immunisation							
Chicken Pox Vaccine	Per injection	Y	$70.00	$72.00	2.86%	$2.00	Non-Statutory
Influenza Vaccine	Per injection	Y	$23.00	$24.00	4.35%	$1.00	Non-Statutory
Meningococcal B	Per injection	Y	$140.00	$143.50	2.50%	$3.50	Non-Statutory
Hepatitis B (20 Years & Over)	Per injection	Y	$32.00	$33.00	3.13%	$1.00	Non-Statutory
Combined Hepatitis A & B (20 Years and Over)	Per injection	Y	$84.40	$86.50	2.49%	$2.10	Non-Statutory
Meningococcal ACWY	Per injection	Y	$90.00	$90.00	0.00%	$0.00	Non-Statutory
Diphtheria, Tetanus, Pertussis (Boostrix)	Per injection	Y	$54.00	$56.00	3.70%	$2.00	Non-Statutory
Immunisation Workplace Program							
Workplace Influenza – Over 21 Employees	Per injection	Y	$27.00	$28.00	3.70%	$1.00	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Immunisation Workplace Program [continued]							
Workplace Immunisation Extra Nurse Fee (per Hour) (1 Extra Nurse)	Per hour	Y	$165.80	$170.00	2.53%	$4.20	Non-Statutory
Flat Fee for Workplace Vaccination Visit – Under 21 Employees	One off - flat fee	Y	$533.00	$536.00	0.56%	$3.00	Non-Statutory
Ageing Well							
Centre Based Long Day Program	Per session	N	$18.00	$18.00	0.00%	$0.00	Non-Statutory
Centre Based Social Support Short Day Sessions	Per session	N	$15.00	$12.00	-20.00%	-$3.00	Non-Statutory
Client In Service Kilometre	Per unit	N	$1.60	$1.60	0.00%	$0.00	Non-Statutory
Domestic Assistance	Per hour	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Flexible Respite	Per hour	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Home Maintenance & Home Modifications Materials	Per materials	N			Cost of materials		Cost recovery
Home Modifications	Per hour	N	$22.00	$22.55	2.50%	$0.55	Non-Statutory
Meals - Large/Premium	Per unit	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Meals - Small/Budget	Per unit	N	$5.00	$6.25	25.00%	$1.25	Non-Statutory
Meals - Superior	Per unit	N	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Personal Care	Per hour	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Property Maintenance	Per hour	N	$22.00	$22.55	2.50%	$0.55	Non-Statutory
Public Home Support Holiday Service	Per hour	N	$20.00	$20.50	2.50%	$0.50	Non-Statutory
Social Support Individual	Per session	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Leap Program							
Exercise Programs CHSP	Per event	N	$0.00	$5.00	∞	∞	Non-Statutory
Exercise Programs LEAP	Per event	N	$0.00	$7.00	∞	∞	Non-Statutory
Expos - Site Fee - Commercial	Per event	N	$0.00	$100.00	∞	∞	Non-Statutory
Expos - Site Fee - Community	Per event	N	$0.00	$50.00	∞	∞	Non-Statutory
Festival/ Events Medium	Per event	Y	$0.00	$10.00	∞	∞	Non-Statutory
Festival/ Events Small	Per event	Y	$0.00	$5.00	∞	∞	Non-Statutory
Full Day Activity/ Outing/ Trips LEAP	Per event	N	$60.00	$61.50	2.50%	$1.50	Non-Statutory
Full Day Activty/ Outing/Trips CHSP	Per session	N	$40.00	$41.00	2.50%	$1.00	Non-Statutory
Generic high rate CHSP	Per session	N	$25.00	$25.60	2.40%	$0.60	Non-Statutory
Generic high rate LEAP	Per event	N	$45.00	$46.10	2.44%	$1.10	Non-Statutory
Generic low rate CHSP	Per event	N	$0.00	$5.00	∞	∞	Non-Statutory
Generic low rate LEAP	Per event	N	$0.00	$8.00	∞	∞	Non-Statutory
Generic medium rate CHSP	Per event	N	$0.00	$15.00	∞	∞	Non-Statutory
Generic medium rate LEAP	Per event	N	$0.00	$20.00	∞	∞	Non-Statutory
Local Bus Tours CHSP	Per event	N	$0.00	$10.00	∞	∞	Non-Statutory
Local Bus Tours LEAP	Per event	N	$0.00	$12.00	∞	∞	Non-Statutory
Low rate Court Sports CHSP	Per event	N	$0.00	$3.00	∞	∞	Non-Statutory
Low rate Court Sports LEAP	Per event	N	$0.00	$5.00	∞	∞	Non-Statutory
Morning Melodies CHSP	Per event	N	$0.00	$6.00	∞	∞	Non-Statutory
Morning Melodies LEAP	Per event	N	$0.00	$12.00	∞	∞	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Leap Program [continued]							
LEAP Active Ageing Program - Special Event	Per person, per event	N	$15.00	$15.35	2.33%	$0.35	Non-Statutory
Community Strengthening							
Home and Community Care Program for Younger People (HACC PYP)							
Client In Service Kilometre	Per unit	N	$1.45	$1.45	0.00%	$0.00	Non-Statutory
Community Care - Low Fee	Per hour	N	$6.20	$8.00	29.03%	$1.80	Non-Statutory
Community Care - Medium Fee	Per hour	N	$0.00	$10.00	∞	∞	Non-Statutory
Meals - Low Fee	Per meal	N	$6.20	$7.50	20.97%	$1.30	Non-Statutory
Meals - Medium Fee	Per meal	N	$0.00	$18.00	∞	∞	Non-Statutory
Property Maintenance - Low Fee	Per hour	N	$12.45	$16.00	28.51%	$3.55	Non-Statutory
Property Maintenance - Medium Fee	Per hour	N	$0.00	$20.00	∞	∞	Non-Statutory
Epping Community Services Hub (ECSH)							
ECSH Standard Full Time Desk	Per desk	Y	$9,134.65	$9,363.00	2.50%	$228.35	Non-Statutory
ECSH Discounted Full Time Desk	Per desk	Y	$7,764.45	$7,958.55	2.50%	$194.10	Non-Statutory
ECSH Casual Desk	Per desk	Y	$10,048.15	$10,299.35	2.50%	$251.20	Non-Statutory
ECSH Standard Car Park Fee	Per carpark	Y	$425.65	$436.25	2.49%	$10.60	Non-Statutory
ECSH Discounted Car Park Fee	Per carpark	Y	$361.85	$370.85	2.49%	$9.00	Non-Statutory
Active Places and Communities							
Hall & Hall + Kitchen							
Category A - Commercial Rate	Per hour	Y	$0.00	$145.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$72.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$70.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$32.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$54.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$27.00	∞	∞	Non-Statutory
Category D - Commercial Rate	Per hour	Y	$0.00	$44.00	∞	∞	Non-Statutory
Category D - Community Rate	Per hour	Y	$0.00	$22.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Meeting Room							
Category A - Commercial Rate	Per hour	Y	$0.00	$34.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$17.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$22.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$11.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$18.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$9.00	∞	∞	Non-Statutory
Category D - Commercial Rate	Per hour	Y	$0.00	$15.00	∞	∞	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Meeting Room [continued]							
Category D - Community Rate	Per hour	Y	$0.00	$8.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Commuity, Activity or Social Room							
Category A - Commercial Rate	Per hour	Y	$0.00	$49.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$24.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$41.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$20.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$36.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$18.00	∞	∞	Non-Statutory
Category D - Commercial Rate	Per hour	Y	$0.00	$31.00	∞	∞	Non-Statutory
Category D - Community Rate	Per hour	Y	$0.00	$16.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Consult or Program Room							
Category A - Commercial Rate	Per hour	Y	$0.00	$22.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$11.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$18.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$9.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$14.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$7.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Discover Bus Hire							
Hourly	Per hour	Y	$25.45	$26.05	2.36%	$0.60	Non-Statutory
Weekday	Per weekday (8 hours)	Y	$133.25	$136.55	2.48%	$3.30	Non-Statutory
Weekend	Per weekend	Y	$351.60	$360.35	2.49%	$8.75	Non-Statutory
Venue Hire							
Bond - High Risk	One off fee	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Bond - Low Risk	One off fee	N	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Bond - Standard	One off fee	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory
Playgroup 2 Hour Session (Conditions Apply)	Per 2 hour session	Y	$20.00	$20.00	0.00%	$0.00	Non-Statutory
Seniors Group (Conditions Apply)	Per hour	Y	$6.25	$6.40	2.40%	$0.15	Non-Statutory
Ancillaries							
Utility Fee Night	Per hour	Y	$15.85	$16.25	2.52%	$0.40	Non-Statutory
Cleaning Fee	Per training session	Y	$30.15	$30.90	2.49%	$0.75	Non-Statutory
Cleaning Fee	Per match	Y	$112.75	$115.55	2.48%	$2.80	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Sporting Fields							
Harvest Home Road Recreation Reserve South - Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Harvest Home Road Recreation Reserve Synthetic - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Harvest Home Road Recreation Reserve West - Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Mosaic Recereation Reserve Synthetic - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Mosaic Recreation Reserve East - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Olivine Recreation Reserve East - Class A	Per season	Y	$0.00	$1,882.75	∞	∞	Non-Statutory
Olivine Recreation Reserve West - Class A	Per season	Y	$0.00	$1,882.75	∞	∞	Non-Statutory
Painted Hills Recreation Reserve Synthetic - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Painted Hills Recreation Reserve West - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Casa D'Abruzzo (North) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Casa D'Abruzzo (South) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Duffy St Reserve, Epping – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Epping Recreation Reserve East – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Epping Recreation Reserve West – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Findon Reserve (Cricket) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Findon Reserve North (Main Pitch) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Findon Reserve South East – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Hillsview Reserve – West – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Hillsview Reserve – East – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
HR Uren Reserve South – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
HR Uren Reserve North – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Huskisson Reserve – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Kelynack Reserve, Mill Park – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Lalor Rec. Reserve – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Laurimar East – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Laurimar West – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Lowalde Reserve, Epping – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Main Street Reserve East – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Main Street Reserve West – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Meadowglen Reserve – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Mernda Rec. Reserve, Mernda – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Mill Park Lakes Reserve – East – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Mill Park Lakes Reserve – West – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Sporting Fields [continued]							
Mill Park Reserve, Mill Park – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Partridge Street Reserve West – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Partridge Street Reserve East (Synthetic) – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Partridge Street Reserve Rooball – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Redleap Reserve – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
RGC Cook Reserve West – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
RGC Cook Reserve East – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Sycamore Reserve North (Main) – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Sycamore Reserve Central South – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Thomas Street Reserve – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Thomastown East Reserve North – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Thomastown East Reserve South – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
W.A. Smith Reserve South – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
W.A. Smith Reserve North – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Walker Reserve, Whittlesea – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Waterview Recreation Reserve – Class A (Both Grounds)	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Sports Pavilions							
Bond	One off fee	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory
Harvest Home Road - Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Mosaic Recreation Reserve - Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Olivine Recreation Reserve - Class 1	Per season	Y	$0.00	$1,317.30	∞	∞	Non-Statutory
Painted Hills Recreation Reserve - Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Duffy St Reserve, Epping – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Epping Rec Reserve, Epping – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Findon Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Hillsview Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
HR Uren Reserve South – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Huskisson Reserve – Class 2	Per season	Y	$1,102.00	$1,129.55	2.50%	$27.55	Non-Statutory
Kelynack Reserve, Mill Park – Class 2	Per season	Y	$1,102.00	$1,129.55	2.50%	$27.55	Non-Statutory
Lalor Rec. Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Laurimar – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Main Street Reserve East – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Sports Pavilions [continued]							
Mernda Rec. Reserve, Mernda – Class 3	Per season	Y	$881.40	$903.40	2.50%	$22.00	Non-Statutory
Mill Park Lakes Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Mill Park Reserve, Mill Park – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Partridge Street Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Redleap Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
RGC Cook Reserve West – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Sycamore Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Thomas Street Reserve – Class 2	Per season	Y	$1,102.00	$1,129.55	2.50%	$27.55	Non-Statutory
Thomastown East Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
W.A. Smith Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Walker Reserve, Whittlesea – Class 2	Per season	Y	$1,102.00	$1,129.55	2.50%	$27.55	Non-Statutory
Waterview Recreation Reserve – Class 1	Per season	Y	$1,285.20	$1,317.30	2.50%	$32.10	Non-Statutory
Sports – Casual							
Charity Events	Per booking	Y	$105.40	$108.00	2.47%	$2.60	Non-Statutory
Commercial Use	Per booking	Y	$1,402.75	$1,437.80	2.50%	$35.05	Non-Statutory
Schools	Per booking	Y	$196.35	$201.25	2.50%	$4.90	Non-Statutory
Community Groups	Per booking	Y	$196.35	$201.25	2.50%	$4.90	Non-Statutory
Personal Trainers	Per booking	Y	$196.35	$201.25	2.50%	$4.90	Non-Statutory
Pavilion Fees	Per hour	Y	$42.35	$43.40	2.48%	$1.05	Non-Statutory
Pavilion Fees (Daily)	Per day	Y	$196.35	$201.25	2.50%	$4.90	Non-Statutory
Line Marking Fee AFL	Per use	Y	$533.40	$546.70	2.49%	$13.30	Non-Statutory
Line Marking Fee Cricket	Per use	Y	$155.15	$159.00	2.48%	$3.85	Non-Statutory
Line Marking Fee Soccer	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory
Sports – Sole User per Year							
Epping Soccer Stadium							
Bond							
Bond Fee	One off fee	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Ground Hire							
Training Session Ground Hire – Max 2 Hours Field Time	Per booking	Y	$392.70	$402.50	2.50%	$9.80	Non-Statutory
Match Session Ground Hire – Max 3 Hours Field Time	Per booking	Y	$841.35	$862.35	2.50%	$21.00	Non-Statutory
Lighting Charge							
Lighting Fee	Per booking	Y	$203.60	$208.65	2.48%	$5.05	Non-Statutory
Line Marking							
Line Marking Fee	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Miscellaneous							
Installation and Removal of Nets	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory
Installation & Removal of Portable Goals & Nets	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory
Cleaning							
Pavilion Only	Per booking	Y	$350.30	$359.05	2.50%	$8.75	Non-Statutory
Entire Facility	Per booking	Y	$2,804.35	$2,874.45	2.50%	$70.10	Non-Statutory
Hillsview Synthetic Soccer Ground							
Synthetic Pitch – Training							
Local Club	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Local School	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Non Local Club	Per hour	Y	$161.20	$165.20	2.48%	$4.00	Non-Statutory
Non Local School	Per hour	Y	$161.20	$165.20	2.48%	$4.00	Non-Statutory
Local Community Event/ Fundraising	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Commercial Use	Per hour	Y	$209.65	$214.85	2.48%	$5.20	Non-Statutory
Local Club – Pre Season (3 Hour Session – No Lights)	Per 3 hour session	Y	$119.85	$122.80	2.46%	$2.95	Non-Statutory
Synthetic Pitch – Matches							
Local Club	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Local School	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Non Local Club	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Non Local School	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Local Community Event/ Fundraising	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Commercial Use	Per match	Y	$420.55	$431.05	2.50%	$10.50	Non-Statutory
Commercial Night Use	Per match	Y	$489.75	$502.00	2.50%	$12.25	Non-Statutory
Mill Park Secondary College							
Synthetic Pitch – Training							
Local Club	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Local School	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Non Local Club	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Non Local School	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Local Community Event/ Fundraising	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Commercial Use	Per hour	Y	$209.65	$214.85	2.48%	$5.20	Non-Statutory
Local Club – Pre Season (3 Hour session – No Lights)	Per 3 hour session	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Synthetic Pitch – Matches							
Local Club	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Local School	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Non Local Club	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Non Local School	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Synthetic Pitch – Matches [continued]							
Local Community Event/ Fundraising	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Commercial Use	Per match	Y	$492.20	$504.50	2.50%	$12.30	Non-Statutory
Tennis							
Ground Hire							
Tennis Court Fees	Per court	Y	$299.30	$306.75	2.49%	$7.45	Non-Statutory
Tennis Pavilion Fees	Per pavilion	Y	$346.70	$355.35	2.49%	$8.65	Non-Statutory
Bocce							
Ground Hire							
Bocce	Per court	Y	$145.35	$148.95	2.48%	$3.60	Non-Statutory
Bocce	Per pavilion	Y	$335.85	$344.25	2.50%	$8.40	Non-Statutory
Whittlesea Secondary College Basketball Stadium							
Court Hire							
Basketball Stadium Hire	Per court, Per hour	Y	$34.20	$35.05	2.49%	$0.85	Non-Statutory
Meadowglen Athletics Track							
Association Carnivals	Per carnival	Y	$718.10	$736.05	2.50%	$17.95	Non-Statutory
Athletics Club Junior - Seasonal Fee	Per member	Y	$15.15	$15.50	2.31%	$0.35	Non-Statutory
Athletics Club Senior - Seasonal Fee	Per member	Y	$28.05	$28.75	2.50%	$0.70	Non-Statutory
Casual Track Hire Schools	Per hour	Y	$35.30	$36.15	2.41%	$0.85	Non-Statutory
Casual Track Sporting Clubs	Per hour	Y	$41.15	$42.15	2.43%	$1.00	Non-Statutory
CoW School Sports Day - Basic Equipment Hire	Per carnival	Y	$553.25	$567.05	2.49%	$13.80	Non-Statutory
Non CoW School Sports Day - Basic Equipment Hire	Per carnival	Y	$663.95	$680.55	2.50%	$16.60	Non-Statutory
Personal Trainers	Per hour	Y	$57.60	$59.00	2.43%	$1.40	Non-Statutory
Stadium Lighting	Per hour	Y	$15.65	$16.00	2.24%	$0.35	Non-Statutory
Meadowglen Stadium Function Room							
Bond	Per booking	N	$300.00	$300.00	0.00%	$0.00	Non-Statutory
Commercial User - Full Day	Day hire	Y	$634.65	$650.50	2.50%	$15.85	Non-Statutory
Commercial User - Half Day (up to 4 Hours)	Half day hire	Y	$519.25	$532.20	2.49%	$12.95	Non-Statutory
Community User - Full Day	Day hire	Y	$529.65	$542.85	2.49%	$13.20	Non-Statutory
Community User - Half Day (up to 4 Hours)	Half day hire	Y	$411.90	$422.15	2.49%	$10.25	Non-Statutory
Regular User - per Hour	Per hour	Y	$43.60	$44.65	2.41%	$1.05	Non-Statutory
Regular User (Not-For-Profit - per Hour)	Per hour	Y	$31.45	$32.20	2.38%	$0.75	Non-Statutory
School Carnival Hire	Per carnival	Y	$147.10	$150.75	2.48%	$3.65	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Meadowglen Stadium Event Hire							
Commercial - Full Day	Day hire	Y	$2,942.80	$3,016.35	2.50%	$73.55	Non-Statutory
Commercial - Half Day (up to 4 Hours)	Half day hire	Y	$1,471.35	$1,508.10	2.50%	$36.75	Non-Statutory
Community - Full Day	Day hire	Y	$706.20	$723.85	2.50%	$17.65	Non-Statutory
Community - Half Day (up to 4 Hours)	Half day hire	Y	$353.10	$361.90	2.49%	$8.80	Non-Statutory
Edgars Creek Secondary College							
Synthetic Pitch - Training							
Commercial Use	Per hour	Y	$209.65	$214.85	2.48%	$5.20	Non-Statutory
Local Club	Per hour	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Local Club - Pre Season	Per 3 hour session	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Local Community Event/ Fundraising	Per hour	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Local School	Per hour	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Non Local Club	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Non Local School	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Synthetic Pitch - Matches							
Commercial Use	Per match	Y	$492.20	$504.50	2.50%	$12.30	Non-Statutory
Local Club	Per match	Y	$244.80	$250.90	2.49%	$6.10	Non-Statutory
Local Community Event/ Fundraising	Per match	Y	$244.80	$250.90	2.49%	$6.10	Non-Statutory
Local School	Per match	Y	$244.80	$250.90	2.49%	$6.10	Non-Statutory
Non Local Club	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Non Local School	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Leisure Centres							
Whittlesea Swim Centre							
Aquatics							
Spectator Casual Entry	Per entry	Y	$2.20	$2.25	2.27%	$0.05	Non-Statutory
Adult Swim	Per entry	Y	$7.50	$7.75	3.33%	$0.25	Non-Statutory
10 Pass Adult Swim	Per adult	Y	$67.50	$69.80	3.41%	$2.30	Non-Statutory
Child Swim - Single Entry	Per entry	Y	$4.90	$5.05	3.06%	$0.15	Non-Statutory
10 Pass Child Swim	Per child	Y	$44.10	$45.60	3.40%	$1.50	Non-Statutory
Concession/Student Swim - Single Entry	Per entry	Y	$5.90	$6.10	3.39%	$0.20	Non-Statutory
10 Pass Concession/Student Swim	Per concession	Y	$53.10	$54.90	3.39%	$1.80	Non-Statutory
Family Swim - Single Entry	Per entry	Y	$18.80	$19.45	3.46%	$0.65	Non-Statutory
10 Pass Family Swim	Per family pass	Y	$169.20	$175.00	3.43%	$5.80	Non-Statutory
Season Pass (Start of Season)	Per season pass	Y	$186.25	$192.65	3.44%	$6.40	Non-Statutory
Season Pass (from 1st February)	Per season pass	Y	$93.20	$96.40	3.43%	$3.20	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Aquatics [continued]							
Season Pass – Concession (from 1st February)	Per season pass	Y	$65.25	$67.50	3.45%	$2.25	Non-Statutory
Swim Lessons							
Primary, Preschool,Teen, Adult	Per swim lesson	N	$9.80	$10.10	3.06%	$0.30	Non-Statutory
Private Lesson 1:1	Per swim lesson	N	$45.55	$47.10	3.40%	$1.55	Non-Statutory
Access & Inclusion 1:1 Lesson	Per swim lesson	N	$26.40	$27.30	3.41%	$0.90	Non-Statutory
Schools Swim lessons							
Schools Group Entry	Per entry	N	$3.70	$3.80	2.70%	$0.10	Non-Statutory
School Carnival	Per booking	N	$1,543.45	$1,596.70	3.45%	$53.25	Non-Statutory
School Lessons 1-10 Ratio - 45 Minutes	Per swim lesson	N	$10.55	$10.90	3.32%	$0.35	Non-Statutory
School Lessons 1-7 Ratio - 45 Minutes	Per swim lesson	N	$13.25	$13.70	3.40%	$0.45	Non-Statutory
Group Exercise							
Aqua Class- Single Entry	Per entry	Y	$9.90	$10.20	3.03%	$0.30	Non-Statutory
10 Pass Group Fitness Class	Per adult	Y	$89.10	$92.15	3.42%	$3.05	Non-Statutory
Older Adult program							
Access, LEAP Group Fitness Class	Per class	Y	$8.50	$8.80	3.53%	$0.30	Non-Statutory
10 Visit Access LEAP Group Fitness Class	Per person	Y	$76.40	$79.00	3.40%	$2.60	Non-Statutory
Children's Programs							
Birthday Party Un-catered	Per child	Y	$22.65	$23.40	3.31%	$0.75	Non-Statutory
Facility Hire							
Lane Hire	Per lane, per hour	Y	$50.60	$52.35	3.46%	$1.75	Non-Statutory
Miscellaneous							
Dive in Movie Single	Per single entry	Y	$11.65	$12.05	3.43%	$0.40	Non-Statutory
Dive in Movie Family	Per family entry	Y	$38.05	$39.35	3.42%	$1.30	Non-Statutory
Thomastown Recreation & Aquatic Centre & Mill Park Leisure							
Aquatics							
20 Adult Swim, Spa and Sauna Pass	Per adult	Y	$239.40	$247.65	3.45%	$8.25	Non-Statutory
20 Concession Swim, Spa and Sauna Pass	Per concession	Y	$194.25	$200.95	3.45%	$6.70	Non-Statutory
20 Family Swim Pass	Per family	Y	$369.00	$381.70	3.44%	$12.70	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Aquatics [continued]							
20 Swim - Adult	Per adult	Y	$144.00	$148.95	3.44%	$4.95	Non-Statutory
20 Swim - Child	Per child	Y	$113.40	$117.30	3.44%	$3.90	Non-Statutory
20 Swim - Concession	Per concession	Y	$112.00	$115.85	3.44%	$3.85	Non-Statutory
Adult Swim - Women's Swimming Program	Per lesson	Y	$6.25	$6.45	3.20%	$0.20	Non-Statutory
Spectator Casual Entry	Per entry	Y	$2.20	$2.25	2.27%	$0.05	Non-Statutory
Adult Swim	Per entry	Y	$8.00	$8.25	3.13%	$0.25	Non-Statutory
Child Swim	Per entry	Y	$6.25	$6.45	3.20%	$0.20	Non-Statutory
Concession Swim	Per concession	Y	$6.25	$6.45	3.20%	$0.20	Non-Statutory
Family Swim	Per entry	Y	$20.50	$21.20	3.41%	$0.70	Non-Statutory
10 Pass Adult Swim	Per adult	Y	$72.00	$74.45	3.40%	$2.45	Non-Statutory
10 Pass Child Swim	Per child	Y	$56.50	$58.45	3.45%	$1.95	Non-Statutory
10 Pass Concession Swim	Per concession	Y	$56.50	$58.45	3.45%	$1.95	Non-Statutory
10 Pass Family Swim	Per entry	Y	$184.50	$190.85	3.44%	$6.35	Non-Statutory
Adult Swim, Spa and Sauna	Per entry	Y	$13.30	$13.75	3.38%	$0.45	Non-Statutory
Concession Swim, Spa and Sauna	Per concession	Y	$10.65	$11.00	3.29%	$0.35	Non-Statutory
10 Pass Adult Swim, Spa and Sauna	Per entry	Y	$119.70	$123.80	3.43%	$4.10	Non-Statutory
10 Pass Concession Swim, Spa and Sauna	Per concession	Y	$97.30	$100.65	3.44%	$3.35	Non-Statutory
Swim, Spa and Sauna After Class	Per entry	Y	$6.15	$6.35	3.25%	$0.20	Non-Statutory
Swim Lessons							
Access 1-1 Ratio Lesson 30 Minutes Fortnightly Fee	Per lesson	N	$57.60	$59.55	3.39%	$1.95	Non-Statutory
Child Swim Lesson – 30 Minutes	Per lesson	N	$21.20	$21.90	3.30%	$0.70	Non-Statutory
Adult Swim Lesson – 45 Minutes	Per lesson	N	$32.55	$33.65	3.38%	$1.10	Non-Statutory
Access & Inclusion 1-1 Ratio Lesson 30 Minutes	Per lesson	N	$28.75	$29.70	3.30%	$0.95	Non-Statutory
Private Swim Lesson	Per lesson	N	$60.80	$62.90	3.45%	$2.10	Non-Statutory
Schools Swim lessons							
25m Pool Carnival Hire	One off fee	Y	$258.80	$267.70	3.44%	$8.90	Non-Statutory
25m Pool Carnival Hire After Hours	One off fee	Y	$418.50	$432.90	3.44%	$14.40	Non-Statutory
Carnival/Group Booking Entry Fee	One off fee	Y	$6.15	$6.35	3.25%	$0.20	Non-Statutory
School Fun Day Session	One off fee	Y	$18.50	$19.10	3.24%	$0.60	Non-Statutory
Water Safety Session	Per lesson	N	$18.50	$19.10	3.24%	$0.60	Non-Statutory
1-10 Ratio 45 Minutes - per Child	Per lesson	N	$10.30	$10.65	3.40%	$0.35	Non-Statutory
1-7 Ratio 45 Minutes - per Child	Per lesson	N	$13.00	$13.45	3.46%	$0.45	Non-Statutory
Additional child (If Less than 2 Hour Booking)	One off fee	N	$4.45	$4.60	3.37%	$0.15	Non-Statutory
Group Exercise							
Reformer Pilates - Single Entry	Per entry	Y	$27.95	$28.90	3.40%	$0.95	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Group Exercise [continued]							
Reformer Pilates - Single Entry - Concession	Per concession	Y	$19.55	$20.20	3.32%	$0.65	Non-Statutory
School Gym/Group Fitness Session	Per entry	Y	$15.25	$15.75	3.28%	$0.50	Non-Statutory
Group Fitness – All Classes	Per entry	Y	$17.45	$18.05	3.44%	$0.60	Non-Statutory
Group Fitness – All Classes Concession	Per entry	Y	$14.05	$14.50	3.20%	$0.45	Non-Statutory
9 Pass Group Fitness	Per entry	Y	$157.30	$162.70	3.43%	$5.40	Non-Statutory
9 Pass Group Fitness Concession	Per concession	Y	$126.45	$130.80	3.44%	$4.35	Non-Statutory
LEAP Program							
LEAP Aqua / Movers / Gym	Per entry	Y	$8.50	$8.80	3.53%	$0.30	Non-Statutory
10 Pass LEAP	Per entry	Y	$76.40	$79.00	3.40%	$2.60	Non-Statutory
LEAP Gym Fitness Assessment and Program	Per entry	Y	$44.65	$46.15	3.36%	$1.50	Non-Statutory
Personal Training							
Member - 1 x 30 Minutes Session	Per half hour	Y	$48.05	$49.70	3.43%	$1.65	Non-Statutory
Non Member - 1 x 30 Minutes Session	Per half hour	Y	$54.30	$56.15	3.41%	$1.85	Non-Statutory
Member - 10 x 30 Minutes Sessions	Per pass	Y	$432.00	$446.90	3.45%	$14.90	Non-Statutory
Non Member - 10 x 30 Minutes Sessions	Per pass	Y	$488.70	$505.55	3.45%	$16.85	Non-Statutory
Member - 1 x 60 Minutes Session	Per hour	Y	$78.20	$80.90	3.45%	$2.70	Non-Statutory
Non Member - 1 x 60 Minutes Session	Per hour	Y	$88.05	$91.05	3.41%	$3.00	Non-Statutory
Member - 10 x 60 Minutes Sessions	Per pass	Y	$703.80	$728.05	3.45%	$24.25	Non-Statutory
Non Member - 10 x 60 Minutes Sessions	Per pass	Y	$792.90	$820.25	3.45%	$27.35	Non-Statutory
Share 2 person – Member - 1 x 60 Minutes	Per hour	Y	$95.20	$98.45	3.41%	$3.25	Non-Statutory
Share 2 person – Non Member - 1 x 60 Minutes	Per hour	Y	$114.55	$118.50	3.45%	$3.95	Non-Statutory
Share 2 person – Member - 10 x 60 Minutes	Per pass	Y	$856.80	$886.35	3.45%	$29.55	Non-Statutory
Share 2 person – Non Member - 10 x 60 Minutes	Per pass	Y	$1,030.50	$1,066.05	3.45%	$35.55	Non-Statutory
Childrens' Programs							
Additional Staff for 16 Children or more	One off fee	Y	$80.60	$83.35	3.41%	$2.75	Non-Statutory
Birthday Party - Catered - per Child	Per child	Y	$31.50	$32.55	3.33%	$1.05	Non-Statutory
Birthday Party Non-Catered (Standard 12-15 Children) per Child	Per child	Y	$19.00	$19.65	3.42%	$0.65	Non-Statutory
School/Group Entry	One off fee	Y	$13.35	$13.80	3.37%	$0.45	Non-Statutory
Creche							
1 Child per 1 Session	Per hour	Y	$8.15	$8.40	3.07%	$0.25	Non-Statutory
2 Children per 1 Session	Per hour	Y	$10.30	$10.65	3.40%	$0.35	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Creche [continued]							
3 or more Children per 1 Session	Per hour	Y	$12.60	$13.00	3.17%	$0.40	Non-Statutory
10 Pass – 1 Child per 1 Session	Per pass	Y	$72.90	$75.40	3.43%	$2.50	Non-Statutory
10 Pass – 2 Children per 1 Session	Per pass	Y	$93.55	$96.75	3.42%	$3.20	Non-Statutory
10 Pass – 3 or more Children per 1 Session	Per pass	Y	$114.05	$117.95	3.42%	$3.90	Non-Statutory
Occasional Care							
Per Child per Session	Per hour	Y	$10.05	$10.40	3.48%	$0.35	Non-Statutory
Facility Hire							
Court - Casual Use per Person	Per entry	Y	$5.10	$5.25	2.94%	$0.15	Non-Statutory
Full Court – After 4pm Weekdays and Weekends	Per hour	Y	$54.50	$56.35	3.39%	$1.85	Non-Statutory
Full Court – Before 4pm Weekdays	Per hour	Y	$45.65	$47.20	3.40%	$1.55	Non-Statutory
Group Fitness Room Rental per Hour	Per hour	Y	$48.00	$49.65	3.44%	$1.65	Non-Statutory
Meeting Room Hire (Next to Cafe)	Per hour	Y	$48.05	$49.70	3.43%	$1.65	Non-Statutory
25m Pool Lane Hire – Permanent	Per lane, per hour	Y	$32.60	$33.70	3.37%	$1.10	Non-Statutory
25m Pool Lane Hire – Casual	Per lane, per hour	Y	$49.20	$50.90	3.46%	$1.70	Non-Statutory
Hydro Pool Hire (1/2 Pool)	Per hour	Y	$94.90	$98.15	3.42%	$3.25	Non-Statutory
Hydro Pool Hire	Per hour	Y	$189.05	$195.55	3.44%	$6.50	Non-Statutory
Miscellaneous							
Locker	Per locker	Y	$2.75	$2.80	1.82%	$0.05	Non-Statutory
RFID Band	Per RFID band	Y	$15.25	$15.75	3.28%	$0.50	Non-Statutory
Club Memberships (New fee structure)							
Active Whittlesea - Weekly Fee	Per week	Y	$25.05	$25.90	3.39%	$0.85	Non-Statutory
Active Whittlesea Membership Concession	Per week concession	Y	$17.50	$18.10	3.43%	$0.60	Non-Statutory
Bronze - Concession PIF 3 Months	Per quarter concession	Y	$241.15	$249.45	3.44%	$8.30	Non-Statutory
Bronze - PIF 3 Months	Per quarter	Y	$310.70	$321.40	3.44%	$10.70	Non-Statutory
Bronze - PIF Adult 12 Months	Per annum	Y	$1,002.15	$1,036.70	3.45%	$34.55	Non-Statutory
Bronze - PIF Concession 12 Months	Per annum concession	Y	$804.15	$831.90	3.45%	$27.75	Non-Statutory
Bronze - Weekly Fee	Per week	Y	$18.50	$19.10	3.24%	$0.60	Non-Statutory
Bronze Concession - Weekly Fee	Per week	Y	$12.60	$13.00	3.17%	$0.40	Non-Statutory
DPV - Casual Entry	Per entry concession	Y	$6.15	$6.35	3.25%	$0.20	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics - Adult PIF 3 Months	Per quarter	Y	$388.75	$402.15	3.45%	$13.40	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics - Concession PIF 3 Months	Per quarter concession	Y	$271.65	$281.00	3.44%	$9.35	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics PIF 12 Months	Per annum	Y	$1,254.20	$1,297.45	3.45%	$43.25	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Club Memberships (New fee structure) [continued]							
Gold - Health Club, Group Fitness & Aquatics PIF 12 Months Concession	Per annum concession	Y	$1,217.65	$1,259.65	3.45%	$42.00	Non-Statutory
Gold - Weekly Fee	Per week	Y	$23.00	$23.75	3.26%	$0.75	Non-Statutory
Gold Concession - Weekly Fee	Per week	Y	$16.00	$16.55	3.44%	$0.55	Non-Statutory
Health Club - Casual Entry	Per entry	Y	$22.45	$23.20	3.34%	$0.75	Non-Statutory
Health Club - Casual Entry - Concession	Per entry concession	Y	$15.65	$16.15	3.19%	$0.50	Non-Statutory
Platinum (Reformer Pilates) Membership - Weekly Fee	Per week	Y	$37.30	$39.95	7.10%	$2.65	Non-Statutory
Platinum (Reformer Pilates) Membership - Weekly Fee - Concession	Per week	Y	$27.95	$29.95	7.16%	$2.00	Non-Statutory
Silver - Weekly Fee	Per week	Y	$20.60	$21.30	3.40%	$0.70	Non-Statutory
Silver- Weekly Fee Concession	Per week	Y	$14.40	$14.90	3.47%	$0.50	Non-Statutory
Plenty Ranges Arts & Convention Centre							
Room Hire							
Eucalypt							
5 Hour Hire							
Community Rate: Hourly Rate	Per booking	Y	$257.40	$265.00	2.95%	$7.60	Non-Statutory
Hourly Rate	Per booking	Y	$280.00	$290.00	3.57%	$10.00	Non-Statutory
Blue/Red Gum							
5 Hour Hire							
Community Rate: Hourly Rate	Per booking	Y	$128.70	$133.00	3.34%	$4.30	Non-Statutory
Hourly Rate	Per booking	Y	$143.00	$148.00	3.50%	$5.00	Non-Statutory
Lakeview							
5 Hour Hire							
Community Rates: Hourly Rate	Per booking	Y	$33.30	$34.00	2.10%	$0.70	Non-Statutory
Hourly Rate	Per booking	Y	$37.00	$39.00	5.41%	$2.00	Non-Statutory
Woodstock Theatre							
Community Rate: Hourly Rate	Per hour	Y	$112.50	$116.00	3.11%	$3.50	Non-Statutory
Community Rate: Performance Rate	Per hour	Y	$135.00	$139.00	2.96%	$4.00	Non-Statutory
Dark Theatre	Per day	Y	$625.00	$644.00	3.04%	$19.00	Non-Statutory
Hourly Rate	Per hour	Y	$125.00	$129.00	3.20%	$4.00	Non-Statutory
Lighting Plot	Per hour	Y	$95.00	$98.00	3.16%	$3.00	Non-Statutory
Penalty	Per hour	Y	$156.70	$161.00	2.74%	$4.30	Non-Statutory
Performance Rate	Per hour	Y	$150.00	$154.00	2.67%	$4.00	Non-Statutory
Yan Yean Theatre							
Community Rate: Hourly Rate	Per hour	Y	$221.40	$228.00	2.98%	$6.60	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Yan Yean Theatre [continued]							
Community Rate: Performance Rate	Per hour	Y	$257.40	$265.00	2.95%	$7.60	Non-Statutory
Dark Theatre	Per day	Y	$1,230.00	$1,267.00	3.01%	$37.00	Non-Statutory
Hourly Rate	Per hour	Y	$246.00	$253.00	2.85%	$7.00	Non-Statutory
Lighting Plot	Per hour	Y	$95.00	$98.00	3.16%	$3.00	Non-Statutory
Penalty	Per hour	Y	$451.50	$465.00	2.99%	$13.50	Non-Statutory
Performance Rate	Per hour	Y	$286.00	$294.00	2.80%	$8.00	Non-Statutory
PRACC Staff							
Commercial							
Staff Penalty	Per hour	Y	$110.00	$113.00	2.73%	$3.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Monday to Friday)	Per hour (minimum 3 hours)	Y	$68.20	$65.00	-4.69%	-$3.20	Non-Statutory
Venue Support, Staff Supervision and Compliance (Saturday)	Per hour (minimum 3 hours)	Y	$79.20	$75.00	-5.30%	-$4.20	Non-Statutory
Venue Support, Staff Supervision and Compliance (Sunday)	Per hour (minimum 3 hours)	Y	$82.00	$85.00	3.66%	$3.00	Non-Statutory
Community							
Staff Penalty	Per hour	Y	$100.00	$103.00	3.00%	$3.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Monday to Friday)	Per hour (minimum 3 hours)	Y	$53.00	$55.00	3.77%	$2.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Saturday)	Per hour (minimum 3 hours)	Y	$63.00	$65.00	3.17%	$2.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Sunday)	Per hour (minimum 3 hours)	Y	$73.00	$75.00	2.74%	$2.00	Non-Statutory
Ticketing							
PRACC Performance Program Tickets	Per ticket	Y	Benchmarked against other similar venues. Tickets range from $5.00 incl. GST to $100.00 incl. GST Min. Fee: $4.55				Non-Statutory
Commercial							
Booking Fee (Visitor Fee)	Per ticket sold	Y	$2.00	$2.00	0.00%	$0.00	Non-Statutory
Inside Charge (Hirer Fee)	Per ticket sold	Y	$2.00	$2.00	0.00%	$0.00	Non-Statutory
Community							
Booking Fee (Visitor Fee)	Per ticket sold	Y	$2.00	$2.00	0.00%	$0.00	Non-Statutory
Inside Charge (Hirer Fee)	Per ticket sold	Y	$1.00	$1.00	0.00%	$0.00	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Equipment							
Blinder	Per day	Y	$50.00	$52.00	4.00%	$2.00	Non-Statutory
DI Box	Per day	Y	$10.00	$10.00	0.00%	$0.00	Non-Statutory
Foldback Speaker	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Haze Machine	Per day	Y	$100.00	$110.00	10.00%	$10.00	Non-Statutory
Laptop	Per day	Y	$150.00	$150.00	0.00%	$0.00	Non-Statutory
Lectern and Microphone	Per day	Y	$80.00	$80.00	0.00%	$0.00	Non-Statutory
LED UV Effect	Per day	Y	$50.00	$50.00	0.00%	$0.00	Non-Statutory
Mic & Music Stands	Per day	Y	$5.00	$5.00	0.00%	$0.00	Non-Statutory
Mirrorball	Per day	Y	$50.00	$52.00	4.00%	$2.00	Non-Statutory
Moving Light (Wash)	Per day	Y	$400.00	$412.00	3.00%	$12.00	Non-Statutory
Pinboard	Per day	Y	$50.00	$50.00	0.00%	$0.00	Non-Statutory
Portable Staging Platform	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Projection Cyclorama Screen	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Projector with Media Server	Per day	Y	$500.00	$515.00	3.00%	$15.00	Non-Statutory
Sling, Wire Dropper and Shackle Set	Per day	Y	$5.00	$0.00	-100.00%	-$5.00	Non-Statutory
White Sharkstooth Scrim	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Whiteboard	Per day	Y	$50.00	$50.00	0.00%	$0.00	Non-Statutory
Wired Microphone	Per day	Y	$10.00	$10.00	0.00%	$0.00	Non-Statutory
Wireless Comms	Per day	Y	$50.00	$55.00	10.00%	$5.00	Non-Statutory
Wireless Microphone	Per day	Y	$85.00	$90.00	5.88%	$5.00	Non-Statutory
Creative Communities							
Ziebell's Farmhouse Museum Entry Fee							
Children Under 5 Years	Per entry	Y	$0.00	$0.00	0.00%	∞	Non-Statutory
Children 5 - 18 Years	Per entry	Y	$5.00	$5.00	0.00%	$0.00	Non-Statutory
Adult	Per entry	Y	$8.00	$8.00	0.00%	$0.00	Non-Statutory
Family (2 Adults; and up to 3 Children)	Per entry	Y	$25.00	$25.00	0.00%	$0.00	Non-Statutory
School Holiday Workshop	Per entry	Y	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Cultural Engagement Workshop	Per entry	Y	$20.00	$20.50	2.50%	$0.50	Non-Statutory
Festival and Events Bonds							
Under 1,000 people							
Moderate risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Commercial Event - Neighbourhood Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$800.00	$800.00	0.00%	$0.00	Non-Statutory
Community Event - Neighbourhood Open Space	Per festival/ event	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Moderate risk [continued]							
Private Event - Neighbourhood Open Space	Per festival/ event	N	$300.00	$300.00	0.00%	$0.00	Non-Statutory
Major risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Commercial Event - Neighbourhood Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Community Event - Neighbourhood Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Private Event - Neighbourhood Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
1,000 - 4,999 people							
Low risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$2,500.00	$2,500.00	0.00%	$0.00	Non-Statutory
Commercial Event - Neighbourhood Open Space	Per festival/ event	N	$2,000.00	$2,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$800.00	$800.00	0.00%	$0.00	Non-Statutory
Community Event - Neighbourhood Open Space	Per festival/ event	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$800.00	$800.00	0.00%	$0.00	Non-Statutory
Private Event - Neighbourhood Open Space	Per festival/ event	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory
Moderate risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$2,500.00	$2,500.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$800.00	$800.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$800.00	$800.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Major risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$4,000.00	$4,000.00	0.00%	$0.00	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Major risk [continued]							
Community Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Over 5,000 people							
Moderate risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$4,000.00	$4,000.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$5,000.00	$5,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Major risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$5,000.00	$5,000.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$8,000.00	$8,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory
Festival and Events Market Stalls							
Site Fees Community							
Market Stalls without Infrastructure	Per booking	N	$120.00	$123.00	2.50%	$3.00	Non-Statutory
Food Stalls without Infrastructure	Per booking	N	$120.00	$123.00	2.50%	$3.00	Non-Statutory
Site Fees Commercial							
Market Stalls without Infrastructure	Per booking	N	$180.00	$185.00	2.78%	$5.00	Non-Statutory
Food Stalls without Infrastructure	Per booking	N	$275.00	$280.00	1.82%	$5.00	Non-Statutory
Carols by Candlelight							
Site Fee with Power - Commercial	Per booking	N	$275.00	$280.00	1.82%	$5.00	Non-Statutory

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Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Carols by Candlelight [continued]							
Site Fee with Power - Community	Per booking	N	$100.00	$103.00	3.00%	$3.00	Non-Statutory

City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street,
Whittlesea VIC 3752

Opening hours
Monday – Friday, 9.30am-5pm

Telephone 03 9217 2170
National Relay Service 133 677
(ask for 9217 2170)

Postal address
Locked Bag 1, Bundoora MDC, VIC 3083

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CityWhittlesea

Interpreter
Free telephone interpreter service
131 450

City *of* Whittlesea

DRAFT COMMUNITY ACTION PLAN 2026 – 2027

City of Whittlesea

Whittlesea 2040
A place for all

Artwork © Mandy Nicholson, 2017

Acknowledgement

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

The lands along the Birrarung River and its tributaries - the Merri, Edgars and Darebin Creeks and the Plenty River were home to the Wurundjeri Willum and Taungurung Peoples. This Country offered more than just sustenance; it provided fresh water, food, shelter and a thriving environment rich with fish and birdlife.

For countless generations, Country offered places of living and gathering. Cultural ceremonies, trade and important business were conducted at sacred sites - places that continue to hold deep cultural and spiritual significance today. More than seventy of these sites remain in the City of Whittlesea, along with many scarred trees, standing as living testaments to an enduring connection to Country.

In acknowledging this heritage, we honour the knowledge, resilience and custodianship of the Traditional Owners, whose care for this land stretches back tens of thousands of years and continues today.

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About this plan

The Community Action Plan 2026-27 (CAP) sets out the actions Council will focus on delivering in the second year of the Community Plan 2025-29. The Community Action Plan 2026-27 is the second annual supplement to the Community Plan 2025-29. It articulates the community and internal facing outcomes that set our strategic direction and these actions are prioritised for delivery in the financial year 2026-27. The Action Plan plays a pivotal role in working towards the vision and strategic direction embedded in Whittlesea 2040 and the Community Plan 2025-29. Progress on this Community Action Plan will be reported on and shared with the community.

Council's role

Deliverer/provider/ partner:

Council directly delivers services and infrastructure, either on its own, or in partnership with other levels of government, the community or private organisations.

Funder/enabler:

Council provides financial and/or in-kind support to organisations that are better positioned to manage or deliver specific services or infrastructure.

Planner:

Council develops and implements plans that ensure sustainable, well-organised and quality growth and change in the community. This includes land use, housing, transport, town centres, business precincts and community facilities.

Regulator/statutory authority/monitor:

Council enforces laws, policies and regulations that maintain public safety, health and wellbeing.

Facilitator:

Council facilitates partnerships, connects stakeholders and ensures that local needs are heard and addressed.

Advocate:

Council represents the interests of the community to other levels of government or other stakeholders. This could involve making the case and negotiating funding, policy changes or programs that benefit the local community.

Connected Community

KEY DIRECTION 1

A socially cohesive community

Actions		
Outcome: All members of our community feel that they belong, are valued and respected		
Strategic priority 1:	Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home.	HP
Action 1:	Identify opportunities to enhance client feedback to support the continuous improvement of Council's Ageing Well services.	
Strategic priority 17:	Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.	HP DAP
Action 2:	Complete the Fair Access Club Development Program and commence a program to enhance sports facilities to support inclusive access.	
Strategic priority 44:	Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.	DAP
Action 3:	Partner with service providers, local employers and community organisations to strengthen and expand the Employment Readiness Program, increasing pathways to work and volunteering for young people with disability.	
Outcome: Our community strengthens connections between diverse cultures		
Strategic priority 4:	Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.	HP DAP
Action 4:	Support Family and Children service providers through Council's Best Start Program to further develop initiatives and strategies that improve access and participation for First Peoples.	
Outcome: Our community shares stories and learns from one another		
Strategic priority 46:	Deliver a revitalisation program for the Plenty Ranges Arts and Convention Centre (PRACC) to enhance its role as a hub for performing arts and creative industries.	HP DAP
Action 5:	Conduct initial planning to enable a long-term plan to rejuvenate the operations, services and creative offering at the Plenty Ranges Arts and Convention Centre which will transform it into a thriving creative hub.	
Outcome: Our community values and respects First Peoples and celebrates their rich, diverse cultures		
Strategic priority 39:	Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place and throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.	HP DAP
Action 6:	Partner with First Peoples organisations to support local programs that encourage social connection and self-determination.	

KEY DIRECTION 2

A healthy and safe community

Actions		
Outcome: Our community is healthy, well and physically active		
Strategic priority 19:	Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.	HP DAP
Action 7:	Continue construction of Stage 2 of the Regional Sports Precinct including the indoor stadium and outdoor netball courts.	
Strategic priority 20:	Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.	HP DAP
Action 8:	Complete detailed design of a new sports reserve in Wollert (Alkira Recreation Reserve).	
Strategic priority 21:	Deliver the Huskisson Reserve multi-purpose facility in Lalor consisting of a new multi-purpose community pavilion, redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.	HP DAP
Action 9:	Complete construction of the Huskisson Recreation Reserve sports facilities redevelopment.	
Strategic priority 22:	Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.	HP DAP
Action 10:	Commence construction of a sports oval and car park at Edgars Creek Recreation Reserve in Wollert.	
Strategic priority 23:	Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.	HP DAP
Action 11:	Complete detailed design of Ashley Park Recreation Reserve in Doreen.	
Strategic priority 42:	Facilitate local services to improve access to fresh, healthy, affordable and culturally appropriate food; respond to food insecurity and promote healthy eating.	HP DAP
Action 12:	Partner and promote good practice in the delivery of healthy and affordable food systems for local communities.	
Outcome: Our community can live independently and safely		
Strategic priority 2:	Deliver the commencement of Home Care Packages to help older residents stay in their own homes, live independently and enjoy a high quality of life as their needs change.	HP
Action 13:	Develop and deliver a strategic transition plan to align Council's Ageing Well services with the Commonwealth Home Support Program.	

HP Health Plan DAP Disability Action Plan

KEY DIRECTION 2

A healthy and safe community

Actions

Outcome: Our children and young people are supported to thrive		
Strategic priority 3:	Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.	HP DAP
Action 14:	Complete the construction of the Stables Kindergarten redevelopment and expansion.	
Action 15:	Develop a Kindergarten plan that outlines Council's actions in the rollout of the Victorian Government Kindergarten Reform.	
Strategic priority 5:	Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.	HP DAP
Action 16:	Advocate for funding to develop more youth-friendly spaces for young people that provide access to services, programs and support.	
Strategic priority 50:	Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.	HP DAP
Action 17:	Complete the construction of the West Wollert Community Centre and commence operations of the new community facility including a library.	
Outcome: Our community experiences financial wellbeing		
Strategic priority 40:	Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.	HP DAP
Action 18:	Support City of Whittlesea staff to understand the impacts of gambling harm as well as the supports available to the local community.	
Strategic priority 41:	Advocate and facilitate the expansion of local services to support individuals experiencing homelessness and those at risk.	HP DAP
Action 19:	Explore ways to improve how those experiencing homelessness are connnected to appropriate specialists services.	
Outcome: Our community feels safe and supported		
Strategic priority 43:	Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.	HP DAP
Action 20:	Improve access to Council facilities and spaces to further support community organisations to deliver preventative mental health services and programs.	
Outcome: Our community experiences healthy, equal and respectful relationships, and live free from abuse and family violence		
Strategic priority 30:	Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.	HP DAP
Action 21:	Partner with leaders from diverse backgrounds to increase awareness on LGBTIQA+ violence.	

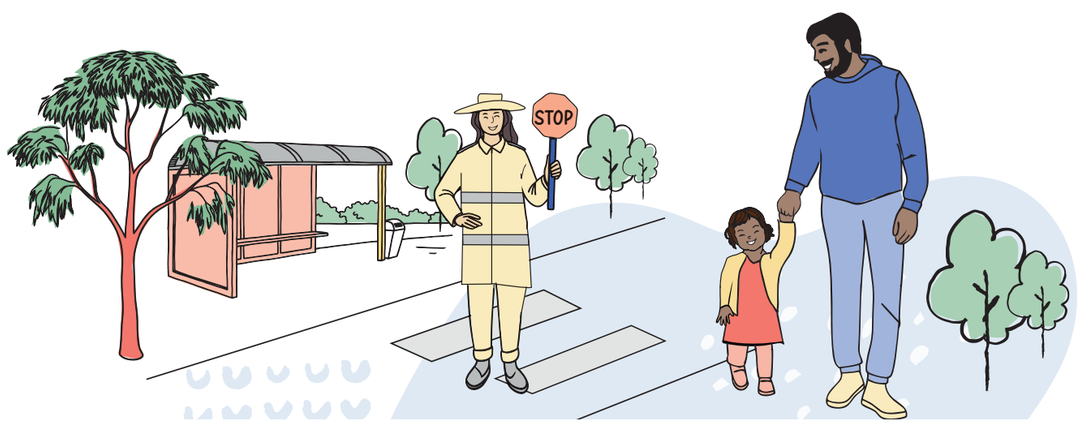
HP Health Plan DAP Disability Action Plan

Liveable Neighbourhoods

KEY DIRECTION 1

Smart, connected transport network

Actions		
Outcome: Our community has options to easily travel where they need to go		
Strategic priority 6:	Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.	HP DAP
Action 22:	Complete the delivery of the Yan Yean Pipe Track shared path from Child's Road to Centenary Drive in Mill Park.	
Strategic priority 8:	Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.	HP DAP
Action 23:	Advocate for public transport investment in Wollert Rail and better bus services, as well as key road upgrades including Donnybrook Rd, Findon Rd, Craigieburn East Rd, Bridge Inn Rd, Epping Rd, Dalton Rd intersection upgrades and the future OMR/E6 Freeway.	
Strategic priority 27:	Deliver improved lighting of shared paths to provide the community with extended hours for exercise and recreation, enhance perceptions of safety and provide increased sustainable transport options.	HP DAP
Action 24:	Deliver shared path lighting on Edgars Creek trail in Thomastown.	



KEY DIRECTION 2

Well designed neighbourhoods and vibrant town centres

Actions		
Outcome: Our neighbourhoods are attractive and desirable places to live, work and play		
Strategic priority 28:	Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.	HP DAP
Action 25:	Commence the development of the Bundoora Place Framework.	
Strategic priority 31:	Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility and local character and support local spending.	HP DAP
Action 26:	Commence the design of public space improvements to Mill Park Drive precinct including the Miller Community Centre, Mill Park shops, and Mill Park preschool.	
Action 27:	Continue construction of The Boulevard shopping precinct upgrade in Thomastown.	
Strategic priority 32:	Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.	HP DAP
Action 28:	Complete a review of the Whittlesea Planning Scheme and commence implementation to support high quality design and sustainable development outcomes.	
Outcome: Our community has infrastructure that can adapt to their changing needs		
Strategic priority 7:	Deliver a Parking Policy to manage the allocation and regulation of parking, balancing the needs of all users while supporting Council's safety, efficiency and environmental sustainability goals.	DAP
Action 29:	Commence background research for a parking management plan, which will provide a framework to enable a balanced approach to meeting the parking needs of our growing community.	
Strategic priority 36:	Deliver feasibility assessments for key future infrastructure for our growing community.	HP DAP
Action 30:	Continue to plan for the Darebin Creek Community Centre in Donnybrook, including the preparation of design plans.	
Outcome: Our neighbourhoods are well-designed and enable all people to connect		
Strategic priority 25:	Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges. and car parking.	HP DAP
Action 31:	Commence the construction of Laurel Street in Whittlesea including stormwater drainage, car parking and improvements to pedestrian safety.	
Strategic priority 26:	Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Recreation Reserve Master Plan in Epping, Nick Ascenzo Reserve in Thomastown, Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.	HP DAP
Action 32:	Commence construction of Nick Ascenzo Reserve including upgrading the reserve with a new play space, upgraded picnic/barbecue areas, outdoor gathering spaces, forecourt plaza, public toilets, exercise and fitness equipment, multi-purpose hard court and car park.	

HP Health Plan DAP Disability Action Plan

KEY DIRECTION 3

Housing for diverse needs

Actions		
Outcome: Our community has the right mix and supply of housing to provide choices for all		
Strategic priority 33:	Deliver an affordable housing plan which defines Council's role and proposes future projects that deliver diverse housing opportunities for our community.	HP DAP
Action 33:	Complete design of the Downs Road residential development in Lalor, comprising at least 25 homes, including affordable housing.	
Strategic priority 34:	Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.	HP DAP
Action 34:	Complete construction of Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide 27 affordable homes.	
Strategic priority 35:	Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.	HP DAP
Action 35:	Continue construction of the Johnsons Road residential development in Mernda, comprising 37 homes, including affordable housing and open spaces.	

HP Health Plan DAP Disability Action Plan

Strong Local Economy

Strong local economy

KEY DIRECTION 1

Increased local employment

Actions		
Outcome: Our municipality attracts investment to provide more local jobs to match population growth		
Strategic priority 38:	Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.	DAP
Action 36:	Advocate for community benefits including for enhanced environmental outcomes, improvements to the road network and diverse employment opportunities as part of the planning process for the Beveridge Intermodal Precinct.	
Outcome: Our economy is inclusive and accessible for all		
Strategic priority 45:	Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.	HP DAP
Action 37:	Promote the City of Whittlesea as a key destination for major and local events and festivals.	
Strategic priority 47:	Facilitate greater community use and activation of Council-owned facilities to encourage a broader range of uses, participation across all life stages and improved accessibility for everyone in the community.	HP DAP
Action 38:	Increase community use across all life stages of the recently opened murnong Community Centre.	

KEY DIRECTION 2

Successful, innovative local businesses

Actions		
Outcome: Our economy has a diverse base that fosters small business development		
Strategic priority 37:	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.	HP DAP
Action 39:	Implement Business Friendly Council initiatives making it more efficient to do business in the City of Whittlesea.	
Action 40:	Launch the Economic Growth Strategy and implement its first-year actions.	

HP Health Plan DAP Disability Action Plan

Sustainable Environment

Sustainable environment

KEY DIRECTION 1

Climate ready

Actions		
Outcome: Our city's green cover is enhanced to reduce the risk of extreme heat		
Strategic priority 11:	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	HP DAP
Action 41:	Deliver the annual tree planting programs for main roads, residential streets, parks, creek corridors and conservation reserves.	

KEY DIRECTION 2

Leaders in clean, sustainable living

Actions		
Outcome: Our water resources are managed in an integrated way		
Strategic priority 12:	Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.	HP DAP
Action 42:	Commence delivery of the AF Walker Recreation Reserve stormwater harvesting scheme in Whittlesea.	
Outcome: Our city becomes a net zero emissions municipality		
Strategic priority 9:	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	HP DAP
Action 43:	Launch an ongoing household energy efficiency program to support vulnerable residents.	
Action 44:	Ensure that Council-led housing development projects deliver environmentally sustainable dwellings and neighbourhoods.	
Action 45:	Investigate initiatives and programs that support businesses to reduce emissions across the municipality.	
Strategic priority 10:	Provide additional opportunities to generate local carbon offsets on Council-owned and private land to help reduce municipal-wide carbon emissions.	HP DAP
Action 46:	Deliver a feasibility study to develop local carbon drawdown opportunities with partners including the Northern Alliance for Greenhouse Action.	
Outcome: Our city is low waste and transitions to a circular economy		
Strategic priority 13:	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	HP DAP
Action 47:	Complete the "BehaviourWorks illegal dumping research" and review and implement the findings to reduce illegal dumping across the municipality.	
Strategic priority 14:	Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.	HP
Action 48:	Trial an expansion of kerbside recycling services to businesses at full cost recovery.	
Strategic priority 15:	Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.	HP
Action 49:	Increase the use of recycled materials in council and developer delivered infrastructure projects.	

HP Health Plan DAP Disability Action Plan

High Performing Organisation

High performing organisation

KEY DIRECTION 1

Driving better community outcomes

Actions		
Outcome: Our community finds it easy to interact with Council		
Strategic priority 52:	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness, transparency and efficiency of Council's operations.	HP DAP
Action 50:	Further enhance customer service using technology such as a chatbot on Council's website and a telephone system that supports in-language communication with residents.	

KEY DIRECTION 2

More informed council decisions

Actions		
Outcome: Our communities engage with us on issues and activities that affect them		
Strategic priority 53:	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.	HP DAP
Action 51:	Partner with community organisations and advocacy groups to enable marginalised and at-risk groups to meaningfully participate in Council decision making processes.	

KEY DIRECTION 3

More cost-effective investment and engaged workforce

Actions		
Outcome: Our community is confident that City of Whittlesea can fund community needs in the future		
Strategic priority 54:	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.	DAP
Action 52:	Undertake structured reviews of Council services to ensure efficiencies and continuous improvement	
Action 53:	Strengthen asset data, risk-based prioritisation and renewal planning, ensuring future investment needs are integrated with long-term financial planning and the capital program.	
Strategic priority 55:	Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.	HP DAP
Action 54:	Develop a framework that guides Council to prioritise the investment in new and renewal of Council's community facilities to maximise community benefit.	

HP Health Plan DAP Disability Action Plan

Linkages to the Municipal Public Health and Wellbeing Plan and Disability Action Plan

Please refer to appendix 4 of the Community Plan for more information.

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP1	Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home.			✓		✓					
SP2	Deliver the commencement of Home Care Packages to help older residents stay in their own homes, live independently and enjoy a high quality of life as their needs change.			✓		✓					
SP3	Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.		✓	✓				✓		✓	
SP4	Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.			✓	✓	✓		✓		✓	
SP5	Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.		✓	✓	✓	✓	✓	✓	✓	✓	✓
SP6	Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.	✓		✓		✓		✓		✓	
SP7	Deliver a Parking Policy to manage the allocation and regulation of parking, balancing the needs of all users while supporting Council's safety, efficiency and environmental sustainability goals.							✓		✓	
SP8	Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.	✓				✓		✓		✓	
SP9	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	✓		✓		✓			✓	✓	
SP10	Provide additional opportunities to generate local carbon offsets on Council-owned and private land to help reduce municipal-wide carbon emissions.	✓		✓		✓			✓	✓	
SP11	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	✓		✓		✓				✓	
SP12	Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.	✓		✓		✓		✓			
SP13	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	✓		✓				✓		✓	
SP14	Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.	✓									
SP15	Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.	✓									
SP16	Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.	✓				✓				✓	
SP17	Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.		✓	✓	✓	✓	✓	✓		✓	✓
SP18	Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a Changing Places facility.	✓	✓	✓		✓		✓		✓	✓

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP19	Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.	✓	✓	✓		✓	✓	✓		✓	✓
SP20	Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP21	Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of a new multi-purpose community pavilion, redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP22	Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP23	Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP24	Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.	✓	✓	✓	✓	✓		✓		✓	✓
SP25	Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.	✓	✓	✓		✓		✓		✓	✓
SP26	Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Recreation Reserve Master Plan in Epping, Nick Ascenzo Reserve in Thomastown, Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.	✓	✓	✓		✓		✓		✓	✓
SP27	Deliver improved lighting of shared paths to provide the community with extended hours for exercise and recreation, enhance perceptions of safety and provide increased sustainable transport options.		✓	✓		✓		✓		✓	
SP28	Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.	✓	✓	✓		✓		✓		✓	
SP29	Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.		✓	✓		✓		✓		✓	
SP30	Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.		✓	✓				✓		✓	✓
SP31	Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility and local character and support local spending.	✓	✓	✓		✓		✓		✓	
SP32	Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.	✓						✓	✓	✓	✓
SP33	Deliver an affordable housing plan which defines Council's role and proposes future projects that deliver diverse housing opportunities for our community.			✓		✓	✓	✓	✓	✓	✓
SP34	Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.			✓		✓	✓	✓	✓	✓	✓
SP35	Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.			✓		✓	✓	✓	✓	✓	✓
SP36	Deliver feasibility assessments for key future infrastructure for our growing community.	✓	✓	✓		✓		✓	✓	✓	✓

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP37	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.	✓	✓	✓	✓	✓		✓		✓	
SP38	Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.								✓		
SP39	Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place and throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SP40	Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.		✓	✓	✓		✓		✓		
SP41	Advocate and facilitate the expansion of local services to support individuals experiencing homelessness and those at risk.		✓				✓	✓		✓	
SP42	Facilitate local services to improve access to fresh, healthy, affordable and culturally appropriate food; respond to food insecurity and promote healthy eating.	✓	✓	✓	✓	✓	✓	✓			
SP43	Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.		✓	✓				✓		✓	
SP44	Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.							✓	✓	✓	✓
SP45	Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.		✓	✓				✓		✓	
SP46	Deliver a revitalisation program for the Plenty Ranges Arts and Convention Centre (PRACC) to enhance its role as a hub for performing arts and creative industries.			✓						✓	
SP47	Facilitate greater community use and activation of Council-owned facilities to encourage a broader range of uses, participation across all life stages and improved accessibility for everyone in the community.	✓	✓	✓		✓		✓		✓	
SP48	Deliver accessible precincts for people living with a significant disability and their carers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.							✓		✓	✓
SP49	Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the *Local Government Act 2020.*	✓	✓	✓		✓	✓	✓	✓	✓	✓
SP50	Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.	✓	✓	✓		✓	✓	✓		✓	
SP51	Deliver the murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.	✓	✓	✓		✓	✓	✓		✓	
SP52	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness, transparency and efficiency of Council's operations.			✓				✓	✓	✓	✓
SP53	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.			✓				✓	✓	✓	✓
SP54	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.							✓	✓	✓	
SP55	Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Westfield
Plenty Valley
Westfield
Plenty Valley

City of Whittlesea

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5.3 Aurora South Town Centre Precinct Plan - Addendum to the Aurora Development Plan Part 2

Director/Executive Manager: Director Planning & Development

Report Author: Strategic Planner

In Attendance: Manager Strategic Futures
Strategic Planner

Executive Summary

The purpose of this report is to discuss the assessment and exhibition outcomes of the Aurora South Town Centre Precinct Plan (the Precinct Plan) and seek approval of the Precinct Plan as an Addendum to the approved Aurora Development Plan Part 2 (the Development Plan).

The proposed Precinct Plan (Attachment 1) has been prepared and submitted by planning and economics consultancy Macroplan on behalf of a developer who has entered into a contract of sale with Development Victoria for the purchase the land at 180N and 188M O'Herns Road, Epping. The subject site is approximately 16 hectares in size and comprises three separate properties, 180N, 188M and 200 O'Herns Road, Epping. The subject site is bound by O'Herns Road to the south, Cotters Road to the west, existing residential land to the east and the electrical transmission line easement to the north.

The proposed Precinct Plan provides a framework to guide the future use and development of the Aurora South Town Centre. It identifies a mix of retail, mixed use, commercial, community, medium density and high-density residential land including opportunities for affordable housing. It includes a pedestrianised main street that would link the future train station within the proposed Epping-Wollert public transport corridor to Edgars Road. The main street would be sleeved by mixed use development, including a town square and small supermarket with apartments located above. In the surrounding area the plan proposes a mix of medium and high-density residential uses and commercial uses.

The Precinct Plan proposes a decrease in the amount of retail and commercial floorspace and a consequent increase in residential land in comparison to the current Development Plan. The supporting information provided with the application demonstrates a change in the market demand for the extent of commercial and retail land and the provision of a full line supermarket means the outcome for the Town Centre envisaged in the Development Plan is not able to be realised. There are already two existing full line supermarkets and another planned in the Aurora precinct in close proximity to the subject site.

The delivery of Edgars Road through the middle of the site has also resulted in some changes to the planned intersections in this precinct. This has resulted in the need for a re-design of the Aurora South Town Centre. The proponent is therefore seeking an addendum to the Development Plan in the form of the Precinct Plan to enable this change.

The draft Precinct Plan and supporting documents were placed on non-statutory exhibition in January and February 2026. Owners and occupiers in the surrounding area and relevant agencies were notified and provided the opportunity to comment on the proposal. A total of ten submissions were received from adjacent landowners/residents as well as agencies.

The Precinct Plan meets the relevant requirements of the Whittlesea Planning Scheme and satisfactorily responds to existing site features and constraints. It provides for a mix of medium and high density residential development and a future neighbourhood town centre with a mix of retail and commercial uses to service the existing and future community. As such, this report recommends that Council approve the Aurora South Town Centre Precinct Plan as an Addendum to the Aurora Development Plan Part 2.

Officers' Recommendation

THAT Council:

1. **Approve the Aurora South Town Centre Precinct Plan at Attachment 1 as an Addendum to the Aurora Development Plan Part 2.**
2. **Note the outcomes of the non-statutory exhibition process as detailed in the report.**
3. **Note that officers will notify the submitters and proponent of this resolution.**
4. **Note that officers will work with the developer of the land to explore affordable housing opportunities consistent with Council's Affordable Housing Plan 2025–2030.**

Background / Key Information

Site Context

The draft Precinct Plan applies to three properties at 180N, 188M and 200 O'Herns Road, Epping (please refer Attachment 2 for context plans). Development Victoria currently own 180N and 188M O'Herns Road, and 200 O'Herns Road is in separate private ownership. The subject site is generally square in shape and has a total area of approximately 16 hectares. All three properties are undeveloped and contain no existing structures.

The subject site is bound by O'Herns Road and commercial and industrial land to the south, standard density residential land to the east, Cotters Road and medium density residential (including townhouses and apartments) to the west and the transmission line easement to the north. Edgars Road traverses the site, currently accommodating cycle lanes and bus stops. The future public transport corridor also traverses the subject site, which is land that has been set aside for the Wollert rail extension. A sewer pump station is located within the Aurora South Town Centre, along O'Herns Road directly to the east of the property at 200 O'Herns Road, Epping.

More broadly, the site is located at the south-eastern corner of the Aurora Estate in Epping North. The Aurora Estate is a greenfield housing estate which at full development will support over 6,000 dwellings. The estate is approximately 630 hectares of land bordered by O'Herns Road to the south, Craigieburn Road to the north and the Hume Freeway to the west. The site is located just over 2km northwest of Pacific Epping Shopping Centre and the Epping City Centre.

Planning Context

Zones

188N and 180M O'Herns Road, Epping are both zoned Comprehensive Development Zone – Schedule 4 (CDZ4) (Aurora Comprehensive Development Zone) which applies to majority of Development Plan area. The purpose of the Comprehensive Development Plan Zone is to provide for a range of uses and the development of the land in accordance with a comprehensive development plan, in this case being the Aurora Comprehensive Development Plan. Schedule 4 of the zone includes several specific purposes for Aurora, including, relevantly:

- To pursue a more sustainable form of greenfield development based on traditional neighbourhood design principles.
- To engender a positive sense of place through incorporation of diverse streetscapes and good urban design in the public realm.
- To implement a high standard of contemporary architectural and urban design outcomes.
- To facilitate a mix of land uses, including residential, community, retail, commercial and recreational, to support a sustainable community.
- To provide for a range of pedestrian scale retail, commercial and community facilities of appropriate sizes to serve the needs of existing and future residents of the area.

200 O'Herns Road is zoned Farming Zone (FZ) and would need to be rezoned via a Planning Scheme Amendment to facilitate development in accordance with the Development Plan and Precinct Plan.

Development Plan Overlay – Schedule 23

The subject site is affected by the Development Plan Overlay – Schedule 23 (DPO23). The Development Plan Overlay is the principal planning tool applied to older residential growth areas that originally converted rural land to urban use.

DPO23 requires the approval of a Development Plan before a permit can be granted to use and develop the land. Council in its role as the Responsible Authority for administering the Whittlesea Planning Scheme is required to make a decision as to whether the Development Plan or proposed addendum to the Development Plan satisfies the requirements of the scheme.

In accordance with the requirements of the Development Plan Overlay – Schedule 23 (DPO23), the Aurora Development Plan Part 2 was prepared and endorsed by Council in December 2007 and subsequently amended in 2016. The Aurora Development Plan Part 2 was prepared co-operatively between Council and VicUrban (now Development Victoria) to guide the future development of Aurora. The Development Plan identifies the road network, location of primary land uses, town centres, community facilities and open space (refer Attachment 3).

The Development Plan identifies 'Activity Centre - Primary' uses centrally located on the subject site. 'Activity Centre - Secondary' uses are nominated to be located along O'Herns Road, and high density/mixed residential uses located to the north, adjacent to the transmission line easement and to the east of the future transport corridor. Within the Development Plan, 'Activity Centre - Primary' includes mixed use buildings containing ground floor speciality retail and upper floor residential, one full line supermarket and large format retail. 'Activity Centre - Secondary' includes a mix of offices, restricted retail premises and indoor recreation facilities.

The Development Plan details the key components envisaged to be incorporated within the Southern Town Centre and which are depicted in a land use/layout plan including a full line supermarket, specialty retail, pedestrian priority shared main street, community centre, as well as medium/high density, retail, commercial and mixed-use land uses.

Precinct Plan

In addition to the requirement for the preparation of a Development Plan, DPO23 also contains the additional requirement for the preparation of a precinct plan for the area south of the electrical transmission easement and north of O'Herns Road. The requirement for the precinct plan was included in DPO23 due to the fragmented land ownership and the need for more detailed planning to guide the future use and development of this area.

The draft Precinct Plan (Attachment 1) responds to this requirement, and if approved, it is proposed that it will form an addendum to the Development Plan. As part of the more detailed planning for the Town Centre, the Precinct Plan proposes a decrease in the overall retail and commercial floorspace and an increase in residential land in comparison to the Development Plan. Further detail about the Precinct Plan is provided below in this report.

Vegetation Protection Overlay – Schedule 2

The site is also affected by a Vegetation Protection Overlay – Schedule 2 (VPO2). The purpose of the VPO is to preserve and maintain significant vegetation. A planning permit is required to remove, destroy or lop native vegetation.

Aurora South Precinct Plan Proposal

The draft Precinct Plan has been prepared by Macroplan on behalf of the prospective purchaser of land at 188M and 180N O'Herns Road, Epping. Please refer to Attachment 1 for the Precinct Plan.

The Precinct Plan provides a framework to guide the future use and development of the Aurora South Town Centre. Compared to the Development Plan, the Precinct Plan proposes a reduction in the overall delivery of retail and commercial floorspace. The supporting information provided with the application assesses that there is a reduced demand for retail and commercial uses on this site as a result of changed to market conditions since the preparation of the Development Plan. This includes the rise of remote work, on-line shopping and the existing retail provision in the broader area.

In recent years, Edgars Road has also been constructed and connected through the site between O'Herns Road and the Aurora Estate. As part of the delivery of this road, the location of intersection of east west streets were confirmed and incorporated into the design and construction of the road. The location of these intersections differs slightly from the Development Plan which means the local road network for the subject site needs to adjust accordingly.

This has required the Aurora South Town Centre to be re-designed.

The proponent first initiated discussions with Council officers regarding their proposal in June 2025. The current draft Precinct Plan is the result of ongoing negotiations with the proponent with input from across Council and numerous iterations to achieve a better urban design outcome to facilitate a 'main street' and transport oriented town centre.

Specifically, the Precinct Plan proposes:

- 4000 square metres of community activity centre land to be vested to Council. Due to the reduction in retail and commercial floor space and the shift of these uses primarily east of Edgars Road, the community activity centre has also been moved to the eastern side of Edgars Road (which varies from the Development Plan).

- The community centre site maintains a corner location and is in proximity to the retail and future train station. The ultimate form and layout of the community facility is subject to further detailed design.
- 1000 square metres of open space to be vested to Council as a local park to be provided in response to the additional proposed housing density.
- 67,200 square metres of medium/high density residential land with a proposed dwelling density of 34 dwellings per hectare. This would mean approximately 210 - 235 new homes (excluding apartments). The plan also includes guidelines which support the provision of affordable and social housing.
- 21,800 square metres of commercial land, including approximately 2,180 square metres of retail/mixed use land with the provision of a small supermarket (downgraded from a full line supermarket proposed by the Development Plan). This is a reduction of 6,821 square metres of retail/commercial land compared to the Development Plan. It is expected that once fully built out the precinct will support approximately 521 jobs.
- A pedestrian priority zone along the main street, being a low-speed shared road, sleeved by mixed use development with residential apartments above. The extent of the pedestrian priority zone has been reduced compared to that depicted in the Development Plan and is now only proposed between the future train station and Edgars Road. Continuation of the pedestrian priority zone west of Edgars Road is not considered necessary due to the residential interface to this section of the street rather than commercial/retail uses. The pedestrian priority zone is proposed to have a shared road treatment, as well as outdoor dining and landscaping.
- Public square located adjacent to the supermarket along the pedestrian priority zone to be retained in private ownership. Both the public square and the supermarket have been shifted further east in contrast to the Development Plan to co-locate with the supermarket and retail (which depicts these items west of Edgars Road).
- Reservation for the future public transport corridor and future train station identified on the plan. While the State Government has not yet made any commitment to funding the Wollert rail extension, it is critical to continue to plan for its future provision and integration in the precinct.
- Pedestrian and cycling connections linking to the broader precinct.
- Bus capable routes in accordance with the approved Development Plan.
- An internal road layout that integrates with the external road network. No direct access is provided to O'Herns Road.

Non-Statutory Exhibition

Although there is no statutory requirement to advertise the proposed Precinct Plan, which will form an addendum to the Development Plan, the City of Whittlesea undertakes non-statutory exhibition as part of its established notification practices to affected and adjoining properties and relevant agencies.

This is to ensure that any owners/occupiers impacted by the proposal, and agencies with relevant expertise can provide comment on the proposal as part of Council's decision making process, noting that any future planning permit considered generally in accordance with the Development Plan is not required to be further exhibited to the community.

The draft Precinct Plan was exhibited to 449 owners and occupiers within the surrounding precinct, and relevant authorities from 8 January 2026 to 5 February 2026. A total of ten submissions were received during the exhibition period, with three being from statutory agencies. The issues raised in each submission together with the officer's response are detailed in Attachment 4. A summary of the key issues, including those raised by adjoining owners and occupiers is included below.

Department of Transport and Planning

The Department of Transport and Planning (DTP) requested that a comprehensive traffic assessment with consideration of all types and modes of access to and from Transport Zone 2 (TRZ2) (O'Herns Road) should be submitted in support of the proposal. DTP also advised that the subject site should primarily rely on alternative access arrangements via the local road network, rather than via direct access to O'Herns Road.

Response:

The traffic assessment was mainly only needed in support of allowing access to/from lots fronting O'Herns Road, and the Precinct Plan will be updated to remove vehicular access to O'Herns Road. Any future proposed access to O'Herns Road would be required to be approved by the Department of Transport and Planning and the Development Plan would be required to be amended.

Australian Gas Networks

The Australian Gas Networks did not object to the Precinct Plan subject to conditions and raised concern in relation to construction activities and requirement of gas to the commercial and retail areas.

Response:

The Precinct Plan has been updated to include the listed conditions as future planning permit requirements.

Melbourne Water

Melbourne Water provided in principle support to the Precinct Plan subject to an amended Stormwater Management Strategy being submitted with any future planning permit application demonstrating on-site stormwater quality treatment in accordance with best practice standards.

Response:
The Precinct Plan has been updated to include the requirement of a Stormwater Management Strategy as a future planning permit requirement.

Key issues Raised by Adjoining and Adjacent Property Owners and Occupiers

Traffic Safety and Road Network
A number of submissions raised concern about the current traffic conditions in the broader area, noting existing congestion and safety issues. Concerns were raised about the possibility that the proposal would exacerbate these existing issues due to increased traffic volumes.

Response:
Traffic modelling was prepared to support the broader road network within the Aurora Development Plan Part 2 area, which includes the subject land and which designated part of this site as a town centre. Therefore, the expected level of traffic generated by this development was considered appropriate for the proposed road network at the time of the approval of the Development Plan.

A further traffic engineering assessment was prepared in support of the road network as proposed by the Aurora South Town Centre Precinct Plan. This assessment notes that the layout of the road network matches that of the approved Development Plan and that the traffic generated by the development is appropriate.

If approved, Council officers will continue to monitor traffic flow and safety as the precinct develops and determine if additional measures are required to improve the flow of traffic and address any safety concerns.

The proposed Precinct Plan also provides for bus capable roads as per the Development Plan and includes a reservation for the potential future public transport corridor which will ultimately likely decrease car reliance. The Department of Transport and Planning have recently undertaken engagement on a proposed bus route through this site connecting with Epping City Centre and the Epping Training Station.

East-west road alignment
One submission requested clarification as to why the constructed east-west road stubs along Edgars Road (Red Gum Gully Way and Alluvial Drive) are not in accordance with the Development Plan, stating that the resulting T-Intersections to Cotters Road will have privacy, amenity and traffic impacts.

Response:
The position of the constructed road stubs along Edgars Road and resulting east-west road alignments does differ slightly to the approved Development Plan.

However, it is considered that the strategic intent of the Development Plan is still able to be met via the proposed traffic network.

The intersections (existing stubs) along Edgars Road were required to be shifted north due to the intersection design for Edgars Road/O'Herns Road.

If the southern most intersection (Alluvial Drive) had been located closer to O'Herns Road as per the Development Plan, it would have had a significant impact on the operation of the Edgars Road/O'Herns Road intersection resulting in additional traffic queues. The resulting T-Intersections along Cotters Road represent a standard and well-established outcome for subdivision. The revised alignment does not materially alter traffic flows or compromise safety outcomes. With respect to privacy and amenity, there are no inherent privacy impacts arising from a standard T-Intersection and it is a common and accepted urban design outcome.

No changes to the Precinct Plan are proposed in response to this issue.

Pedestrian Connectivity

Two submissions raised concerns about existing and future pedestrian safety and connectivity, particularly in relation to Cotters Road and O'Herns Road.

Response:

The proposed Precinct Plan provides for key pedestrian routes, links and pedestrian crossings. The Precinct Plan also includes requirements in relation to pedestrian connectivity and permeability. Pedestrian safety and connectivity concerns that fall outside of the subject site are outside of the scope of the Precinct Plan, however officers have referred the matter to the relevant department for assessment and consideration. If approved and developed, the town centre should deliver improved pedestrian connectivity and permeability for the precinct.

No changes to the Precinct Plan are proposed in response to this issue.

Supermarket

One submission expressed support for the provision of a supermarket in Aurora South Town Centre. The submission also requested that the precinct plan confirm whether there will be a supermarket, identify its scale and location.

Response:

The Precinct Plan always intended to provide for a supermarket within the Town Centre, it was shown as 'anchor retail' on the exhibited copy of the Precinct Plan.

The Precinct Plan 'Future Urban Structure + Land Use' Plan has been updated to specify 'anchor retail (supermarket)' in response to this submission to provide greater clarity.

Interfaces and Amenity

Several submissions raised concern about the interface between existing residential areas and proposed future medium/high density residential development proposed by the Precinct Plan. Concern was also raised in relation to the minimum two-storey height limit proposed for medium/high density land, and in relation to setbacks, overlooking and access to sunlight for existing and future dwellings.

Response:

The Precinct Plan includes guidance in relation to setbacks. Detailed design and amenity considerations will be assessed at the planning permit stage, during which the plans will be assessed against the relevant clauses in the planning scheme which also consider setbacks, sunlight and overlooking considerations.

No changes to the Precinct Plan are proposed in response to this issue.

Construction Impacts

Several submissions raised concern about the amenity impacts of construction, including noise and dust impacts.

Response:

In relation to noise and dust during construction there is relevant EPA legislation (the civil construction, building and demolition guide) to address requirements for tradespeople emitting dust or noise levels during construction, like all development within suburban areas. Conditions on a planning permit can also address this matter.

No changes to the Precinct Plan are proposed in response to this issue.

Staging

Two submissions requested clarification about the staging of the proposed Precinct Plan and raised concern that infrastructure was missing from the staging table.

Response:

The Precinct Plan has been updated to include the correct infrastructure in each relevant stage.

Open space

One submission raised concern about the increase in density in relation to amount of open space in the area, requesting that the open space is extended along the length of Cotters Road.

Response:

The Precinct Plan provides for 1000 square metres of open space at the intersection of Cotters Road and the future Red Gum Gully Drive.

The Aurora Development Plan Part 2 Development Contributions Plan does not include open space within the Aurora South Town Centre Precinct. Council Officers negotiated the provision of additional open space within the Precinct Plan at a commensurate rate in response to the increase in residential land compared to the approved Development Plan.

Additionally, it is intended that the 4000 square metres of community land that will be vested to Council will incorporate some open space as well. The design of the community land is yet to be determined at this stage.

No changes to the Precinct Plan are proposed in response to this issue.

Development Contributions
A Section 173 Agreement is registered on title for 188M and 180N O'Herns Road, Epping. This agreement relates to payment of development contributions as well as works in kind arrangements associated with the Aurora Estate.

The Section 173 Agreement requires the landowner to deliver a community activity centre and associated infrastructure works prior to 6,000 lots being occupied in the Aurora Estate. The project is a 'shared cost' project which also requires Council to contribute a proportion of the project costs sourced from development contributions made from other developers in the precinct. Development Victoria currently holds this delivery obligation, and it will be transferred through the acquisition of land at 180N and 188M O'Herns Road, Epping.

Council officers are in discussions with the proponent regarding their client's obligations relating to Development Contributions under the Development Contributions Plan and Section 173 Agreement.

Discussion
In assessing the Precinct Plan, Council officers consider that the proposed changes align with the principles and outcomes sought by the approved Development Plan while responding to changes in retail and commercial demand and site constraints.

The Precinct Plan facilitates the delivery of the Aurora South Town Centre, including a pedestrianised main street sleeved by mixed-use retail with apartments above and a supermarket and public square surrounded by medium/high density residential and commercial land uses. The Precinct Plan also provides for additional open space, that responds to the increased housing provision/density. It also continues to provide for land to be vested in Council for a community facility.

The proposed Precinct Plan is also consistent with the relevant planning policy of the Whittlesea Planning Scheme.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-29:

Liveable Neighbourhoods
Our City is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.
Response: The proposed Precinct Plan supports Goal 2 Liveable Neighbourhoods of Whittlesea 2040 through providing for additional diverse housing, attractive streetscapes and public spaces, and well-designed neighbourhoods.

Affordable Housing Plan 2025 – 2030
The goal of the Affordable Housing Plan 2025-2030 is to increase the supply of affordable housing in the City of Whittlesea so that more people can access the quality homes they need.

Response: The proposed Precinct Plan includes a requirement to investigate the delivery of affordable housing, including social and community housing, at the planning permit stage. Additionally, the approved Development Plan states that one of the objectives of Aurora is to ensure that affordable housing including rental housing, is integrated into Aurora and is well-located to public transport and other services. There has been some social housing that has been delivered on other sites within the Aurora Estate.

At this stage in the planning process and within the constraints of the current Victorian planning system, there is a limited ability to mandate or secure affordable housing as a requirement of the Precinct Plan. Council officers will continue to work with the developer of the subject site to explore opportunities to facilitate affordable housing as part of the development.

Considerations of *Local Government Act (2020)* Principles

Financial Management
The proponent has paid a statutory fee to Council for the assessment of the Development Plan.

Community Consultation and Engagement
The draft Precinct Plan was exhibited to owners and occupiers within the surrounding precinct, and relevant referral authorities from 8 January 2026 to 5 February 2026. Council officers have considered the submissions received, which is detailed in the report above and in Attachment 2. Submitters to the draft plan will be notified about any Council decision made in relation to this matter.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles
(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

(d) The municipal community is to be engaged in strategic planning and strategic decision making.

(h) Regional, state and national plans and policies are to be taken into account in strategic planning and decision making.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.

Council Policy Considerations

Environmental Sustainability Considerations

The proposed Precinct Plan contains a number of environmentally sustainable design requirements to be met at the planning permit stage. There is no significant trees or vegetation present on site identified by the Flora and Fauna assessment that would warrant retention provision within the Precinct Plan. Kangaroo management has been an issue on this site however this can be addressed at the Planning Permit stage through a Kangaroo Management Plan.

Social, Cultural and Health

The approval of the Precinct Plan will facilitate the delivery of a diverse range of housing typologies in proximity to a future town centre and potential future train station. It is expected that the diversity of housing will have a positive effect through increasing the housing choices in the municipality. In addition, the Precinct Plan includes cycling and pedestrian connections, improving active transport links in the area.

Economic

It is expected that the approval of the Precinct Plan will have a positive economic effect as it will facilitate the delivery of retail and commercial land, which will result in additional jobs. It is also expected to have a positive economic effect by providing job opportunities during construction works.

Legal, Resource and Strategic Risk Implications

In accordance with Section 149 of the *Planning and Environment Act 1987* a specified person may apply to the Victorian Civil and Administrative Tribunal (VCAT) for review of a decision.

Planning Policy Assessment

Planning policy framework

The Precinct Plan is generally consistent with the provisions and objectives of the Planning Policy Framework of the Whittlesea Planning Scheme, including:

- *Clause 11 – Settlement:* The Precinct Plan responds to the needs of the community by providing for a diversity of housing and a new town centre with a mix of community, retail and commercial uses.

- *Clause 11.02-2S – Structure Planning*: Orderly planning will be achieved through the preparation and implementation of the Precinct Plan.
- *Clause 15.01-1S – Urban Design:* The Precinct Plan includes a number of requirements to guide the future urban structure, relating to built form, setbacks, landscaping and amenity.
  The Precinct Plan provides for new street based-activity along a main street linking to the future train station and includes activated high quality built form feature on majority of the main corners along Edgars Road.
- *Clause 15.01-2L Environmentally sustainable design*: The Precinct Plan includes requirements to address environmentally sustainable design relating to tree canopy coverage and water sensitive urban design.
- *Clause 16 – Housing*: The Precinct Plan provides for additional housing, including high density housing, including apartments, to provide a diversity of options to meet community needs.
- *Clause 17 – Economic Development:* The Precinct Plan includes retail and commercial floorspace that meets the market and community needs.
- *Clause 16.01-2L – Housing affordability*: The Precinct Plan will support medium and high density scale housing to support a diverse and more affordable housing option.
- *Clause 18 – Transport*: The Precinct Plan makes provision for the potential future railway extension and for bus capable routes. The pedestrian priority road links to the future train station providing for a transport oriented town centre.

Development Plan Overlay – Schedule 23 (DPO23)

The proposal accords with the requirements of DPO23 including the matters outlined in the schedule for which a precinct plan must address. These matters have been satisfactorily responded to in the plan. The Precinct Plan is generally in accordance with the approved Aurora Development Plan and consistent with the principles outlined for the Aurora South activity centre. This is in the context of the plan responding to changes in market demand and community need including in respect to retail and commercial land uses. The plan also responds to updated policy and guidelines introduced since the preparation of the original Development Plan.

State Government Planning Strategies

The proposed Precinct Plan is consistent with Plan for Victoria, which seeks to deliver on Victoria's Housing Statement 2023 to boost housing supply across the state. The area is well suited to increased housing supply due to proximity to a future train station and services.

Implementation Strategy

Communication

The Council decision will be communicated to the proponent and the submitters.

Critical Dates

- The proponent first initiated discussions with Council officers regarding the Precinct Plan in June 2025.
- The draft Precinct Plan was submitted in December 2025.
- The draft Precinct Plan was placed on non-statutory exhibition from 8 January 2026 to 5 February 2026.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

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

Attachments

1. Aurora South Town Centre Precinct Plan April 2026 [**5.3.1** - 43 pages]
2. Aurora South Town Centre Context Maps [**5.3.2** - 1 page]
3. Aurora Development Plan Part Two (Amended) Sep 2016 [**5.3.3** - 130 pages]
4. Engagement Report - Aurora South Town Centre Precinct Plan [**5.3.4** - 16 pages]

Aurora South Town Centre

Precinct Plan

Addendum to the Aurora Development Plan Part 2

April 2026

Clarke Hopkins Clarke

macroplan

City of Whittlesea

Our team acknowledge the Wurundjeri-willam of the Kulin Nation as Traditional Custodians of Country in the region where this project is situated.

We pay our respects to these groups, and to all Aboriginal and Torres Strait Islander cultures and to Elders past and present. We recognise their custodianship over deep time and their continuing connection to lands, waters and communities across this continent.

We also acknowledge the Wurundjeri Woi Wurrung peoples of the Eastern Kulin Nation, the Gadigal people of the Eora Nation and the Turrbal and Jagera peoples as Traditional Custodians of Country on the land where we worked to produce this report.

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Aurora South Town Centre
Precinct Plan

14th April 2026 v7

Prepared by:
ClarkeHopkinsClarke Architects

Prepared for:
Macroplan

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Appendix 1: Retail Needs Assessment Summary (Macroplan, August 2025)

Appendix 2: Housing Diversity Study Summary (Macroplan, August 2025)

Appendix 3: Cultural Heritage Advice Summary (Biosis, September 2025)

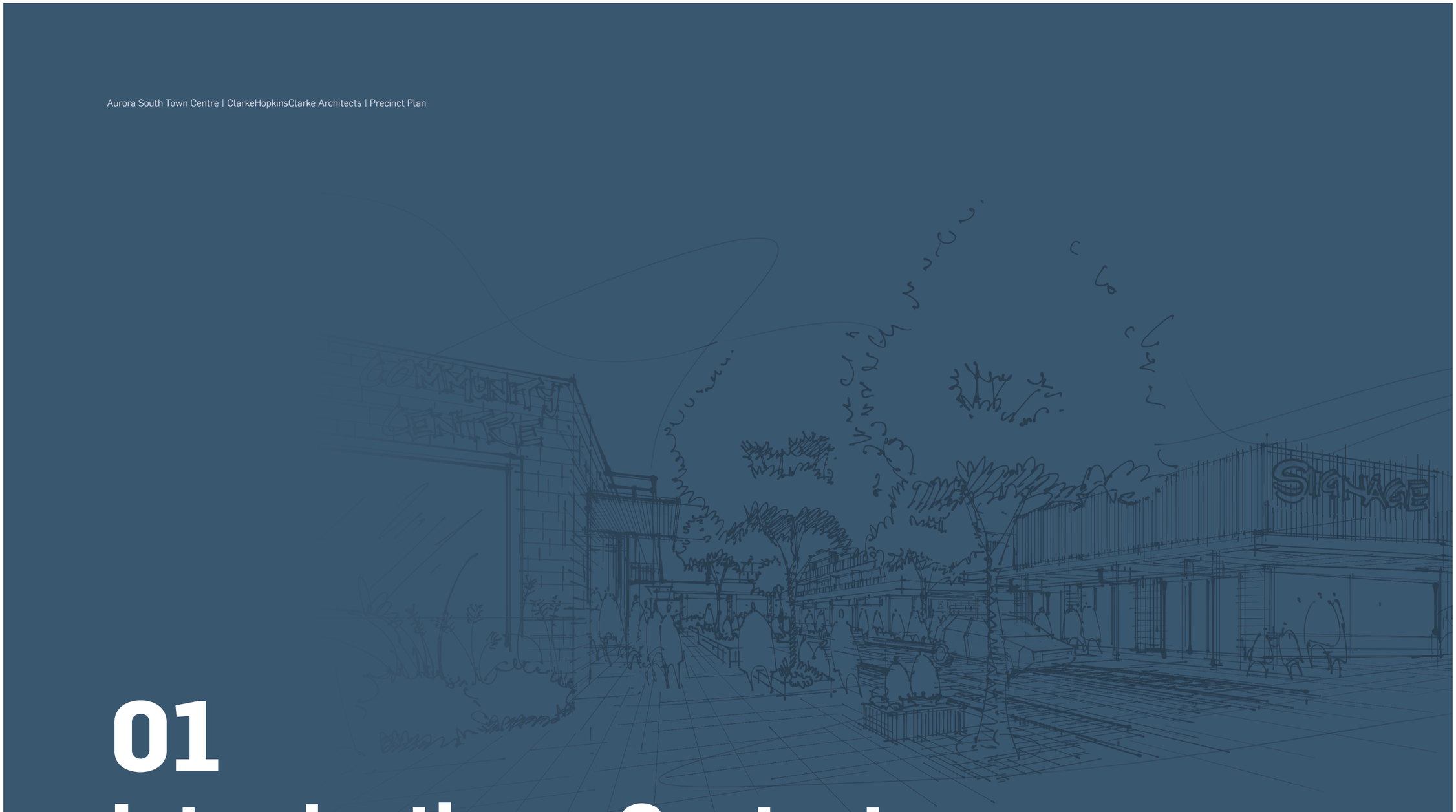
Appendix 4: Flora & Fauna Assessment Summary (Ecology & Heritage, October 2025)

Appendix 5: Infrastructure & Drainage Report Summary (February 2026)

Appendix 6: Traffic Report (April 2026)

Appendix 7: Letter from Department of Transport (August 2025)

Appendix 8: Preliminary Site Investigation Contamination Assessment (Ground Science 2026)

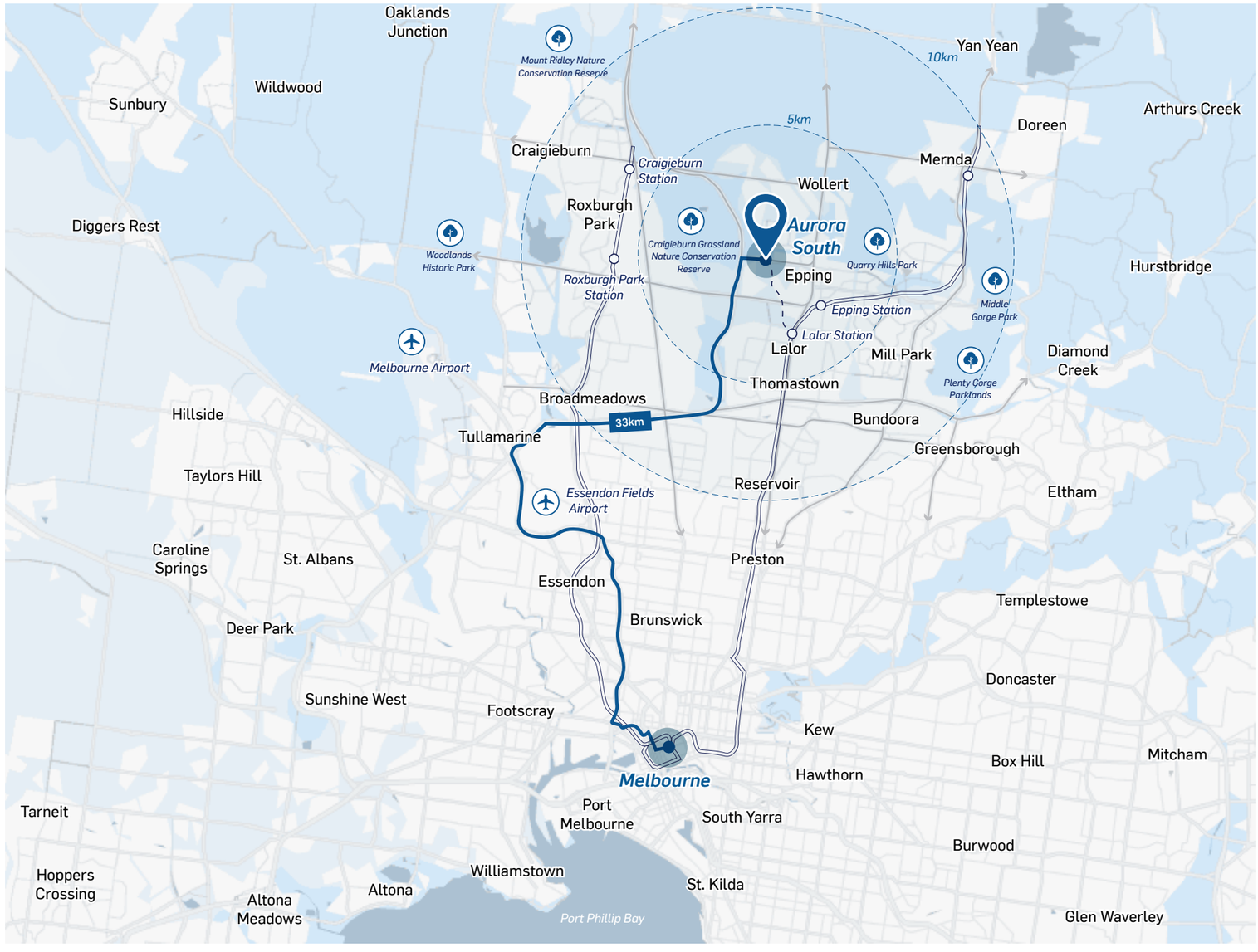


01
Introduction + Context

Site Location

The Aurora South Town Centre is located approximately 33km north of Melbourne Central Business District (CBD). The site is situated in Epping, with Wollert to the north and Lalor to the south.

Positioned inside Melbourne's Urban Growth Boundary, the centre is well connected to the surrounding metropolitan area. Craigieburn and Epping stations are currently the closest train stations, with a future railway line planned to connect the town centre to Lalor station.



Legend

- Existing Railway Line
- Indicative Future Railway Line
- Airports
- Parks / Reserves
- Railway Stations

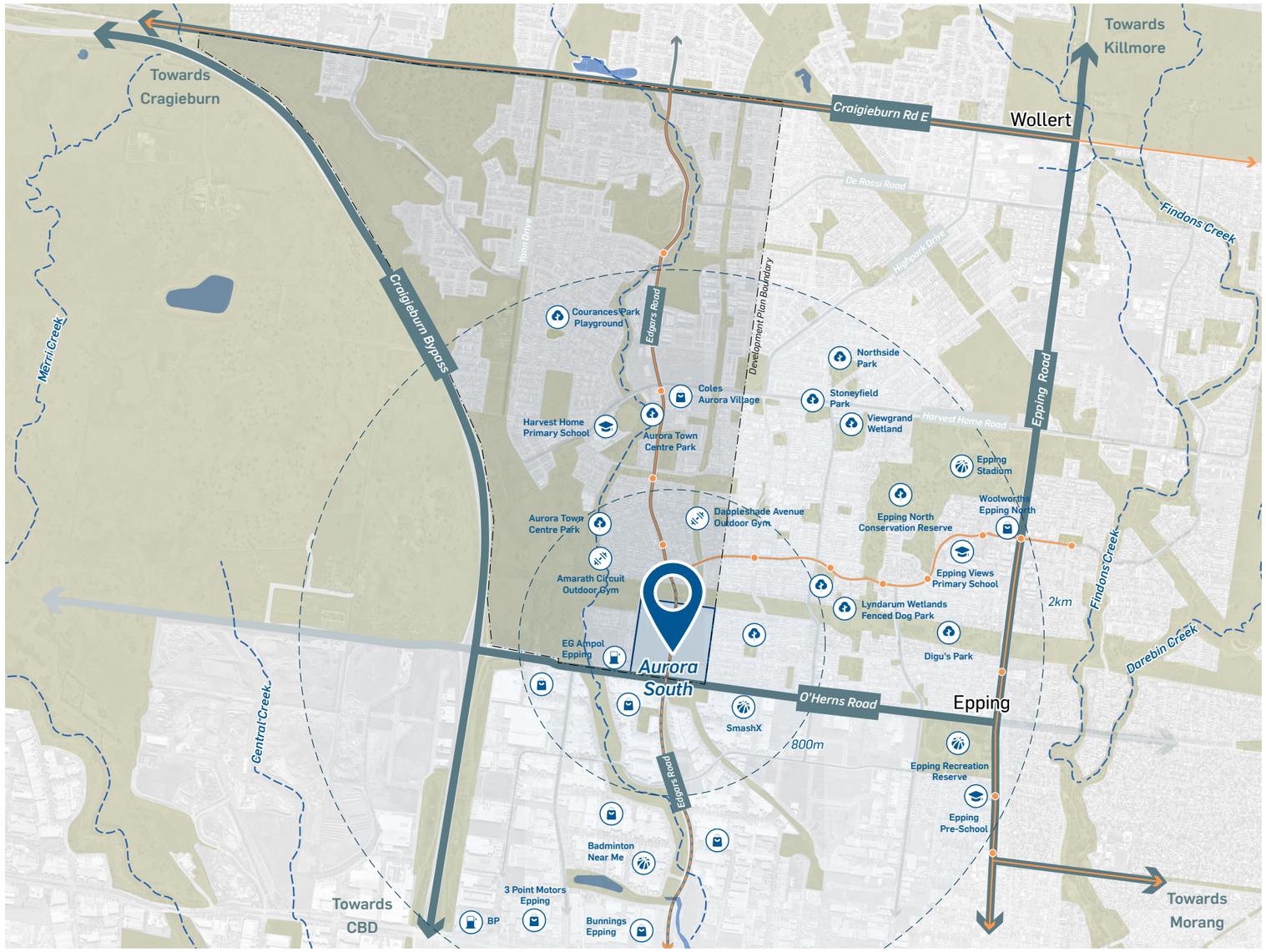
0km 2km 4km

Surrounding Context

Aurora South Town Centre is located in Epping, with primary access provided via O'Herns Road which connects the Craigieburn Bypass in the west with Epping Road in the east. Edgars Road traverses through the centre of the site, becoming the key north–south connection.

The centre is well served by public transport, with several bus routes and stops around the precinct providing direct links to nearby suburbs and train stations.

Numerous parks, schools and retail uses are located within a 2km radius, supporting the surrounding community. Within an 800 metre (10 minute walk) radius, the centre is serviced by a fuel station, local parks, and a number of outdoor gyms. Two major retailers anchor the wider precinct, with Coles Aurora Village to the north and Bunnings Epping to the south.



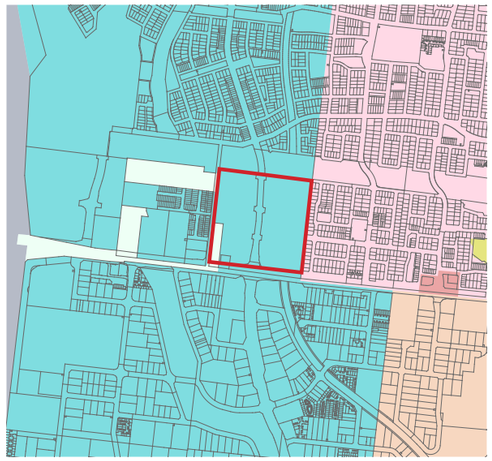
Legend

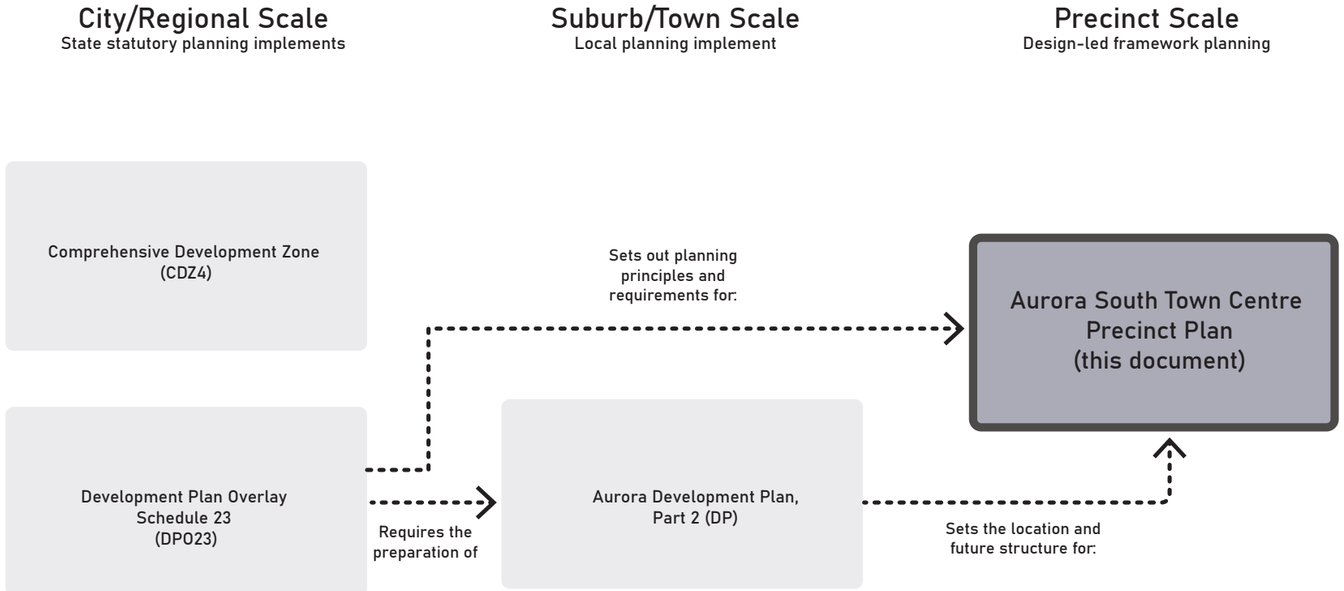
- Major Connector Roads
- Bus Route
- Bus Stops
- Parks / Reserves
- Retail
- Schools
- Fuel
- Gyms
- Recreation

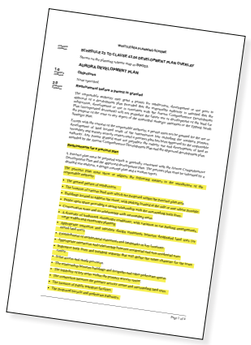
Planning Context

The site sits within the Comprehensive Development Zone (CDZ4) and the Development Plan Overlay (DPO23). This Precinct Plan is a direct requirement of DPO23.

At each scale, planning policy sets out the location, structure and principles for the Aurora South Town Centre to achieve. The Precinct Plan is the most local and detailed of the planning strategies for this site. It summarises the principles set out in the Development Plan, zone and overlay, and builds a comprehensive framework for the future developmpent of the town centre.



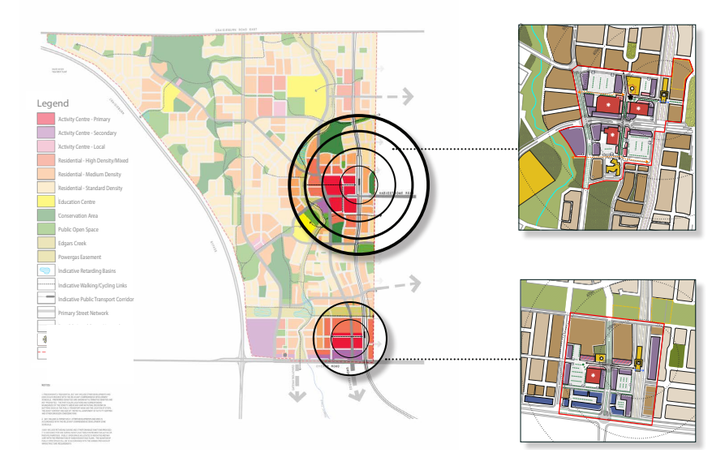




Response to Aurora Development Plan (Part 2)

The Aurora Development Plan, Part 2 designates this site as an activity centre, and guides the general scale and layout for this centre. Since the Development Plan was approved in 2016, changing circumstances require a closer consideration of how the Precinct Plan responds.

Over the past decade, fundamental shifts have reshaped the way we live and interact. Remote work has changed the way we approach our jobs and daily routines while the rise of online deliveries has transformed the role of traditional bricks and mortar retail. Housing affordability has proven to be a far greater challenge than anticipated and housing preferences have shifted in response to both these lifestyle changes and affordability pressures. This Precinct Plan responds to these evolving trends delivering a centre tailored to contemporary community needs.



Aurora North Development Plan

- Large primary centre
- 3 anchor retail
- Approx. 21,500sqm ++ retail
- Accessible walking catchment
- Close to many homes

Aurora South Development Plan

- Smaller secondary centre
- 1 anchor retail
- Approx 8,500sqm retail
- Larger intersection of OHearns/Edgars Rds

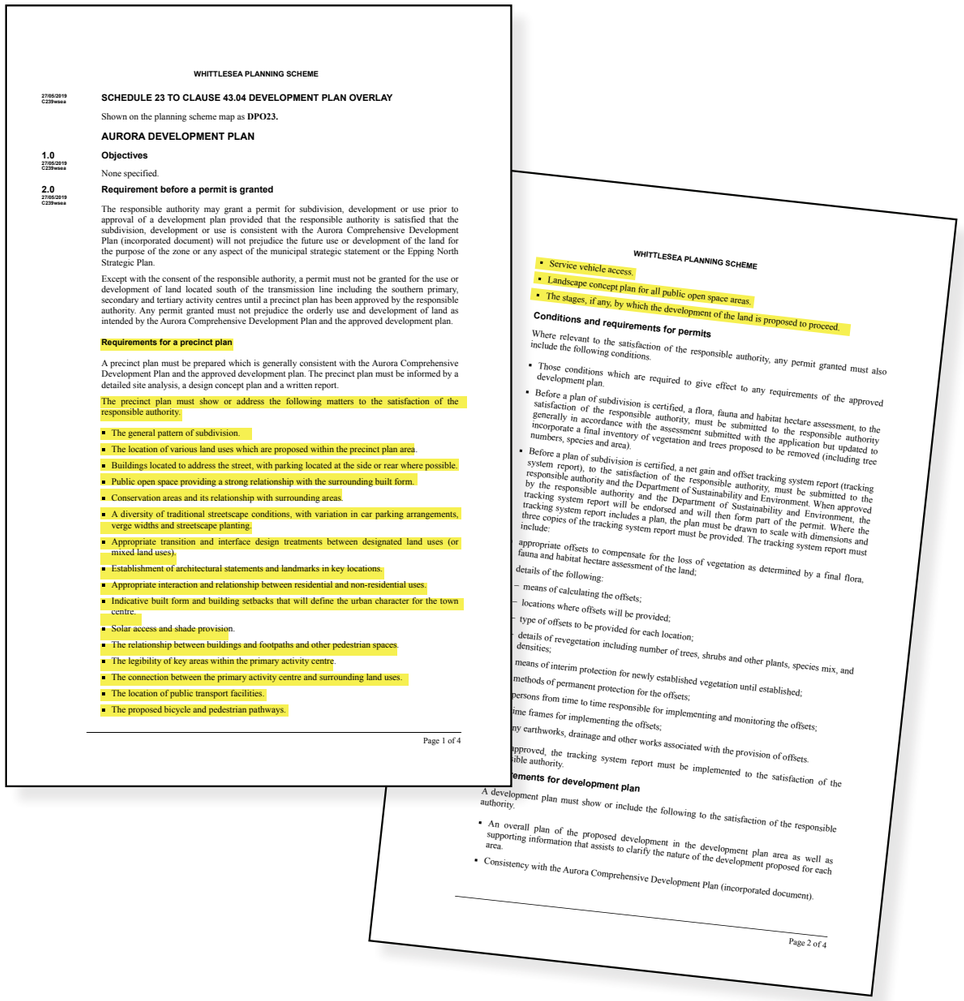
Existing Infrastructure & Subdivision pattern

The indicative layout for this town centre envisioned within the Aurora Development Plan shows a number of features that seem to be contradicted by the approved plan of subdivision and since constructed infrastructure. This includes the location of the east-west streets with road connections and utilities constructed in locations that do not align with their location on the Development Plan and the introduction of a sewer pump station along the commercial frontage of O'Herns Road.

Response to the requirements of the Development Plan Overlay (DPO23)

The Development Plan Overlay (DPO23) lists the requirements that this Precinct Plan must address through it's proposed structure for the proposed future town centre. This table outlines in which section of the Precinct Plan each requirement is addressed.

Requirement for Precinct Plan (from DPO Schedule 23)	Where is this requirement addressed in this Precinct Plan?
Precinct Plan must be generally in accordance with Aurora Comprehensive Development Plan and approved Development Plan	• Context – Planning Context
Precinct Plan must be informed by a detailed site analysis, a design concept plan and written report	• Site – Opportunities and Constraints
The precinct plan must show or address the following matters to the satisfaction of the responsible authority.	
The general pattern of subdivision	• Urban structure and block pattern
The location of various land uses which are proposed within the precinct plan area.	• Land Uses
Buildings located to address the street, with parking located at the side or rear where possible.	• Built form • Urban structure
Conservation areas and its relationship with surrounding areas.	• N/A
A diversity of traditional streetscape conditions, with variation in car parking arrangements, verge widths and streetscape planting.	• Landscape and streetscape character
Appropriate transition and interface design treatments between designated land uses (or mixed land uses).	• Edges and interfaces
Establishment of architectural statements and landmarks in key locations.	• Built form
Appropriate interaction and relationship between residential and non-residential uses.	• Edges and interfaces
Indicative built form and building setbacks that will define the urban character for the town centre.	• Built form
Solar access and shade provision.	• Built form
The relationship between buildings and footpaths and other pedestrian spaces.	• Edges and interfaces
The legibility of key areas within the primary activity centre.	• Landscape and streetscape character
The connection between the primary activity centre and surrounding land uses.	• Movement, servicing and loading
The location of public transport facilities.	• Movement, servicing and loading
The proposed bicycle and pedestrian pathways.	• Movement, servicing and loading
Service vehicle access.	• Movement, servicing and loading
Landscape concept plan for all public open space areas.	• Landscape and streetscape character
The stages, if any, by which the development of the land is proposed to proceed.	• Staging



WHITTLESEA PLANNING SCHEME

27/05/2019 C229wsea

SCHEDULE 23 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO23.**

AURORA DEVELOPMENT PLAN

1.0 27/05/2019 C229wsea

Objectives

None specified.

2.0 27/05/2019 C229wsea

Requirement before a permit is granted

The responsible authority may grant a permit for subdivision, development or use prior to approval of a development plan provided that the responsible authority is satisfied that the subdivision, development or use is consistent with the Aurora Comprehensive Development Plan (incorporated document) will not prejudice the future use or development of the land for the purpose of the zone or any aspect of the municipal strategic statement or the Epping North Strategic Plan.

Except with the consent of the responsible authority, a permit must not be granted for the use or development of land located south of the transmission line including the southern primary, secondary and tertiary activity centres until a precinct plan has been approved by the responsible authority. Any permit granted must not prejudice the orderly use and development of land as intended by the Aurora Comprehensive Development Plan and the approved development plan.

Requirements for a precinct plan

A precinct plan must be prepared which is generally consistent with the Aurora Comprehensive Development Plan and the approved development plan. The precinct plan must be informed by a detailed site analysis, a design concept plan and a written report.

The precinct plan must show or address the following matters to the satisfaction of the responsible authority.

- The general pattern of subdivision.
- The location of various land uses which are proposed within the precinct plan area.
- Buildings located to address the street, with parking located at the side or rear where possible.
- Public open space providing a strong relationship with the surrounding built form.
- Conservation areas and its relationship with surrounding areas.
- A diversity of traditional streetscape conditions, with variation in car parking arrangements, verge widths and streetscape planting.
- Appropriate transition and interface design treatments between designated land uses (or mixed land uses).
- Establishment of architectural statements and landmarks in key locations.
- Appropriate interaction and relationship between residential and non-residential uses.
- Indicative built form and building setbacks that will define the urban character for the town centre.
- Solar access and shade provision.
- The relationship between buildings and footpaths and other pedestrian spaces.
- The legibility of key areas within the primary activity centre.
- The connection between the primary activity centre and surrounding land uses.
- The location of public transport facilities.
- The proposed bicycle and pedestrian pathways.

Page 1 of 4

WHITTLESEA PLANNING SCHEME

- Service vehicle access.
- Landscape concept plan for all public open space areas.
- The stages, if any, by which the development of the land is proposed to proceed.

Conditions and requirements for permits

Where relevant to the satisfaction of the responsible authority, any permit granted must also include the following conditions.

- Those conditions which are required to give effect to any requirements of the approved development plan.
- Before a plan of subdivision is certified, a flora, fauna and habitat hectare assessment, to the satisfaction of the responsible authority, must be submitted to the responsible authority generally in accordance with the assessment submitted with the application but updated to incorporate a final inventory of vegetation and trees proposed to be removed (including tree numbers, species and area).
- Before a plan of subdivision is certified, a net gain and offset tracking system report (tracking system report), to the satisfaction of the responsible authority, must be submitted to the responsible authority and the Department of Sustainability and Environment. When approved by the responsible authority and the Department of Sustainability and Environment, the tracking system report will be endorsed and will then form part of the permit. Where the tracking system report includes a plan, the plan must be drawn to scale with dimensions and three copies of the tracking system report must be provided. The tracking system report must include:

appropriate offsets to compensate for the loss of vegetation as determined by a final flora, fauna and habitat hectare assessment of the land;

details of the following:

– means of calculating the offsets;

– locations where offsets will be provided;

– type of offsets to be provided for each location;

details of revegetation including number of trees, shrubs and other plants, species mix, and densities;

means of interim protection for newly established vegetation until established;

methods of permanent protection for the offsets;

persons from time to time responsible for implementing and monitoring the offsets;

ime frames for implementing the offsets;

ny earthworks, drainage and other works associated with the provision of offsets.

pproved, the tracking system report must be implemented to the satisfaction of the ible authority.

ements for development plan

A development plan must show or include the following to the satisfaction of the responsible authority.

- An overall plan of the proposed development in the development plan area as well as supporting information that assists to clarify the nature of the development proposed for each area.
- Consistency with the Aurora Comprehensive Development Plan (incorporated document).

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Existing Conditions

The town centre is defined by O'Herns Road to the south and the recently constructed Edgars Road which runs through the site. Edgars Road currently accommodates cycle lanes and bus stops, and together with O'Herns Road functions as a bus-capable route.

Legend

- Precinct Plan boundary
- (1) Sewer pump station
- (2) Signalised intersection
- (3) Intersection (pedestrianised crossings)
- (4) Intersection (standard)
- (5) Green space/public reserve
- (6) Standard density residential (stand-alone houses)
- (7) Medium density residential (townhouses)
- (8) High density residential (apartments)
- (9) Light industrial development
- (10) Newly built road (Edgars road)
- (11) Electrical transmission easement
- Bus stop provision
- G Existing gas infrastructure easement
- OE Overhead electricity and pole
- Sewer pump station
- Cycle lane

0m 100m

Opportunities + Constraints

Aurora South Town Centre benefits from strong connectivity, with access to multiple modes of transport, potential future east–west road connections, the newly constructed Edgars Road providing a key north–south link, and proximity to established parks and open spaces, and has excellent access to local employment opportunities along the Cooper Street Corridor, Northern Hospital, and Epping Plaza. As an infill project, the town centre offers a strategic opportunity to accelerate housing delivery and respond to the current housing shortage.

Constraints include the uncertain timeframe for the proposed railway corridor, sensitive interfaces with the corridor and the sewer pump station, fragmented land ownership in the south-west corner of the site, and the upward sloping topography to the north of the town centre. Additional constraints include the location of existing traffic signals and accommodating bus stops.

Legend

- Precinct Plan Boundary
- Bus stop provision
- Existing gas infrastructure easement
- Overhead electricity and pole
- Sewer pump station
- Existing cycle lane

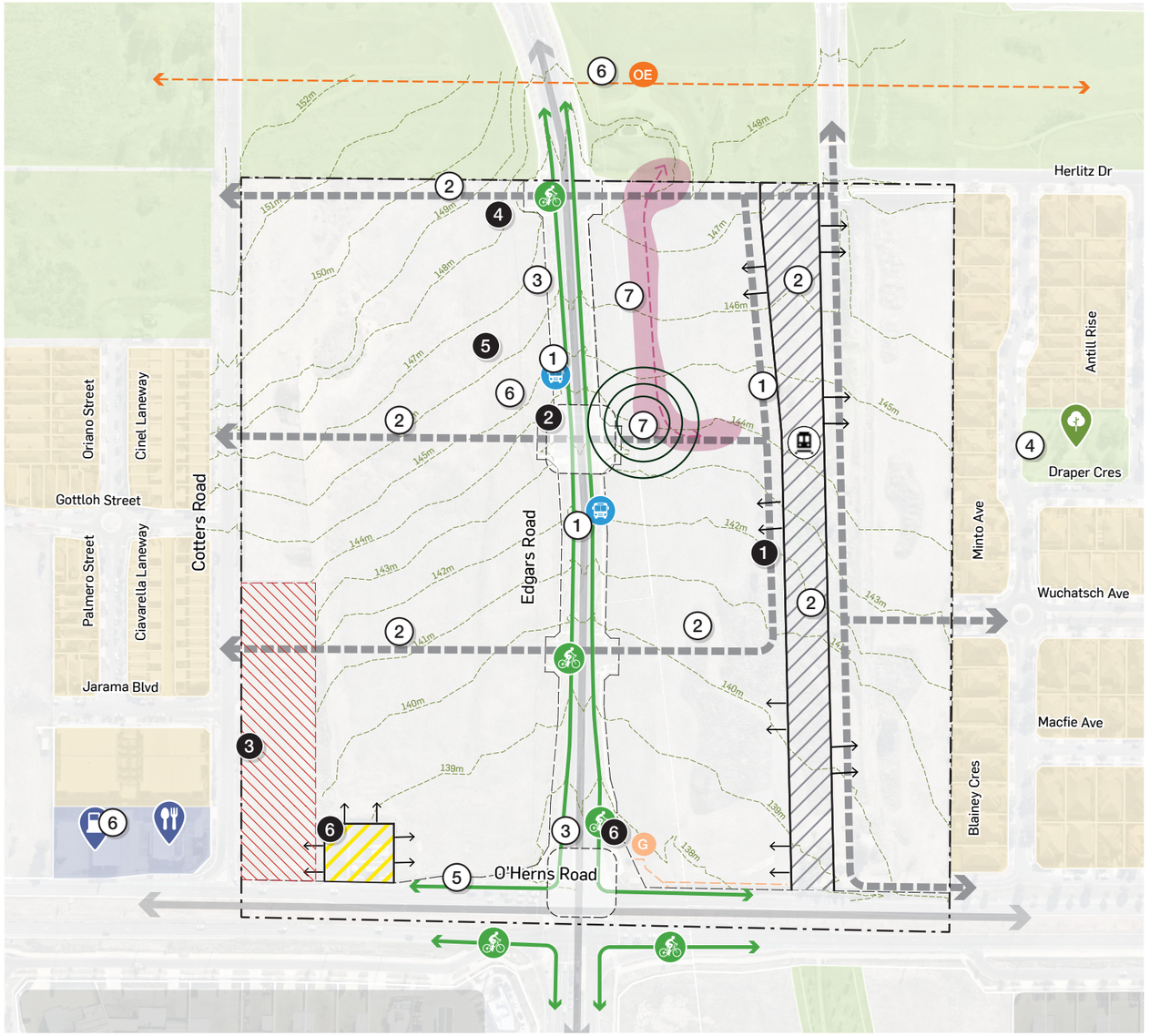
Opportunities

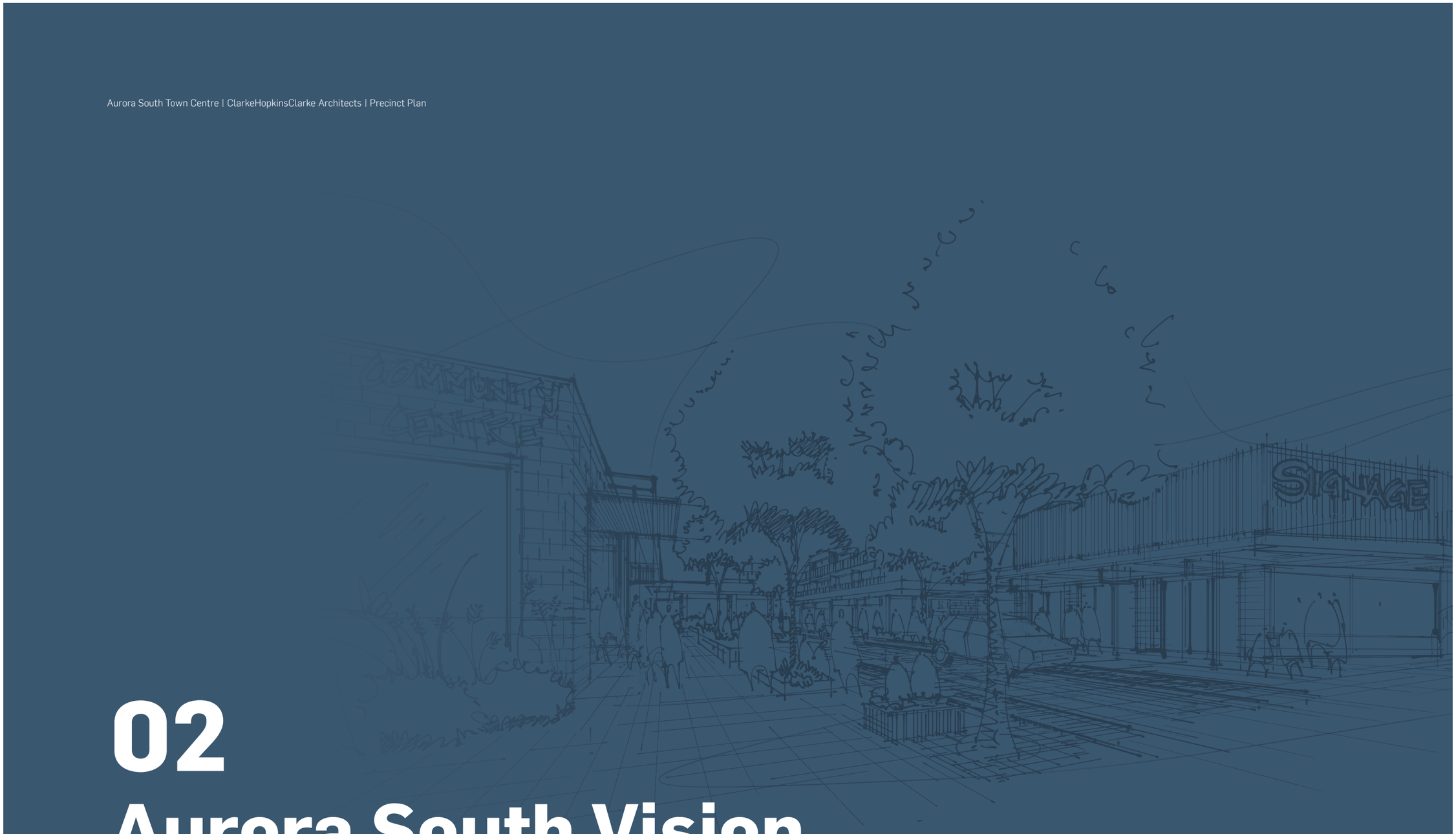
1. Access to bus stops + potential future rail station
2. Potential road Connections
3. On-road cycle lanes and parking
4. Proximity to open space/parks
5. Access to O'Herns road (major connector)
6. Proximity to existing services / infrastructure
7. Connection of the City Centre through the activity heart and to the northern open space.

Constraints

1. Future rail reservation (delivery uncertain)
2. Existing traffic lights
3. Different land ownership
4. Sloping land
5. Location of bus stops
6. Existing infrastructure / sensitive interfaces and easements

0m 100m





02
Aurora South Vision

Vision + Place Character

The Aurora South Town Centre will become a vibrant, active and local place for people to meet, live and enjoy their unique ***"urban-village"*** environment.

Vision + Place Character

The Aurora South Town Centre will become a vibrant, active and local place for people to meet, live and enjoy their unique urban village environment.

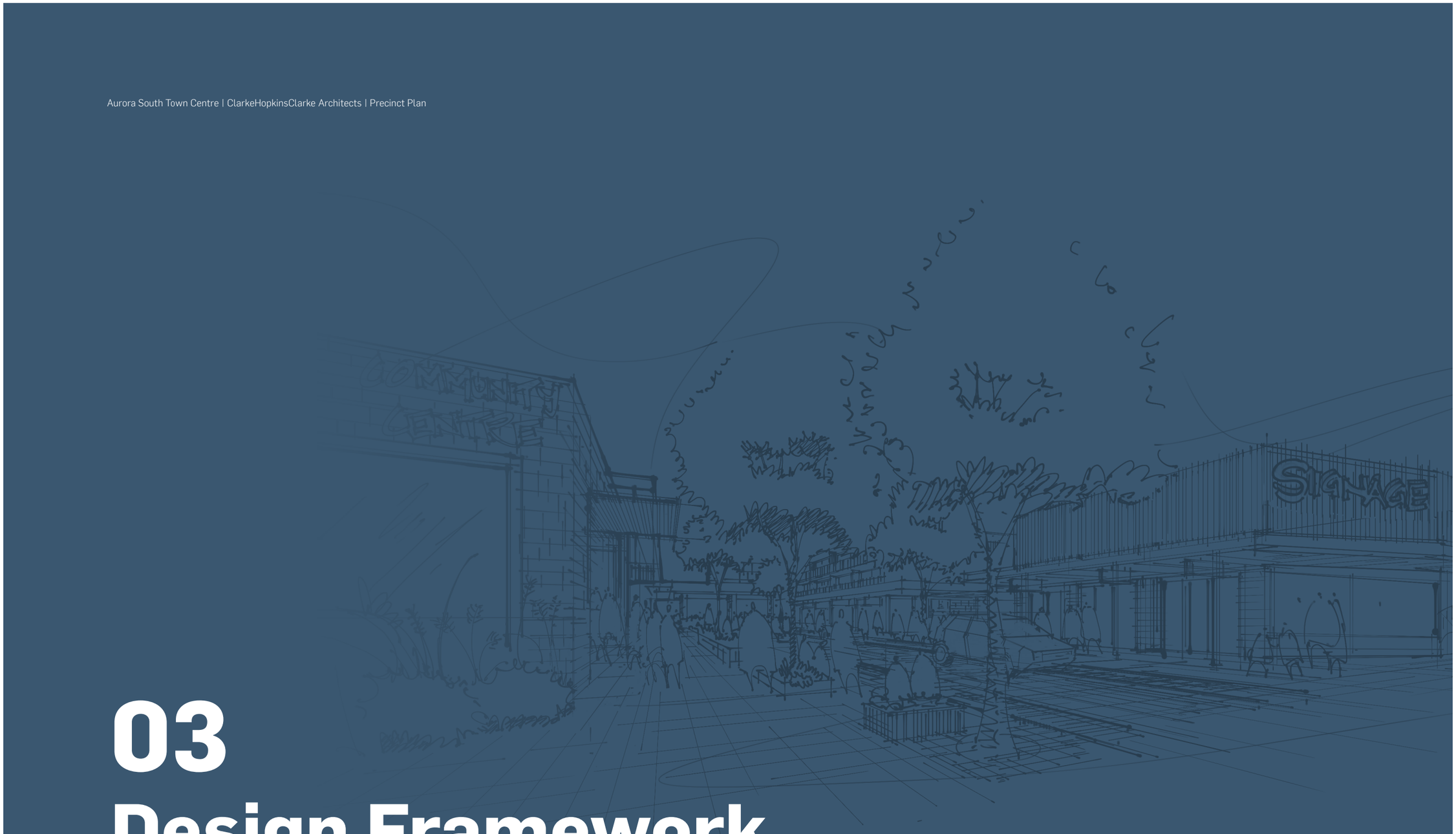
The heart of the centre will be focussed on a pedestrianised street linking the future station with Edgars Road, and can function as a resting place for those using the many surrounding green spaces, parks and walking/cycling trails.

Viability, Accessibility and Affordability

A vibrant fully leased centre is the hallmark of success. The Precinct Plan is structured to ensure efficient use of land, minimising vacancies. Retail and commercial uses are designed at a scale appropriate for the local community while the residential layout is designed to reinforce the long term viability of retail and commercial uses. A lively and well-utilised centre will strengthen the case for the potential rail line, supporting future investment and improved connectivity.

Aurora South prioritises access; to employment opportunities both within the centre and in surrounding areas such as industry south of O'Herns Road, Cooper Street Corridor and the Northern Hospital; to public transport through buses and potentially rail; to local amenities; to community and importantly to housing that is affordable.
Housing in the centre is planned at a density tailored to the needs of young families entering the market, individuals seeking sufficient space to work from home and residents who value a home they can take pride in.

Aurora South is designed with the community in mind, a local centre catering to local needs. The village heart with its community centre, open space and core retail will serve as a vibrant hub where residents can shop, gather, socialise and connect with neighbours, all just a short walk from home.



03
Design Framework

Future Urban Structure + Land Use

Structure and land use requirements

R1. Develop a structure and distribution of land uses for the town centre generally in accordance with Figure 1.

R2. Cluster a diverse mix of land uses around the pedestrian priority zone as the heart of the town centre.

R3. Locate commercial uses around the intersection of O'Herns Road and Edgars Road, framing both streets.

R4. Frame the pedestrian priority areas with upper level residential uses for increased activity and passive surveillance.

R5. Ensure the community facility has direct access to the pedestrian priority zone.

R6. Locate medium density (townhouse) residential uses around the periphery of the town centre as a transition between the mixed use central heart and the standard density housing outside the town centre.

R7. Ensure medium / high density residential uses are delivered at a minimum density of 34 dwellings per hectare.

Preferred land use budget:

Land Use	Area (m^2)
Residential	67,200
Commercial	21,800
Community	4,000
Mixed use	9,200
Open space	1,000
TOTAL	**103,200**

DPO23 requires this Precinct Plan to demonstrate:

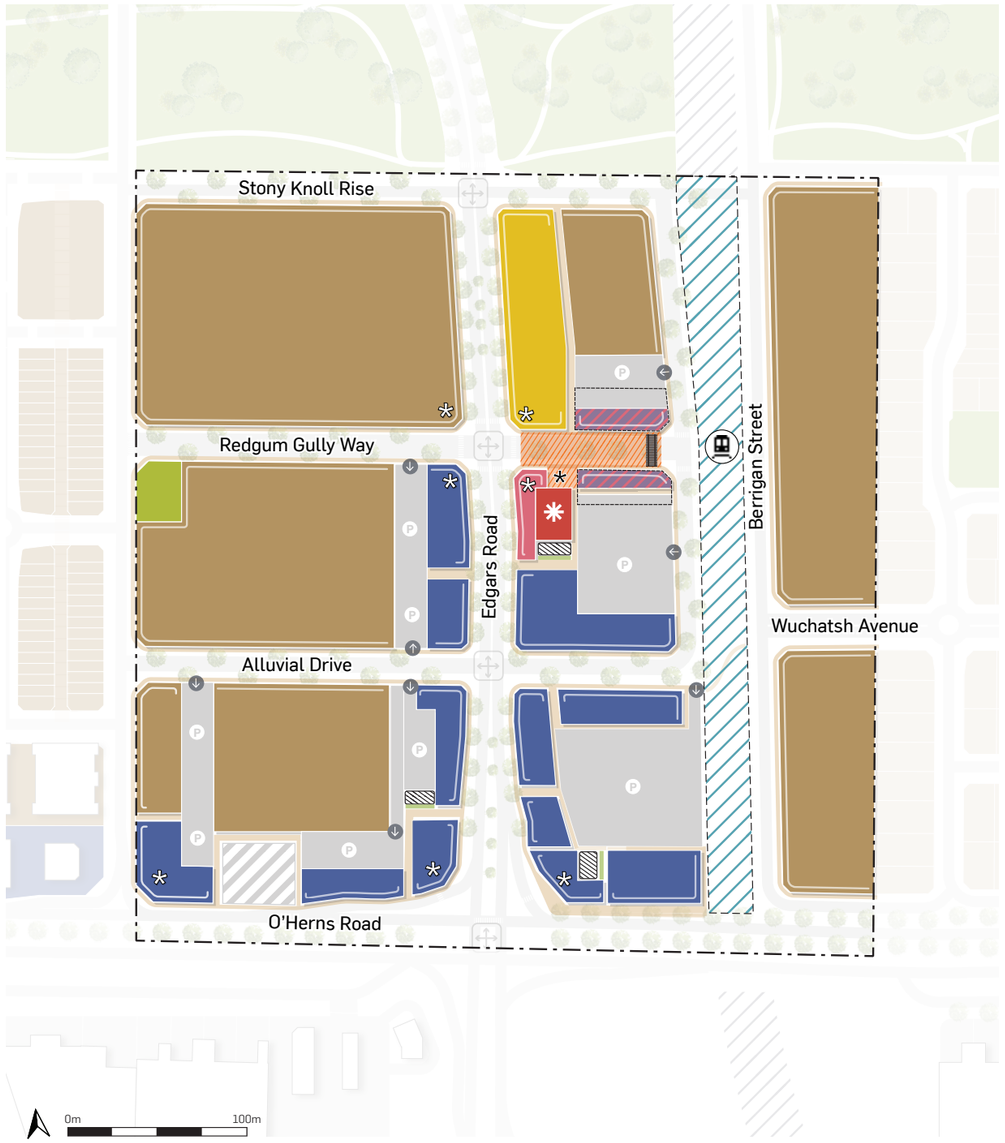
- *The general pattern of subdivision*
- *The location of various land uses which are proposed within the precinct plan area.*
- *Buildings located to address the street, with parking located at the side or rear where possible.*

NOTE:
- Preferred land budget includes laneways and internal green links. It does not does not include connector roads.
- Dwelling density has been calculated using net residential developable area (NDA-R) which includes residential land available for development. NDA-R excludes mixed use land, commercial land, encumbered land, Edgars Road and O'Herns Road (primary arterial roads), the proposed railway corridor, community facilities and public open space. NDA-R does include lots, green links, laneways and, local, secondary and connector streets.

Legend

- Precinct Plan boundary
- Anchor retail (Supermarket)
- Specialty retail
- Commercial
- Community
- Medium/high density residential
- Public open space
- Mixed use - (Specialty retail at ground, residential apartments above)
- Primary frontage
- Upper level residential
- Sewer pump station
- Loading area
- Car parking
- Rail reservation (proposed interim uses: market, plant nursery)
- Pedestrian priority zone
- Landscape buffer / visual buffer
- Footpath
- Raised pedestrian crossing (indicative)
- Indicative car parking access
- Signalised intersection
- Activated high quality built form feature
- Town square
- Trees/landscape
- Future train station (indicative location)

Figure 1. Future urban structure and land use



Built Form

Built form requirements

R8. Residential developments should investigate opportunities to support first home buyers.

R9. Residential developments should investigate opportunities to deliver affordable housing, including social and community housing. Prior to the grant of the first planning permit for residential development, an Affordable Housing Statement must be submitted to the Responsible Authority. The Affordable Housing Statement must address whether further opportunities exist to provide additional affordable housing outcomes at the planning permit stage, having regard to development model and feasibility, staging, market conditions and Federal and State supported funding programs.

R10. Buildings in the town centre should be generally in accordance with the locations and heights in Figure 2.

R11. The tallest building forms should be located directly adjacent to the pedestrianised zone and future railway corridor.

R12. Built form features should utilise increased building heights, architectural elements, street framing and other treatments to ensure the significance and legibility of key corners shown in Figure 2.

R13. Buildings along O'Herns Road and Edgars Road should maintain a consistent street edge and frame the street reserve.

R14. Buildings should be located to screen/block views into on-grade car parking areas when viewed from public streets.

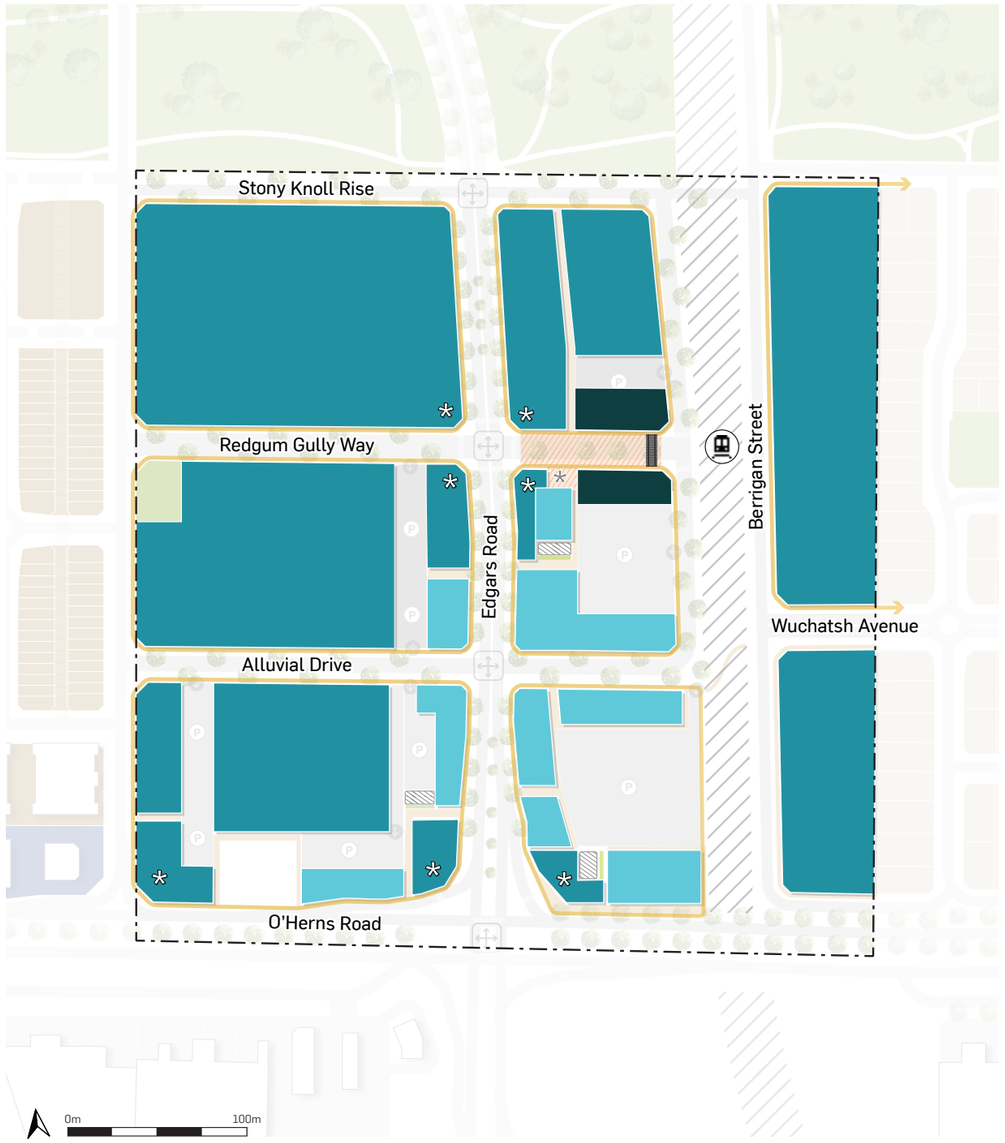
R15. Residential townhouses should maintain a 2-storey minimum height to create a built frame to the edges of the centre.

R16. Buildings should be designed to optimise solar access and provide shade along key pedestrian routes.

DPO23 requires this Precinct Plan to demonstrate:

- *Buildings located to address the street, with parking located at the side or rear where possible.*
- *Establishment of architectural statements and landmarks in key locations.*
- *Indicative built form and building setbacks that will define the urban character for the town centre.*
- *Solar access and shade provision.*

Figure 2. Built form



Legend

- Precinct Plan boundary
- 3-6 storey
- Minimum 2 storey
- Minimum 2 storey or equivalent height
- Key pedestrian routes
- Landscape / visual buffer
- Public open space
- Activated high quality built form feature
- Future train station (indicative location)

Edges + Interfaces

Edges and Interface requirements

R17. Built form edges should be delivered generally in accordance with Figure 3.

R18. Primary edges should include the main building entry points, signage, largest proportion of glazing relative to other edges and avoid blank walls.

R19. Primary retail, commercial, mixed use, education and community edges should maintain a zero-lot setback to street reserve boundaries.

R20. Primary residential edges should maintain a minimum 3m front setback from the street reserve boundary.

R21. Residential edges, internal to development parcels should maintain a minimum 2m front setback from the street reserve boundary.

R22. Residential edges should incorporate active frontages, including building entries, windows and balconies, to ensure engagement with streets and open spaces.

R23. All other edges should ensure adequate passive surveillance of the adjoining spaces through glazing and building entries. Any blank walls along secondary edges should be textured and provide opportunity for landscaping and/or green walls.

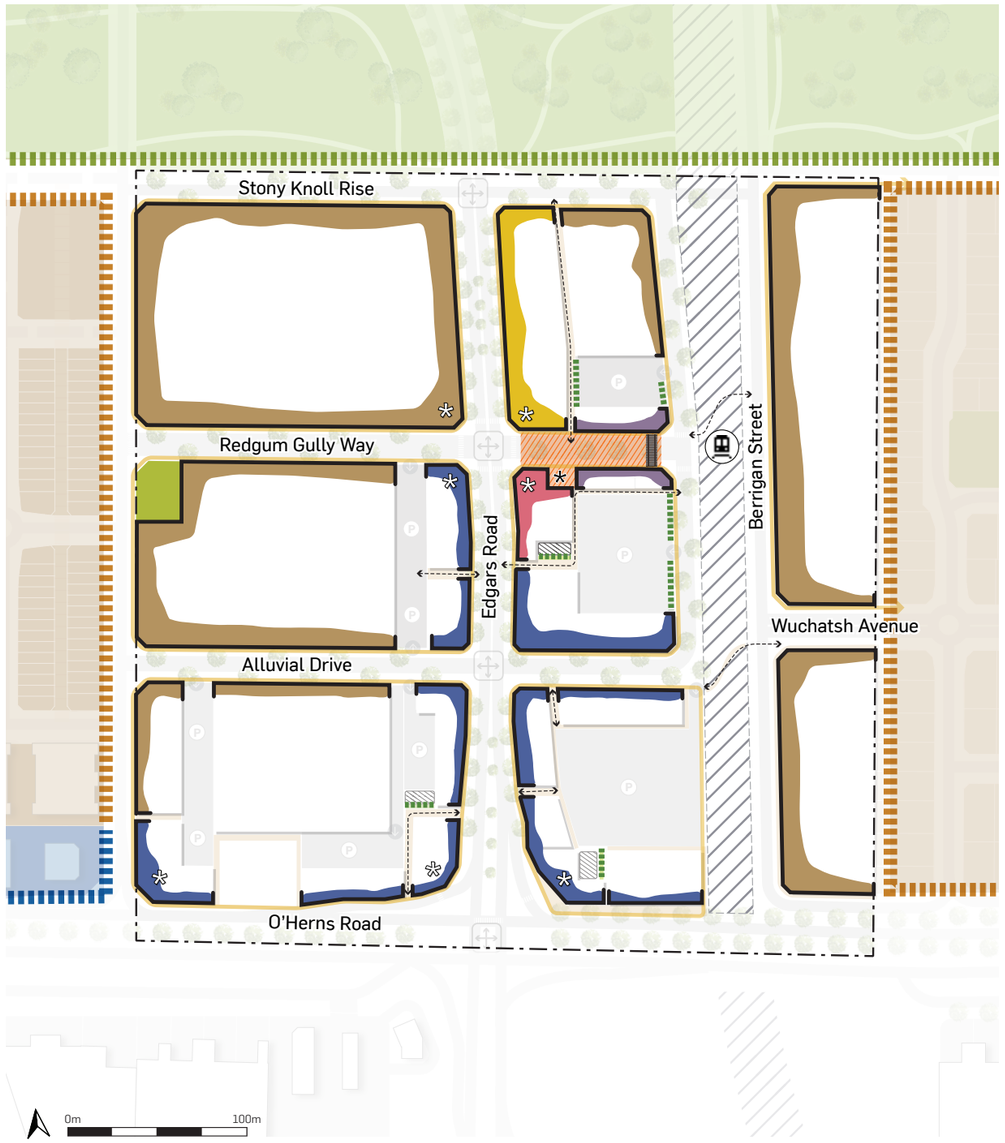
R24. Minimum 2m landscaped buffer to interface from car park to future railway corridor.

R25. Active frontages to interface with the town square and blank walls are to be avoided.

DPO23 requires this Precinct Plan to demonstrate:

- *Buildings located to address the street, with parking located at the side or rear where possible.*
- *Public open space providing a strong relationship with the surrounding built form.*
- *Appropriate transition and interface design treatments between designated land uses (or mixed land uses).*
- *Appropriate interaction and relationship between residential and non-residential uses.*
- *Show the relationship between buildings and footpaths and other pedestrian spaces.*

Figure 3. Built form edge conditions



Legend

Precinct Plan boundary

Primary Edges

- Residential
- Retail
- Commercial
- Community
- Mixed-use

Interfaces

- Residential
- Commercial
- Landscape
- Pedestrian links
- Key pedestrian routes
- Pedestrian priority zone

- Public open space
- Landscape / visual buffer
- Car parking
- Rail reservation
- Activated high quality built form feature

- Town square
- Raised pedestrian crossing (indicative)
- Future train station (indicative location)

Edges + Interfaces: Sections

Mixed use interface

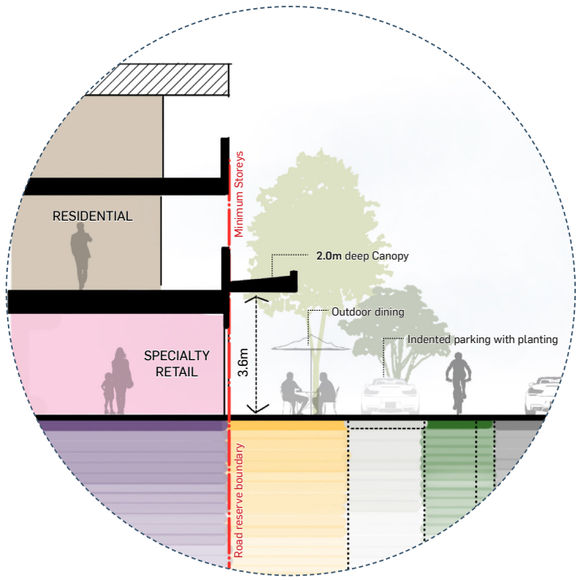
- *Upper levels provide passive surveillance to the perimeter street*
- *Active retail ground plane with multiple entries, canopies and outdoor seating*

Edgars Road interface

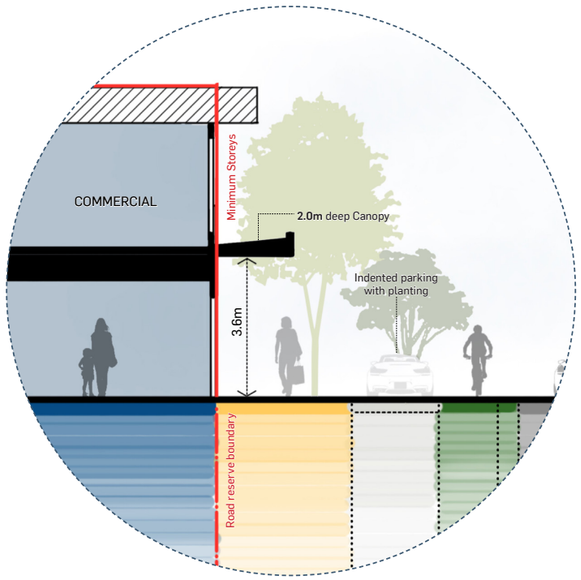
- *Active retail ground plane provides good visual and physical permeability to Edgars Road*
- *Canopies may overhang into street reserve, but avoid street tree planting*

Residential townhouse interface

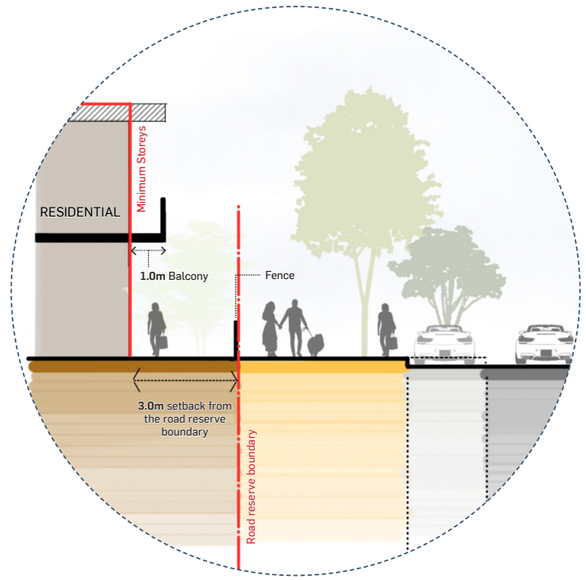
- *Secondary edges provide passive surveillance to residential streets*
- *Townhouses provide 2-storey built form frame to the town centre.*



Redgum Gully Way (East of Edgars Road) - Mixed-use interface



Edgars Road - Commercial interface



Redgum Gully Way (West of Edgars Road) - Residential townhouse interface

Figure 4. Indicative interfaces

Movement, Servicing + Loading

Movement, servicing and loading requirements

R26. Pedestrian, public transit and vehicle circulation should be generally in accordance with Figure 5.

R27. Edgars Road should function as the primary vehicle and cycle thoroughfare. Vehicle access to development parcels should be avoided along Edgars Road.

R28. The Pedestrian Priority Zone may allow for limited private vehicle access and must allow for emergency service vehicle access.

R29. Ensure pedestrian permeability through the entire town centre, especially along east-west streets and internal green links and laneway connections.

R30. Ensure clear pedestrian links are established across the future transport corridor to link the east and west of the town centre.

R31. Ensure bus capable routes in Figure 5 are delivered as per the street cross sections in the Aurora Development Plan, to allow flexibility for future bus route network planning.

R32. Locate any on-grade car parking areas internally to the development sites.

R33. Service/loading vehicles should access buildings only via internal car parking areas.

R34. Minimise the amenity impacts of loading areas where adjacent to pedestrian paths (through screening or similar).

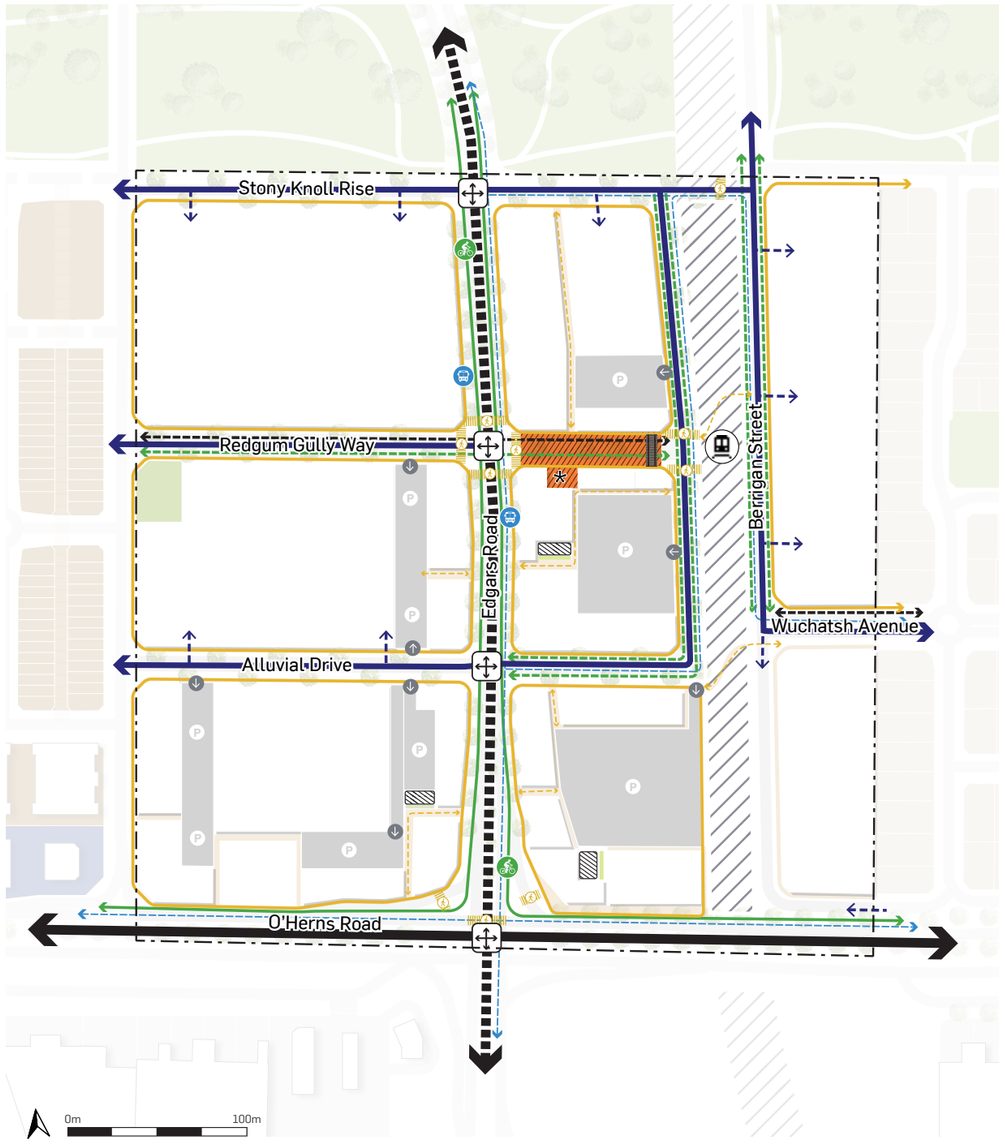
DPO23 requires this Precinct Plan to demonstrate:

- *The connection between the primary activity centre and surrounding land uses.*
- *The location of public transport facilities.*
- *The proposed bicycle and pedestrian pathways.*
- *Service vehicle access.*

Legend

- Precinct Plan boundary
- Connector road
- Primary road
- Secondary road
- Key pedestrian routes
- Pedestrian links
- Indicative car parking access
- Indicative vehicle access
- Bus Capable Route
- Shared path
- Cycle lane
- Potential bicycle corridor
- Pedestrian priority zone
- Public open space
- Surrounding open space
- Landscape / visual buffer
- Car parking
- Loading
- Rail reservation
- Signalised intersection
- Raised pedestrian crossing (indicative)
- Pedestrian crossing
- Bus stops
- Future train station (indicative location)
- Town square

Figure 5. Movement patterns



Landscape + Streetscape Character

Landscape and streetscape requirements

R35. Open spaces should be delivered generally in accordance with Figure 6.

R36. The pedestrian priority zone should be the most vibrant and active open space in the town centre, with landscaping, street furniture, feature paving and signage to signify pedestrian-priority.

R37. The rail reservation can house interim uses such as plant nursery and/or farmers markets as a means of place activation.

R38. Internal green links should provide pedestrian permeability through residential development lots and breaks in townhouse built forms.

R39. Tree canopy coverage should be achieved in accordance with the Greening Whittlesea City Forest Strategy 2020-2040 (does not include the rail reservation).

R40. Street cross sections should be delivered in accordance with the Aurora Development Plan.

R41. Future planning permit applications should prioritise canopy cover along key pedestrian routes.

R42. Future planning permit applications to integrate WSUD treatments and measures, in accordance with Section 5.13.4 of the Aurora Development Plan and the City of Whittlesea Neighbourhood Design Manual – Integrated Water Management Guidelines.
(An amended Stormwater Management Strategy is to be submitted with any planning permit application demonstrating on-site stormwater quality treatment in accordance with best practice standards).

R43. Green links should be in accordance with the City of Whittlesea Urban Design Guidelines Neighbourhood Design Manual Version 1.0 September 2023.

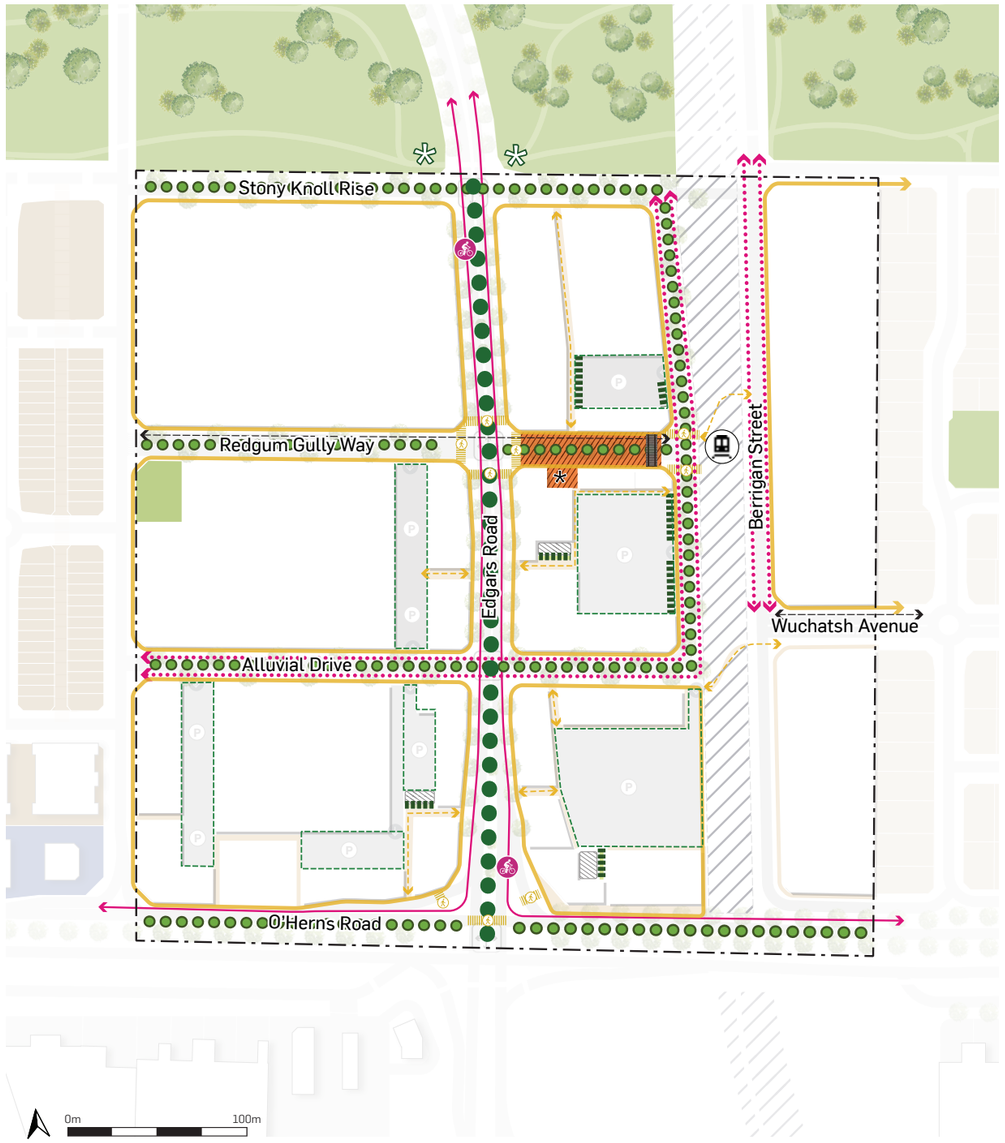
DPO23 requires this Precinct Plan to demonstrate:

- *The legibility of key areas within the primary activity centre.*
- *Public open space providing a strong relationship with the surrounding built form.*
- *A diversity of traditional streetscape conditions, with variation in car parking arrangements, verge widths and streetscape planting.*
- *Landscape concept plan for all public open space areas.*

Legend

- Precinct Plan boundary
- Boulevard trees
- Tree-lined streets
- Landscape / visual buffer
- 30% tree canopy coverage
- Landscape nodes
- Pedestrian links
- Key pedestrian routes
- Cycle lane
- Potential bicycle corridor
- Shared path
- Pedestrian priority zone
- Public open space
- Future rail reservation
- Pedestrian crossing
- Town square
- Trees/landscape
- Raised pedestrian crossing (indicative)
- Future train station (indicative location)

Figure 6. Open space character



Staging

Staging Requirements

R44. Development of the town centre should be delivered generally in accordance with the stages in Figure 7, unless otherwise agreed with the Responsible Authority.

R45. Early stage developments of the town centre should not preclude the achievement of the vision and requirements of this Precinct Plan in the later stages.

R46. Early stage developments must deliver an element of activation to Edgars Road and/or interior streets of the town centre.

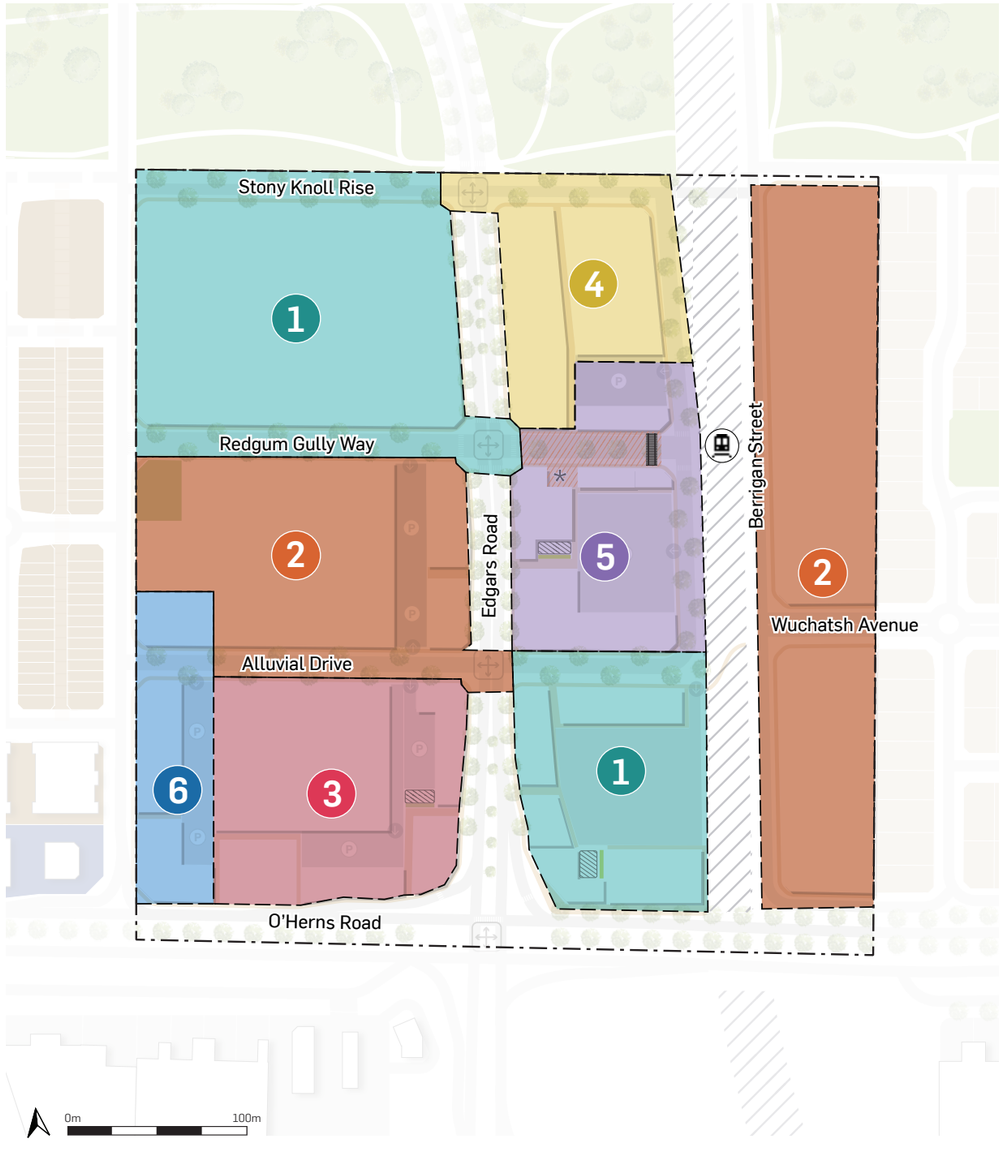
DPO23 requires this Precinct Plan to demonstrate:

- *The stages, if any, by which the development of the land is proposed to proceed.*

Infrastructure staging:

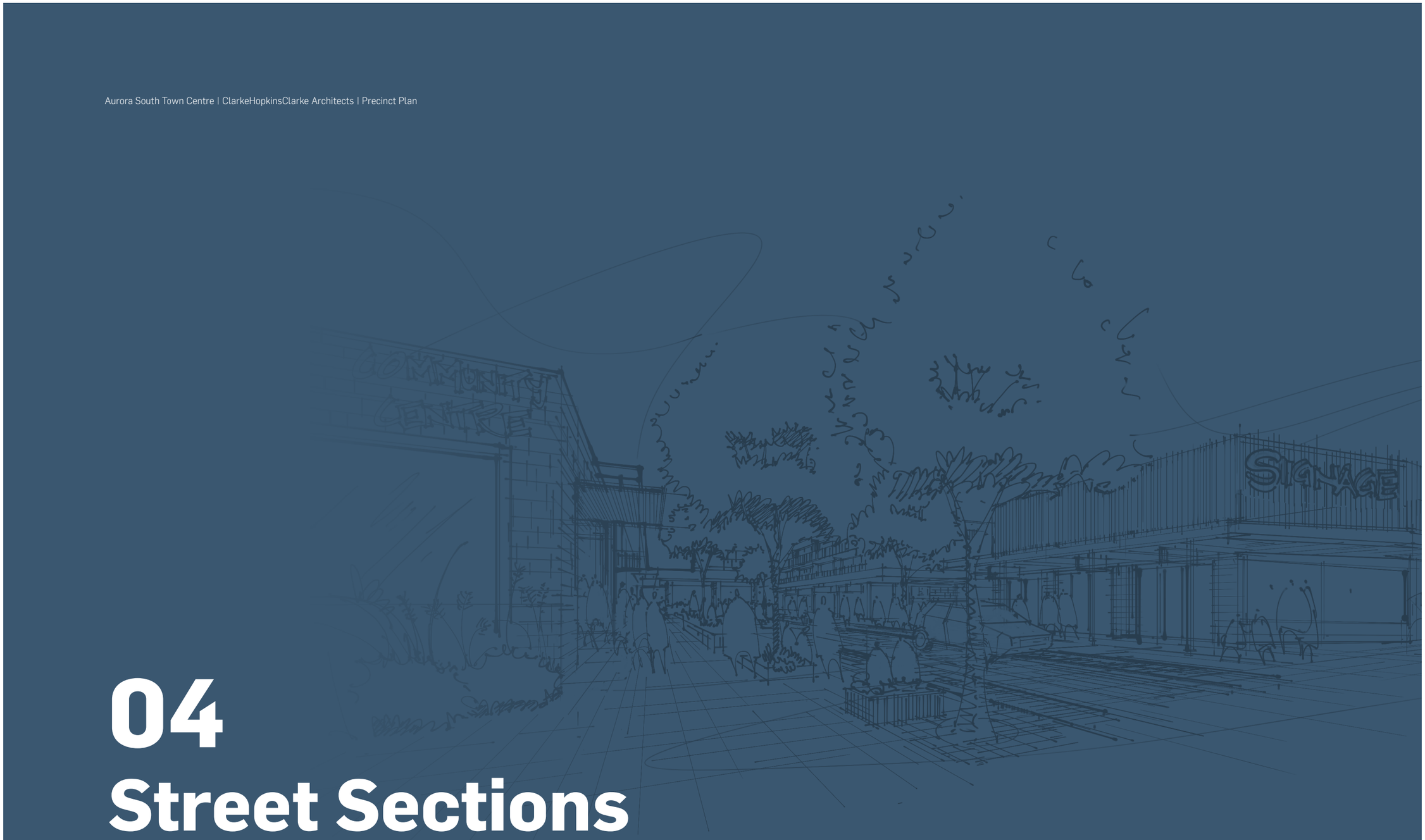
Staging	Infrastructure to be delivered
Stage 1	» Stony Knoll Rise & Regum Gully Way (West of Edgars Road). » Signalised intersection on Redgum Gully Way.
Stage 2	» Alluvial Drive (West of Edgars Road). » Signalised intersection on Alluvial Drive. » Public open space provided by Council. » Berrigan Street and continuation of Wuchatsh Avenue.
Stage 4	» Community facilities unless otherwise agreed between the responsible parties. » Stony Knoll Rise (East of Edgars Road) and Road along the future rail reservation as per Figure 7. » Signalised intersection on Stony Knoll Rise.
Stage 5	» Road along the future rail reservation as per Figure 7. » Redgum Gully Way (East)
Stage 6	» Alluvial Drive (West of Edgars Road) as per Figure 7.

Figure 7. Indicative staging



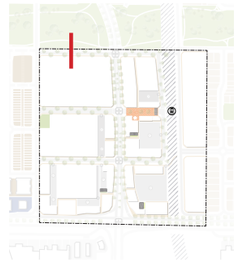
Legend

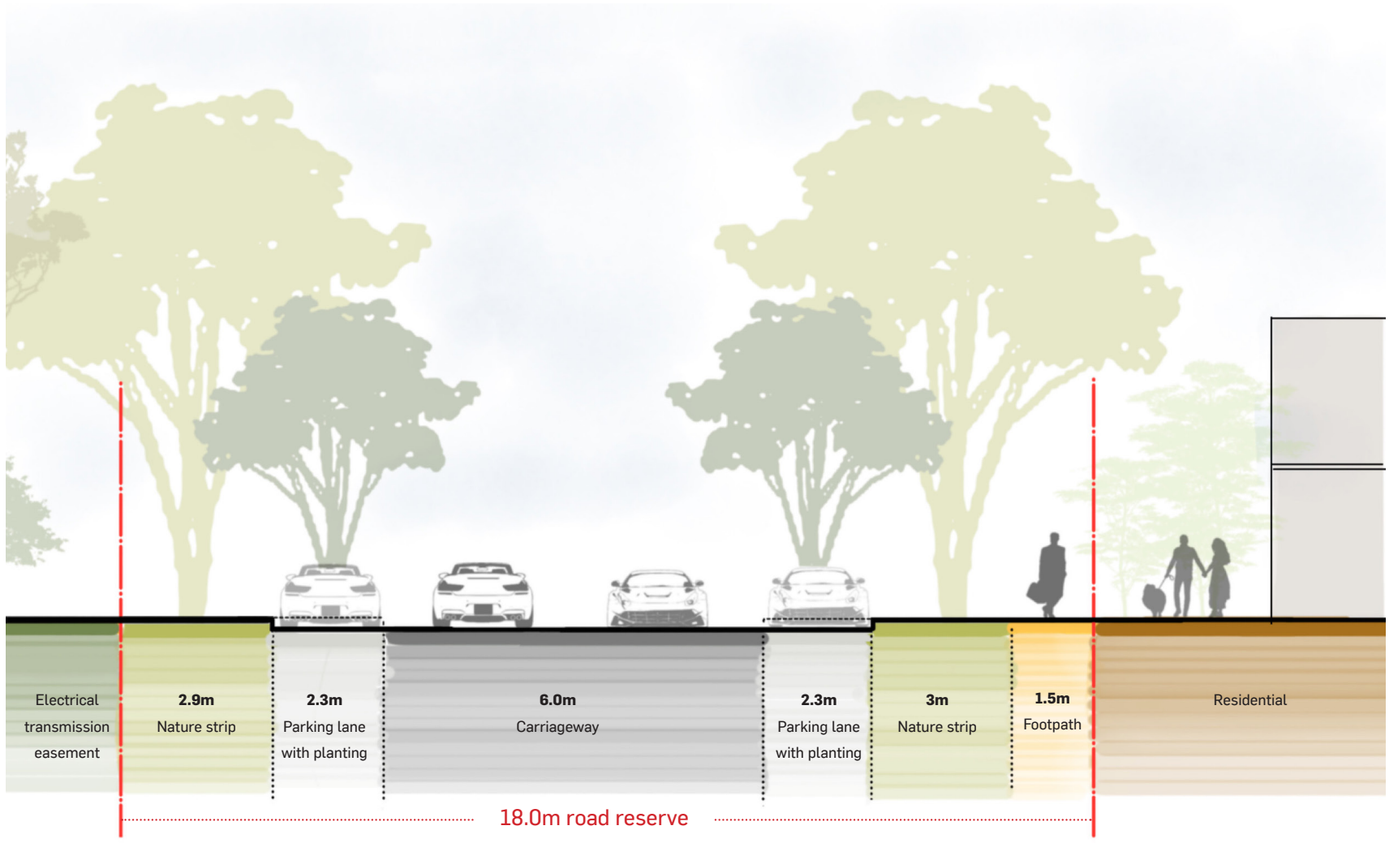
- Precinct Plan boundary
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6



04
Street Sections

Stony Knoll Rise (West of Edgars Road)





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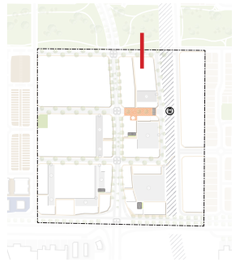
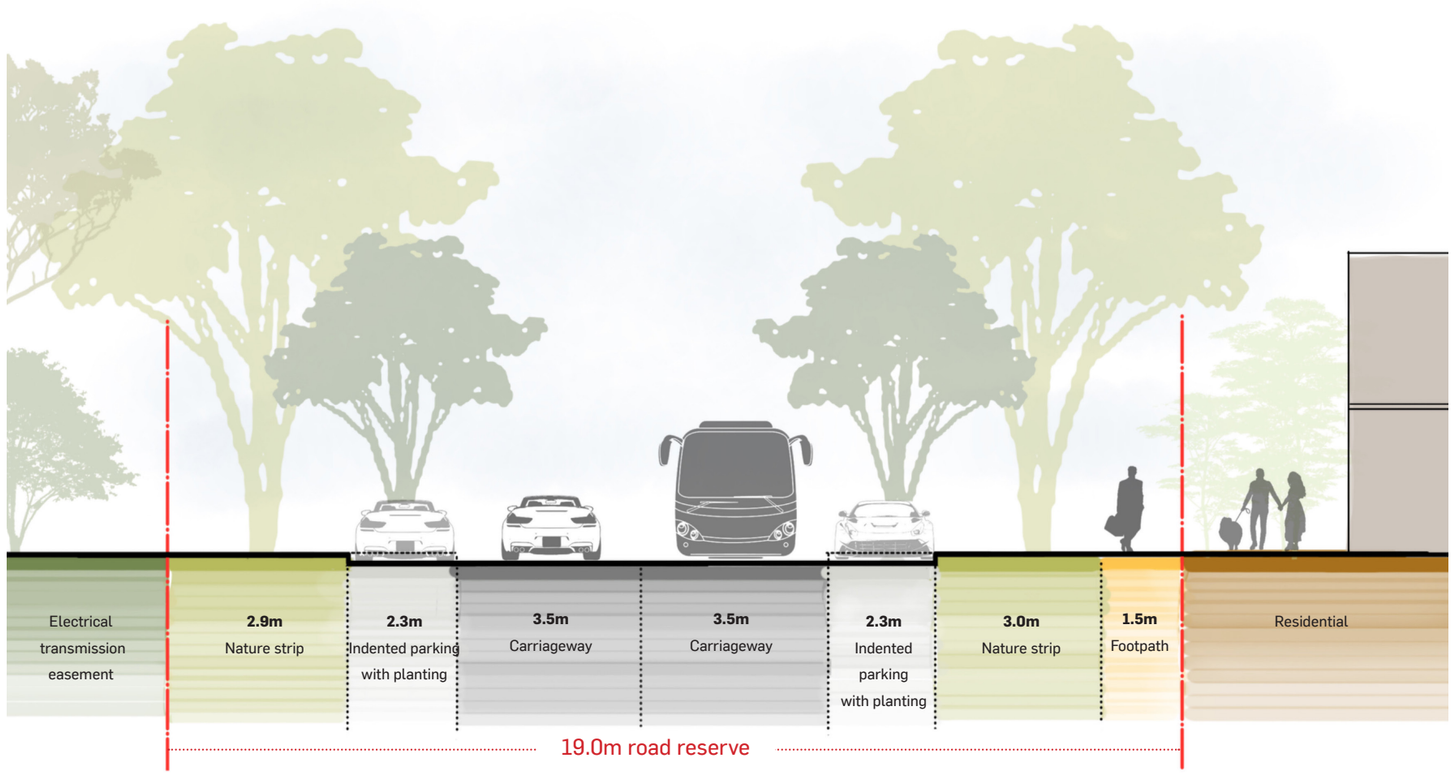
Stony Knoll Rise (East of Edgars Road)





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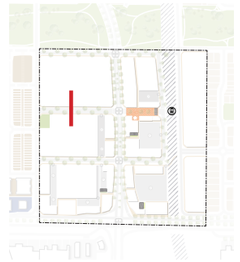
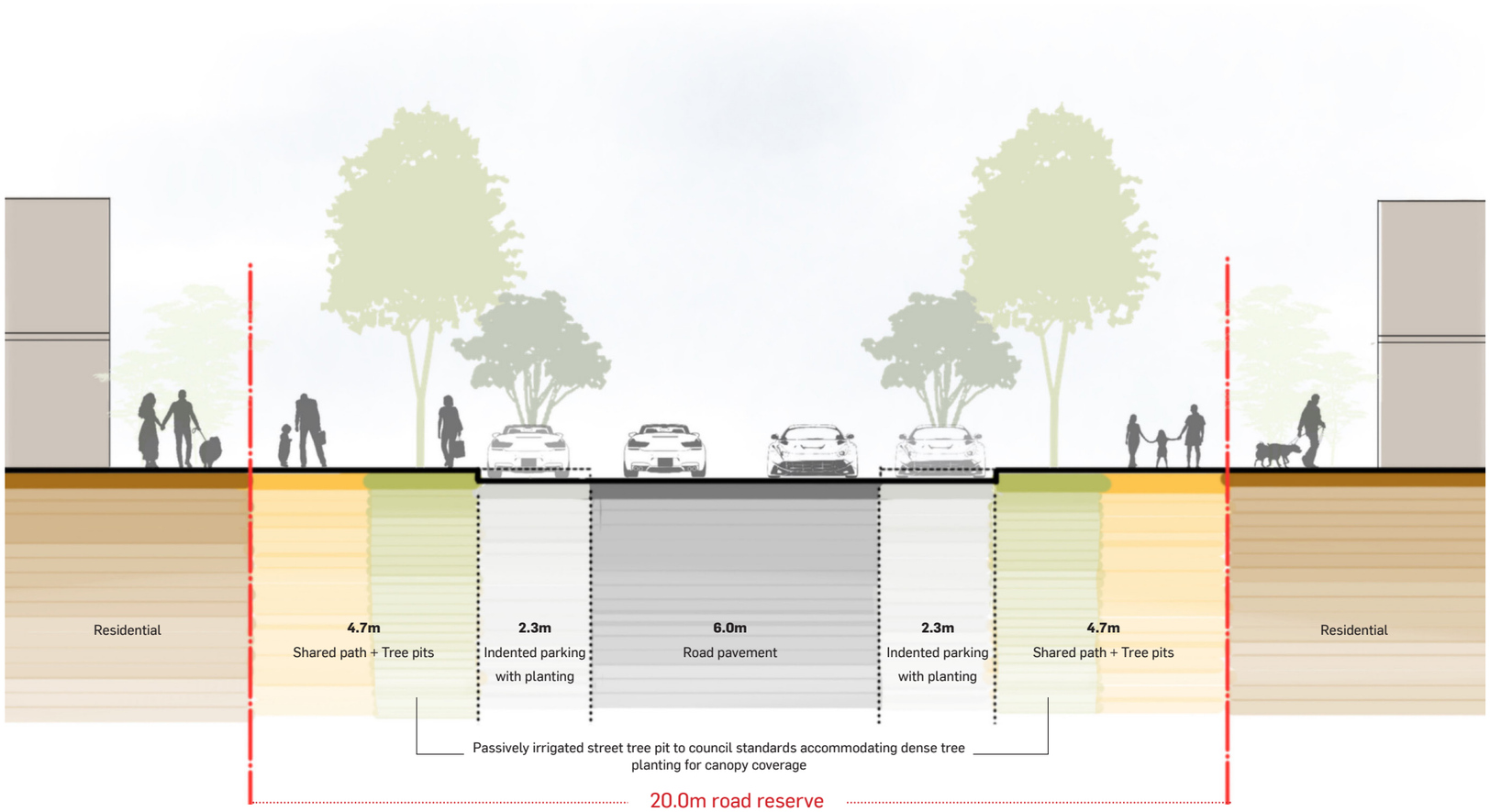
Red Gum Gully Way (West of Edgars Road)





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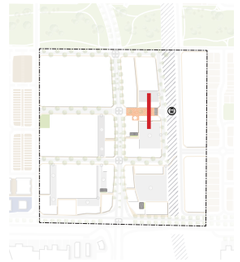
Red Gum Gully Way (East of Edgars Road) (Preferred)



Street section Requirements:

R47. Raised pedestrian crossing required on the east side of Red Gum Gully Road.

R48. Ensure the travel lane is flushed with the kerb, using distinctive surface materials to emphasise shared use.

R49. Install convenient and secure bicycle parking, including spaces for children's bikes.

R50. Maintain a minimum 2.5m wide clear pedestrian path.

R51. Use planters, bollards, street furniture, and detectable warning strips or textured pavers to define pedestrian routes.

R52. Provide drinking fountains accessible to people of varied heights.

R53. Incorporate spaces for unstructured play, with nearby seating for caregivers.

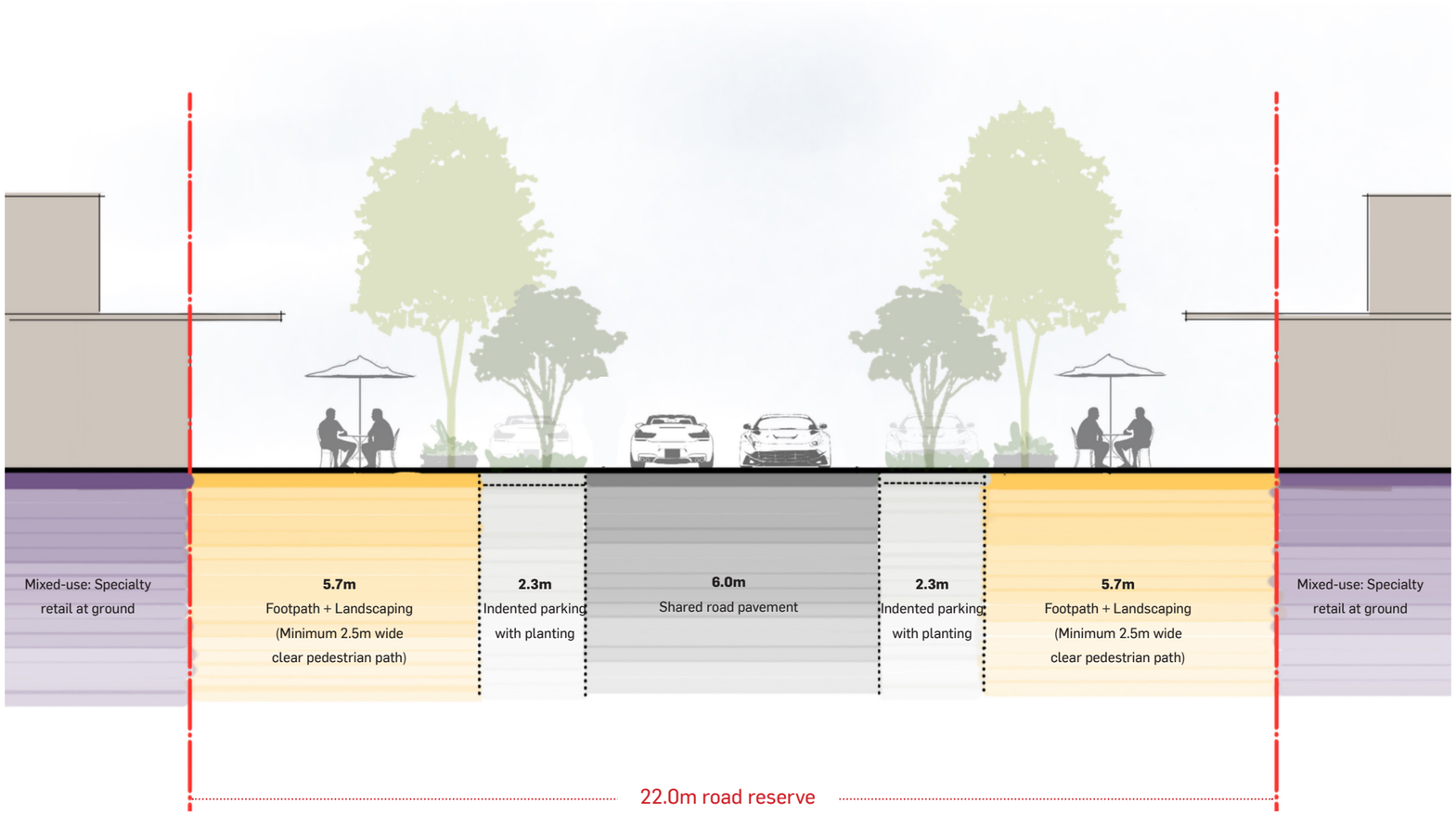
R54. Provide awnings on building facades for improved comfort and weather protection.

R55. Increase street activation through frequent shop entrances, appropriate transparency levels and visual variation.

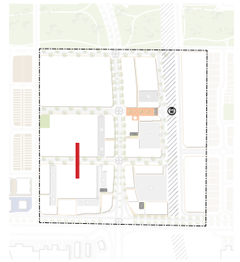
R56. Allocate pockets of street space for outdoor dining, vendors, and public art to enhance vibrancy and user interest (in addition to the 2.5m path).

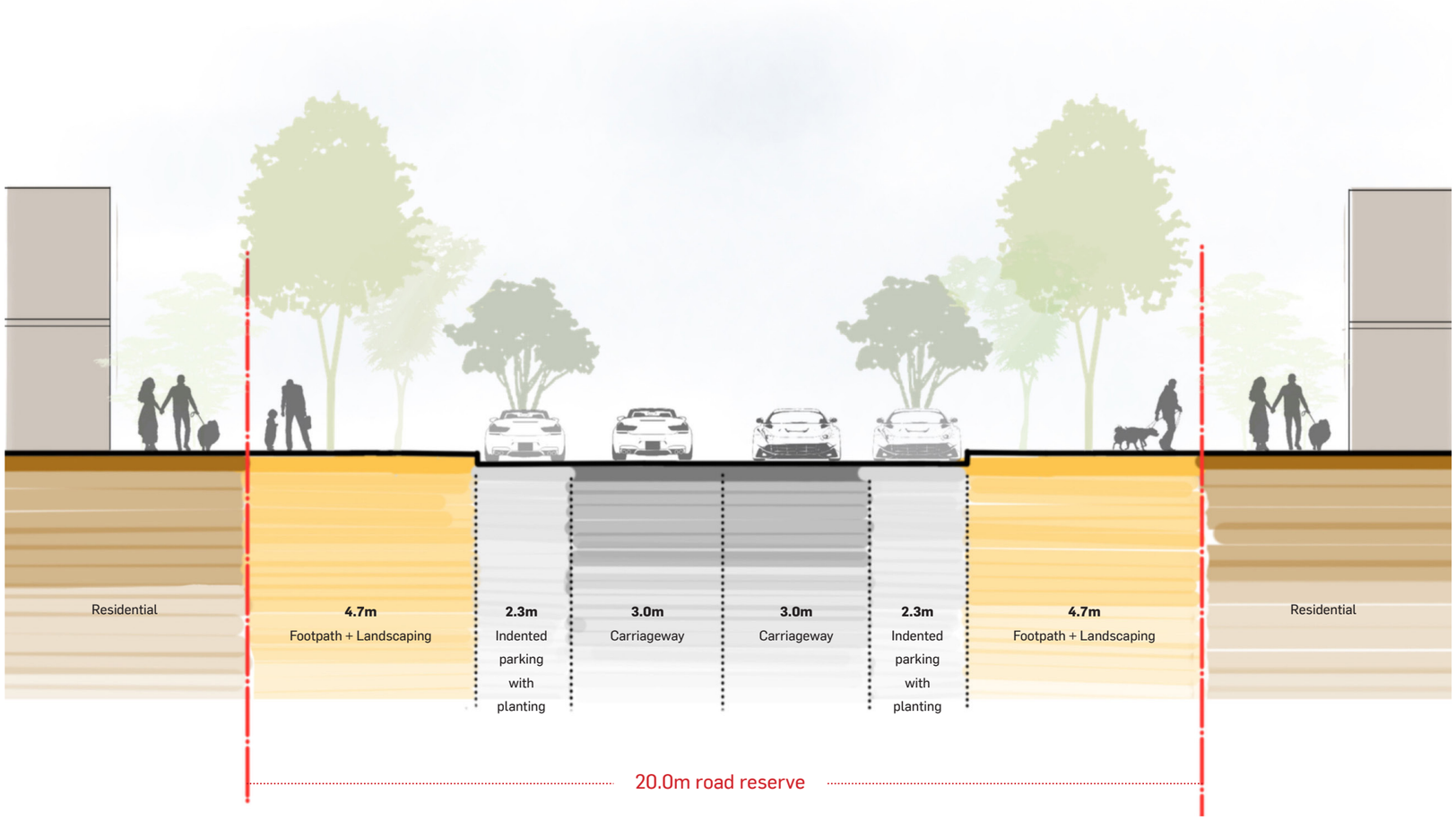
R57. Plant medium-to-large trees to improve microclimate and support physical and mental wellbeing.

R58. Install structural tree pits incorporating passive irrigation systems to support street tree health and contribute to broader Integrated Water Management (IWM) objectives.



Alluvial Drive (West of Edgars Road)





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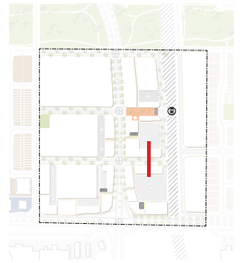
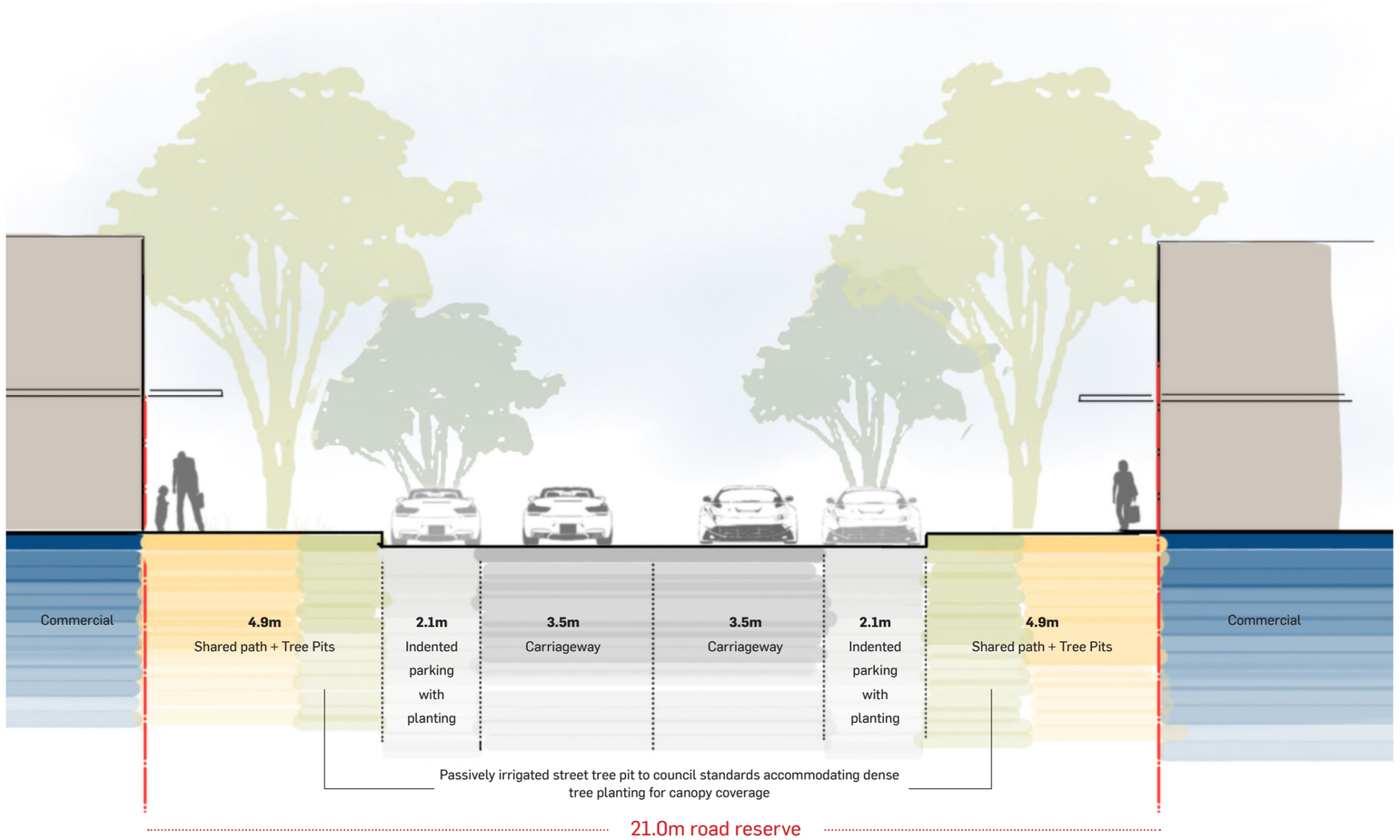
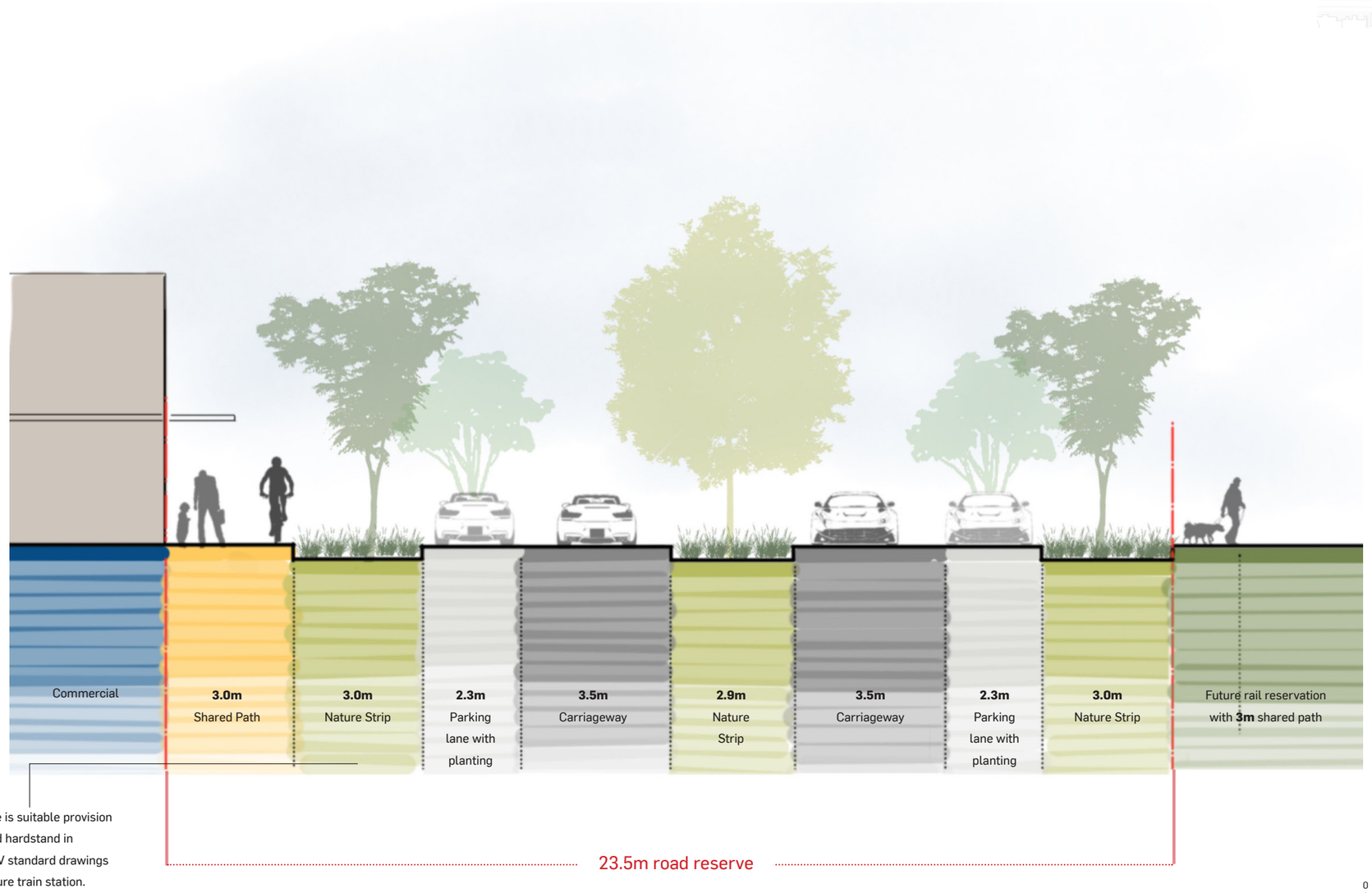
Alluvial Drive (East of Edgars Road)



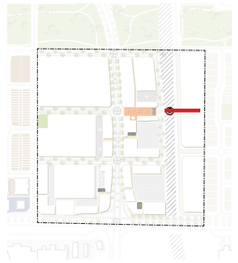


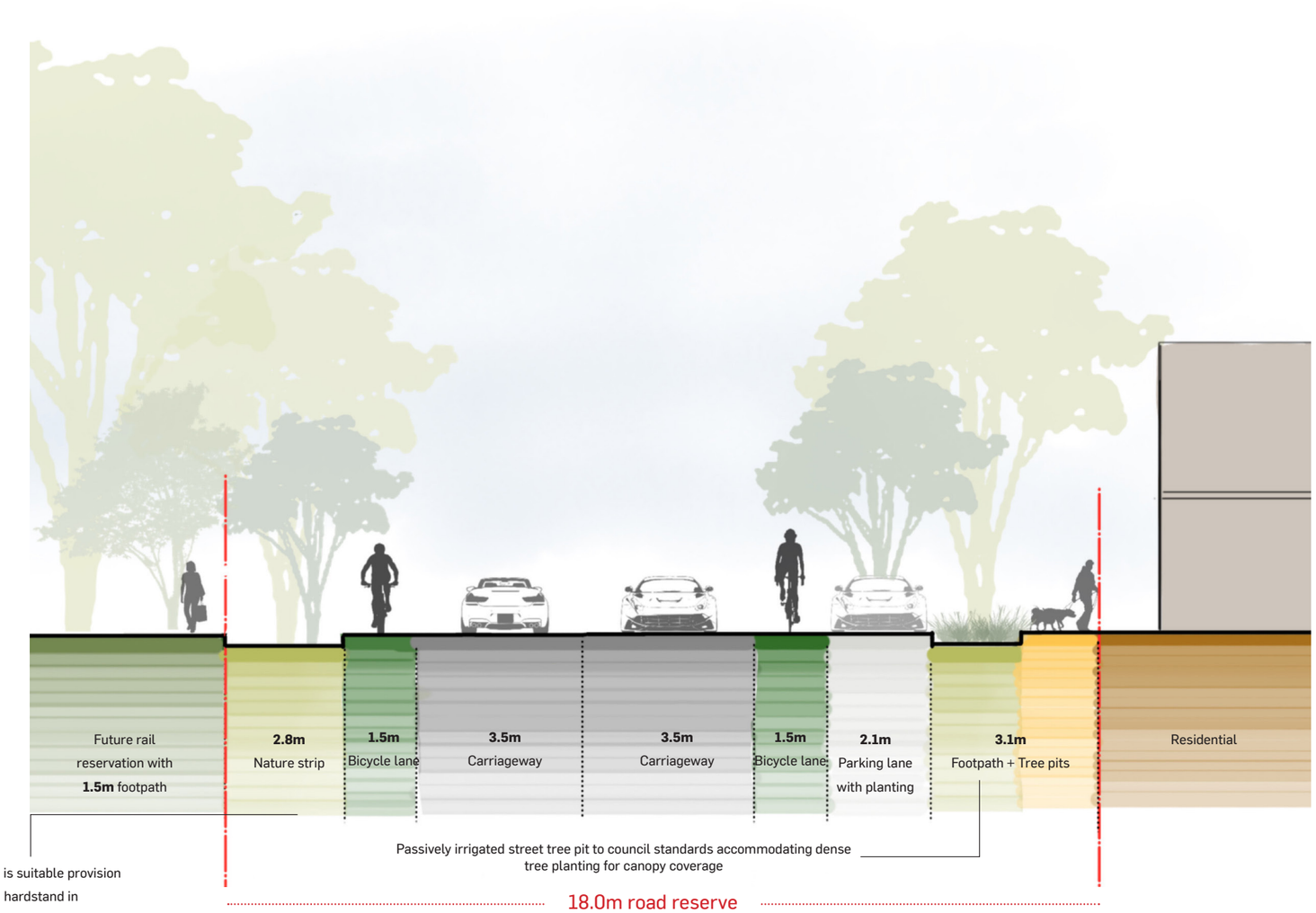
Road along the West of Rail Corridor



Verges shall ensure there is suitable provision for indented bus bays and hardstand in accordance with DTP/PTV standard drawings to adequately service future train station.

Berrigan Street





Verges shall ensure there is suitable provision for indented bus bays and hardstand in accordance with DTP/PTV standard drawings to adequately service future train station.

0 3m

05
Appendix

Appendix 1: Retail Needs Assessment Summary *(Macroplan, August 2025)*

- This report presents a retail needs assessment in relation to an identified subject site at 180N O'Herns Road and 188M O'Herns Road, Epping VIC 3076.
- This assessment seeks to understand the underlying market conditions affecting the need for retail provision at the subject site. It assesses the trade area likely served by the subject site, the current and future population and retail expenditure capacity, against current and future supply to identify the potential needs at the subject site.
- This assessment also evaluates opportunities for non-retail uses, with a focus on identifying prospective tenants that could occupy the centre to address unmet demand in the market and strengthen the overall retail mix.
- The subject site has been designated for the future Aurora Southern Town Centre development, which will be spread across the two lots of the subject site, with land being earmarked for a variety of uses including residential, major retail, commercial and mixed-use development. Two development plans have already been prepared and endorsed by the City of Whittlesea Council, with the first plan being endorsed in 2003, and the second plan being endorsed in 2007 and further amended in 2016.
- The main trade area has been defined to include one primary and two secondary sectors. The primary sector is bound by O'Herns Rd in the south, Rockfield St in the north and the Hume Fwy in the west. The secondary northeast sector extends from the primary sector, northeast to Harvest Home Rd and Epping Rd and the secondary northwest sector extends from the primary sector, northwest to Harvest Home Rd and the Hume Fwy.
- In 2025, the main trade area population is estimated at 12,702 people, including 1,610 residents within the primary sector. The population of the main trade area is projected to reach 14,216 by 2031, 16,098 by 2041 and 16,316 by 2051.
- The total level of retail expenditure per person for the trade area population in 2025 is estimated at $16,718, 11.3% below the Greater Melbourne average. Within this, expenditure on food and non-food retail are 11.5% and 11.3% below benchmark respectively.
- Within the food category, expenditure on food catering is estimated at $2,596 per person, 13.1% below Greater Melbourne. Expenditure on fresh food is $2,405 (-12.0%) and packaged liquor is $772 (-16.6%).
- Within the non-food category, expenditure on household goods is estimated at $2,873 (-8.3%), followed by apparel ($1,672; -9.2%) and general retail ($1,548; -9.7%).
- The total available retail expenditure within the trade area is projected to grow from $211.9 million in 2025 to $453.2 million by 2041 and $642.4 by 2051, reflecting an average annual growth rate of 4.5%. Primary sector expenditure is estimated to grow from $26.4 million to $158.2 million across the same period (8.0% per annum).
- The main trade area currently has Epping North Shopping Centre (5,390 sq.m) and Aurora Village (8,600 sq.m). We note that the Aurora Northern Town Centre Development Plan (updated 2016) called for 6,500 sq.m at Aurora Village, with the actual centre providing an additional 2,100 sq.m of retail floorspace against that previously envisaged. Beyond the trade area, the largest offering is Pacific Epping Shopping Centre, a centre of an estimated 57,630 sq.m which contains a Coles, Woolworths, ALDI and discount department stores. Future retail facilities are expected to consist of Lumina Central, a centre estimated at 13,100 sq.m and located 3km from the subject site.
- The retail floorspace demand by residents in the main trade area is estimated at 27,722 sq.m in 2025. Within this, FLG floorspace demand is estimated at 7,870 and food catering at 4,114 sq.m. Total demand for floorspace is expected to rise to 36,065 sq.m by 2041 and 37,471 sq.m by 2051.
- Up to 1,679 sq.m of total retail floorspace is supportable at the subject site in 2025, specifically up to 1,013 sq.m of food, liquor and groceries and 666 sq.m of other retail categories.
- A review of demand for non-retail uses including a medical centre, childcare centre, fitness centre and commercial floorspace suggested an additional 8,250 sq.m of non-retail floorspace is supportable.
- The above assessment indicates an allocation of approximately 10,500 sq.m floorspace in the Precinct Plan for retail and non-retail uses is appropriate.

Appendix 2: Housing Diversity Study Summary *(Macroplan, August 2025)*

- This report has been prepared by Macroplan to assess the suitability of the increased residential land use proposed in the Precinct Plan, relative to the approved Aurora Southern Town Centre Development Plan, by identifying any gaps in total dwelling numbers, dwelling types, and overall dwelling mix.

- For analysis purposes, a Study Area catchment has been defined in the context of the subject site. The current demographic and dwelling profiles in the Study Area present a typical picture of a greenfield growth area with relatively young age profile, large share of family households, predominant detached housing typologies and high levels of home ownership with a mortgage.

- The number of households in the Study Area is expected to almost double between 2021 and 2036 with total households expected to reach 31,006 in 2036. Over the 2021-2036 forecast period, household composition is expected to remain consistent with couple family with children remaining the dominant household type making up around half of households. Total household sizes are forecast to remain well above the metropolitan average with around three persons per household projected.

- Intercensal dwelling data indicates that there is a clear trend towards medium density and away from detached houses across Melbourne. This is, with high confidence, due to the relative affordability of medium to high density housing typologies as opposed to product demand for these typologies, as evidenced by vacancy and movements in house and unit prices over the past decade.

- It is known that the low rate of demand for apartment living amongst Victorians limits their development viability significantly. This assertion is supported by a study undertaken by the Centre for International Economics (CIE) in 2022 as part of research for Infrastructure Victoria's Research Report "Our home choices: how more housing options can make better use of Victoria's existing infrastructure". The survey of 6,000 Victorian's showed appetite for apartments in Melbourne's outer and growth areas was extremely low. Just 1.6% of survey respondents chose 1–2 bedroom apartments in outer suburbs as their preferred location and dwelling type at prevailing prices followed by 0.3% in growth areas. A negligible 0.1–0.3% selected 3+ bedroom apartments in either of those locations.

- There is distinct gap in house and unit prices in Epping and Wollert (30%-40%) in favour of houses. This presents a clear opportunity to improve affordability outcomes in the Study Area through the delivery of more units. However, it is clear from the results of the CIE survey that product typology is critical, as not all higher density dwelling types are suited to the preferences of outer suburban markets, regardless of affordability.

- High apartment construction costs ($2,929/sqm more than separate houses, $2,185/sqm more than townhouses), long delivery timeframes, high risk profiles and low buyer appetite— particularly among families— mean that apartment developments are rarely viable. It is important to recognise that if a project is not financially viable, a developer simply won't proceed, evidenced recently by the plummeting delivery of apartments across Melbourne.

- The Department of Transport and Planning (DTP) have advised there are no formal plans to deliver the proposed rail line. Even initial scoping studies are not on the horizon. While DTP expects the corridor will be required for transport purposes in the longer term, they have emphasised that the timing and specific use will be subject to future Government decisions. It is therefore unreasonable to factor in any density considerations at this time, as it will not be in operation at any point during the development cycle of Aurora Southern Town Centre, or within a reasonable timeframe thereafter, and will play no role in demand considerations.

- Strictly allocating land for apartments—particularly in areas where demand and feasibility are low and infrastructure intentions remain uncertain, is unrealistic and creates a high risk of creating undevelopable sites which could instead deliver medium density, further delaying housing delivery and compounding Australia's affordability challenges. A more flexible, market-responsive approach will be key to ensuring housing supply keeps pace with community needs.

- Government policy supports higher density development as a means to accommodate population growth while reducing the need for outward land expansion —an essential aim within Melbourne's urban growth boundary. The core objective is not simply to increase the number of dwellings, but to concentrate population in a more efficient urban footprint.

- In the City of Whittlesea, the capacity to deliver higher density apartments is constrained by challenging ground conditions — particularly the rocky subsurface, which makes the construction of deep basements prohibitively expensive. As a result, on-grade parking becomes necessary. This can be delivered either across multiple levels — which significantly increases building height and cost — or are single level across larger surface areas, which limits the number of dwellings that can be accommodated. The latter scenario typically generates a population comparable to townhouses.

- The proposed precinct plan assumes the delivery of townhouses and a small number of apartments with a dwelling density of between 34 dwellings per hectare - expected to be achievable, higher than the average across the broader Aurora PSP and the requirement under the Development Plan (27 lots/ha for high density areas). This indicates that the omission of apartments is not a limitation, as the centre significantly exceeds the required density and is likely to support population densities comparable to low-rise apartments with at-grade parking, while also being more affordable given lower delivery risks and up-front development costs.

Appendix 2: Housing Diversity Study Summary *(Macroplan, August 2025)*

- To meaningfully address affordability in greenfield areas and support faster pathways to home ownership, the focus should be on delivering more well-designed townhouses, that is, products comparable to separate houses but at a more affordable price point, for example, 2-4 bedroom townhouses. This style of dwelling would cater to residents across a broad range of age groups, living situations and life stages, providing established families who are currently renting or require a larger dwelling with more affordable options, while also providing couples with access to an affordable, adequately sized dwelling that is future proofed when considering having children. Additionally, this product typology is attractive to developers due to its significantly higher profit potential compared to apartments. As a result, it is more likely to be delivered to market in a timely manner.

- To ensure the available land is used efficiently and not underutilised, Macroplan recommends maximising the delivery of townhouses in this current development cycle, and leaving consideration of apartments to within a reasonable timeframe of the development of the rail corridor (i.e. when a date of operation is firm).

Appendix 3: Cultural Heritage Advice Summary *(Biosis, September 2025)*

This letter prepared by Biosis outlines an assessment of requirements and existing approvals under the Aboriginal Heritage Act 2006. As part of the assessment a review of Aboriginal heritage records and reports was undertaken by submitting an access query to the Victorian Aboriginal Heritage Register. First Peoples State Relations allocated the application reference number 15800 to this request.

The Southern Town Centre is covered in part by two CHMPs undertaken for Development Victoria – CHMP 10329 Section C, Aurora Estate, and CHMP 10647 Section D and Balance of Aurora. There are also two other CHMPs related to works along O'Hern's Road - CHMP 13553 Epping Branch Sewer Stage 4B Project, and CHMP 14428 Road Duplication at O'Herns Road, Epping.

Under the Aboriginal Heritage Act, a CHMP is mandatory where an activity is within an area of cultural heritage sensitivity and is defined as a high impact activity. In the case of the property at 180N and 188M O'Herns Road, Epping, this requirement has been met by the approved CHMPs 10647 and 10329. The proposed activity on this property is consistent with the description in these CHMPs. No further approvals are required under the Aboriginal Heritage Act, as long as the Cultural Heritage Awareness condition and the contingency measures for the discovery of unexpected cultural material (and human remains) in the CHMPs are fulfilled.

Appendix 4: Flora & Fauna Assessment Summary *(Ecology & Heritage, October 2025)*

The purpose of this assessment was to identify the extent and type of native vegetation present within the study area and to determine the likely presence of significant flora and fauna species and/or ecological communities.

Ecology and Heritage Partners identified several patches of native vegetation and four small scattered native trees within the study area. The remainder of the study area comprised introduced and planted vegetation, present as pasture grass, grasses common of highly urbanised landscapes and amenity plantings. Ecology abd Heritage noted that the study area is likely periodically mown as machinery equipment tracks were present throughout the study area. Thirty-seven (37) flora species were observed within the study area, including 11 indigenous and 26 nonindigenous species.

Native vegetation in the study area is representative of Plains Grassy Woodland (EVC 55_61). All four identified patches of Plains Grassy Woodland were in poor condition.

The significance assessment of flora found there was eight (8) nationally significant (i.e. under the EPBC Act) and 39 State significant (i.e. under the FFG Act) flora species that have previously been recorded within 10 kilometres of the study area (DEECA 2025) an additional 13 nationally significant species which have not been previously recorded but have the potential to occur in the locality were also nominated in the PMST (DCCEEW 2025). Of these species, there is low quality suitable habitat within the northwestern portion of the study area for Matted Flax-lily (Status: Listed as Endangered under the EPBC Act and Critically Endangered under the FFG Act). Although there are several records of other significant flora species within the locality, including Western Golden-tip, Pale-flower, Crane's-bill and Curly Sedge, these specimens are located within higher quality grassland remnants, not subject to disturbance events such as periodic mowing. Furthermore, Curly Sedge occurs along or adjacent to watercourses. Given the absence of these habitats within and immediately adjacent to the study area, it is unlikely that these species, or any other significant flora species are present within the study area.

The significance assessment of fauna found 23 nationally significant (i.e. under the EPBC Act) and 38 State significant (i.e. under the FFG Act) fauna species have previously been recorded within 10 kilometres of the study area (DEECA 2025d). An additional 15 nationally significant species which have not been previously recorded but have the potential to occur in the locality were also nominated in the PMST (DCCEEW 2025). Of these species, there is low-quality habitat within the study area for Golden Sun Moth by way of secondary grasslands and areas with Chilean Needle-grass. Golden Sun Moth has been extensively recorded throughout the locality and as part of the existing EPBC Approval for the Aurora Development (of which the study area is a small part of), conservation reserves have been established to protect and manage areas of Golden Sun Moth habitat (Biosis 2025). Although there are several records of other significant fauna species within the locality, including Black Falcon, Growling Grass Frog and Latham's Snipe, no suitable habitat for these species or any other significant fauna species was present within the study area. Vegetation within the study area did not meet the condition thresholds that define any national or State-significant vegetation communities due to the absence of key indicator species and high cover of exotic vegetation.

The study area falls within Location 2 (as defined by the Guidelines [DELWP 2017]) and, as per Table 8 of the Assessors Handbook: Future applications to remove, destroy or lop native vegetation (DEECA 2025g), a small extent of native vegetation is expected to be removed (i.e. less the 0.5 hectares), when the site is developed. These losses would be associated with vegetation containing a moderate-high Strategic Biodiversity Value (i.e. 0.410 – 0.730) and the condition score of the vegetation is in the low range (i.e. 0.100 – 0.200). In the context of the local and regional scale, any future proposal to remove native vegetation is not considered significant given the extent of native vegetation which has already been retained and enhanced as per the Aurora Conservation Management Plan (Biosis Research Pty Ltd 2008) within the Aurora development. The offset requirements for native vegetation removal when the site is fully developed are 0.063 General Habitat Units.

The report details key legislation and its potential implications for the site including:

- Environment Protection and Biodiversity Conservation Act 1999 – Development within the study area resulting in the removal of native vegetation, site clearing and broad-scale earthworks was approved under the EPBC Act on 17 March 2019 (EPBC2007/3524). This approval allows for the removal of suitable habitats for protected species within the study area without the need for any additional approval.
- Flora and Fauna Guarantee Act 1988 - There are no confirmed records of species or ecological communities listed as Threatened or Protected under the FFG Act within the study area.
- Planning and Environment Act 1987 – There is an identified 0.314 hectares of native vegetation that is potentially impacted, assuming the development proposed under the Precinct Plan occurs. As such, any permit application falls under the Intermediate assessment pathway. The offset requirement for any native vegetation removal is 0.063 General Habitat Units. A planning permit from the City of Whittlesea is noted as being required to remove, destroy or lop any native vegetation under Clause 52.17 and Clause 42.02 (VPO2).
- Catchment and Land Protection Act 1994 – 10 weed species listed under the CaLP Act were recorded in the study area. These noxious weeds will need to be appropriately controlled throughout the study area.

Appendix 4: Flora & Fauna Assessment Summary *(Ecology & Heritage, October 2025)*

- Wildlife Act 1975 - Any persons engaged to conduct salvage and relocation or general handling of terrestrial fauna species must hold a current Management Authorisation.
- Recommended measures for future development to mitigate impacts upon terrestrial values present within the study area include:
- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority (EPA) guidelines where relevant (e.g. EPA 2020; EPA 2023; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways and wetlands; and,
- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance that align with the modelled 1750 EVC present on site, rather than exotic deciduous trees and shrubs.

Appendix 5: Infrastructure & Drainage Report Summary *(February 2026)*

Millar Merrigan completed an Infrastructure and Drainage Assessment which investigates existing access, drainage and servicing infrastructure required to support the development of the sites at 180N & 188M O'Herns Road, Epping.

The key findings detailed within this report are as follows:

- The proposed superlot subdivision is suitable when considering surrounding infrastructure.
- The proposed drainage strategy for the site intends for existing piped systems to cater for minor flows and the future integration of road reserves to effectively manage major flow events. Preliminary assessments indicate that the existing infrastructure has sufficient capacity to convey the flows which are to be discharged from the proposed superlot subdivision.
- Based on provided servicing information, the subject sites have access to water, sewer, electricity, and telecommunications. These appear to have sufficient capacity to cater for the superlot subdivision.
- There is existing sewer and water infrastructure within the development site. Yarra Valley Water has also considered development of the subject site with multiple potential connection points identified. Surrounding sewer and water assets currently support the intended development. It is evident that assets have been setup with future development in mind, therefore the subject site can be serviced with the current infrastructure available.
- Existing gas services are local to the subject site, however, it is understood that future connection to gas will not be permitted and hence is not discussed in detail within the report.
- Servicing electricity to the proposed superlot subdivision is believed to be feasible from analysis of available information. Appropriate consultation is to be undertaken during detail design stage.
- Telecommunication assets are located within the periphery of the site. There are several points of connection to service the intended development.
- Road infrastructure local to 188M and 180N O'Herns Road has been designed and constructed with consideration of future development. The proposed superlot subdivision will be sufficiently catered for within the current road networks.

Millar Merrigan conclude there is sufficient infrastructure within and neighbouring 188M and 180N O'Herns Road to cater for the proposed superlot subdivision. The infrastructure delivered as part of the preceding subdivision have been well set up to cater for the proposed superlot subdivision with flexibility in mind, allowing for logical and practical future design responses as individual superlots are developed.

Appendix 6: Traffic Report *(April 2026)*

Traffix Group undertook a traffic engineering assessment for the proposed subdivision. Traffix referred to the Aurora Development Plan where appropriate as it outlines street hierarchies including intent such as pedestrian priority and bus capability. Additionally, the Aurora South Town Centre Precinct Plan prepared by ClarkeHopkinsClarke was used by Traffix to inform a detailed assessment.

The key findings detailed within this report include:

- The proposed road layout and connections to the arterial road network, including the traffic signals along Edgars Road, is consistent with the Aurora Development Plan and the existing nature of Edgars Road.
- The road cross sections detailed within the subdivision plan is generally consistent with the requirements set out in the Aurora Development Plan. Traffix are satisfied that where variation from the Development Plan occurs there is adequate justification to do so.
- The proposed vehicle access to each of the 12 lots is appropriate and generally consistent with the intent of the Aurora Development Plan.
- All internal access, car parking and loading is appropriate to consider when planning for each individual land parcels.
- The road network is adequately designed to accommodate the bus route as required under the Aurora Development Plan, the level of traffic which will be generated by the development has been appropriately considered when planning for the Aurora Development Plan, and does not need to be reconsidered at this stage.

Appendix 7: Letter from Department of Transport *(August 2025)*

This email is a response to Brian Haratsis' request for information on the status of the proposed station at Aurora South.

Department of Transport and Planning responds to Brian that "At this stage we don't have detailed work completed that can inform land requirements for future transport needs within the Wollert Transit Corridor. I can confirm that DTP expects to require the corridor in the longer term for transport purposes. Exact timing and use will be subject to future Government decisions."

Appendix 8: Preliminary Site Investigation Contamination Assessment
(Ground Science 2026)

Ground Science Pty Ltd prepared this report to present the findings of a Preliminary Site Investigation (PSI) undertaken at 188 O'Herns Road, Epping, VIC 3076.

In November 2020, Ground Science conducted a Phase 1 Environmental Site Assessment (ESA) and Hydrogeological Assessment at the site in preparation for the site's potential development. As part of the Phase 1 ESA, a preliminary soil investigation was carried out, which involved the sampling of soil from fifteen (15) locations across the site. These locations were accessed using a rotary auger drill rig (BH01 to BH12) and hand auger methods (HA01 to HA03). A sampling density of approximately one sample per hectare was deemed sufficient for this preliminary investigation. During the recent subdivision application process, the City of Whittlesea requested updated contamination information, citing the age of the 2020 ESA, policy changes since 2021, and limited site access. In response, Ground Science revised the ESA to meet current regulations, assess previously inaccessible areas, complete the required Preliminary Site Investigation (PSI), and provide a comprehensive report that ensures compliance with council requirements.

This investigation sought to evaluate the potential for contamination within areas that were previously inaccessible during the initial investigation, specifically the western and south-western sections of the site. This assessment involved targeted sampling and analysis to confirm the absence or presence of contaminants in these locations.

The following scope of work was undertaken:

- A desktop study and site history review to provide background information regarding the potential for contamination
- Site inspection to confirm any features outlined by the desktop review and identify any additional areas of potential contamination within the investigation area
- An intrusive soil investigation, including sampling at six (6) borehole locations in order to address the identified gaps from previous investigation, advanced using a hand auger to a maximum depth of 1.0 metres below ground level (mbgl)
- Collection of discrete soil samples from each test location throughout the soil profile to target any potential for contamination, including field screening for volatile contaminants using a photo ionisation detector (PID), and
- Analysis of soil samples at a NATA accredited laboratory for potential contaminants of concern.

The report provides a comparison of results to relevant assessment criteria, a statement regarding the suitability of the site for the proposed use, and recommendations for environmental management or further investigation.

The assessment did not identify any potential sources of contamination likely to impact the site. Based on the outcomes of the investigation, Ground Science considers the site unlikely to be contaminated and has determined that a Preliminary Risk Screen Assessment (PRSA) or environmental audit is not required for the proposed residential land use. It is recommended the stockpiled waste observed toward the western boundary of the site should be removed prior to development and disposed to a licensed facility. Any underlying soils should be visually inspected during removal. Where soils are encountered that differ from those observed during this investigation, Ground Science should be consulted to assess the potential implications for the classification results. Soil of concern may be indicated by unusual coloration, strong odors, or the presence of anthropogenic material.

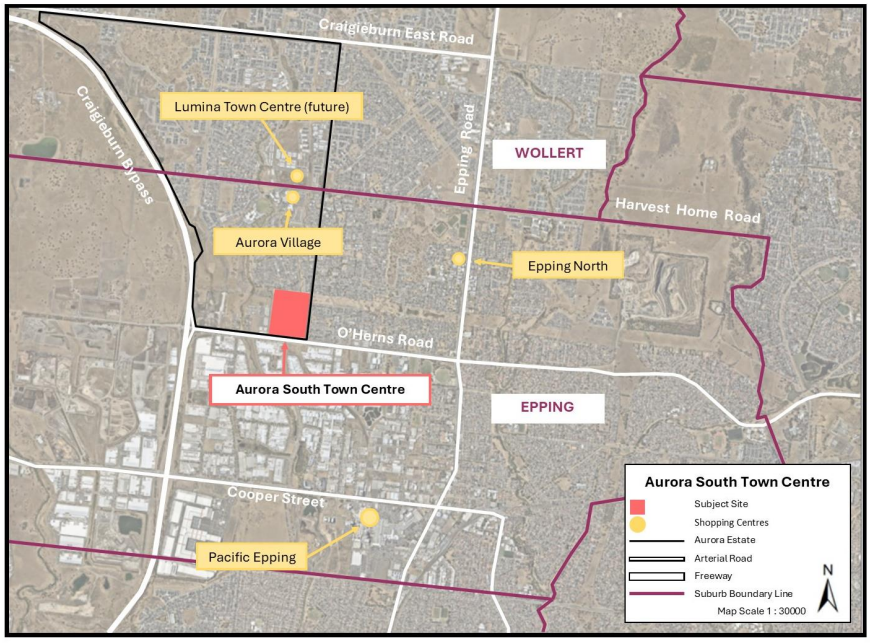
Clarke Hopkins Clarke

macroplan

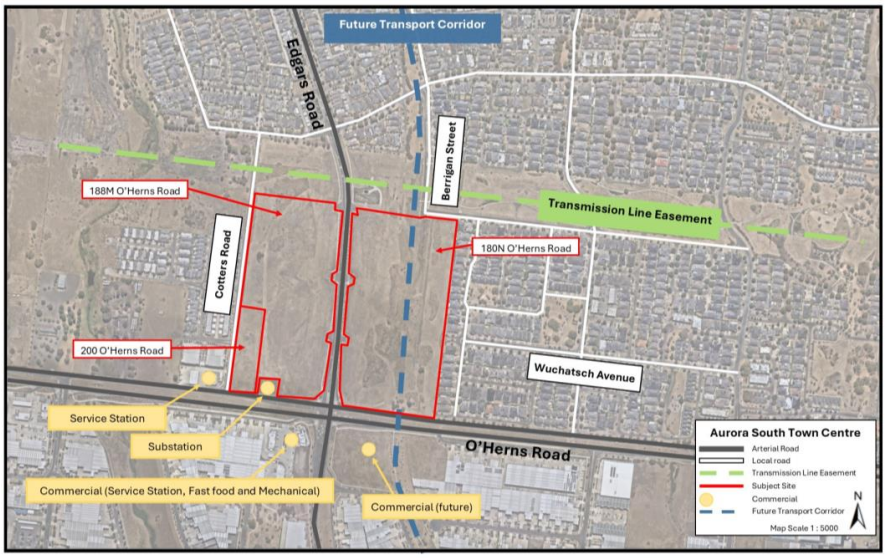
City of Whittlesea

Attachment 2 – Aurora South Town Centre Context Maps

Map 1 – Site Context Plan – Suburb Scale



Map 2 - Site Context Plan



Places Victoria

AURORA DEVELOPMENT PLAN : PART 2 (AMENDMENT)

SEPTEMBER 2016

Aurora Development Plan Part 2

The Amendment to the Development Plan was approved by the City of Whittlesea on 18 December 2007, and amended on 17 May 2016, in accordance with Clause 43.04 Schedule 23 of the Whittlesea Planning Scheme.

20/09/2016 .....

Signature of the Responsible Authority

Places Victoria

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1 INTRODUCTION

Places Victoria

1.1 DEVELOPMENT PLAN

A Development Plan (DP) is a report and enclosed map that provides a general outline of the way land is intended to be developed.

The DP designates proposed housing areas and other main land uses, the neighbourhood connector and arterial street network and the location of community facilities, for a comprehensively planned development of land.

The DP forms the framework for more detailed planning at the subdivision plan and permit application plan stages. The detail may vary or 'fine-tune' the DP provided it does not change its general intent (except to the satisfaction of the responsible authority).

Objectives for the development of the land and guidelines relating to the provision of infrastructure, facilities, services and other matters may form important parts of the DP.

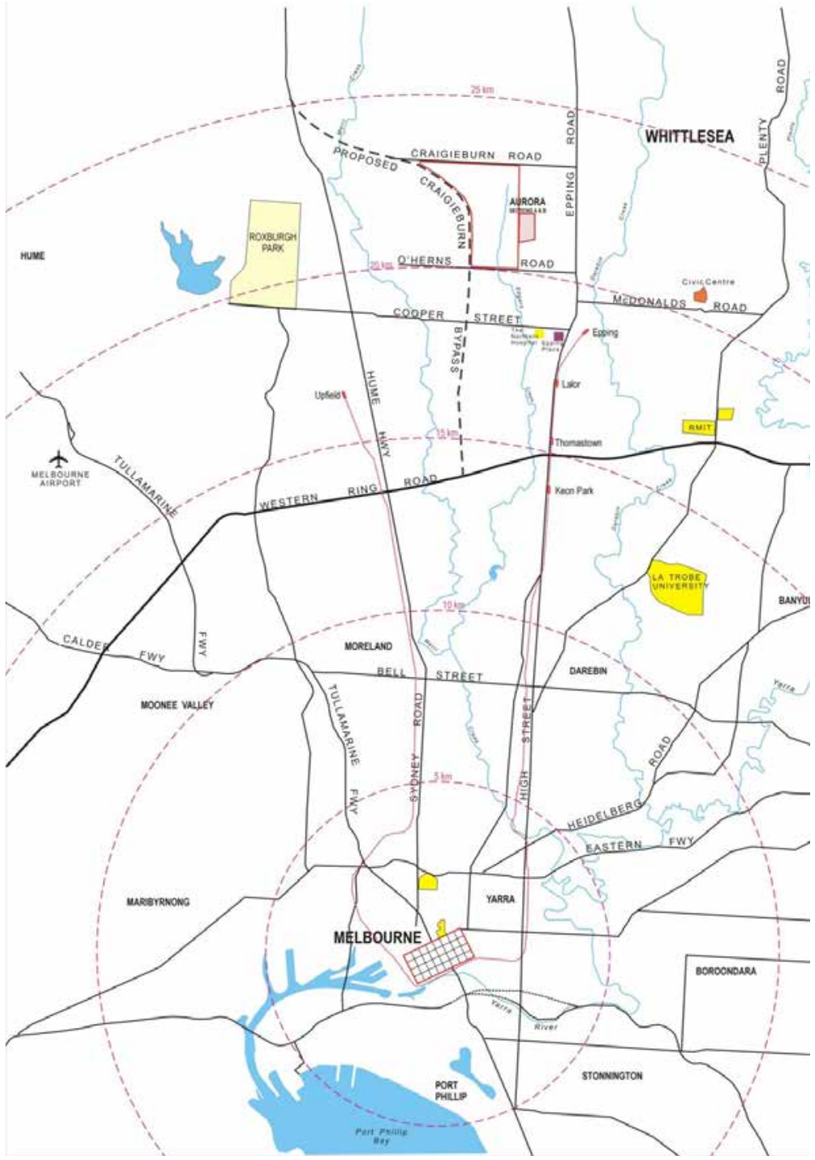
1.2 AURORA AND AURORA DEVELOPMENT PLAN

The area north of Epping in the City of Whittlesea (Whittlesea) has been known for some time as Epping North. In the past, a constraint to the development of Epping North has been the availability and capacity of infrastructure services and the cost of overcoming these servicing constraints. An associated constraint has been the fragmented land ownership, which has made it more difficult to plan for and implement the necessary coordinated approach to overcoming the identified constraints.

Whittlesea representatives have acknowledged over time that the solution would lie with a larger developer becoming involved in Epping North and thus having the capability of coordinating the planning and development of the area.

In 2001 and 2002, Places Victoria determined to put in place arrangements to become the developer of a significant (in area and focal location) portion of Epping North. These arrangements have now resulted in Places Victoria controlling a large part of the land, known as Aurora.

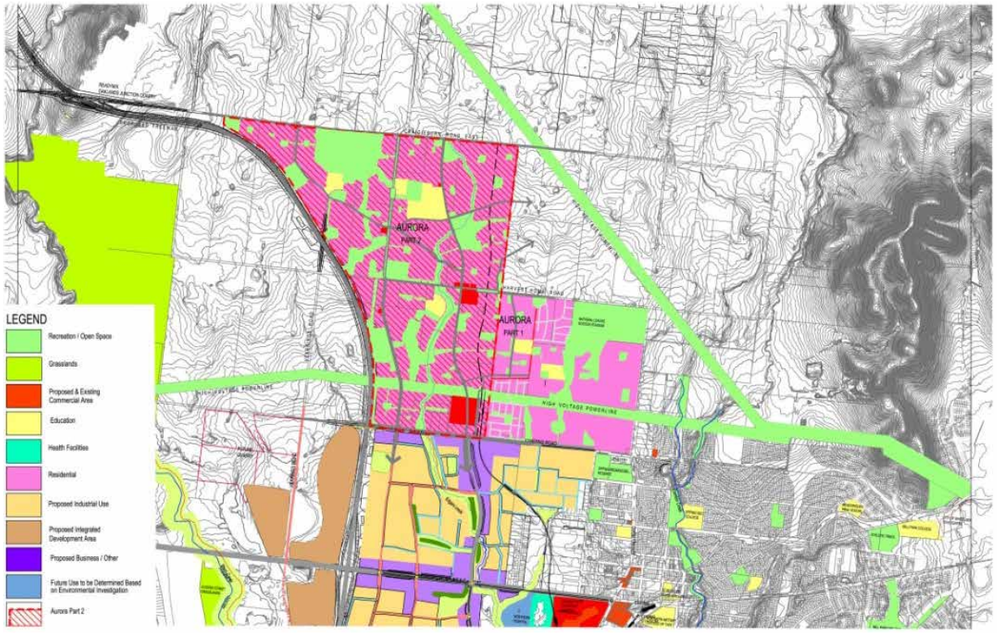
Aurora is approximately 20 kilometres north of the Melbourne central activities district and consists of about 630 hectares of land bordered by Craigieburn Road East to the north, O'Herns Road to the south and the Craigieburn Bypass to the west. The east boundary follows existing property titles and is not marked by physical features of note.



Metropolitan Context

Aurora is approximately 1.5 kilometres north west of existing urban development in Epping and 3 kilometres from Epping railway station. Aurora is bounded generally by rural properties, several of which have had development plans prepared to facilitate the residential development of the land. The land south of O'Herns Road is identified as the Cooper Street Employment Area. The Craigieburn Grasslands and Merri Creek are approximately 2 kilometres west of the Craigieburn Bypass.

The Aurora Development Plan: Part 2 (ADP2) relates to the western 593 hectares of Aurora (the subject land). The development of the eastern 37 hectares of Aurora is described in the Aurora Development Plan: Part 1 (Edition 5, September 2003) (ADP1), which was endorsed by Whittlesea on 19 September 2003.



Regional Context

1.3 PLACES VICTORIA AND AURORA

ADP2 has been prepared by Places Victoria as the intended developer of the majority of the subject land.

The functions of Places Victoria are to deliver sustainable urban development, contribute to improving housing affordability, create prosperous communities and promote excellence in design.

Places Victoria has extensive experience in urban development, ranging from comprehensively planned outer suburban estates to complex redevelopments in the established urban area. In its 28 years, Places Victoria has developed and sold over 35,000 residential lots.

Aurora aims to raise the benchmark within the property development industry by demonstrating new and innovative ways to manage our finite resources. Aurora will be a pioneer in the reuse of water and energy efficiency. Places Victoria aims through demonstration to encourage private industry to replicate its sustainable practices.

Like sustainability, Aurora will evolve over time. The goal of Aurora is to push continuously toward more sustainable land, community and built form outcomes. The initiatives that Aurora implements today will continue to evolve and change over time as new technology allows Places Victoria to improve its practices. Places Victoria is confident that Aurora will be a model development for the future, both now and through its life.

Places Victoria

Places Victoria

2 SITE CONTEXT AND ANALYSIS

Places Victoria

2.1 PLANNING POLICY AND STATUTORY CONTROLS

The Aurora Development Plant Part 2 is generally in accordance with the relevant Planning Policy and Statutory Controls affecting the land. A full assessment of all relevant Planning Policy and Statutory Controls can be found in **Appendix E**.

2.2 NATURAL ENVIRONMENT

A full assessment of flora, fauna and conservation significance completed by Biosis is provided in **Appendix F**.

2.2.1 Topography, Soils and Drainage

Aurora is typical of the relatively flat volcanic plains of the north and west of Melbourne. The subject land is slightly undulating, falling generally from RL 193 metres at the northern end on Craigieburn Road East to RL 143 metres in the south east corner at O'Herns Road.

From the high point in the north, a number of subtle ridges extend generally in a north-south direction, including a number of stony rises that are important features and add to the topographic relief of the subject land and surrounds. Two particularly strong ridgelines are evident - one in the north west of the subject land, straddling the Vearings Road reservation and the other a linear complex of stony rises between Harvest Home Road and O'Herns Road west of Edgars Creek. There are a number of other stony rises and locally steep sections of land adjacent to the watercourses however, the subject land is gently sloping, with the majority grading at less than 3 per cent.

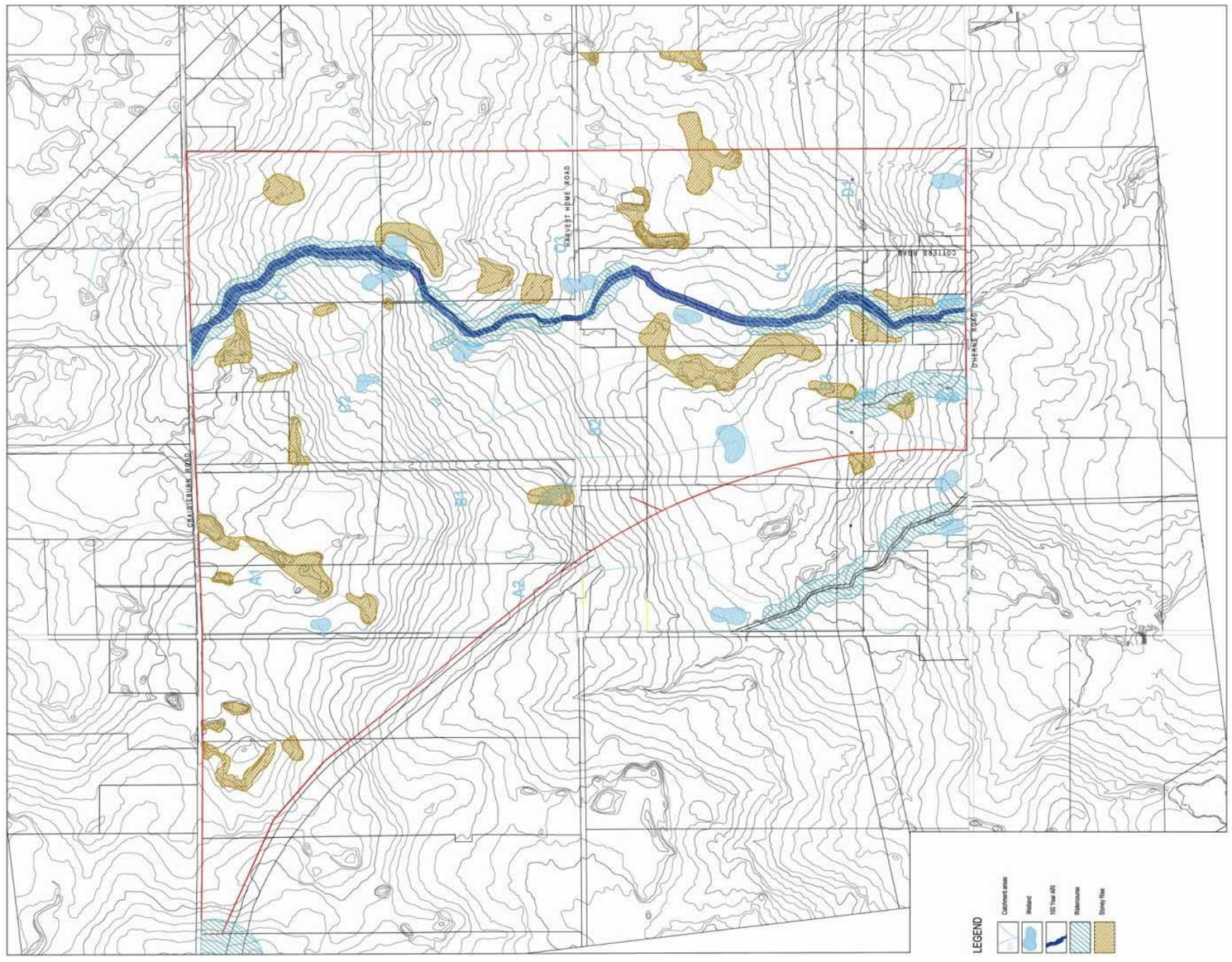
The parent geology is basalt, which produces soils that are high in clay content, fertile and often seasonally waterlogged in flat, low lying situations. Although variable across the subject land, there is a high presence of surface rock as well as indications of shallow sub-surface rock.

Aurora is located in the upper reaches of the catchment of Edgars Creek which runs north-south through the centre of the subject land. Edgars Creek is part of the larger Merri Creek Catchment. Merri Creek is approximately 2 kilometres to the west of the Craigieburn Bypass.

The form and intermittent flow rates of Edgars Creek are typical of the watercourses that run through much of the western volcanic plains. Within Aurora, Edgars Creek is an ephemeral waterway with highly intermittent flow levels resulting from the relatively low rainfall levels of the district, the location of the subject land at the top of the limited catchment of Edgars Creek and the mostly gentle slope characteristics of the subject land and surrounds. It is only slightly incised into the landform for most of its length within the subject land and therefore, only a few locations exhibit a strong creek form.

Throughout most of the year, Edgars Creek is a dry, shallow and ill-defined creek bed with occasional ephemeral pools. Several small and ill-defined tributaries of Edgars Creek are also found in the western portion of the subject land. Portions of Edgars Creek have been channelled and redirected, such as a section south of Harvest Home Road where the Creek bed has been channelled into a straight line through very flat land. There are also a number of small dams located on the subject land.

Generally, the drainage of the subject land is not highly concentrated into depressions or gullies and consists mostly of 'sheet flow' to the south.



Topography, Soils and Drainage

Places Victoria

2.2.2 Landscape and Visual Character

The majority of Aurora has been cleared and grazed. There are a number of prominent stands and individual specimens of River Red-gums (Eucalyptus camaldulensis) and other indigenous tree species, especially in the north west of the subject land. Many of the remnant River Red-gums are hundreds of years old and contribute to the sense of place and local character. The recent years of drought however, have caused deterioration in the condition of the trees.

The stony rises are important visual elements that also contribute to a sense of place. The stony rises are considered to be the source material for many of the dry stone walls and stone buildings of the district. Apart from their visual features and importance as flora and fauna habitat, some of these stony rises contain sites of Aboriginal importance.

The open character of the subject land provides the following long distance views from the higher areas.

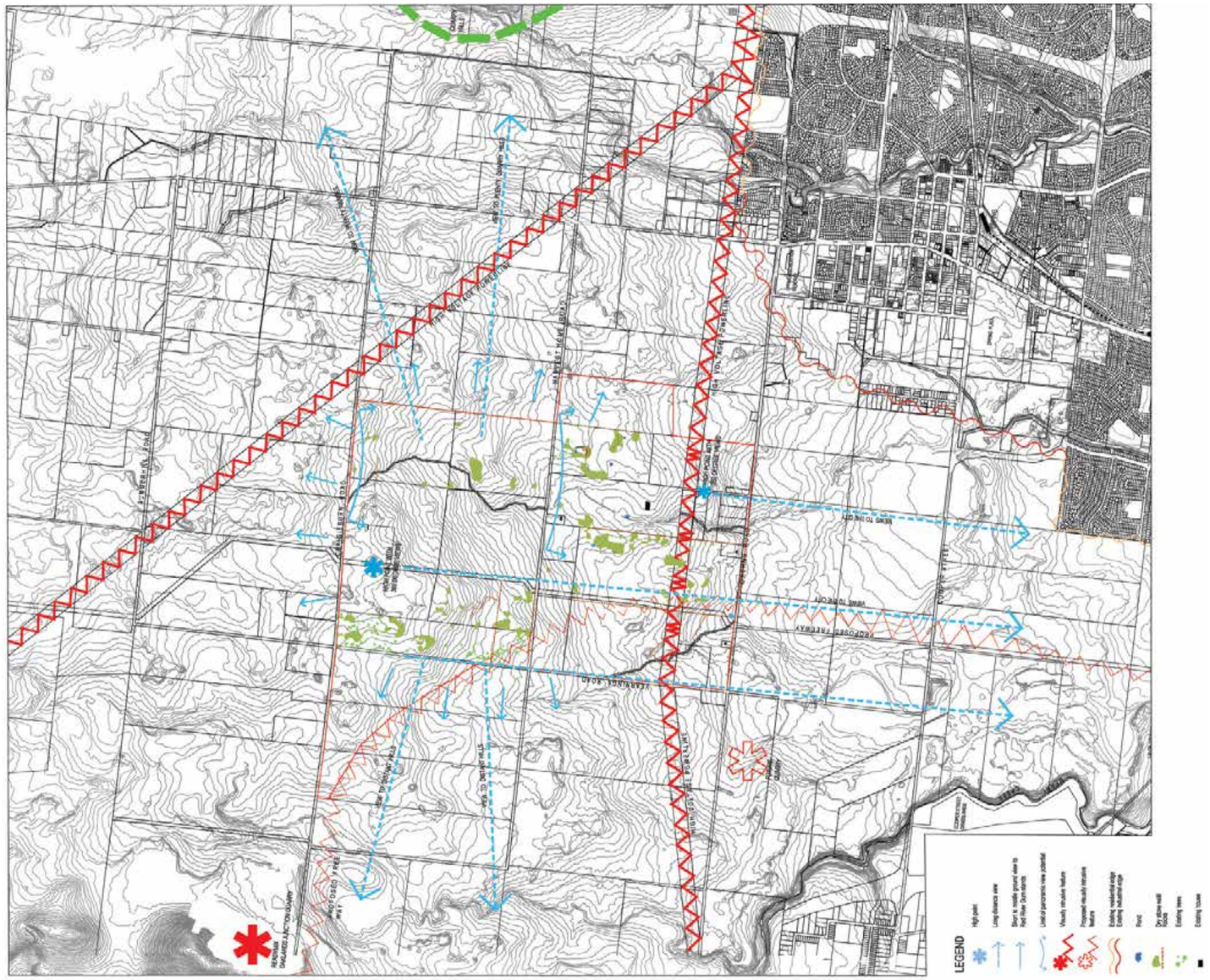
- Plenty Ranges to the north.
- Quarry Hills to the east.
- Dandenong Ranges to the south east.
- The skyline of the central activities district to the south.
- Macedon Ranges to the west.

The views to the skyline of the Melbourne central activities district are particularly attractive, with the rural foreground providing somewhat of a screen to the industrial land to the south. Many of the above long distance views will be limited once development of the subject land occurs. Conservation public open space, Edgars Creek and the street alignments will then provide important opportunities for distant views.

A number of complexes, incorporating a variety of farm buildings, dry stone walls and pockets of exotic vegetation, contribute to the historic character of the subject land and can provide strong visual elements in the landscape. Stands of pines, peppercorns and other large exotic trees create visual highlights around the existing and former farm complexes.

Powerlines extend east-west through the southern portion of the subject land. While the towers and cables are visually dominant at close range, they are less obtrusive when viewed from the north as the foreground to the distant views to the skyline of the Melbourne central activities district.

Places Victoria



Landscape and Visual Character

Places Victoria

2.3 CULTURAL HERITAGE

A summary of the detailed assessment undertaken by Biosis in relation to both Aboriginal and European History on the Development Plan is provided in **Appendix G**.

3 ASSESSMENT OF SERVICES AND FACILITIES NEEDS

Places Victoria

3.1 LAND BUDGET

The land budget for Aurora is described in the table below. It is acknowledged that the outcomes associated with preparation of flora, fauna and habitat hectare assessments may reduce the assumed development potential of the land holdings not surveyed for flora and fauna values.

	Land Area (ha)
A - Division Area (All land holdings)	**592.37**
B - Encumbered Land	**114.31**
Power Easement* (includes 2.76ha retarding basins)	13.81
Gas Easement* (land within POS)	1.64
Edgars Creek* (includes 1.91ha retarding basins)	21.58
Retarding Basins	1.11
Conservation Areas	57.43
Gas Easement (remainder not in POS	5.96
Land for Arterial Road Widenings not required for ADP2 (All)	3.47
Transit Corridor	9.31
Gross Developable Area	**478.06**
C- Unencumbered Open Space	**50.31**
POS Passive/Unstructured Rec	31.17
POS Active/Structured Rec	19.14
Net Developable Area	**427.75**
D - Community Facilities	**21.05**
Educational Facilities	20.65
Library	0.40
E - Community Activity Centres	**1.60**
Gross Residential / Commercial Area	**405.10**
F - Approximate Number of Dwellings	**7292**
G - Approximate Projected Total Population	**21,889**

*Land may be developed for public open space purposes subject to the approval of the responsible authority

3.2 POPULATION

Aurora (including Section A) has an expected yield of approximately 8500 dwellings. Based on the population projections of the Department of Sustainability and Environment and the demographic trends of adjoining suburbs, the average household size is anticipated to range from 2.9 to 3.1 people per household, translating to an expected maximum population of approximately 25,000 people at Aurora.

Places Victoria anticipates that a significant proportion of the population of the subject land will be drawn from the primary catchment areas of Preston, Fawkner, Reservoir, Bundoora, South Morang, Epping, Lalor, Mill Park and Thomastown and has used the demographic trends in these areas as a partial indicator of the future demographic profile of Aurora. The sustainability features and range of dwelling types proposed in Aurora however are also expected to attract people from outside the primary catchment area. This group will represent a wider cross section of the new housing market and provide a more balanced mix of households than has been the case typically in the outer suburbs.

3.3 HOUSING

In May 2014 the State government released Plan Melbourne, which is its metropolitan planning strategy to guide Melbourne's growth to 2050. At a strategic level Plan Melbourne highlights the need to encourage greater levels of affordable housing with a focus on encouraging the integration of social and affordable housing options within major-urban developments and growth area housing developments. Plan Melbourne Initiative 2.1.4 states the following:

- *Develop More Diverse Housing in Growth Areas.*
- *To accommodate a changing population and to assist affordability, a range of housing types need to be provided in Melbourne's newest suburbs.*

The proportion of households living under some degree of housing stress continues to grow, with those households living in outer suburbs particularly subject to such stress. While dwelling prices in the outer suburbs are more affordable than those in the inner suburbs, the accessibility to services and facilities is generally restricted. The cost of transport, in particular running one or more vehicles, to meet basic needs such as work, education and obtaining food, precludes other uses for a portion of the household budget and contributes to stress. A development that provides convenient and attractive walking / cycling distances to meet basic needs will reduce the costs associated with transport and hopefully household stress.

There will be a sustained growth in demand for dwellings to meet the needs of a wide variety of family and individual living arrangements. Places Victoria recognises that the downward trend in household size does not always translate into a demand for smaller dwellings. For example, a non-custodial parent may form a one person household for the majority of the time but require additional bedrooms to accommodate children who visit regularly. Likewise, older adults are likely to prefer additional bedrooms to accommodate for example, alternative uses, visiting grandchildren or to provide for the contingency of a future live-in carer (permanent or respite).

Greater dwelling choice, including smaller dwellings, also creates the opportunity for existing family and social networks to remain intact by encouraging the families and friends of the traditional occupiers of new developments - young couples and families - to join them. This contributes to the social and cultural diversity aspects of sustainability.

Places Victoria

3.4 SOCIAL INFRASTRUCTURE

The provision of social infrastructure within the Aurora Development Plan Part 2 area was undertaken as part of the original assessment of the Development Plan.

The detailed outcomes of this assessment are provided in **Appendix H**.

In summary, the following social infrastructure is planned for within the APD2 area:

- Three Community Activity Centres, with the provision of a fourth if required;
- Three State Government primary schools;
- One State Government secondary school;
- Two independent primary schools; and
- A walking and cycling network linking key facilities and services.

A Community Development Strategy (CDS) will also be undertaken by Places Victoria in conjunction with Council and other relevant service providers.

3.5 RETAIL AND COMMERCIAL

The projected trade areas for retail and commercial facilities within Aurora as defined in MacroPlan Dimasi's 2012 report is demonstrated in the map on the following page. Four distinct sectors have been established for the purpose of this analysis, being:

- Aurora North
- Aurora South
- Lyndarum, comprising the existing Lyndarum Town Centre and future Epping
- North East Town Centre; and
- Wollert.

The sectors for Aurora North and Aurora South have been established as the likely future trade areas for each of these centres. The Lyndarum Sector to the east contains both the existing Lyndarum Neighbourhood Centre, and the planned Epping North East Neighbourhood Centre both of which will contain a single supermarket.

The Wollert sector to the north comprises the Wollert Precinct Structure Plan area, which is currently under preparation. The Wollert precinct has been excluded from the future catchment of Aurora and it is anticipated that the Wollert MTC, and a supporting network of Local Town Centres will provide an appropriate level of retail facilities to support this future community of in excess of 33,000 people.

Similarly, the future population at Wollert has not been relied upon to support future retail facilities within Aurora. A variety of retail and commercial facilities will be required to serve the residents of Aurora as there are no existing retail facilities within the primary sector of the projected Aurora trade area. In addition to the sectors outlined above, strong competition exists on the fringes of the projected Aurora trade areas, particularly from Epping Plaza and Westfield Plenty Valley, the two existing subregional centres in the region. Other potential competing centres include Greenbrook Shopping Centre, Lalor Shopping Centre, Campbellfield Kmart Centre, Roxburgh Park Shopping Centre, Cragieburn Plaza and Cragieburn Town Centre.

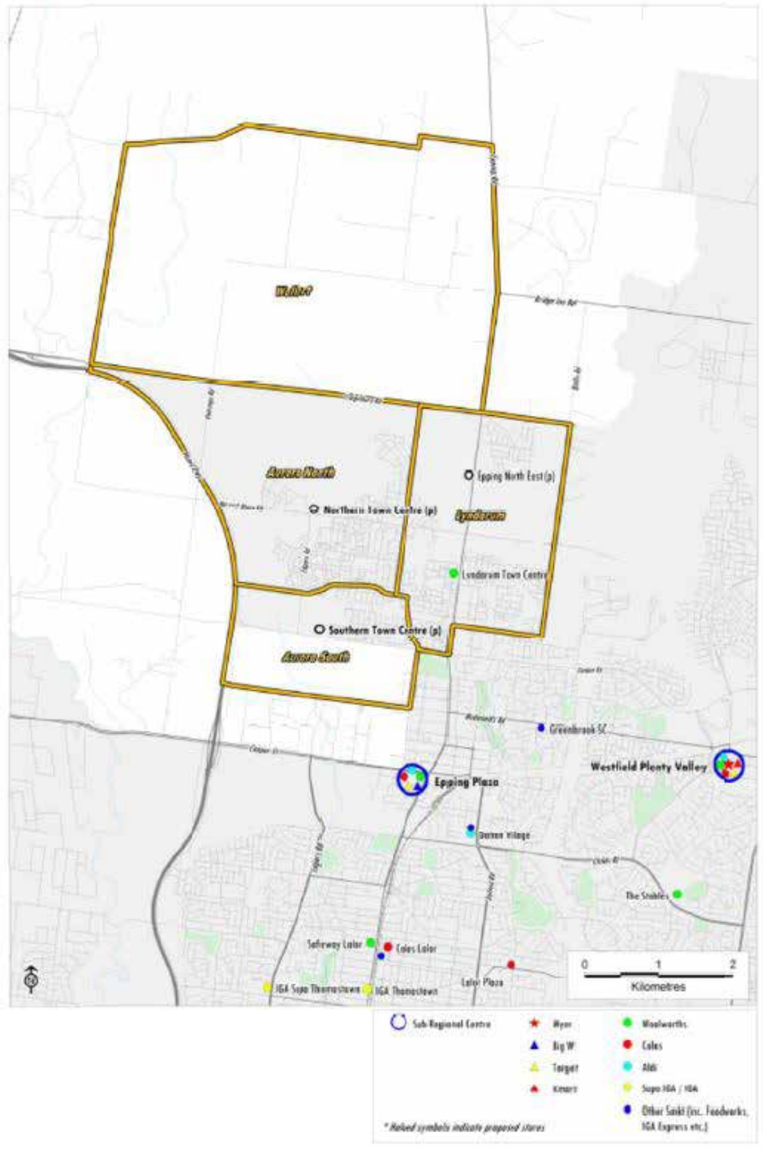
Despite the advantages of anticipated strong population growth and good road access in the Aurora location, the quality of retailing, both in terms of the physical fabric of the Town Centres as well as the type of tenants in the centres, will need to be high for the centres to thrive against retail competition located just beyond the projected primary trade sectors.

The MacroPlan Dimasi report recommends that the full development of Aurora will support the following hierarchy of retail facilities:

- A northern primary activity (town) centre of approximately 21,500 square metres of retail floorspace. This centre is likely to ultimately include two supermarkets and a discount department store, and additional retail and non-retail specialities. It was anticipated that by 2015, the population level would be sufficient to support a large neighbourhood centre of 6,500 square metres, anchored by a full-line supermarket. The second stage of development of the centre could be supported by 2021, expanding the centre to its ultimate size.
- A southern Town Centre comprising approximately 8,500 square metres of retail floorspace. This centre will accommodate a full scale supermarket, and additional retail and non-retail specialities, as well as significant commercial and potentially bulky goods retail focused around the Edgars Road and O'Herns Road intersection.
- A number of local activity (small convenience) centres to provide for the convenience based shopping needs of residents in the immediate vicinity. The MacroPlan Dimasi Report recommends that approximately 5,000 square metres of retail floorspace be allocated to such centres throughout the Lyndarum, Aurora North and Aurora South sectors.

The ADP2 also outlines areas for secondary Activity Centres in the land north of O'Herns Road, and south of the Power Transmission Line easement which runs through the south of Aurora.

These precincts create the opportunity for a mix of highway- based commercial uses to establish along O'Herns Road, and a mixed-use business park precinct to be developed to complement the southern Town Centre, and surrounding medium density residential development which has already commenced development.



3.6 TRANSPORTATION

Traffic and transportation needs have been considered as part of the original assessment of the Development Plan. Background of these needs is shown in Appendix I. Updated traffic modelling will be required for all major developments and subdivisions within the ADP2 area to reflect the extension of the Urban Growth Boundary to the satisfaction of the Responsible Authority.

In summary, the following key transportation projects are proposed in ADP2:

- Extension of the Epping Rail line from Lalor to Aurora with the future extension through to Wollert and possibly Donnybrook is planned
- Access onto the Craigieburn Bypass at O'Herns Road, along with the existing interchanges already constructed
- Extension of Edgars Road from Cooper Street through to Craigieburn Road.

3.7 ENGINEERING INFRASTRUCTURE

3.7.1 Water Supply

It is understood that all of the existing dwellings on the subject land rely either on rainwater tanks or small diameter private main extensions for water supply. A new water main in Harvest Home Road will supply reticulated water to meet the requirements of Aurora.

3.7.2 Drainage

As noted previously, Edgars Creek is an ephemeral stream that flows through Aurora from north to south. It is ill-defined in some sections and has been badly degraded. There are several natural minor tributaries, the most significant of which are the Edgars Creek Western Tributary and the Eastern Tributary. Some of the tributaries have been modified over time by the land owners to suit specific requirements however, none of these works will form part of the proposed drainage scheme.

3.7.3 Sewerage

The main constraint to the development of Epping North has been the lack of sewerage infrastructure. The metropolitan sewerage system has been extended progressively outward from the Melbourne central activities district. These extensions, which were planned and designed about 50 years ago, did not anticipate that urban growth would extend as far as it has done. As a result, the capacity of the system at the fringes of urban growth is limited. The implication of continuing to add more development to the existing sewerage infrastructure is a higher potential for sewage spills to the environment.

A sewerage infrastructure strategy has been finalised for Epping North. The design of the critical components is underway with construction anticipated to commence in 2005. The sewage and recycled water treatment facility on the south side of Craigieburn Road East, west of the Craigieburn Bypass, and associated reticulation will be of sufficient capacity to meet the requirements of Aurora.

3.7.4 Other Services

Telecommunications and electricity are available to the existing dwellings on the subject land but are of limited capacity. Provision has been made for telecommunications and electricity to be upgraded to Section A (the ADP1 area) of Aurora. Mains gas is available in O'Herns Road and Harvest Home Road. All of the above services will be of sufficient capacity to meet the requirements of Aurora.

Places Victoria

4 GUIDING PRINCIPLES

Places Victoria

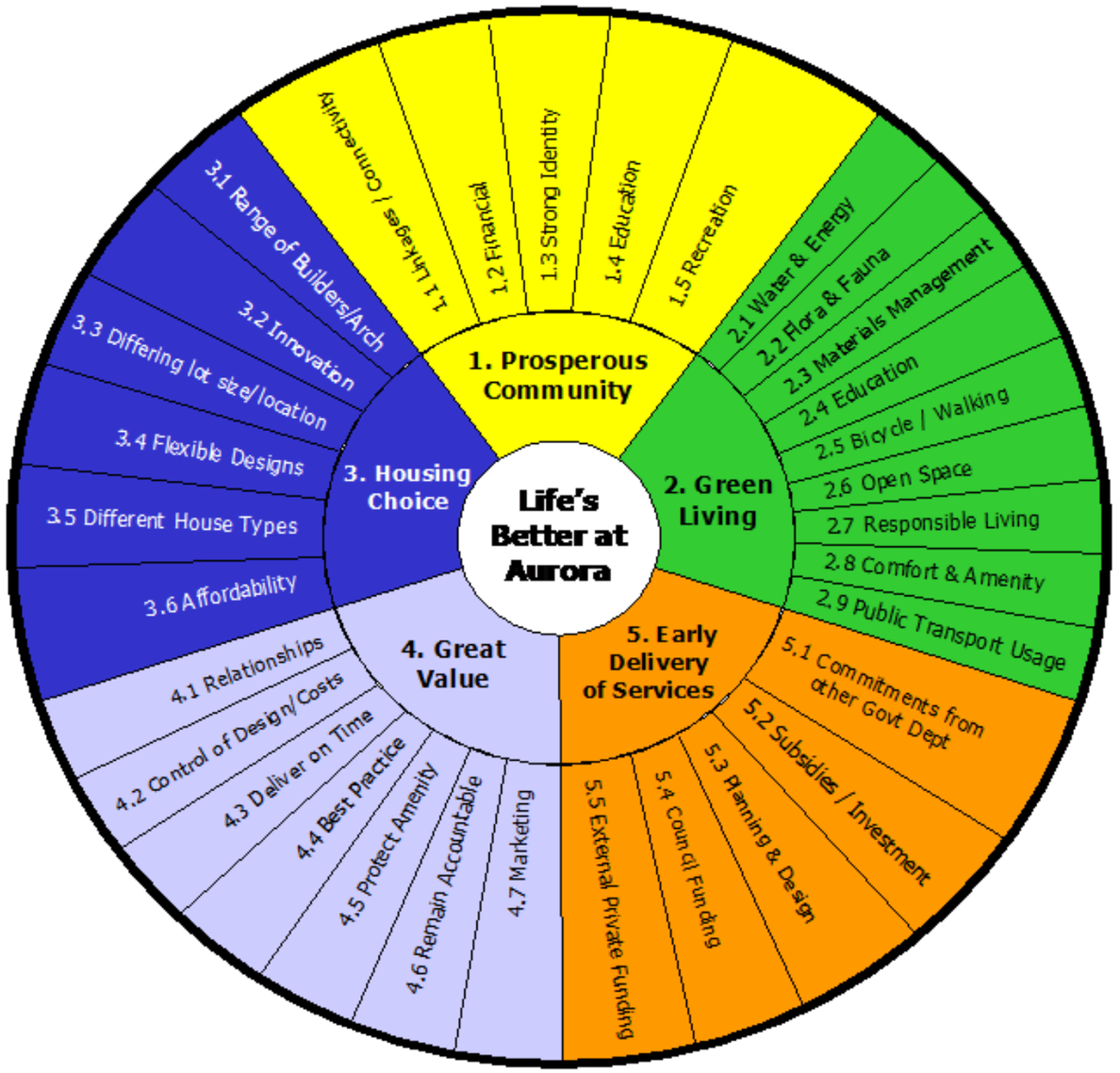
Places Victoria

4.1 GUIDING PRINCIPLES

The Places Victoria project team are committed to the following guiding principles for Aurora:

- prosperous community;
- green living;
- housing choice;
- great value;
- early delivery of services.

The following chart summarises the meanings of the guiding principles and the actions required to deliver each principle.



Places Victoria

5 DEVELOPMENT PLAN OBJECTIVES AND RESPONSES

Places Victoria

5.1 SUBDIVISION DESIGN AND LANDSCAPE CHARACTER

5.1.1 Objectives

The functions of Places Victoria , as described in the Victorian Urban Development Authority Act 2003, include "to *promote best practice in urban and community design and development, having regard to links to transport services and innovations in sustainable development.*" (Section 7(1)(d)).

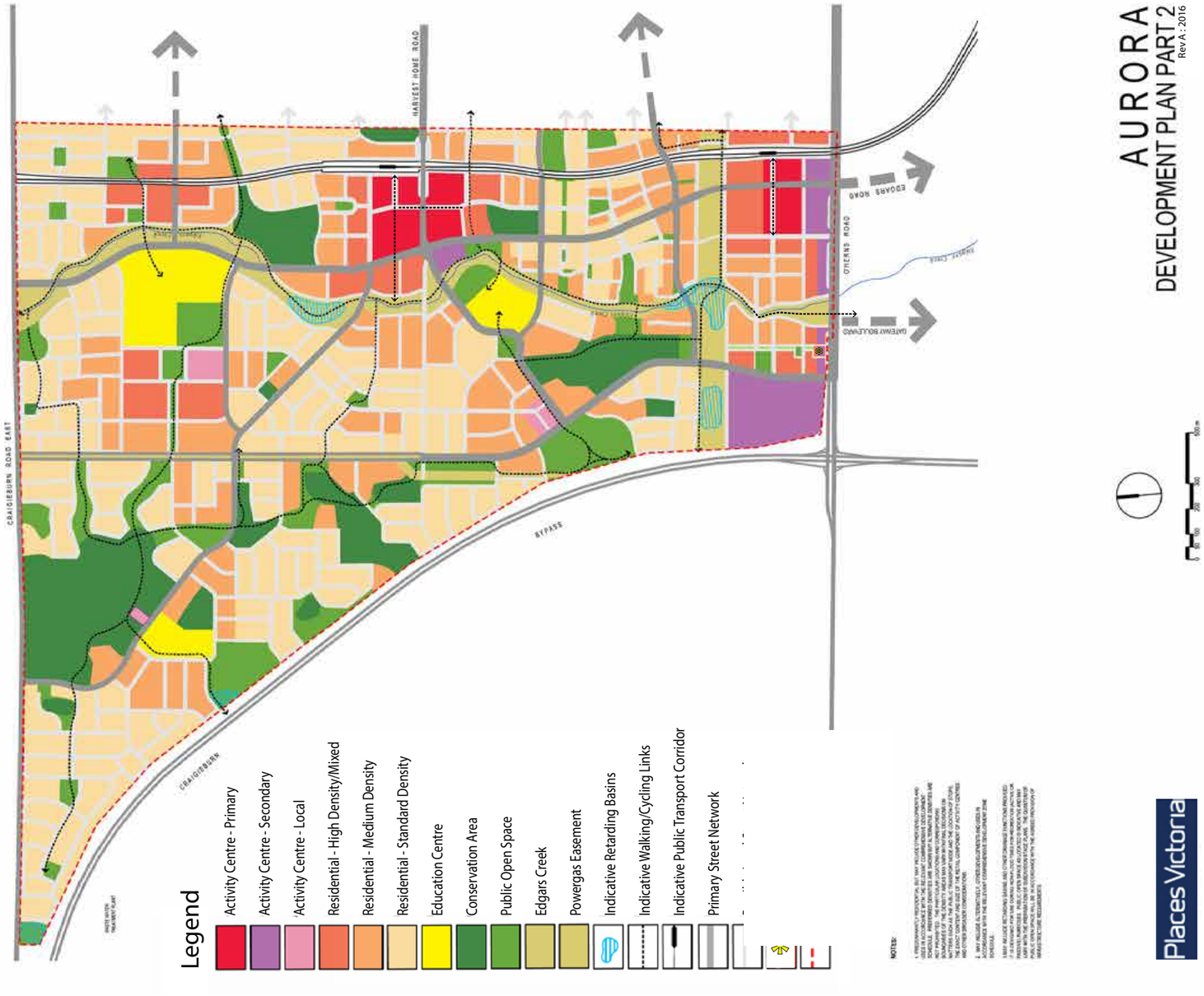
The urban design of Aurora is guided by the following principles of sustainable urban development. The development:

- is dense enough to promote mixed use and is walkable enough to support a good, reliable public transport system;
- provides a range of housing options;
- provides accessibility for all ages and abilities and promotes a healthy lifestyle through design which encourages walking and social interaction and allows for participation by all in the knowledge economy;
- provides locally-based employment opportunities;
- is sensitive to the local environmental and cultural values from which it derives its sense of place;
- is solar-oriented and uses both passive and active solar design principles;
- has high quality landscape treatment of the public realm including 'streets' not roads.

5.1.2 General Urban Design Response

- The general urban design response of Aurora to the above principles is as follows. The detailed design of Aurora will provide more specific responses to those principles.
- The dwelling density at Aurora will be significantly higher than 'conventional' subdivisions in the outer areas of Melbourne. Targets of 14 lots per hectare will apply in conventional residential areas , 20 lots per hectare will apply in medium density residential areas and 27 lots per hectare in high density residential areas.
- The overall density at Aurora will be significantly higher than 'conventional' subdivisions in outer areas of Melbourne. With research showing that the population density required to support high quality public transport is in the order of 50 people per hectare, the net dwelling density in Aurora will be around 19 dwellings per hectare to facilitate opportunities for high quality and sustainable public transport.
- Aurora will comprise a number of subtly discernable districts based on natural features, open space treatment, plan form, and architectural character. Each district will have a 'core', such as a local activity centre, around which higher density development will be constructed.
- The urban form will support 'walkability' by providing higher density development closer to the primary activity centres, as well as being extremely 'permeable' to pedestrian travel.
- The proposed lot mix will range from approximately 180 to 650 square metres, with encouragement for a range of housing options. In some particular areas, such as around town centres and public open spaces, it is intended to provide alternative dwelling types, including apartment-style housing, at a denser level than that noted above. A small number of larger lots are also envisaged. This range of lot sizes and densities will reinforce the range of housing options throughout Aurora.
- High levels of accessibility will be provided throughout Aurora, with the permeability and density of the urban form promoting walking and cycling.
- Subject to detailed design and feasibility, it is intended to provide a fully connected and 'wired' Aurora, including its own community intranet.
- Employment opportunities will be available within the Cooper Street Employment Area to the south, as well as in the town centres and commercial precinct proposed for Aurora.
- The environmental and cultural values of the subject land will be protected and reinforced. The sites of greatest ecological value will be protected. Cultural heritage elements such as Aboriginal archaeological sites, dry stone walls, historic buildings and homestead vegetation will be integrated into the design as far as possible to reinforce the unique sense of place of the subject land.
- The north-south grid of streets will maximise the potential for solar access, while a commitment to a minimum six-star energy rating for dwellings will ensure active and passive solar technologies are adopted.
- The landscape throughout the public realm of Aurora will be of high quality and incorporate a range of environmentally sensitive initiatives, including a high level of native species and water sensitive urban design.

Places Victoria



AURORA
DEVELOPMENT PLAN PART 2
Rev A : 2016

Places Victoria

Places Victoria

5.1.3 Subdivision Design

(a) Street Orientation

The overall street orientation of Aurora is based on a loosely defined north-south / east-west grid with minor deviations to accommodate a range of natural / cultural features and to facilitate traffic movement to the town centres. This approach to the street network provides:

- strong interconnectedness to allow maximum choice of routes through the neighbourhoods;
- highly integrated streets to distribute local traffic;
- neighbourhoods that are integrated with surrounding ones, creating the opportunity for strong neighbourhood social connections to occur;
- maximum solar access for the lots and dwellings;
- interesting highlights in the urban form where the street pattern deviates from the grid.

The grid proposed provides the framework for a broad range of lot sizes and types, including lots with front and rear vehicle access.

(b) Arterial and Neighbourhood Connector Streets

The arterial and neighbourhood connector street network of Aurora is a loose grid generally spaced between 600 and 900 metres.

There are three east-west arterial streets - Craigieburn Road East, Harvest Home Road and O'Herns Road. Craigieburn Road East and O'Herns Road provide connections to the regional road network to the east and west, while Harvest Home Road will terminate east of the Craigieburn Bypass. Harvest Home Road is an important secondary arterial however, as it will connect Aurora and any development to the east to the northern primary centre at its intersection with Edgars Road. West of Edgars Road, Harvest Home Road will deviate to the south west to create a direct connection to the local activity centre at the intersection with Scanlon Drive.

There are two north-south arterial streets - Edgars Road and Scanlon Drive - that connect Craigieburn Road East and O'Herns Road. At the southern end, Edgars Road deviates from the alignment proposed through the Cooper Street Employment Area to facilitate a grade-separated crossing of O'Herns Road by the future railway line. North of Harvest Home Road, Edgars Road curves to the west to avoid a stony rise and maximise the opportunity for high density, mixed uses to surround the northern town centre. Between Craigieburn Road East and Harvest Home Road, Scanlon Drive aligns with the easement associated with the transmission gas main.

There are two north-south and two east-west neighbourhood connector streets between Craigieburn Road East and Harvest Home Road. There are three east-west neighbourhood connector streets between Harvest Home Road and O'Herns Road. These streets connect the neighbourhoods, help to distribute traffic more evenly through the subject land and provide east-west access to the education centres.

In the north west of Aurora, a diagonal neighbourhood connector street extends along to the edge of the conservation area, crosses Scanlon Drive and connects to the northern primary activity centre. An east-west neighbourhood connector street in the north east provides a direct link between Aurora and the Epping North East Local Structure Plan area. An east-west neighbourhood connector street in the south east of the subject land provides a connection between the future development in the ENLSP area and the southern primary activity centre, through Section A of Aurora.

(c) Access Streets

The finer grain of access streets throughout Aurora reinforces an overall north-south / east-west grid. Deviation from this grid occurs, as noted above, primarily to facilitate the retention of a number of natural features of the subject land, including:

- existing trees in the north west;
- a number of stony rises;
- the curved alignment of Edgars Creek;
- topographic changes.

The only other deviation of access streets from the grid is around the diagonal neighbourhood connector streets that lead towards the primary activity centres.

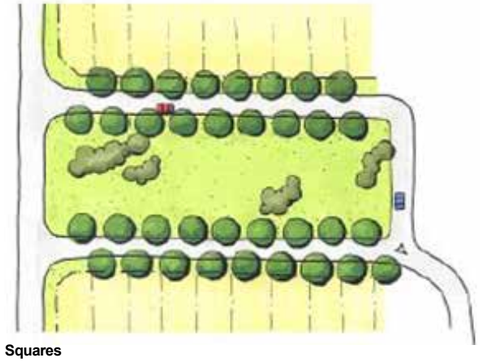
The access street network is generally comprised of 16 metres wide reserves and is designed to:

- accommodate pedestrians, cyclists and vehicles;
- provide for on-street parking;
- control vehicle speed by street length, on-street parking intensity and variation in width and alignment.

Within these broad parameters, a variety of access street treatments will be developed as part of the detailed design of each section and stage of subdivision. These treatments, which may include central medians, wider verges and swales, will create streetscape diversity in the neighbourhoods.

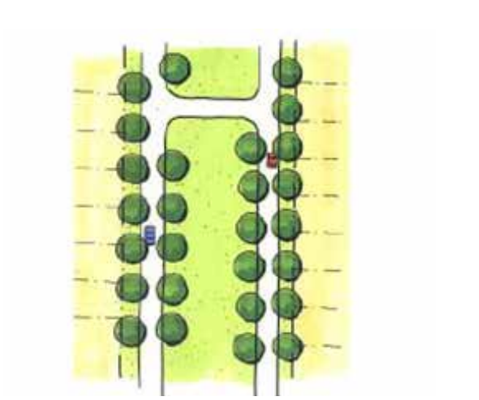
Closer to the town centres, a wider access street form is proposed within an 18 metres reserve. This street form allows for through traffic while accommodating parking on both sides of the street. The access streets also provide continuous travel links parallel to Edgars Road, particularly around the town centres.

All access streets within Aurora will provide footpaths on both sides of the street.



Squares

Small local open spaces



Generous Medians

Widened Road Reserves

Places Victoria

(d) Access Lanes

In a number of locations it is desirable and proposed to have housing forms with garages accessed from the rear of lots and consequently access lanes. The provision of access lanes creates the opportunity for higher order streets with streetscapes that are free of garage doors and driveway crossovers. This form of streetscape has the potential also for a higher level of passive surveillance due to the increased number of dwellings fronting each length of street.

While the density and urban design benefits of access lanes are clear, they will be designed carefully to ensure safety and security. The access lanes are relatively short in length and provide no 'hiding places' that would compromise personal security. Careful attention to lighting will ensure clear views at night through the access lanes.

The creation of garage-top housing, in the form of small studio apartments, will be encouraged along the access lanes, particularly on corner lots where the dwelling can contribute to the surveillance of the lane. These housing forms will provide greater dwelling choice at Aurora.

(e) Lot Sizes

As noted earlier, dwelling density is a critical issue in relation to sustainability, particularly to achieve high quality public transport provision. Aurora will provide higher densities (180 to 300 square metres) lots and apartment-style dwellings (100-150 square meters) within the walkable catchments (800 metres) of the primary activity centres , public transport stations / interchanges and district cores.

The dwelling density will decrease generally as the distance from the primary activity centres and stations / interchanges increases. The majority of lots will be in the range of 300 to 500 square metres, however there will be opportunity for smaller lots (180 to 300 square metres) to be located close to facilities such as public open space.

While the largest (500 to 1000square metres) lots will be interspersed throughout Aurora, they will be minimised within the walkable catchments of the town centres and stations / interchanges.

A diversity of lot sizes can assist in providing choice and consequently an opportunity for a variety of dwelling and household types.

(f) Lot Orientation and Dimensions

The quality of solar access to lots is determined strongly by the lot shape and orientation (and of course by building siting and design). The orientation has already been noted as being generally north-south or east-west but the shape and proportions of the lots will also respond to solar access requirements.

The detailed design of dwellings in Section A of Aurora has concluded that a six-star energy rating is best achieved on east-west lots for detached dwellings and north-lots for terrace and semi-detached dwellings.

The broad parameters that have been adopted in the creation of lots are shown below. The figures are indicative only and will be refined as part of the detailed design of each stage of subdivision.

Car parking to all dwellings will be provided in accordance with the requirements of the Scheme. Double garages at the main street frontage will be only provided generally where the lot width is 12.5 metres or greater. Single garages at the main street frontage will be provided generally where the lot width is less than 12.5 metres.

LOT ORIENTATION / TYPE	INDICATIVE LOT WITDH (metres)	INDICATIVE LOT DEPTH (metres)
North-south lot with front access (garage at main street frontage)	10.5+	25+ on north side 28+ on south side
North-south lot with rear access (garage at rear on access lane)	6.5 - 10.5 (minimum of 9.5 on corners)	30+ on north side 32+ on south side
East-west lost with front access (garage at main street frontage)	12.5+ (minimum 10.5 with single garages and duplex houses)	25-32
East-west lot with rear access (garage at rear on access lane)	Minimum 7.5 (minimum of 9.5 on corners)	30-32

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5.1.4 Landscape Character

(a) General Landscape Response

The local character of Aurora is greatly influenced by its natural and cultural landscape character elements. These elements will be incorporated into the landscape design, in order to help develop a local sense of place.

The sustainability objective of Aurora and the proposed dwelling density generates additional opportunities for the landscape character of the public realm, including the following.

- The ability to reuse and recycle water on the subject land will provide the potential through irrigation for greater species diversity and a verdant appearance during dry periods.
- Passive solar heating / cooling requires access for sunlight into rooms in winter and shade in summer. Effective capture of solar energy for conversion to electricity requires uninterrupted access to the sun throughout the day. This requires appropriate built form as well as the use of suitable street trees, which will influence the landscape character of the streets.
- Some locally indigenous tree species, such as River Red-gums, are not appropriate for use as street trees due to their scale, form and tendency to drop limbs. Other species have not had a proven track record in streetscapes or have not been grown commercially in the numbers required for a development the size of Aurora. It may be necessary therefore to use non-indigenous native trees and exotic trees in appropriate settings.
- Recycled or renewable materials and resources will be used in the landscape construction and represent sustainable materials with low embodied energy, low toxicity and the lowest discernible energy costs associated with transportation

(b) Arterial Streets

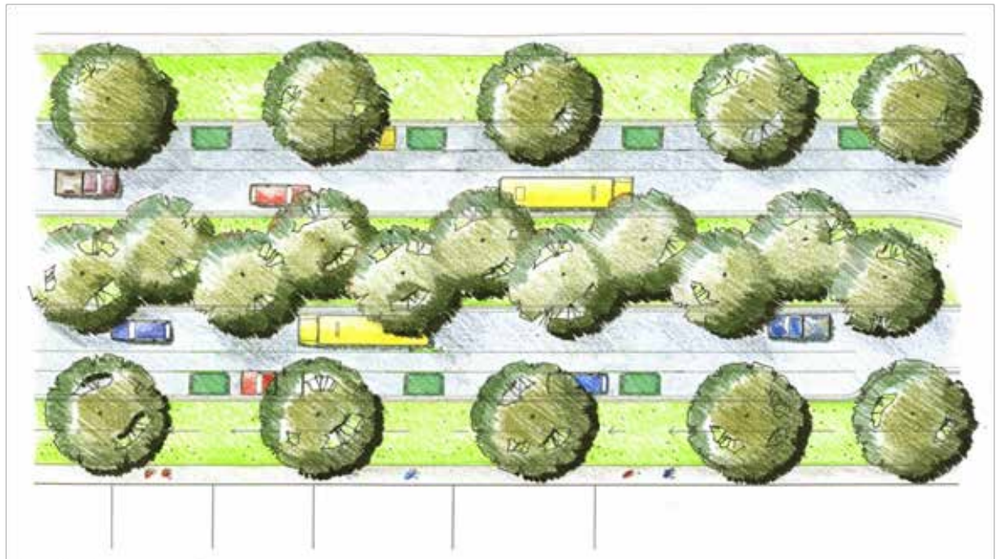
The intent of the landscape approach to arterial streets is to provide legible, clear pathways through and around Aurora for motorists, cyclists and pedestrians.

Central medians and wide verges provide the opportunity for strong avenue planting of native trees and Water Sensitive Urban Design (WSUD) treatments, where practicable. Deciduous trees may be used in the northern and southern town centres to provide greater solar access during winter. Indigenous shrubs, groundcovers and grass species may be used as accent plantings. In the town centres, a more urban form of streetscape will include hard-paved or gravel areas and the provision of street furniture and public art.

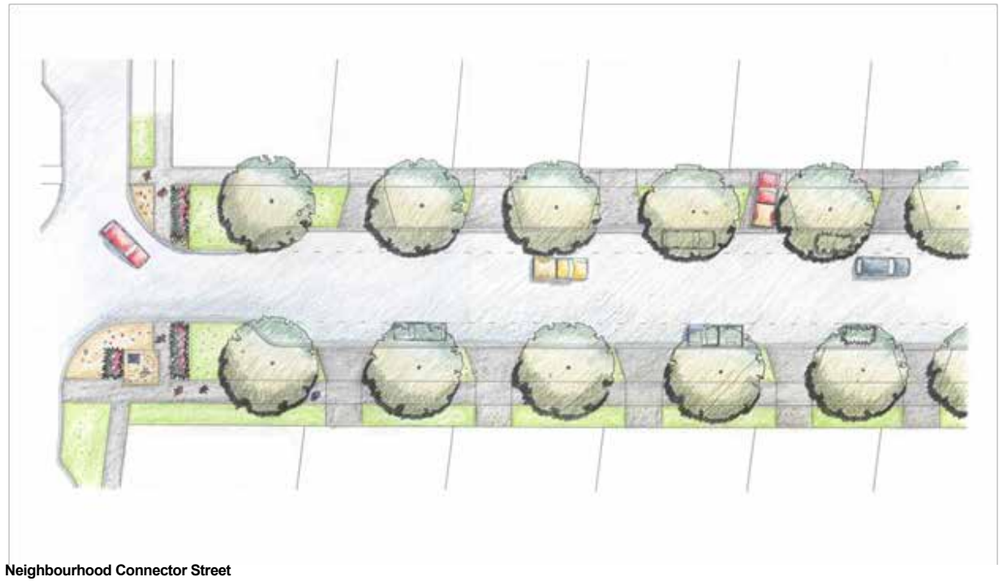
(c) Neighbourhood Connector Streets

The intent of the landscape approach to neighbourhood connector streets is to reinforce the hierarchy of street types at Aurora while providing flexibility in the design to respond to particular circumstances, such as wider footpaths near educational facilities.

There is the opportunity for strong avenue planting of native trees and the use of deciduous trees in the town centres. Indigenous shrubs, groundcovers and grass species may be used as accent plantings at key points. WSUD treatments may also require space for swales and drainage courses.



Arterial Street



Neighbourhood Connector Street

Places Victoria

(d) Access Streets

The majority of streets within Aurora will be access streets. The intent within these streetscapes is to provide a comfortable, domestic-scale landscape treatment where landscape and urban design cues will be used to alert motorists to slow down.

A relatively high density of street trees will be used in access streets with a variety of species to create a sense of neighbourhood identity and control the microclimate. The species will be predominantly non-indigenous native trees with the potential to use deciduous trees on east-west streets. Shrubs, groundcovers and grass species may be used as accent plantings and street furniture may be incorporated at key points.

As with the arterial and neighbourhood connector streets, WSUD treatments may also require space for swales and drainage courses.

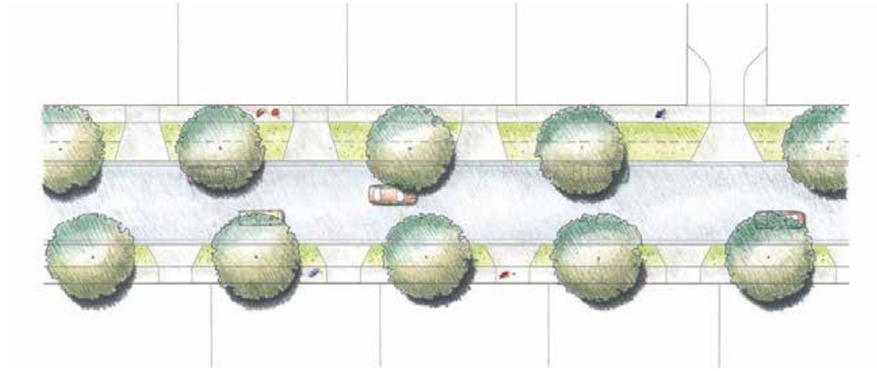
(e) Access Lanes

The intent of the landscape approach to access lanes is to provide clear and safe access for pedestrians, cyclists and motorists.

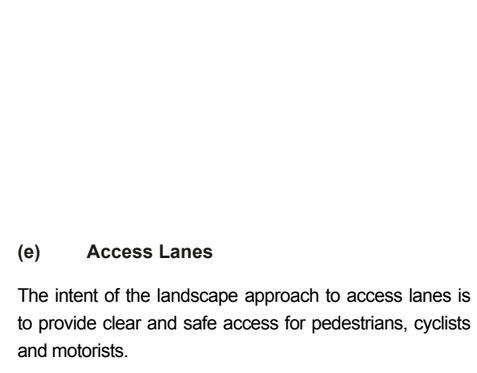
The access lanes will be paved predominantly but where space is available, small trees with robust ground covers or tufting plants around the base will be introduced to provide shade and visual softening.

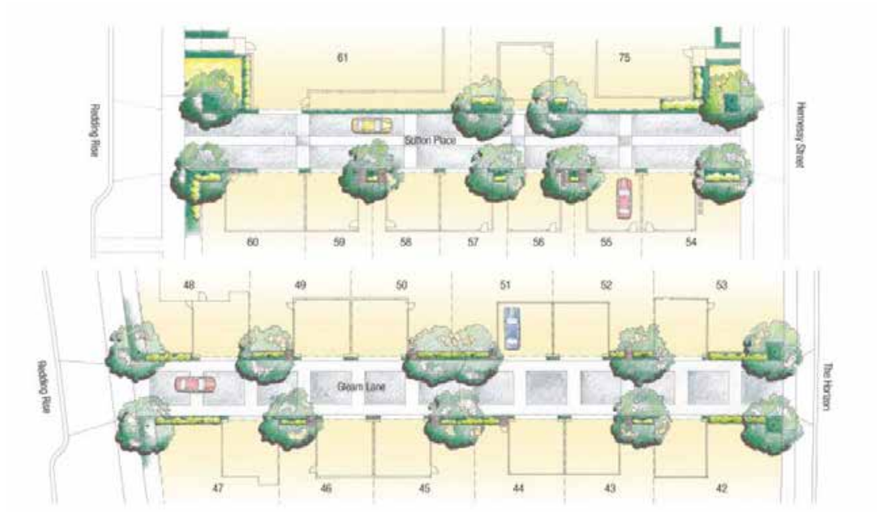
(f) Street Trees

The selection of particular trees for each stage of subdivision will be refined and reviewed over time. An indicative list of species is provided in **Appendix J**.



Access Street





Access Lane

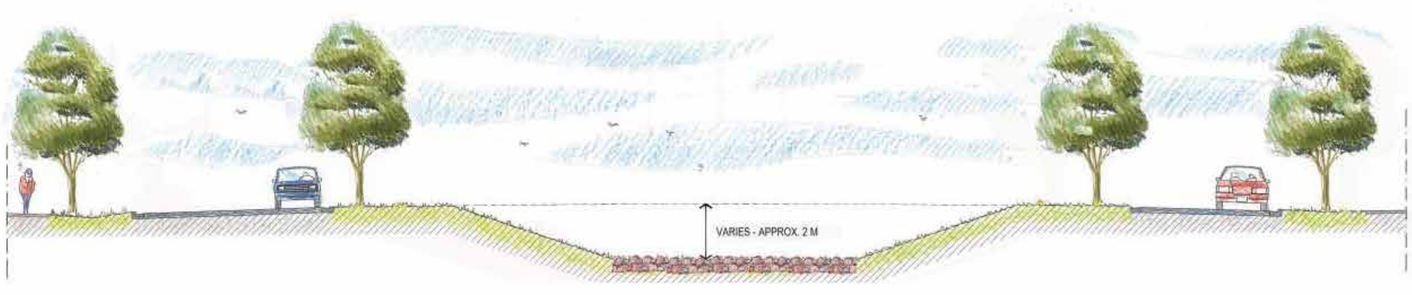
Places Victoria

(a) Public Transport Corridor

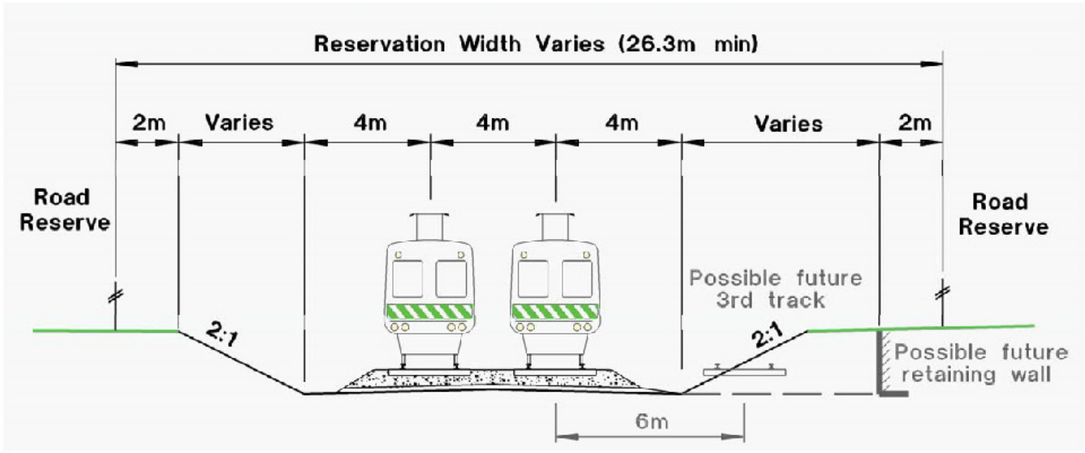
The intent of the landscape approach to the public transport corridor is to provide an attractive appearance until the railway line is constructed. Signs in the corridor will explain the future use of the land and that the landscape treatment is an interim solution.

The public transport corridor is 26 metres wide and abutted on both sides by streets for most of its length. An avenue of trees will be planted on each side of the streets with a grass 'median' in the centre.

The railway line is expected to be constructed approximately 2 metres below the abutting street levels. The landscape approach outlined above anticipates the retention of the avenues of trees, which may be quite mature when the railway line is constructed. The precise arrangement is subject to the agreement of the relevant Department of Infrastructure, in consultation with Council.



Public Transport Corridor



Typical Heavy Rail Cross Section

(Reproduced from 'Reservation of Land for the Epping North Transport Corridor", Department of Infrastructure, February 2007)

5.2 HOUSING

5.2.1 Objectives

The objectives of housing at Aurora are to:

- provide a greater level of housing diversity in order to facilitate a wider range of dwelling types, styles, forms and costs appropriate to the needs of the community and to maximise opportunities for entry into home ownership;
- provide a dwelling density to support more sustainable public transport and mixed use, walkable neighbourhoods;
- ensure that affordable housing, including rental housing, is integrated into Aurora and is well-located to public transport and other services;
- encourage architecture that reflects the overall sustainability objectives of Aurora while being flexible enough to evolve over time to incorporate future advances in technology;
- promote the delivery of well-designed, energy efficient housing that has low maintenance requirements and is cost efficient through its lifecycle;
- ensure that dwellings are flexible enough to adapt to the changing lifestyle preferences of the community;
- explore a range of tenure options with different housing providers, including the Office of Housing and community housing providers;
- ensure that dwelling siting and design is compatible with any Aurora design controls and guidelines.

5.2.2 Built Form

The proposed more traditional, 'inner urban' level of density means that the urban character of Aurora will be quite different from other developments in Whittlesea and on the fringe generally.

Another obvious difference in the urban character of Aurora will emerge from the philosophy that the overall 'look' must reinforce the commitment of Places Victoria to sustainability. This will result in all built form expressing a contemporary aesthetic, eschewing reproduction or period design to reinforce the difference of Aurora from other, less sustainable development periods.

An important component of the urban character will be the creation of 'sense of place' and individual identity throughout Aurora. A single builder will not 'build-out' Aurora so the built form will be diverse and will ensure that neighbourhood identity can develop as the suburb matures and evolves. Within this variety, it is the intention of Places Victoria to ensure high quality in the built form. A number of processes (refer Section 7 below) will be put in place to ensure a quality outcome.

5.2.3 Housing Tenure and Affordability

(a) Policy definitions and Applicability

Places Victoria defines affordable housing as "*well located housing that meets the needs of low income households (earning up to $60,000) in terms of cost, size, quality, security of tenure, safety and access to employment, services and facilities, and is available for purchase or rental without causing the household income stress.*"

City of Whittlesea Council adopted its Social and Affordable Housing Policy & Strategy 2012-2016 (SAHPS 2012) IN 2012. In it, affordable housing is defined as housing that is "appropriate for the needs of a range of low and moderate income households; and priced so that households are able to meet other essential basic living costs." Affordability of housing is an outcome of both the cost of housing (mortgage or rental payments) and the income of the household. Other costs associated with utilities, transport and adaptation are also important factors in determining affordability and which are set out in more detail in SAHPS 2012. Development proposals should make reference to SAHPS 2012 for further policy/guidance on benchmarking measures.

In addition to the above, reference should also be made to the following key documents as providing a framework for adaptable and accessible housing:

- City of Whittlesea's Disability Action Plan (2013-2016)
- City of Whittlesea Environmental Sustainability Strategy (2012-2022)
- Australian Network for Universal Housing Design and Rights and Inclusion.

(b) Places Victoria's Objectives

Places Victoria is charged under legislation to promote best practice in urban and community design and development, and its primary purpose is to demonstrate socially and environmentally sustainable urban development in its development of new communities across Victoria.

The functions of Places Victoria, as described in the Urban Renewal Authority Victoria 2003 include:

- to promote best practice in urban and community design and development in relation to the urban renewal projects, having regard to links to transport services and innovations in sustainable development (Section 7(1)(d))
- to promote housing affordability and housing diversity in relation to the urban renewal projects (Section 7(1)(f))

The Places Victoria Sustainability Charter – Creating Thriving Communities (2006) outlines the role of Places Victoria in demonstrating initiatives that will contribute to improvements in housing affordability and facilitating the delivery of housing that caters for the broadest range of households. Relevant objectives include the following:

- Demonstrating innovation in subdivision design and dwelling product development.
- Facilitating dwellings for purchase at low entry levels.
- Increasing the supply of affordable rental housing through innovative partnerships with the not-for-profit social housing sector and the Office of Housing.

Places Victoria intends to achieve the above objectives through the following contributions to improving housing affordability:

- Encouraging environmental and adaptable design to reduce the cost of dwelling construction and ongoing operating and maintenance costs.
- Partnering with government to achieve mixed income communities.
- Seeking partnerships with financiers to develop Shared Equity Home Loan products that increase access to home ownership.

(c) Community Development Plan/Strategy

The Aurora Community Development Plan or Strategy (CDP/S) to be prepared in conjunction with the City of Whittlesea and other service organisations, will include a housing diversity plan that will include the following range of actions for Aurora:

- preparation of an analysis of housing needs;
- provision of a diversity of lot sizes to encourage a range of housing options in response to the housing needs analysis;
- ensuring a proportion of dwelling and land packages are available and affordable for the target income groups identified in City of Whittlesea's SAHPS (2012);
- development of sustainable models for supply and management of affordable rental housing through partnership with at least one accredited non-for-profit housing provider.

The CDP/S will be produced prior to any further development occurring within any Primary or Local Activity Centre area.

Places Victoria

5.3 ENVIRONMENTAL CONSERVATION

5.3.1 Objectives

The objectives of environmental conservation at Aurora are to:

- comply with relevant State and Commonwealth government biodiversity legislation and policy;
- avoid or minimise adverse impacts on flora and fauna.

5.3.2 Compliance with Biodiversity Legislation and Policy Context

(a) Environment Protection and Biodiversity Conservation (EPBC) Act 1999

The Commonwealth EPBC Act applies to actions of significant impact on matters of national environmental significance on all land tenures, as well as actions on or impacting on the environment of Commonwealth land. Under the EPBC Act, actions (unless exempt) require approval from the Commonwealth Minister for Environment and Heritage if they have, may have or are likely to have a significant impact on a matter of national environmental significance, including species and ecological communities listed under the EPBC Act.

The following species listed under the EPBC Act have been found on the subject land:

- Matted Flax-lily, which is listed as 'endangered';
- Golden Sun Moth, which is listed as 'critically endangered';
- Growling Grass Frog, which is listed as 'vulnerable'.

Several other listed species have been recorded within 5 kilometres of the subject land.

Aurora will be referred at the appropriate time to the Commonwealth Minister for Environment and Heritage for a determination as to whether approval is required under the EPBC Act.

(b) Flora and Fauna Guarantee Act 1988

Under the Victorian Flora and Fauna Guarantee Act 1988 (FFG Act), a permit is required from the Department of Sustainability and Environment (DSE) in some circumstances to 'take' listed flora species, species that are members of listed communities or protected flora.

Plains Grassland and Plains Grassy Woodland are listed communities and occur on the subject land. Stony Knoll Shrubland (Grassland) may be considered a listed community under the broad definition of Plains Grassland. Many of the species recorded on Aurora are protected flora and one listed flora species - Tough Scurf-pea - was recorded. Two listed fauna species - Growling Grass Frog and Golden Sun Moth - were recorded on Aurora.

All the necessary approvals will be sought from the DSE in accordance with the FFG Act.

(c) Native Vegetation Management Framework in Victoria

Biodiversity policy has been adopted by the State government. Victoria's Native Vegetation Management: A Framework for Action (the Framework) provides a strategic framework for the protection, enhancement and revegetation of native vegetation across Victoria and is incorporated into the Scheme. The Framework is based on the principle that there should be a net gain in the extent and quality of native vegetation throughout Victoria so that there is "*a reversal, across the whole landscape, of the long-term decline in the extent and quality of native vegetation, leading to a Net Gain*." There is a three-step approach to ensure net gain as follows:

- avoid adverse impacts, particularly through vegetation removal;
- if impacts cannot be avoided, they should be minimised through planning, project design and management;

for unavoidable vegetation loss, develop appropriate offset options.

Under the Framework net gain losses and offsets are assessed in terms of:

- 'habitat hectares', which is a measurement of habitat quality and quantity;
- tree protection and / or replacement for the removal of large and medium trees;
- revegetation for land and water protection.

Offsets can be achieved by improvements in the quality or extent of native vegetation in a selected 'offset area'. The conservation significance of vegetation to be removed is taken into account when offsets are determined. Much of the native vegetation within Aurora meets the definition of high to very high conservation value under the Framework.

Biosis Research Pty Ltd has completed a net gain (habitat hectare) assessment of Aurora, including Section A (January 2007). The study identified approximately 33.2hectares of native vegetation, comprising Stony Knoll Shrubland/Grassland, Plains Grassland and Plains Grassy Woodland.

Three hundred and eleven 'medium' to 'high' indigenous canopy trees have been identified within the study area. Approximately 308 'small' trees are also present. ADP2 alone contains 141 'medium' to 'very large' indigenous canopy trees and 231 'small' trees. At least 80% of all trees within ADP2 will be retained.

Development of Aurora will necessitate the removal of up to 7.8 hectares of native vegetation, which translates to 2.0 habitat hectares. A gain of 3.3 habitat hectares would be required to full offset this loss, when the conservation significance of the vegetation is considered. The proposed management of 25.5hectares of retained vegetation within the identified offset areas is predicted to yield a gain of 5.0 habitat hectares over a ten year management period. Woodland reserves within ADP2 and on nearby Places Victoria land will satisfy the tree protection and recruitment requirements for unavoidable removal of indigenous tress.

An offset management plan is under preparation. This plan aims to:

- Protect retained native vegetation and habitats and indigenous flora and fauna species during development of Aurora and into the future;
- Permanently protect populations of threatened flora and fauna species;
- Through vegetation protection, conservation management and improvement in vegetation quality, achieve a vegetation 'gain' in accordance with the principles of the Native Vegetation Framework (NRE 2002).

Key principles of the plan include:

- The offset areas will be suitably protected to ensure their permanent protection by means of on-title agreement, zoning and/or overlay provision including tree protection measures where necessary;
- Perimeter fencing will be established and maintained;
- Grazing will be prevented unless necessary for ecological purposes;
- Weed levels will be managed so that cover does not increase beyond current levels, and high threat weeds will be managed beyond legal duty of care;
- Fallen timber, logs and organic litter will be retained;
- Rabbits and foxes will be controlled.

(d) Draft Port Phillip and Westernport Native Vegetation Plan

The Draft Port Phillip and Westernport Native Vegetation Plan (the draft NVP) has been prepared to facilitate a strategic and coordinated approach to maintaining the quantity and quality of native vegetation in the Port Phillip and Westernport region. The draft NVP describes the biodiversity values of the region and provides guidance to local government on how clearing applications should be assessed based on regional priorities.

Native vegetation on the subject land is included with Vegetation Management Units (VMU) which are a 'very high priority' for retention. The draft VMU proposes that applications for clearing in any VMU be refused except for projects of state significance as determined at Ministerial level.

(e) Whittlesea Planning Scheme

As outlined in Section 2.1.6 above, the Scheme includes Aurora in VPO2. A planning permit is required generally to remove, destroy or lop native vegetation in VPO2. A planning permit is also required generally to remove, destroy or lop native vegetation under Clause 52.17 of the Scheme. In the circumstances specified in Clause 66 of the Scheme, the Department of Environment, Land, Water and Planning (DELWP, formerly DSE) is a referral authority for such planning permit applications.

5.3.3 Environmental Management Plan

An environmental management plan (EMP) will be prepared for each subdivision section of Aurora in response to a subdivision permit condition. Each EMP will include the following items as applicable.

- Fencing and control of access by residents
- Protection of trees, and management of tree recruitment areas
- Control of biomass
- Weed management
- Protection of reserves during construction works
- Threatened flora management
- Threatened fauna management
- Planning, monitoring and reporting on works.

5.3.4 Habitat Links

At the local landscape level, the primary habitat link within Aurora is Edgars Creek. Edgars Creek will be developed as a major linear public open space 'spine' through Aurora. Road crossings will be designed to allow the movement of fauna, particularly the Growling Grass Frog, along the creek corridor. Landscaping works within the open space will be designed to complement the habitat and corridor values of the creek.

Where feasible, road reserves, parkland and the power easement will provide 'stepping stone' plantings of indigenous trees and shrubs.

5.3.5 Minimising Impacts on Flora and Fauna

Aurora has been designed to protect the sites of greatest ecological significance in conservation areas. These areas will also be managed to provide net gain offsets for any unavoidable losses of native vegetation. The range of uses for each space will be determined according to its ecological values and sensitivity to disturbances.

The change from low intensity farming uses to high density urban uses will result however, in a number of potential impacts on biodiversity during and after the construction phases. Many of the potential impacts can be mitigated.

The following table summarises the potential impacts, the mitigation measures likely to be adopted at Aurora and the probable impacts on conservation significance after the mitigation measures have been implemented.

Concept Plan Edgars Creek

Places Victoria

SITE	POTENTIAL IMPACT	MITIGATION MEASURES	PROBABLE IMPACTS AFTER MITIGATION
High quality stony rises	Continued degradation prior to construction.	Develop and implement interim management plan.	Low to moderate
	Accidental damage during construction phase.	Temporary protective fencing around stony rises. Implementation of 'ecological deposit' or fines to contractors for damage.	Low
	Active damage following construction from human activity.	Retain as 'no-go' areas, restricting or preventing access by the general public.	Low
	Continued general degradation (for example, weed invasion).	Implementation of management plan. 'Friends' groups.	Low to moderate
Larger, less intact stony rises	Continued degradation prior to construction.	Develop and implement interim management plan.	Low to moderate
	Accidental damage during construction phase.	Temporary protective fencing around stony rises. Implementation of 'ecological deposit' or fines to contractors for damage.	Low
	Active damage following construction from human activity.	Controlled public access.	Low to moderate
	Continued general degradation (for example, weed invasion).	Implementation of management plan. 'Friends' groups.	Low to moderate
Stands of mature River Red-gums	Continued degradation prior to construction, especially water-stress and over-browsing by possums.	Investigate, develop and implement management plan.	Low to moderate
	Accidental damage during construction phase.	Temporary protective fencing around stands. Implementation of 'ecological deposit' or fines to contractors for damage.	Low
	Active damage following construction from human activity.	Controlled public access.	Low
	Continued general degradation (for example, weed invasion and pest fauna)	Develop and implement management plan (revegetation, regeneration). 'Friends' groups.	Moderate

SITE	POTENTIAL IMPACT	MITIGATION MEASURES	PROBABLE IMPACTS AFTER MITIGATION
Small, isolated or degraded stony rises	Loss during development design.	If practicable, retain within public open space - conservation. Impacts and mitigation measures then as for high quality and larger stony rises. If not practicable to retain, investigate and develop plans for targeted flora and fauna salvage.	Low Moderate
Golden Sun Moth habitat	Loss of habitat during development design. Disturbance during breeding (mid November to end January). Change to habitat (for example, weeds, chemicals and hydrology).	Adjust public open space - conservation to encompass habitat around known populations. Further investigate potential habitat. Avoid construction in the vicinity at this time. Develop effective management plans including regular monitoring.	Low to moderate Low Low to moderate if successful. High if unsuccessful
Isolated live and dead trees	Loss during development design. Disruption of breeding of hollow-dependent fauna.	If practicable, retain within public open space - conservation Avoid removal of hollow-bearing trees during spring / early summer.	Low to moderate Low to moderate
Dry stone walls	Loss during development design. Accidental damage during construction phase. Removal of stones or damage to the walls following construction.	If practicable, retain within public open space - conservation If not practicable to retain, move stones to selected stony rises to enhance habitat values. Temporary protective fencing around walls. Implementation of 'ecological deposit' or fines to contractors for damage. Public education. Possible other techniques developed in conjunction with heritage experts.	Low Low to moderate Very low Low to moderate

Places Victoria

SITE	POTENTIAL IMPACT	MITIGATION MEASURES	PROBABLE IMPACTS AFTER MITIGATION
Edgars Creek	Creation of barriers to fauna movement.	Minimise number of road crossings. Consideration of the design of each crossing to optimise the passage of fauna along Edgars Creek. Develop bridges that facilitate fauna movements.	Moderate
	Disturbance during construction works	Promote best work practices. Develop and implement sediment control plan. Temporary protective fencing around Edgars Creek. Implementation of 'ecological deposit' or fines to contractors for damage.	Low to moderate
	Active damage following construction from human activity.	Controlled public access.	Low to moderate
	Continued general degradation (for example, weed invasion and pest fauna).	Develop and implement management plan (weed control, revegetation). Wetland creation.	Low to moderate
	Runoff of polluted water from urban development into creek.	Develop drainage management plan.	Low to moderate
Edgars Creek tributaries	Loss during development design.	If practicable, retain within public open space - conservation. Impacts and mitigation measures then as for Edgars Creek.	Low
		If not practicable to retain, enhance the ecological value of Edgars Creek within Aurora as compensation. Encourage improvements beyond Aurora.	Moderate
Farm dam	Loss of population (likely breeding) of nationally significant Growling Grass Frog.	If practicable, retain farm dam within public open space - conservation.	Low to moderate
		Create a series of wetlands designed to provide habitat for the species along Edgars Creek in close proximity to dam. Must be established at least two years prior to removal of dam to allow establishment of wetland vegetation.	Low to moderate
Mostly exotic grasslands used for agricultural purposes	Loss of locally common and artificial habitat used by open country species and species requiring large areas of habitat. Inevitable loss of some indigenous fauna species from subject land.	Enhance retained habitats elsewhere in Aurora as compensation.	Low to moderate

5.4 CULTURAL HERITAGE CONSERVATION

5.4.1 Objectives

The objectives of cultural heritage conservation at Aurora are to:

- comply with relevant State and Commonwealth government cultural heritage legislation and policy;
- avoid and minimise adverse impacts on Aboriginal and post contact places of cultural heritage significance.

5.4.2 Compliance with Cultural Heritage Legislation and Policy

(a) Aboriginal Heritage Act 2006

The Aboriginal Heritage Act 2006 provides for all Aboriginal cultural property (excluding human remains interned after 1834) relating to the past Aboriginal in Victoria. This includes individual artefacts, scatters of stone artefacts, rock art sites, ancient camp sites, human burials, scarred trees, ruins and archaeological deposits associated with Aboriginal missions or reserves. It can also include places with historical association with Aboriginal people or groups. The Aboriginal Heritage Act also establishes administrative procedures for archaeological assessments and the mandatory reporting of the discovery of Aboriginal sites and approval processes for disturbance or damage to Aboriginal places or objects through either cultural Heritage Permits, or Cultural Heritage Management Plans Aboriginal Affairs Victoria (AAV) part of the DPCD administers the Aboriginal Heritage Act.

The Aboriginal Heritage Act also provides for the establishment of Registered Aboriginal Parties (RAPs) who have the role of advising on matters of Aboriginal cultural heritage. The Wurundjeri Land Tribe and Compensation Cultural Heritage Council Incorporated has applied to be registered as the Aboriginal Party for the Melbourne Are, including Aurora. RAPs may also assess Cultural Heritage Management Plans and either approve or reject them. Provisions are also made for an appeals process.

Where part or all of any Aboriginal archaeological site is not to be retained, the necessary approvals to disturb the site will be sought from the Registered Aboriginal Party or in the absence of a RAP, from Aboriginal Affairs Victoria, before any action is taken.

(b) Heritage Act 1995

The Victorian Heritage Act 1995 details the statutory requirements for protecting heritage items including historic buildings and gardens, historic places and objects and historical archaeological sites and historic shipwrecks. A number of historical sites including farm ruins, artefact scatters and dry stone walls at Aurora are listed on the Victorian Heritage Inventory, established under the Heritage Act. Under the Heritage Act, consent is required for particular works or activities, including excavation, associated with an historical archaeological site, Heritage Victoria, part of DELWP, administers the Heritage Act.

All the necessary approvals will be sought from Heritage Victoria in accordance with the Heritage Act.

5.4.3 Minimising impacts on places of cultural heritage significance

(a) Aboriginal Sites

The Aboriginal archaeological survey demonstrated that the most significant sites (refer to **Appendix G, Section 1**) are located on the stony rises near watercourses. Very few artefacts were located outside these areas. The management objectives for Aboriginal sites are to conserve and retain as much as practicable of the evidence of Aboriginal occupation of Aurora and to conserve sites that demonstrate this presence. These sites will be retained in public open space with primarily environmental conservation or passive recreation use.

Places Victoria will develop and implement an archaeological management plan for the protection, conservation, interpretation and ongoing management of Aboriginal archaeological sites on the subject land.

Where erosion may be an issue, the Aboriginal sites will be revegetated with indigenous species. If artefacts are exposed, topsoiling will occur. This will be best achieved by using relocated turf from areas of native grasslands that may otherwise be destroyed. Construction of paths through the Aboriginal sites will be avoided or only constructed by building up on top of the natural surface - as opposed to excavating into the surface. Introduced materials such as scoria, crushed bluestone or granitic sand will be used to raise the paths above the natural surface.

Interpretation of the cultural history of the area will be carried out. This will be managed carefully so as not to identify the locations of Aboriginal artefacts, in order to prevent possible unauthorised removal or disturbance.

Both site restoration and interpretation programs will be completed in close consultation with Aboriginal communities.

As noted earlier, where part or all of any Aboriginal archaeological site is not to be retained, a consent to disturb the site will be sought from the Wurundjeri before any action is taken. A representative of the Wurundjeri and a qualified archaeologist will be present during the disturbance of these sites.

Portions of the subject land that are to be developed will be subject to an archaeological salvage, monitoring and recording program to recover any further Aboriginal archaeological material. This will take the form of sub-surface testing or a burn-off, if necessary, in areas of high archaeological sensitivity that have poor ground surface visibility or where sites may be covered by alluvium. If additional Aboriginal archaeological sites are identified as a result of these processes, they will be recorded and management recommendations will be formulated.

(b) European Farm Complexes

The management objective for European historical sites is to conserve and retain as much as practicable of the evidence of early European settlement in Epping. These sites will be retained and incorporated into public open space, where practicable. Management of some of these sites in conjunction with other uses, such as CAC, may be appropriate.

Management plans will be prepared by Places Victoria for the European farm complexes on the portion of the subject land owned by Places Victoria , based on their level of significance and suitability for conservation. Management objectives for the following complexes on Places Victoria land are proposed in the Cultural Heritage Survey of Aurora, Epping, Victoria prepared by Biosis Research Pty Ltd.

- Pike's homestead.
- Lynch Park farm.
- Old Myee-Aherns farm.
- Lehman's farm.
- Ziebell's dairy.

Places Victoria

(c) Dry Stone Walls

A number of dry stone walls have been identified at Aurora. Despite the varying condition and intactness of the walls, they contribute to the historic and visual character of the subject land. As the detailed design for each portion of Aurora occurs, a comprehensive concept plan for the incorporation of appropriate dry stone walls into the development will be prepared as part of the landscape design. This concept plan will be formalised in a stone wall management plan.

The general approach to the integration of the dry stone walls in the development of Aurora can be summarised as follows.

- The retention and reconstruction of dry stone walls in their current location. These walls will be fully grouted on concrete footings and will be finished with deep, raked joints to maintain their visual quality.
- Dry stone walls that cannot be retained in their current location will be salvaged. The rocks from these walls may be returned to the lower quality stony rises or used in the construction of new stone walls.
- Where dry stone walls occur in large conservation public open spaces, the walls will be retained in their current construction style. Access to these spaces will be controlled and will not endanger therefore the longevity of the walls.

(d) Evidence of Quarrying

Small quarry holes are a feature of most of the stony rises in Aurora. They are most common on the larger stony rises closest to the sites of former bluestone buildings. As the sources of building stone for the homesteads and barns of the earliest farms in the 1850s and 1860s, they assist in interpreting the land use history of the subject land and the character of the buildings and the people who lived in them. Quarry holes in areas retained as undeveloped public open space will be left undisturbed, apart from the removal of any accumulated rubbish. This material will be removed under monitoring and supervision by a suitably qualified historical archaeologist.

Places Victoria

5.5 OPEN SPACE AND RECREATION

5.5.1 Objectives

The objective of the provision of open space and recreation at Aurora is to create an open space system that:

- provides a diversity of recreation opportunity within the context of Epping North;
- protects sites of greatest ecological and cultural value;
- provides a wide range of public open spaces, ranging from local to neighbourhood to district;
- complies with Scheme requirements..

The public open space strategy for Aurora responds directly to the forecast needs of the expected population. Provision, in terms of quality, quantum, variety and distribution will be in accordance with Scheme requirements, An open space system is proposed that protects and enhances natural and cultural features within a series of highly accessible open spaces that provide a diverse range of recreation opportunities for both passive / unstructured and active / structured recreation.

5.5.2 Public Open Space - Active/Structured Recreation

The open space network within Aurora comprises active open space, passive open space and conservation areas, which preserve sites of cultural and ecological significance. These spaces are linked by the local and regional walking and cycling network.

Recreation facilities established on active open spaces are strongly influenced by the principles of co-location and shared use, walking and cycling access, safety, attractive design and maximising opportunities for the community to enhance health through sport and activity.

Active open spaces (total of approximately 19 hectares unencumbered) are used primarily for organised sporting activities and include playing fields and hard surface courts, which may incorporate pavilions. The ovals are located generally in pairs for ease of match scheduling and to maximise the use of pavilions and car parking. Active open spaces are located to provide an equitable distribution of facilities used at a district level as a minimum. Wherever possible, the peripheral areas of these spaces will be developed as passive / unstructured public open space to provide for less formal recreation needs.

The ASR report identifies a range of active / structured recreation facilities required at Aurora. The following table outlines the recommendations of the ASR report and the provision of these facilities proposed at Aurora. The costs and obligations for the delivery of the facilities are specified in the agreement in accordance with Section 173 of the Planning and Environment Act 1987 signed by the relevant parties before the subject land was rezoned.

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FACILITY	ASR REPORT	PROVISION AT AURORA	COMMENT
Active / structured open space			
Cricket / football ovals	5	5	One oval is intended to be provided on the primary / secondary school site in the north of Aurora, in partnership with DET. One junior shared oval is provided predominantly on a DET primary school in the centre of the subject land between Harvest Home Road and O'Herns Road. Three ovals are provided on land to be transferred to Whittlesea. Two of these ovals are in the south west portion of Aurora adjacent to the Craigieburn Bypass. The other oval lies between the DET primary / secondary school and the independent primary school. Facilities co-located with DET schools will be subject to a joint use agreement to ensure community access.
Miscellaneous sporting fields	1.25	0	As only two miscellaneous sporting fields (for example, for baseball and softball) are proposed in the entire ENSP area, the ASR report recommends that these fields are best located together in the main recreational precinct near the intersection of Harvest Home Road and Epping Road.
Sporting pavilions	6	6	One sporting pavilion is proposed to be provided at each of the south west football / cricket facility and the south east tennis facility. Two pavilions are associated with the oval and the tennis court facility between the DET primary / secondary school and the independent primary school. One pavilion is provided at each of the north west soccer facility and the Scanlon Derive soccer facility.
Tennis courts	8	8	The tennis courts will be provided in one group of four courts within active public open space adjacent to Section A of AUrora. An additional four courts facility is provided in the active public open space between the DET primary / secondary school and the independent Primary School.
Soccer pitches	5	4	One two-pitch facility is on the west side of Scanlon Drive. The other two-pitch facility is in the north west portion of the subject land, adjacent to the Craigieburn Bypass.
Bocce rinks	2	4	Two two-rink bocce facilities will be incorporated in public open spaces within Aurora. Exact locations will be agreed with Whittlesea officers at a more detailed planning stage.
Lawn bowls facility	1	0	The ASR report nominates the Epping RSL club on Harvest Home Road as the preferred location for the lawn bowls facility.
Indoor recreation facilities			
Fitness / aquatic centre	0.4	0	The regional aquatic centre identified in the ASR report will be provided at the main recreational precinct near the intersection of Harvest Home Road and Epping Road. A site for commercial fitness / learn-to-swim centre has been identified adjacent to the northern primary activity centre with delivery subject to local demand for an indoor fitness facility and will operate independently from the regional aquatic centre.
Basketball / netball courts	5	3	The basketball / netball courts will be provided in conjunction with the DET schools. Facilities co-located with DET schools will be subject to a joint use agreement to ensure community access.

Places Victoria

5.5.3 Public Open Space - Passive/ Unstructured Recreation

A number of passive / unstructured recreation spaces (total of approximately 31 hectares unencumbered) are proposed at Aurora. This is the dominant type of public open space and can accommodate a variety of spontaneous individual or group activities such as children's play, walking, picnics, barbecues and bird watching.

Passive / unstructured public open space will be distributed throughout Aurora in a hierarchy of sizes, combined with a variety of facilities and recreation opportunities. The hierarchy and distribution is as follows.

- ***Local parks*** (500 to 2000 square metres) are distributed throughout Aurora and will be used as a focus for medium to higher density dwellings. These parks will service the residents within approximately 200 metres and are likely be used for short duration recreation activities. The local parks will be designed to accommodate seating, play areas suitable for small children and informal gathering spaces.
- ***Neighbourhood parks*** (2000 to 5000 square metres) are the most dominant type of passive / unstructured recreation public open space at Aurora. These parks will be within approximately 400 to 500 metres of the majority of dwellings. The neighbourhood parks will facilitate a broader range of recreation opportunities for a wider range of potential users. The typical range of facilities to be provided in these parks is:
  - seating;
  - barbecue facilities;
  - pergolas / shelters;
  - play equipment for children up to the ages of 8 to 10;
  - paved areas suitable for basketball / netball rings and / or rebound walls;
  - informal ball play areas with a minimum dimension of 50 metres;
  - sub-spaces of various sizes that control and separate the play areas from the areas for more contemplative recreation.
- ***District parks*** (1 to 5 hectares) are primarily along Edgars Creek. In some locations, these parks overlap or combine with active / structured public open space. The passive / unstructured component of the district parks will service the residents within 800 to 1000 metres. These parks will provide a higher level of facilities, accommodating use by larger groups. The typical range of facilities to be provided in the district parks is:
  - multiple seating areas;
  - multiple barbecue facilities;
  - pergolas / shelters, some suitable for use by larger groups;
  - larger playground areas for children up to the ages of 10 to 12;
  - paved areas suitable for basketball / netball rings and / or rebound walls;
  - informal ball play areas with a minimum dimension of between 60 and 80 metres;
  - sub-spaces of various sizes that control and separate the play areas from the areas for more contemplative recreation;
  - car parking at the edge or perimeter of the park.

District parks will be the location for specific use facilities such as tennis courts and bocce rinks and will include water features, habitat wetlands and the like.

5.5.4 Conservation Areas

There are five main conservation public open spaces (total of approximately 48 hectares) at Aurora. The primary purpose of these spaces is to protect and enhance areas of greatest ecological and / or cultural value. Although the conservation areas are included in CDZ4, it is expected that they will be rezoned in the future to a zone reflecting their conservation significance and the public authority that will own/manage the land to a public asset. Public access, once in public ownership, to some conservation areas will be restricted to protect significant habitat or other features. These spaces will be designed to allow access at the perimeter, in selected portions or on contained paths, which combined with an interpretative program, provide recreational benefit.

The conservation areas are located on and around naturally-occurring features. Fortunately, these features and thus the spaces are well distributed generally throughout Aurora.

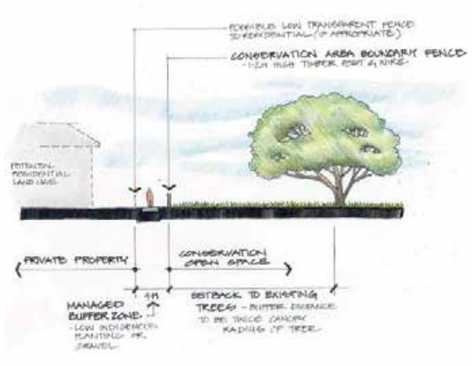
The landscape, ecological and cultural heritage assessments of Aurora identified the key sites of landscape, visual, environmental and cultural significance, which often coincided. The following sites are of the greatest value and will be protected within –conservation areas.

- The large stand of River Red-gums in the north west of Aurora - which will be incorporated into a space that will be used to preserve and enhance the trees with limited public access. Subject to more detailed assessment and design, access trails will be provided around the perimeter and through this space with an interpretative program.
- A significant complex of stony rises in the north east of the subject land, adjacent to Edgars Creek and between Craigieburn Road East and Harvest Home Road.
- A small stony rise including remnant vegetation east of the Craigieburn Bypass and north of Harvest Home Road.
- A large north-south complex of stony rises west of Edgars Creek between Harvest Home Road and O'Herns Road. This space may be crossed by an elevated timber boardwalk and gravel path.
- A small stony rise east of Edgars Road and south of the northern town centre.

It is noted that the easterly extent of the north-west conservation area is pending a detailed flora and fauna assessment.

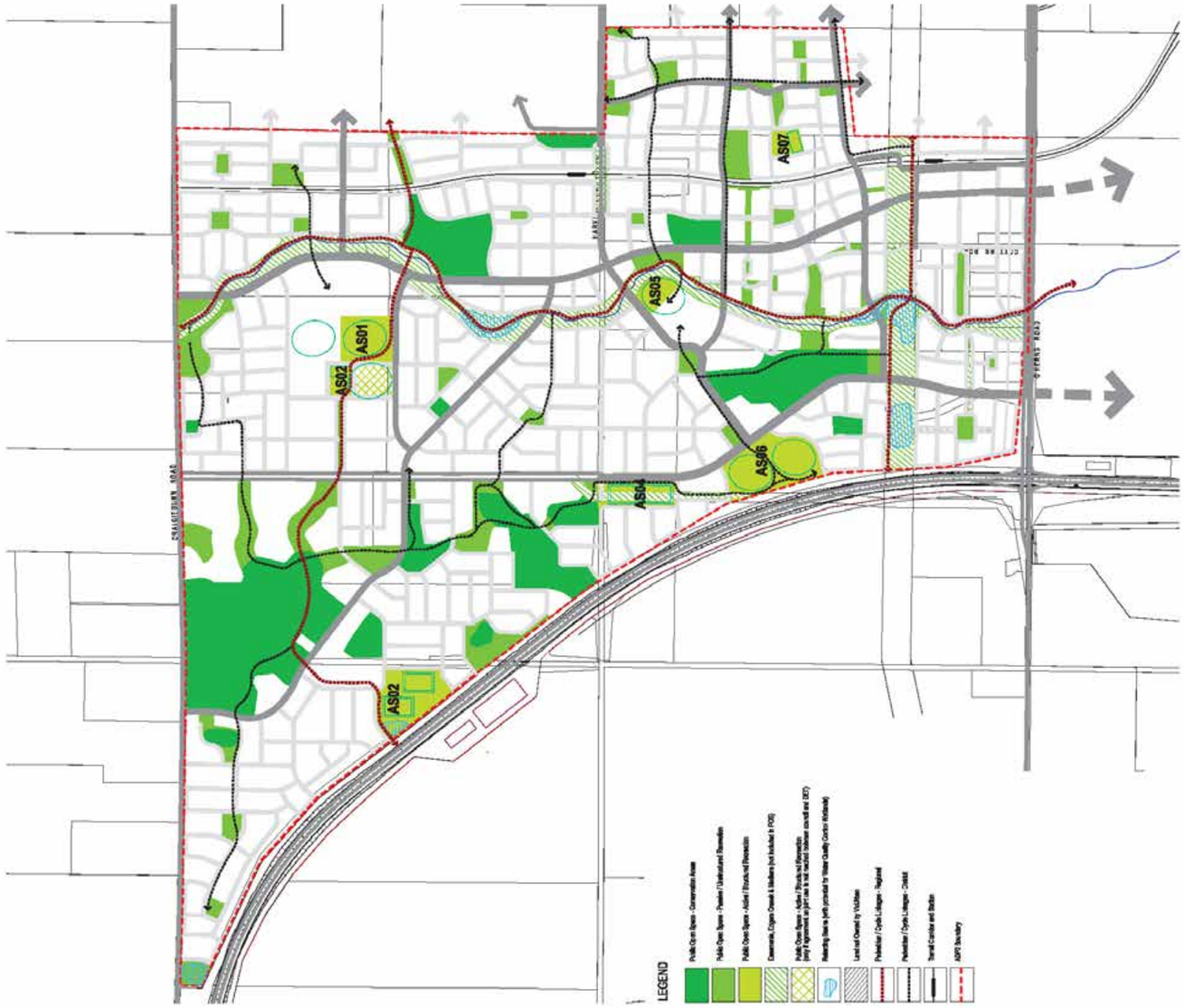
As a matter of principle all conservation areas will have a road frontage, however, where Council agrees otherwise a 4 metre paper road frontage is required, which includes a 1.5 to 2.5 metre path and landscaping.

An example of this interface treatment is illustrated below.



Interface to Conservation Area

Places Victoria



Open Space Plan

Places Victoria

5.5.5 Public Open Space Links

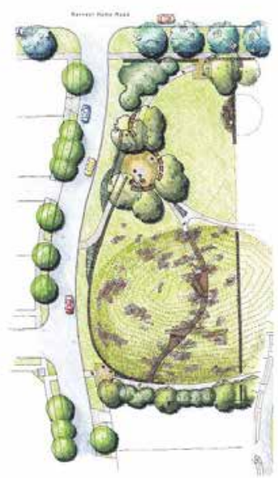
Aurora contains the following main public open space links, which are in accordance generally with the ENSP.

- Edgars Creek, which will be developed as a major linear public open space 'spine' through Aurora, connecting Craigieburn Road East in the north with O'Herns Road and potentially the Cooper Street Employment Area in the south.
- A north-south link from the River Red-gum conservation public open space in the north to the western end of the powerlines transmission easement and O'Herns Road in the south. This link comprises a series of parks and wide vegetated paths.
- An east-west link across the northern portion of the subject land, connecting the Craigieburn Bypass, River Red-gum conservation area, Edgars Creek and the east boundary of Aurora. This link comprises a series of parks and wide vegetated paths, including paths along the edges of the north west soccer fields and DET primary school, the northern local activity centre and tennis courts and the DET primary/secondary school
- An east-west link along the edge of the powerlines transmission easement in the south of Aurora.

5.5.6 Public Open Space Design and Planting

The detailed design of public open space will be resolved as the exact size and levels are determined through the subdivision and engineering design process. The landscape design intention for Aurora will create public open spaces that:

- feature predominantly native (including indigenous) species, particularly in the upper canopy;
- use exotic trees to reflect the cultural heritage of a particular space, create visual highlights or fulfil specific solar access requirements;
- include materials that reflect the cultural heritage of the subject land, including stone walls and large timbers;
- provide an environmental conservation and cultural heritage interpretive program, where appropriate;
- incorporate WSUD treatments for stormwater quality improvement.
- embrace the use of low embodied energy, low toxicity, recycled or renewable materials and resources for their construction.



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The selection of particular trees for public open spaces will be refined and reviewed over time. An indicative list of species (excluding the conservation areas) is opposite.

INDICATIVE PLANT SPECIES	EVERGREEN (E) / DECIDUOUS (D)	TYPICAL HEIGHT AT MATURITY (metres)
Weeping Myall (Acacia pendula)	E	5 - 10
Black She-Oak (Allocasuarina littoralis)	E	6 - 10
Rose She-Oak (Allocasuarina torulosa)	E	10 - 15
Bottlebrush (Callistemon 'Harkness')	E	3 - 6
Bottlebrush (Callistemon salignus)	E	4 - 6
Lemon-scented Gum (Corymbia citriodora)	E	15+
Spotted Gum (Corymbia maculata)	E	15 +
Yellow-top Mallee Ash (Eucalyptus luehmanniana)	E	5 - 6
Whipstick Mallee Ash (Eucalyptus multicaulis)	E	6 - 10
Brittle Gum (Eucalyptus mannifera ssp praecox)	E	10 - 15
Narrow-leaved Sally (Eucalyptus moorei)	E	3 - 6
Snow Gum (Eucalyptus pauciflora)	E	10 - 15
Red Box (Eucalyptus polyanthemos)	E	10 - 15
Red Ironbark (Eucalyptus sideroxylon)	E	15 +
Pin Cushion Hakea (Hakea laurina)	E	4 - 6
Lilly Pilly (Syzygium paniculatum)	E	10 - 15

5.6 COMMUNITY PLANNING

5.6.1 Objectives and Community Development Strategy

The Places Victoria Sustainability Charter promotes sustainability through five core objectives. In accordance with these core objectives, Places Victoria projects are required to achieve:

- community well-being;
- housing affordability;
- environmental performance;
- urban design excellence;
- commercial success

In relation to the above, the Aurora CDS will detail the initiatives to achieve community well-being and housing affordability. The CDS will be prepared in conjunction with Whittlesea and other service organisations and include:

- the community vision;
- the community infrastructure package;
- a housing diversity plan, including affordable and acceptable housing;
- age-specific responses, such as residential aged care and childcare;
- the identification of community infrastructure project partners and funding responsibilities;
- other agreed community building initiatives.

It is the intention to prepare by 2027 a CDS that will be endorsed jointly by the Places Victoria and Whittlesea and reviewed every five years.

5.6.2 Education

Two DET primary schools and one DET primary/secondary school are proposed on the subject land. One primary school is in the north west of Aurora and the other in the centre near the intersection of Harvest Home Road and Edgars Road. The primary/secondary school is in the north of the subject land west of Edgars Creek.

Forward planning has commenced for the central primary school and subject to the confirmation of population growth, potential school enrolment and funding from DET, it is anticipated that the school will commence operation by 2009.

Places Victoria will continue discussions with the DET and independent school providers to ensure that the proposed schools commence operation as early as possible in the development of Aurora. Detailed discussions regarding co-location and shared use of formal agreements to ensure that access and partner responsibilities are clearly articulated.

5.6.3 Community Activity Centres

Three CAC are planned for Aurora – one in each primary activity centre and on adjoining the DET primary/secondary school. In addition, 0.4 hectares of land is available for a fourth CAC adjoining the DET primary school in the north west. The location of the CAC is based on maximising the potential local population within a walkable catchment and co-location with compatible uses including education and recreation facilities.

The size of the CAC will be determined by the range of Municipal and community functions required in each location. It is likely however, that the CAC in the town centres will have a higher order level of services than the CAC adjoining the education facilities. The full complement of community activities and services that will operate from the CAC will ultimately be determined by local need. Experience from previous Places Victoria projects aligns with the recommendations of the ASR report, suggesting that the range of uses for the Aurora CAC will include the following:

- Maternal and child health.
- Preschool.
- Main hall.
- Kitchen and food service centre
- Meeting rooms.
- Neighbourhood house space.
- Fine arts space.
- Performance arts space.

Places Victoria aims to attract and facilitate the broadest possible range of community / government and other agencies into the CAC to complement the local facilities recommended by the ASR report. The facilitation and delivery of the CAC will be achieved through a community development manager working with organisations involved in sectors such as health, education and training in the in the northern corridor. The intention of this approach is to maximise the shared use and co-location of facilities and improve access to the range of services for the local community.

The CAC in the northern town centre will be the first to be provided with the other CAC provided in sequence with the rate of residential development. This CAC is proposed to have an early childhood focus, providing the fundamental local services required for the new community. It is anticipated to open at the end of 2013.

Places Victoria and Whittlesea have a commitment to the early provision of community facilities at Aurora. To achieve this, Places Victoria will facilitate direct provision of the agreed community infrastructure package and will seek a commitment from Whittlesea to ensure the establishment and viability of the community services and programs that will operate from the CAC.

5.6.4 Other Community / Commercial Facilities

The planning of Aurora activity centres and district cores will include, where appropriate, the provision of sufficient land for purchase by community / commercial facility operators for a range of uses that may be required.

5.6.5 Public Art

Places Victoria is committed to incorporating public art into its parks and public spaces and views this as a key component of 'place making'. Up to 0.5per cent of the total construction cost will be allocated to integrated public art at Aurora.

A significant artwork is proposed for the entrance to the northern primary activity centre with others to be installed in important locations. Smaller, 'local' artworks will be incorporated into public spaces such as local parks, nature strips and footpaths. The type, location and ongoing maintenance of the artworks will be negotiated with Whittlesea.

5.6.6 Fibre to the Home Technology

Optic fibre cable is the highest capacity and best-performing telecommunications link available. Whittlesea recognises the advantages that this technology can provide and has a local planning policy that requires the provision of additional conduits for optic fibre cables in new subdivisions and development.

Places Victoria has strongly supported this initiative, working with Whittlesea to incorporate its requirements for additional conduits in Aurora and taking the process to the next level by facilitating the establishment of a service provider for the subject land to provide a suite of services including internet protocol (IP) telephony, high speed internet connection and a range of 'video-on-demand' and 'payTV' services.

5.6.7 Community Intranet

Places Victoria will engage an intranet provider to establish a service for the residents of Aurora. The community intranet will be funded initially by Places Victoria with resident subscription fees sustaining the service in the long term.

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5.7 RETAIL AND COMMERCIAL

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

5.7.1 General Elements – Town Centres

(a) Strategic function

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

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

(b) Development framework

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

- Provide a grid-based perimeter block from within the primary frontages of buildings arranged to positively address public streets and spaces.
- Feature a permeable and easily understood network of streets with a clear hierarchy of function which approximately balances movement and public space across each centre.
- Use a 'main street' model of development which concentrates the greatest activity generating uses (such as specialty retail, cafés and restaurants and commercial office) along highly accessible streets which prioritise pedestrian movements.
- 'Anchor' main streets by positioning the main entrances for key activity generating uses (such as supermarkets/discount department stores, community facilities and public transport terminals) in clear and obvious locations in relation to public streets.
- Have at least one area of pedestrian-oriented public realm designed to be a focal point or 'town square' associated with the most active part of each main street.
- Wrap large footprint anchor uses with smaller scale retail and commercial units to ensure ground floor activation for all streets within the Town Centre.
- Ensure that adequate parking areas are located to suit the proposed uses, having regard to the strategic context of the site, and key land use and design considerations
- Encourage multi-deck, shared parking arrangements.

(c) Land use and activities

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

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

(d) Movement and accessibility

Each Town Centre will:

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

(e) Character

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

- Ensure that buildings enclose public spaces and that buildings and the public realm are designed cohesively to promote a shared visual and aesthetic connection.
- Locate buildings toward the edge of development blocks and with minimal setbacks from public streets and spaces to provide enclosure and activation.
- Have a high quality of architectural treatment which contributes towards a sense of place and unique identity within each Centre.
- Take a coherent and holistic approach to the design of public streets and spaces and demonstrate consideration of the role of climate, location of activity and flows of movement.
- Ensure that main streets are predominately fronted by a fine-grain of speciality retail units, oriented to ensure that principal façades face directly onto the public street.
- Advertising materials will be restricted to no more than 50% of shop windows where they interface with public street and squares.
- Each ground floor retail unit will have a visually permeable principal elevation which has a strong relationship between interior and exterior space.
- The principal elevation of main street oriented retail units will be the location of the main building access.
- Where side or rear walls of larger-scale buildings such as supermarkets interface with public streets or spaces they must be designed with a high quality of finishing treatment.
- Using landscaping and pedestrian canopies is encouraged as a method of shielding blank walls.
- Buildings should be a minimum of two storeys across each Town Centre. Proposals for buildings of less than two storeys in Town Centres will be subject to Council discretion. Proposals to reduce the height below two storeys on site marked as 'key gateway locations' will not be supported by Council.

Places Victoria

5.8 NORTHERN TOWN CENTRE

A copy of the proposed Northern Town Centre land use layout plan has been included on the following page. The key components are outlined in the text below.

(a) Key components

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

- A Potential Discount Department Store of approximately 7,000 square metres.
- Two Full Line Supermarkets of approximately 3,500 square metres for each store.
- A Mix of Speciality Retail of up to 7,500 square metres. This could include a smaller Supermarket of 1,500 square metres.

(b) Land Use and Activities

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

(c) Movement and accessibility

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

(d) Character

Building heights in excess of three storeys will be appropriate:

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

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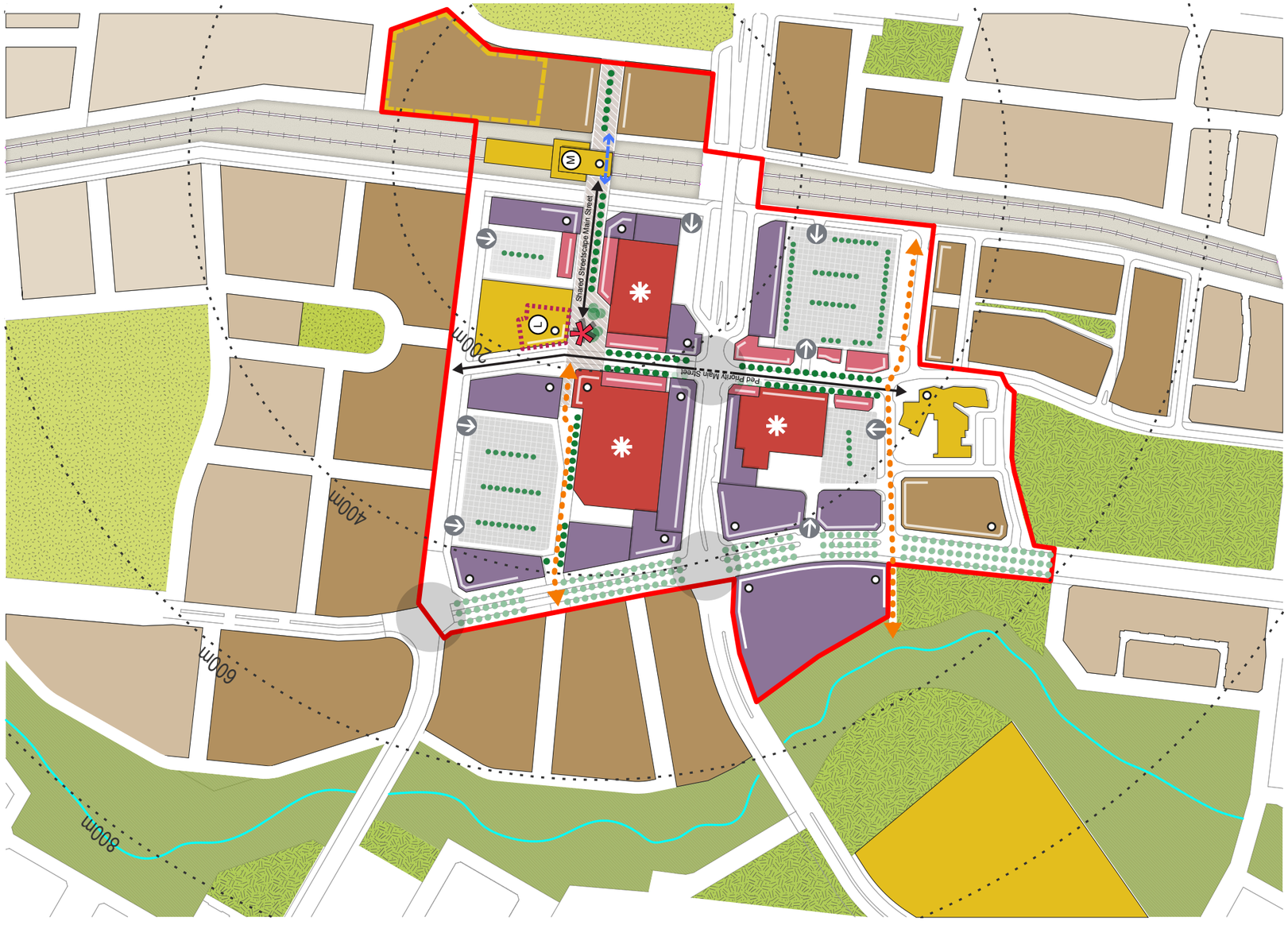


Legend

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

Northern Town Centre - Land Use / Layout Plan

Places Victoria

5.9 SOUTHERN TOWN CENTRE

A copy of the proposed Southern Town Centre land use layout plan has been included on the following page. The key components are outlined in the text below.

(a) Key Components

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

- One Full Line Supermarket of approximately 3,500 square metres
- Speciality Retail of approximately 3,000 square metres
- Large Format Retail of approximately 2,000 square metres

(b) Land Use and Activities

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

(c) Movement and Accessibility

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

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

(d) Character

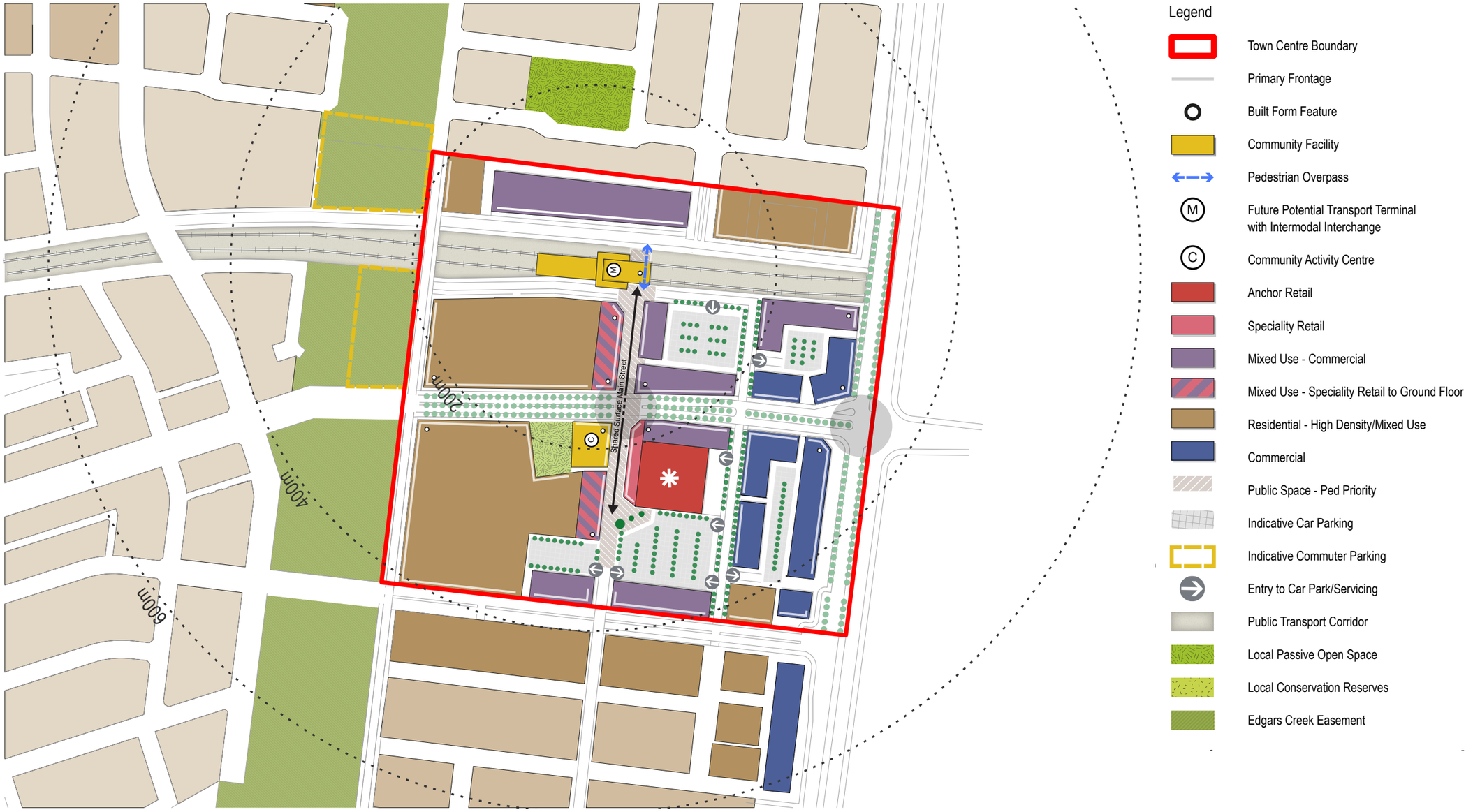
Public spaces are to be located toward the southern side of the main street and within close proximity of:

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

Building heights in excess of three storeys will be appropriate:

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

Places Victoria



Southern Town Centre - Land Use / Layout Plan

5.10 SECONDARY ACTIVITY CENTRES

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

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

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

In addition to the above, one Secondary Activity Centre has been identified in the Northern Town Centre.

(a) Aurora South Precinct

Two of Aurora's Secondary Activity Centres and around one third of its primary activity centre provision are located between O'Herns Road and the Electrical Easement; known as the Aurora South Precinct. These primary and secondary activity centre areas are concentrated within sizable clusters towards the eastern and western extents of the Aurora South Precinct. In the eastern part of this precinct, the planned future transport terminal will be the primary focus for movement and activity.

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

(b) Secondary Activity Centre A

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

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

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

Development in the area west of Koukoura Drive will be encouraged for a range of Business/Employment uses whilst not prohibiting bulky goods or other large floor plate developments.

(c) Secondary Activity Centre B

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

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

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

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

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

(d) Secondary Activity Centre: Northern Town Centre

A single 'super lot' has been identified in the Northern Town Centre for a Secondary Activity Centre. The purpose of this centre is to provide for flexibility to accommodate peripheral commercial uses in this town centre.

5.11 LOCAL ACTIVITY CENTRES

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

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

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

Places Victoria

5.12 TRANSPORTATION SYSTEM

5.12.1 Objectives

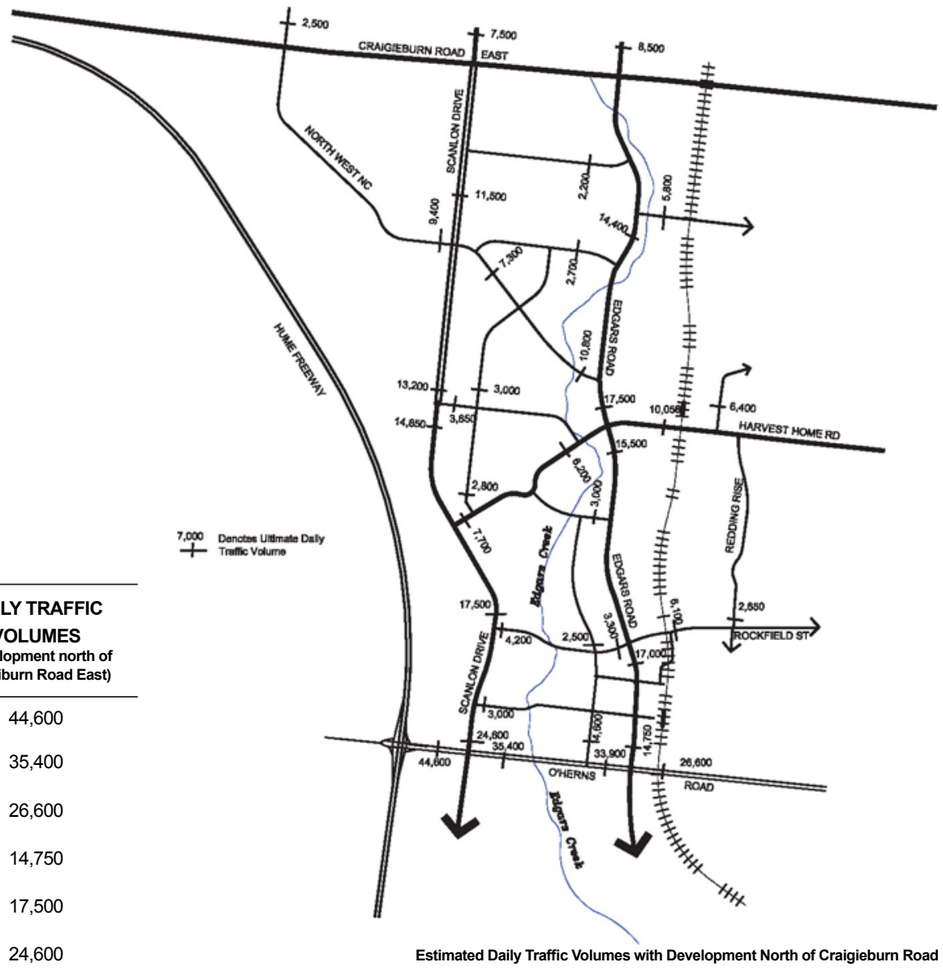
The transportation objectives for Aurora are as follows.

- Early delivery of transport services and infrastructure.
- Extend the public transport corridor from Lalor station to provide a public transport linkage between Aurora and the Melbourne central activities district, passing close to Epping Plaza and the Northern Hospital.
- Provide a street-based transport interchange in the eastern part of the southern town centre.
- Construct a highly inter-connected street network with strong accessibility to the northern and southern town centres and public transport stations / interchanges, including many direct neighbourhood connector streets that can be used efficiently as bus routes.
- Develop a broad mix of land uses that locates dwellings, retail, educational, employment and community facilities close together for a high proportion of future residents of Aurora, enabling many people to choose to walk or ride between these activities.
- Concentrate housing within walking distance of the public transport stations / interchanges and the non-residential activities that are accessed conveniently by non-motorised transport.
- Limit larger, land extensive educational and recreational facilities within the walkable catchments of the public transport stations / interchanges to maximise residential / retail / commercial use and thus the potential support for public transport.
- Incorporate pedestrian-friendly traffic management.
- Create safe and comfortable recreational use of streets for all potential users.
- Spread traffic to a range of streets to provide drivers with a multiple choice of routes for the same trip and to create an environment where it is appropriate for cyclists and vehicular traffic to share the street carriageway.
- Encourage multi-purpose trips.
- Promote the health and environmental benefits of non-motorised transport.

5.12.2 Future Vehicle Traffic Volumes

The diagram opposite shows the estimated daily traffic volumes with development north of Craigieburn Road East. The table below sets out the estimated daily traffic volumes (with development north of Craigieburn Road East) for key streets in the Aurora network. Other streets within Aurora are not listed because the daily traffic volume is estimated to be less than 3000 vehicle movements. These estimates are based on each dwelling generating ten vehicle movements per day.

STREET	LOCATION	DAILY TRAFFIC VOLUMES (Development north of Craigiburn Road East)
O'Herns Road	At Craigieburn Bypass ramps	44,600
O'Herns Road	Scanlon Drive to Edgars Road	35,400
O'Herns Road	East of Edgars Road	26,600
Edgars Road	North of O'Herns Road	14,750
Edgars Road	North of Harvest Home Road	17,500
Scanlon Drive	North of O'Herns Road	24,600
Scanlon Drive	South of Harvest Home Road	17,500
Harvest Home Road	West of Edgars Road	6,200
Harvest Home Road	East of Edgars Road	10,050



Estimated Daily Traffic Volumes with Development North of Craigieburn Road East

Places Victoria

5.12.3 Public Transport

(a) Rail

The Department of Infrastructure (DOI) has prepared a preliminary concept plan and longitudinal section of the grades for the extension of heavy rail from Lalor railway station to Aurora and possibly to Donnybrook and beyond. Places Victoria has worked and will continue to liaise with the DOI in relation to the general alignment of the public transport corridor, station locations, car parking provisions, street crossing locations and grades to accommodate the drainage requirements of Aurora.

The preliminary concept plan and longitudinal section create the following outcomes in general.

- The rail level close to the existing surface level at O'Herns Road, which will allow the railway line to pass over O'Herns Road and create an appropriate interface with the southern primary activity centre.
- The rail level slightly below the existing surface level at the stations, which are to the north of O'Herns Road and Harvest Home Road. This will allow reasonably convenient pedestrian access across the railway line.
- The rail level slightly below the existing surface level through the remainder of Aurora. This will allow the best acoustic outcomes as the major noise source is at the rail track.
- Harvest Home Road and Craigieburn Road East passing over the railway line.
- Two additional places - just north of the northern station and midway between Harvest Home Road and Craigieburn Road East - where a street will pass over the railway line.
- Car parking of approximately500 spaces in the powerlines transmission easement for the southern station.
- Car parking of approximately 200 spaces in wide street reservations on either side of the railway line.

All crossings including road, pedestrian and cycle paths of the proposed public transport corridor will be designed to accommodate grade separation unless otherwise agreed by the Minister for Public Transport.

Any underground structures which affect proposed public transport will be designed to the satisfaction of the Department of Infrastructure.

(b) Bus

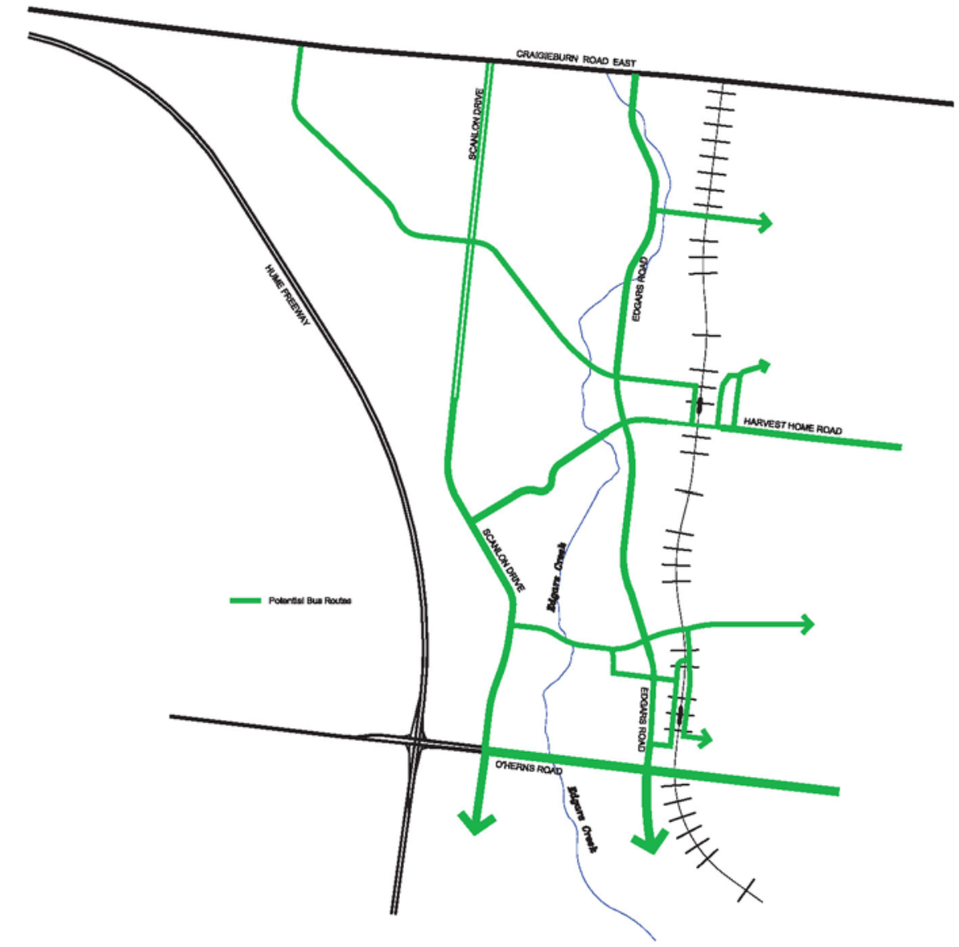
A potential bus network plan for Aurora has been developed in consultation with the DOI, Whittlesea and bus service operators and is shown opposite.

The principles behind this network include the following:

- all activity centres, including town centres, schools, community activity centres and active public open spaces, within Aurora and the ENSP area linked with bus routes;
- bus routes within Aurora having a strong connection to the public transport corridor and stations / interchanges;
- bus routes having the majority of dwellings within about five minutes walking time of a bus route

The cross sections of the streets that are potential bus routes will be designed to the minimum standards agreed with the DOI and Whittlesea.

The first stage of the bus network plan is already in place with Bus Route 575 operating between Section A of Aurora and Thomastown railway station, via the Northern Hospital, Epping Plaza and Epping railway station.



Potential Bus Routes

Places Victoria

5.12.4 Arterial Street Design

There are five arterial streets within or adjacent to Aurora - - Craigieburn Road East, Harvest Home Road, O'Herns Road, Edgars Road and Scanlon Drive. Each of these streets have differing requirements for streetscape, traffic volume and composition, interface with abutting land uses, vehicle speed environment and access and vehicle parking. A specific design approach has been used for each of the arterial streets in consideration of these requirements, rather than applying a generic cross section design.

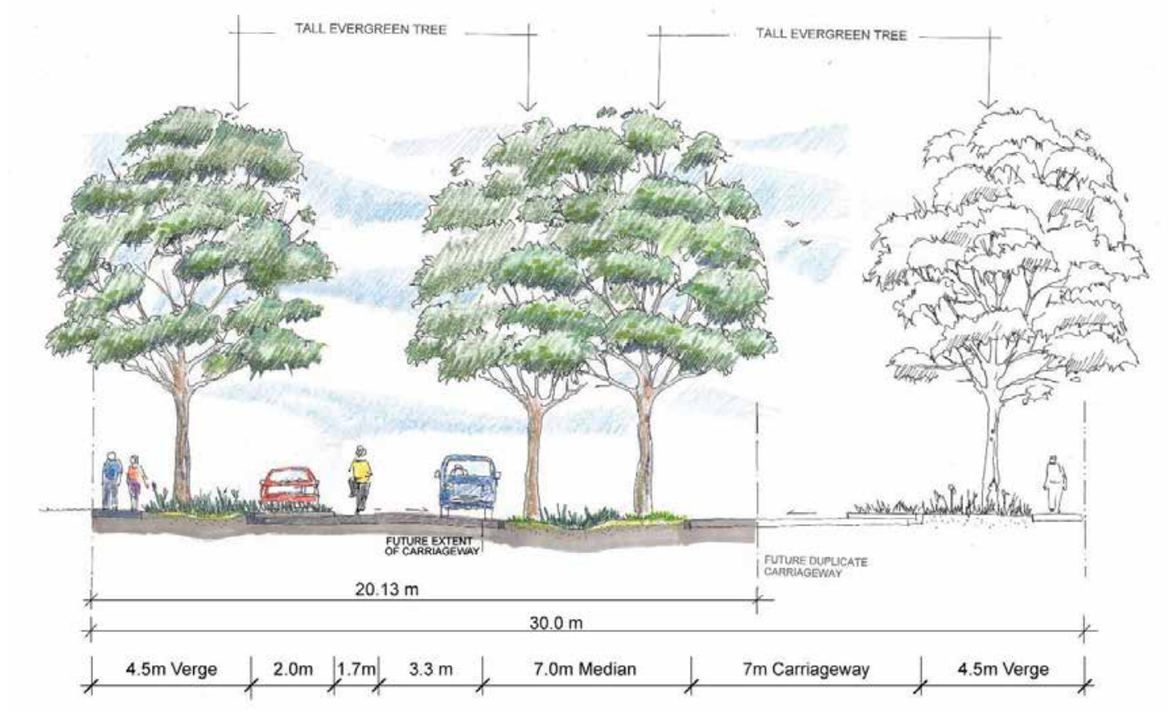
The arterial street network at Aurora has been designed to provide sufficient land for any widening required to accommodate the traffic volume generated by development north of Craigieburn Road East. Developers within Aurora will only construct streets to accommodate the traffic generated by development in the ADP2 area.

(a) Craigieburn Road East

Craigieburn Road East is a primary arterial main road and will be managed by VicRoads. Any widening required will be on the north side of the reservation. Aurora will provide an appropriate level of access management using service roads (12 metres wide reservation) or internal streets to provide access to the properties abutting Craigieburn Road East. Intersections will be kept to a reasonable minimum.

(b) Harvest Home Road

Harvest Home Road is an important internal east-west route in Epping North. The forecast traffic volume for Harvest Home Road from Scanlon Drive to Epping Road is between 5,000 and 10,000 vehicles per day, depending on location. The appropriate street type includes a clear travel lane in each direction, a wide central median, on-street parking and cycling lanes adjacent to the parking lanes. A transition will be necessary from the cross section of Harvest Home Road abutting Section A of Aurora.



Harvest Home Road

Places Victoria

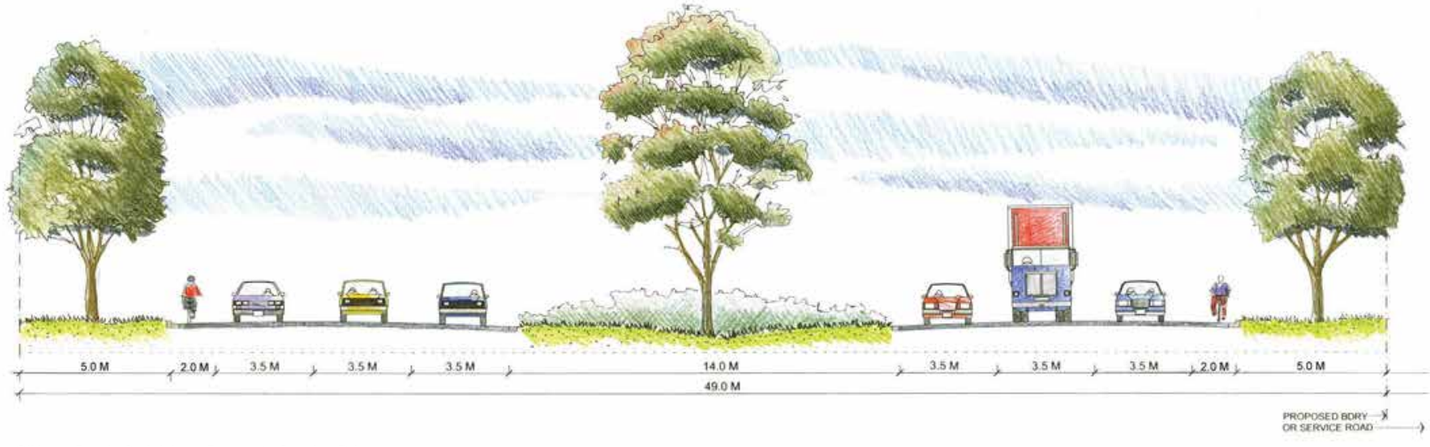
(c) O'Herns Road

O'Herns Road is the major east-west arterial street and provides an important connection to the Craigieburn Bypass. Traffic volumes are expected ultimately to reach levels in excess of 40,000 vehicles per day at the interchange and more than 25,000 vehicles per day east of Edgars Road.

As land uses, traffic volumes and the desirable speed environment change along O'Herns Road, it will need to be modified so that will not be a divisive element in the community. It must still accommodate the expected traffic volume at an appropriate level of service. The various cross sections of O'Herns Road are described below.

- ***Craigieburn Bypass to Scanlon Drive***

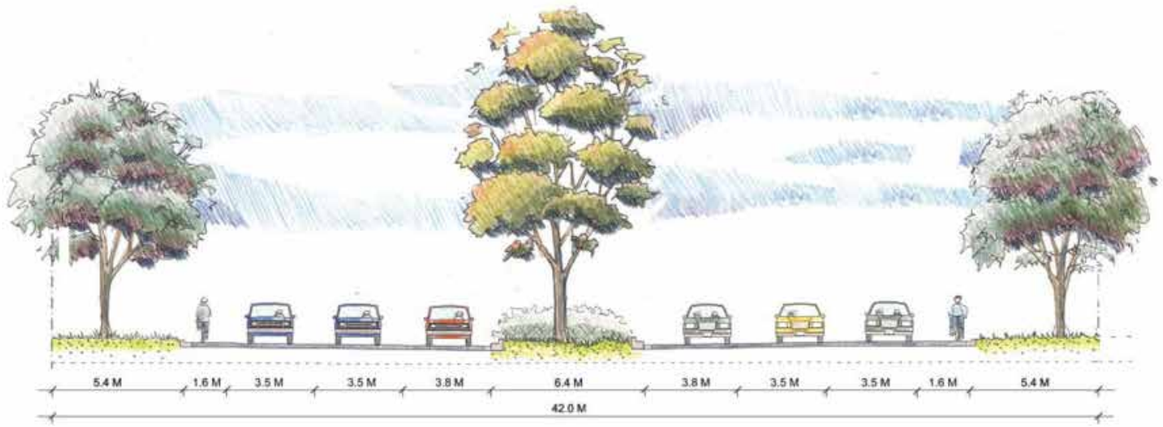
A six-lane cross section is proposed for the segment of O'Herns Road between the Craigieburn Bypass and Scanlon Drive. The median will vary in width between the interchange (to be designed by VicRoads) and the Scanlon Drive intersection (14 metres less turning lanes).



O'Herns Road - Craigieburn Bypass to Scanlon Drive

- ***Scanlon Drive to east boundary of Aurora***

O'Herns Road from Scanlon Drive to the east boundary of Aurora is within the walkable catchment of the southern primary activity centre and public transport station / interchange. A significant part of the Cooper Street Employment Area is also within the walkable catchment of these facilities provided that the crossing of O'Herns Road is encouraged by a pedestrian compatible environment. A 60 kilometres per hour speed limit between Scanlon Drive and approximately 600 metres east of Edgars Road is required therefore to provide such an environment. The section at right shows a mid-block design for O'Herns Road within the walkable catchment of the southern primary activity centre The section makes for provision for the continuation of six lanes through this segment of O'Herns Road however, it will be constructed with four lanes and a median 14 metres wide.



O'Herns Road - Scanlon Drive to east boundary of Aurora

Places Victoria

(d) Edgars Road

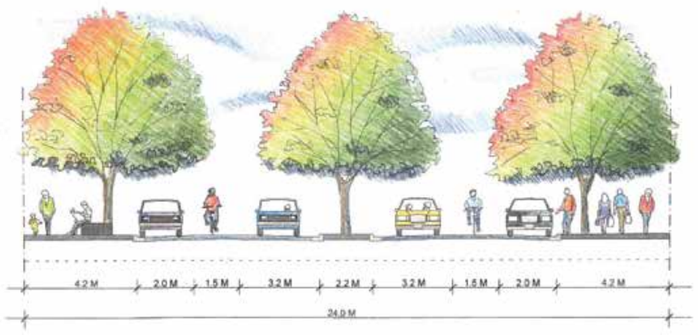
Edgars Road is the major north-south arterial through Aurora, although it will be supported strongly by Scanlon Drive and other parallel routes, particularly near the southern primary activity centre. The traffic modelling indicates an ultimate daily flow of about 17,000 vehicle movements within the Aurora Town Centre and the southern primary activity centre. This is a deliberate design outcome so that a two-lane main street can be used within the town centres, enabled through the supporting, virtually parallel routes that also provide connections to O'Herns Road.

- ***Through Southern Primary Activity Centre and Aurora Town Centre***

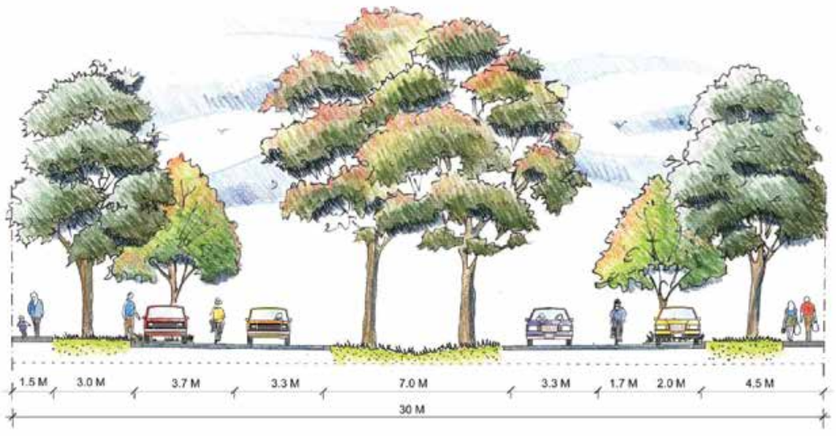
The main street sections of Edgars Road will have a median 2.2 metres wide, manoeuvre lanes adjacent to the parking lanes and a reservation width of 24 metres. This form of street design is proposed so that pedestrians can cross virtually anywhere and so that ambient traffic speeds are kept low through disruptions to the flow. The travel lane width has been kept narrow deliberately to discourage high vehicle speeds. One objective is to enable people on the footpath to see what is on offer in the shop windows on the other side of the street.

- ***Outside Southern and Northern Primary Activity Centres***

Outside the southern and northern town centres, a two-lane divided cross section is proposed for Edgars Road, with a central median 7 metres wide and a lane configuration to suit a 60 kilometres per hour environment. A travel lane 3.3 metres wide marked adjacent to the median will allow a wide kerbside lane that can accommodate a parking lane (if required) and cycle lane.



Edgars Road - Through Southern Primary Activity Centre and Aurora Town Centre



Edgars Road - Outside Southern and Northern Primary Activity Centres

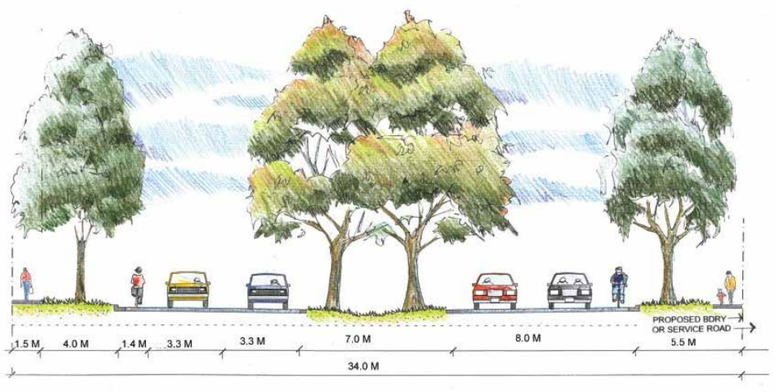
Places Victoria

(e) Scanlon Drive

The current development potential of the land north of Craigieburn Road East, which is outside the urban growth boundary, does not necessitate Scanlon Drive being a four-lane arterial street north of the neighbourhood connector street type 2 that connects Scanlon Drive to the southern primary activity centre south of the power easement. It has been agreed with Whittlesea however, that Aurora will make provision for a four-lane divided cross section for Scanlon Drive between O'Herns Road and Craigieburn Road East.

Unlike Edgars Road, Scanlon Drive is not within the walkable catchment of the primary activity centres or the public transport stations / interchanges and consequently it is likely that larger lot sizes will be introduced generally abutting Scanlon Drive. Service roads will provide appropriate vehicle access, if required. Two 8 metre wide carriageways will allow for 3.3 metre wide travel lanes and 1.4 metre wide cycle lanes.

North of Harvest Home Road, Scanlon Drive mostly aligns with the gas easement. This easement is approximately 35 metres wide. Allowance for two lanes on either side of the easement will be made and consequently the typical mid-block design as is shown in the section (at right) however, with a wider median to accommodate the easement. Actual dimensions will be negotiated at the appropriate time.



Scanlon Drive - North of O'Herns Road

Places Victoria

5.12.5 Other Street Design

(a) Principles of street design

Important ingredients in neighbourhood design and character are streetscape, street design and street diversity with legibility. Street design must evolve from the integration of elements including traffic function, future traffic volumes, access to abutting land uses, legibility and permeability, context and attractive setting, car parking provision, vegetation, context and attractive setting, car parking provision, vegetation, visibility and safety.

The combination and weight given to these elements will vary in different situations (for example, in a 'main street' compared with an arterial street or in a street abutting a park compared with a rear access lane). Street design will occur in more detailed subdivision planning permit application stages including the consideration and balancing of the multitude of design elements as appropriate to the particular street context.

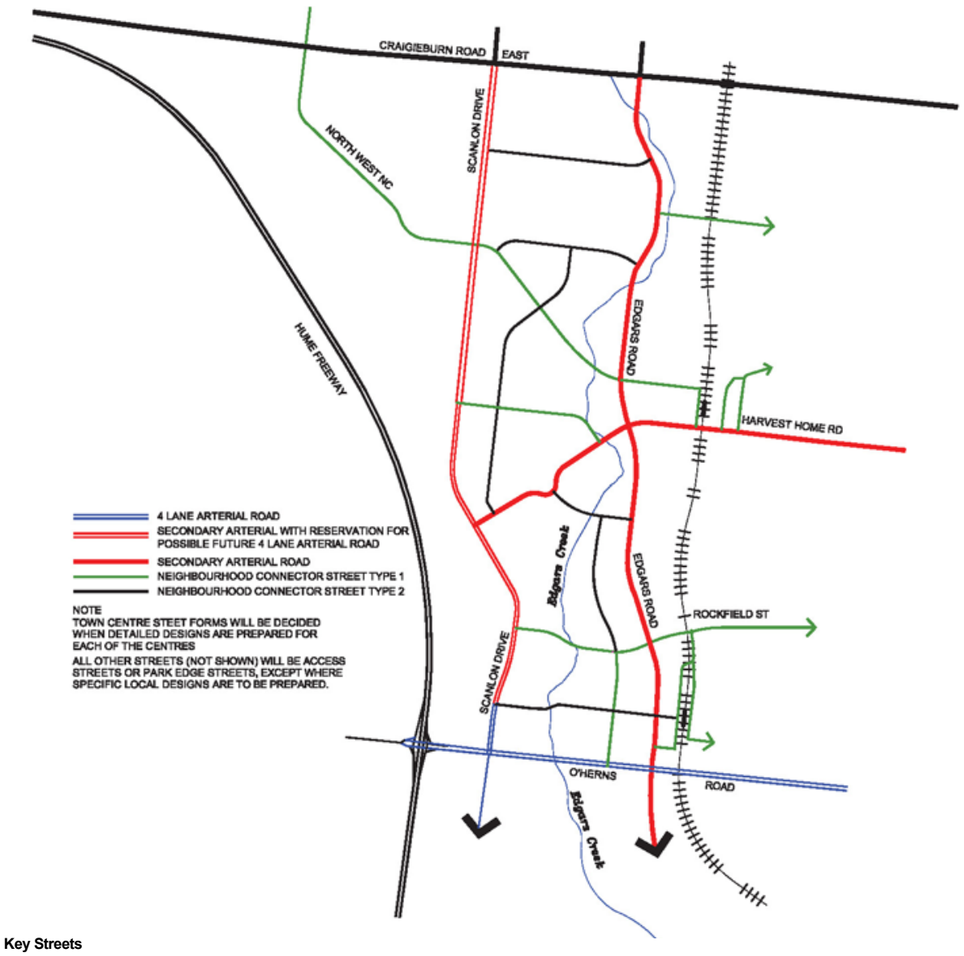
Generally, however, the network of streets at Aurora will distribute traffic so that volumes on most sections of streets will be under 2,000 vehicle movements per day. The street network design is based upon a clear objective to maintain high levels of traffic-related safety and amenity for all street users, not just vehicle drivers, so that non-motorised travel and the use of the street for social purposes are encouraged.

As a general guide, a street carriageway width of 7.3 metres can accommodate adequately up to 3,000 vehicles per day in conjunction with moderate on-street parking demands. A cross section with two lanes clear for travel is preferred when volumes are greater than around 2,000 vehicles per day. Where parking may be more intensive, a wider street cross section is proposed so that parking and travel is made easier and streetscape opportunities are enhanced.

Where streets are predicted to carry more than 3,000 vehicles per day, on-street cycle lanes are proposed including appropriate treatments at intersections. No carriageway widening for on-street cycle lanes is proposed in streets having less than 3,000 vehicles per day. This approach is in accordance with AustRoads Guide to Traffic Management Practice Part 14.

The diagram over provides 'in principle' street types for the key streets in Aurora. As noted above however, these 'in principle' street types may be added to, as Aurora develops, in order to best meet particular development context requirements and urban design intentions.

In respect of WSUD, Places Victoria will continue to investigate and refine WSUD measures and design solutions. In consultation with and the agreement of Whittlesea, WSUD solutions in streets (and beyond) may be varied by Places Victoria over time from those noted in typical street cross sections and descriptions following.



Key Streets

Places Victoria

(b) Rear Access Lanes

The typical 'rear access lane' will be 6.4 metres wide although there will be occasional local variations. This allows for garages with 4.8 metres wide doors and an internal depth of 6 metres to be constructed on the property boundary with the lane.

(c) Park Edge Streets

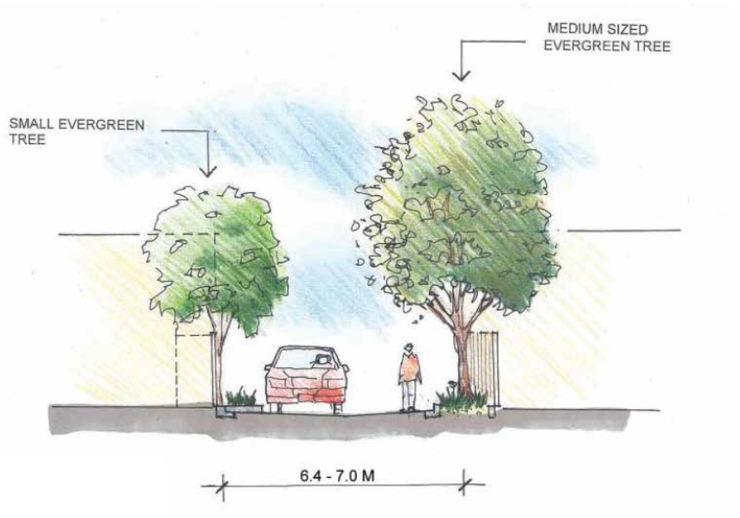
The 'park edge street' will carry generally less than 1,000 vehicle movements per day, have a 5.5 metres wide carriageway between kerbs in a reservation 11 metres wide and have housing on only one side of the carriageway. The verge abutting lots will be typically 4.5 metres wide while the verge abutting the public open space will be typically 1 metre wide. The verge widths may vary depending on WSUD requirements. There will be a minimum of 1 metre clear behind the kerb face to any trees and poles for emergency vehicle access.

Parked cars will generate a traffic management benefit, with passing vehicles potentially needing to pause for on-coming vehicles and also to move laterally when cars are parked on opposite sides of the street. Parking can occur on either side of the street without the need for controlling signs.

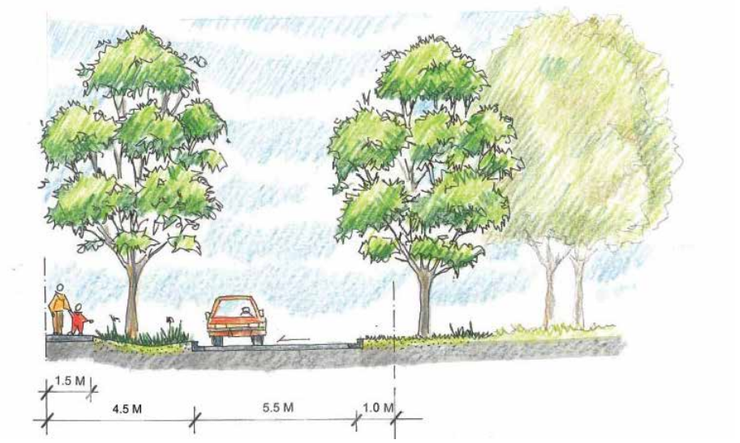
Depending on the size and purposes of the abutting public open space, the cross section may need to vary to accommodate parking on both sides of the street.

(d) Service Roads and Wide Median Streets

Service roads and wide median streets are designed generally for each carriageway to operate one-way. A 10 metres wide reservation is appropriate for a service road. The wide median street reservation width will be a function of the width of the median. WSUD requirements may lead to variations in verge dimensions.



Rear Acess Lane



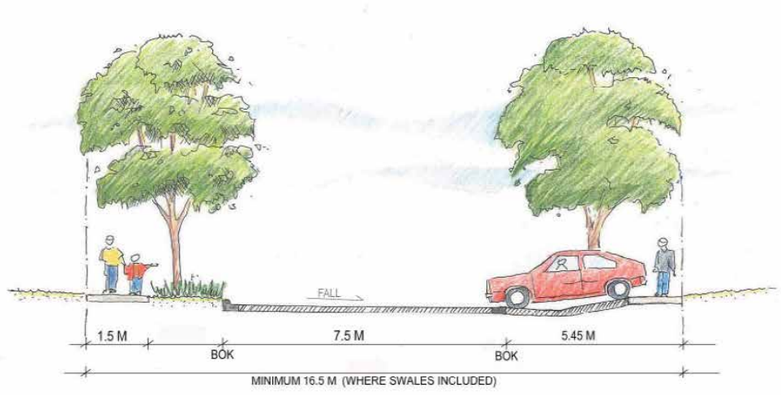
Park Edge Street

Places Victoria

(e) Access Street Type 1

An 'access street type 1' will have a 7.3 metres wide carriageway between kerbs in a reservation generally 16.5 metres width, dependant upon requirements for bioretention swales, streetscape designs and reticulated services needs. This allows for parallel parking on both sides of the street plus clear passage for a single lane of traffic in one direction at a time or for opposing traffic to pass a single parked car. This minimum 16.5m reserve width will be subject to ongoing review and may change. WSUD requirements may lead to variations in verge dimensions. This street type is the most common throughout Aurora, providing a good balance between the needs of kerbside parking and moving traffic.

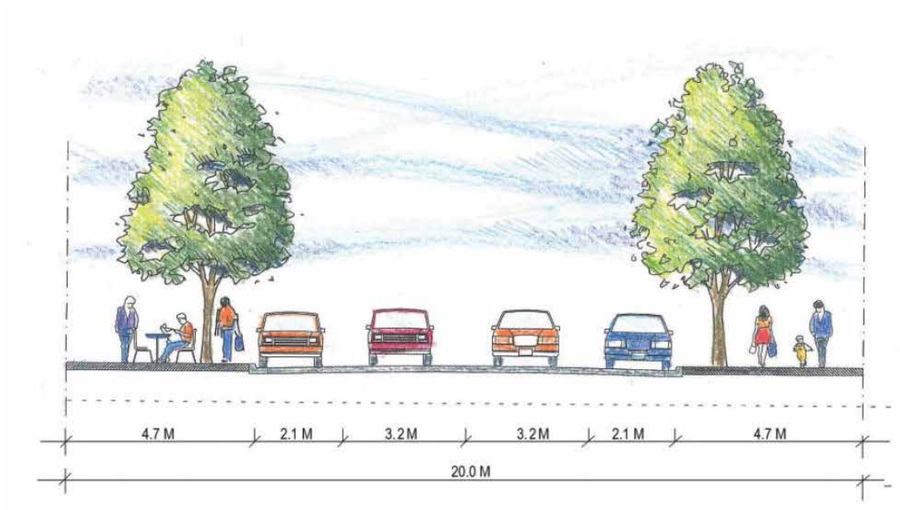
This street type is appropriate typically in areas of traffic volume up to 2000 to 3000 vehicles per day and the moderate kerbside parking demands usually associated with the densities proposed at Aurora. There is no situation however, in the ADP2 area where this street type is proposed when the traffic volume will exceed 1500 vehicles per day.



Access Street Type 1

(f) Secondary Town Centre Streets

A 'secondary town centre street' will have a 10.6 metres wide carriageway between kerbs in a reservation 20 metres wide and is proposed in the southern and northern primary activity centres where parking needs are expected to be quite high and where commercial vehicle access is anticipated for loading and service. WSUD requirements may lead to variations in verge dimensions.



Access Street Type 2

Places Victoria

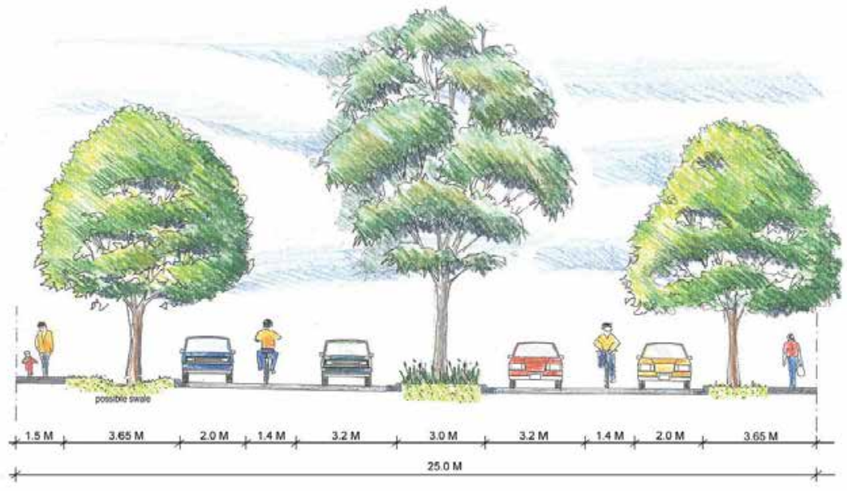
(g) Neighbourhood Connector Street Type 1

The 'neighbourhood connector street type 1' will be used where relatively high traffic volumes warrant the use of two clear travel lanes and where AustRoads Guide to Traffic Engineering Practice suggests that on-street cycle lanes are necessary. A reservation width of 25 metres will allow for two divided 6.6 metres wide carriageways with a 3.2 metres wide travel lane, parallel parking and an on-street cycle lane. WSUD requirements and specific design intentions may lead to variations in reservation width.

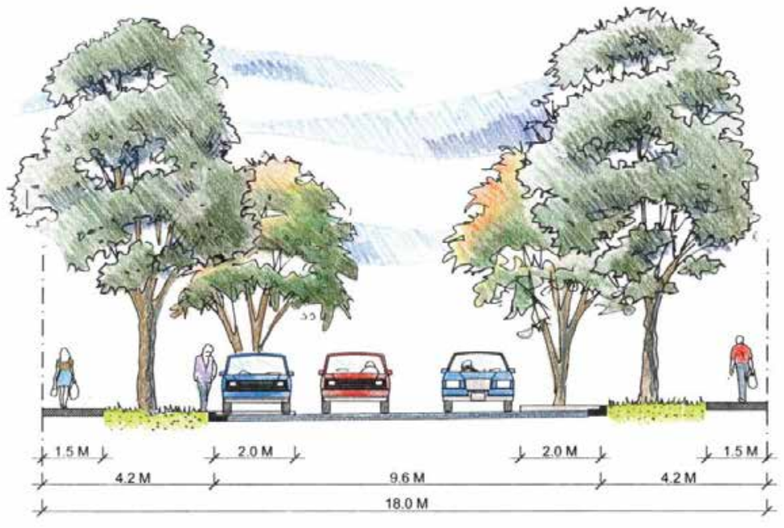
(h) Neighbourhood Connector Street Type 2

The 'neighbourhood connector street type 2' is the lower order neighbourhood connector street. It will provide a higher level of service than the 'access street type 1' to assist those travelling longer distances but not using arterial streets. A reservation width of 18 meters will allow for generous verges, travel lanes and parallel parking on both sides of the street between trees set into the parking lane. The parking lane will be marked at 2.1 meters from the kerb face, leaving 5.4m of clear trafficable pavement. This reasonably tight configuration is aimed at keeping vehicle speeds appropriately low.

This street type is suitable where traffic volumes of up to 3000 vehicles per day are anticipated, with or without direct vehicle access to lots. WSUD requirements may lead to variations in reservation width.



Neighbourhood Connector Street Type 1



Neighbourhood Connector Street Type 2

Places Victoria

5.12.6 Arterial Street Intersection Management

(a) Design Principles

When Epping North, including Aurora, is close to fully built out, it is envisaged that there will be traffic signal-controlled intersections at suitable spacing along all of the arterial streets within or adjacent to Aurora. Roundabouts will be avoided generally within the walkable catchment of the town centres and public transport stations / interchanges of Aurora.

In the vicinity of the primary activity centres it is important that signal control is used at a number of intersections to maximise pedestrian safety and amenity and to afford the highest levels of accessibility. Bus movements to and from the public transport interchange will be assisted also by the proposed traffic signal strategy.

The diagram at right shows the general strategy for the management of the arterial street intersections.

Arterial Street Intersection Management

Places Victoria

(b) Craigieburn Road East

Traffic modelling (with no development north of Craigieburn Road East) by TTM indicates a two-way daily traffic volume of 7000 vehicle movements on Craigieburn Road East near Scanlon Drive and Edgars Road. The modelling also indicates that for right turns onto Craigieburn Road East, the intersection with Edgars Road has the highest vehicle movement - approximately 70 movements per hour. Gap analysis indicates a practical absorption capacity in excess of 300 vehicles per hour to turn through 700 vehicles per hour with a critical acceptance gap of 6 seconds. A Type C intersection is proposed therefore at the three intersections of Aurora streets with Craigieburn Road East.

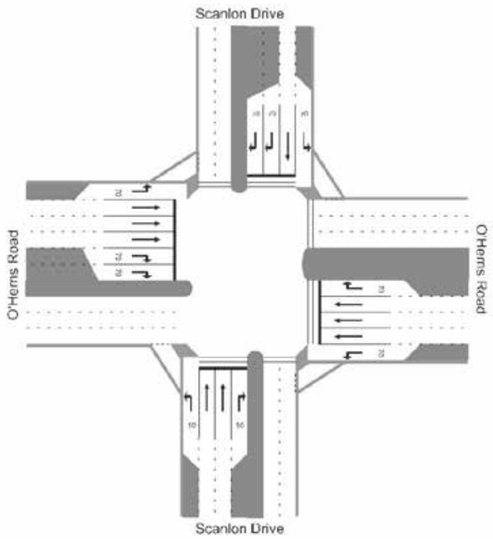
(c) O'Herns Road

- ***At the Craigieburn Bypass***

The intersection of O'Herns Road and the Craigieburn Bypass is likely to require signal control, which will be designed by VicRoads.

- ***At Scanlon Drive***

A large signal-controlled intersection is the most appropriate treatment for the intersection of O'Herns Road and Scanlon Drive. An indicative design for the intersection is shown in the diagram below.

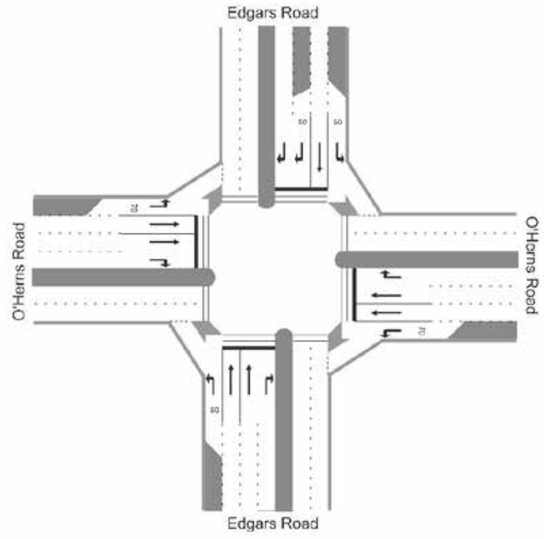


Intersection - O'Herns Road / Scanlon Drive

The performance (with development north of Craigieburn Road East) of this intersection was assessed using SIDRA for the morning and afternoon peak hours. It was concluded that the peak degree of saturation would be 0.900 in the morning peak hour, indicating satisfactory operation of the intersection.

- ***At Edgars Road***

The indicative design concept for the intersection of O'Herns Road and Edgars Road is similar geometrically to that proposed for the O'Herns Road-Scanlon Drive intersection, as shown in the diagram below.



Intersection - O'Herns Road / Edgars Road

The performance (with development north of Craigieburn Road East) of this intersection was assessed using SIDRA for the morning and afternoon peak hours and it was concluded that the peak degree of saturation would be 0.899 in the morning peak hour, which indicates satisfactory operation of the intersection.

- ***Other intersections***

Other intersections along O'Herns Road are proposed to be controlled by a give-way sign either with or without median openings.

Depending on the development of the Cooper Street Employment Area, a signal-controlled cross junction may be required at the intersection of O'Herns Road and Cotters Road.

(d) Edgars Road

Signal-controlled intersections on Edgars Road are likely to be required to the north of the northern and southern town centres and at Harvest Home Road. These intersections have not been designed as they are internal to Aurora.

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5.12.7 Other Street Intersection Management

(a) Design Principles

The design of intersections in Aurora is based generally upon the following three fundamental objectives:

- safe entry and exit to / from the major street from / to the minor street;
- the capacity to accommodate expected vehicles - in this case the design vehicle is an 11 metres long rigid truck throughout the subject land and a 17 metres long semi-trailer in the streets surrounding the town centres, along the main access streets and on potential bus routes;
- the intersection treatment is used as a traffic management device to achieve an appropriate traffic speed environment where practicable.

Kerb radii are kept to a minimum in consideration of these objectives and to shorten walk distances for pedestrians crossing street intersections.

(b) Standard Designs

The majority of intersections in Aurora will be T-intersections between streets with 7.3 metres wide carriageways, mostly intersecting at an angle close to 90 degrees. Kerb radii at these intersections should not exceed 6 metres.

On Edgars Road, Scanlon Drive, Harvest Home Road and the 'neighbourhood connector street type1' that are potential bus routes, a 17 metres long semi-trailer is accommodated so that easy bus access is obtained and building materials on the more heavily trafficked routes can be delivered by semi-trailers without the need to mount kerbs.

A general design objective is to avoid signage. It is assumed generally that parking can / will occur in all places except within 10 metres of intersecting kerb alignments and across driveways and intersections. This assumption establishes the kerb return radius at each intersection.

(c) Traffic Speed Control

Traffic speed control is proposed through a combination of slow points, which may be either at or between intersections and the general design and use of each street type.

Parked cars will add to traffic management by providing a relatively tight street cross section that must be negotiated carefully and slowly. Having adequate but not excessive carriageway widths will add further to the level of control over traffic speeds where necessary.

Typically the aim of the proposed street network is to have a 'leg length' of no greater than 200 metres. Leg length is the distance between points where traffic will need to slow to approximately 15 kilometres per hour to negotiate a particular section of street.

Clause 56.03-4 of the Scheme sets out spacings or separations for speed control 'devices'. Strict adherence to the Scheme would result in new residential developments being inundated with speed control devices that cannot all be located at intersections and therefore will reduce accessibility and streetscape values.

In response to Clause 56.03-4 and the design principles for traffic speed control, a suite of intersection treatments has been developed for Aurora that will operate effectively as slowing points.

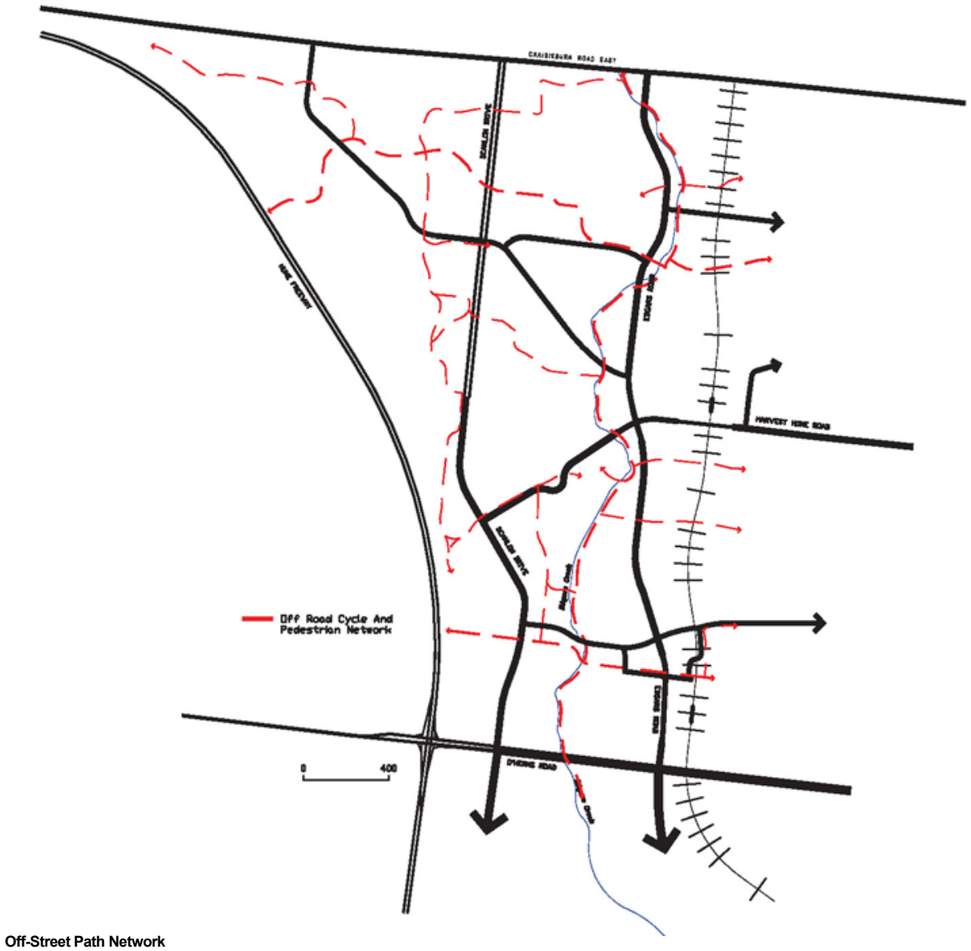
5.12.8 Non-Motorised Transport

(a) Footpaths in Streets

Streets in Aurora are proposed to have 1.5 metres wide footpaths along sides fronted by residential development, where practicable. In the primary and local activity centres, near education centres and other areas where pedestrian activity levels will be higher, footpaths will be wider generally.

(b) Off-Street Paths

A network of shared paths through open space and abutting major streets will link community facilities and provide for walking and cycling at Aurora. These paths will be typically 2.5 metres wide.



Off-Street Path Network

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5.13 ENGINEERING INFRASTRUCTURE

5.13.1 Objectives

The engineering objectives of Aurora are to:

- provide high quality, low maintenance infrastructure to the community;
- develop infrastructure that is sustainable economically;
- provide infrastructure that minimises the impact on the environment using techniques such as:
    - lower embodied energy products and materials;
    - employing construction techniques that reduce earthworks;
    - reducing the volume of waste material;
    - recycling and reusing materials derived from Aurora;
    - using off-site recycled materials;
    - using WSUD to improve stormwater quality;
    - using local sewage treatment and recycled water reticulation to reduce demand on potable supplies.

5.13.2 General Engineering Infrastructure Response

In accordance with State government policy, Places Victoria has adopted a sustainable development approach to the planning of Aurora. As a result, the remote location of services becomes less of a constraint and will result in innovative but sustainable approaches being adopted to service the new community. The innovative and sustainable approach of Places Victoria to the provision of the necessary infrastructure can only be achieved with a significant development of the scale of Aurora.

The conversion of rural to urban uses results in a significant change to the landscape, adds to the consumption of potable water, generates surface water flows and increases the discharge of wastewater. A sustainable approach to development mitigates these changes through appropriate management of water resources.

A number of alternative integrated water management systems have been investigated and assessed for their application to Aurora. Estate-wide approaches to wastewater management and demand management have the ability to reduce potable water demand, maintain water quality standards and be more economical in the long term.

The sustainable practices being investigated in detail at Aurora include water conservation and demand management measures at the household level, harvesting of rainwater, WSUD, wastewater recycling, higher density housing to support public transport, energy efficient dwelling design incorporating solar energy for hot water and electrical energy and the encouragement of reduction in private vehicle use through efficient urban design.

The implementation of the water management initiatives will require the consent and cooperation of a number of government agencies. These agencies have been engaged closely and are participating in the development of innovative and more sustainable servicing options for the subject land.

Places Victoria has initiated a significant research program to address all of the issues associated with adopting a sustainable development approach at Aurora. The investigations in relation to the water cycle have identified that the impact on the environment can be reduced significantly if a number of initiatives are introduced. The initiatives being investigated include the following:

- use of low flow water fittings in showers and basins;
- use of water efficient appliances (five-star rated washing machines and dishwashers);
- use of rainwater tanks to capture roof water for hot water, bathroom and laundry use, subject to satisfactory field testing and the approval of relevant authorities, in the early stages of Aurora;
- treating sewage locally to tertiary standard and reticulating the recycled water back to lots for toilet flushing and private and public open space irrigation;
- providing the community with a local intranet and real time metering of water and energy use to support conservation habits.

The combined effect of these measures is to reduce potable water consumption by approximately 50 to 70 per cent when compared with conventional servicing arrangements.

Other measures within the public realm include WSUD, the capture and treatment of stormwater and the retention of large areas of open space.

These approaches to introducing integrated water management have been discussed and tested with Yarra Valley Water (YVW) and Melbourne Water Corporation (MWC) and have been incorporated into an Aurora Estate Agreement to provide a sewage and recycled water treatment facility and the reticulation of the recycled water throughout Aurora.

In addition, Places Victoria, in concert with YVW and MWC, has appointed and is being advised by an independent expert panel to review the technical aspects of the water management systems proposed at Aurora. The panel has praised and supported the initiatives. As a result, the development of Aurora can be commenced immediately and serviced by the innovative and sustainable servicing arrangements described above.

5.13.3 Water Supply

The agency responsible for the provision of water at Aurora is YVW. Water supply is provided from supply reservoirs on Quarry Hill, 5 kilometres to the east of Aurora. The water supply catchments of MWC are located immediately to the north east of Aurora and there is sufficient capacity within these networks to meet the expected demand.

The recently completed strategy for the water supply of Melbourne identifies that alternative sources are available to augment existing supplies, sufficient to meet expected demand until 2050. The strategy does promote the use of alternative water sources however, for uses other than drinking and advocates innovative approaches to managing water use within residential developments. Aurora will incorporate a reclaimed water supply system as well as a potable water supply system.

Water will be supplied to Aurora via a water main extension along Harvest Home Road, which is to be constructed as part of Section A of Aurora. Additional external water mains have also been constructed along O'Herns Road and Epping Road, with future mains to be instructed in Craigieburn Road East as required.

Until such time as the new Quarry Hill high level tanks are installed, a water supply booster pump will be required which will be capable of servicing up to the 162 metres contour level. A YVW water supply pump station has been upgraded and used for this purpose.

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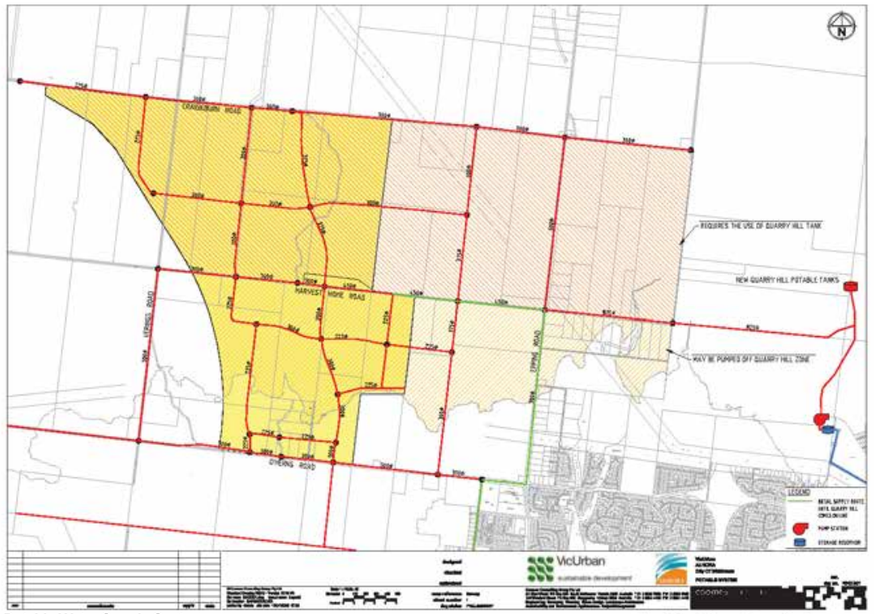
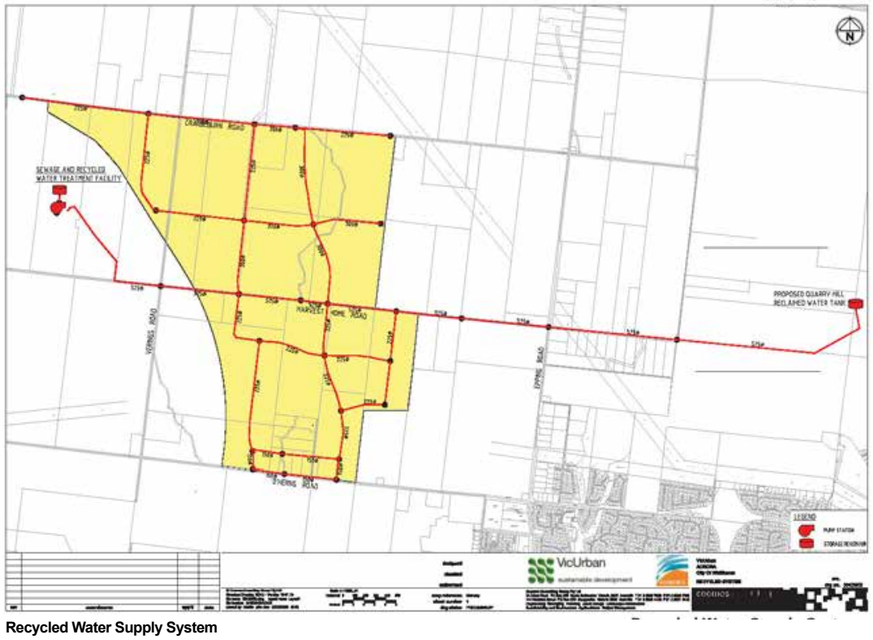


Potable Water Supply System



Recycled Water Supply System

5.13.4 Drainage

The agency responsible for drainage facilities at Aurora is MWC, which has an approved drainage strategy for Edgars Creek. The Edgars Creek Drainage Strategy will form the basic framework for stormwater management at Aurora. In addition, WSUD principles will be incorporated as part of the development to manage and treat stormwater in a sustainable and innovative way.

Edgars Creek is an ephemeral stream that flows through Aurora. It is ill-defined in some sections and has been badly degraded. Water quality improvement will be completed throughout Aurora as part of the approach to WSUD.

WSUD provides an alternative to the traditional conveyance approach to water, stormwater and wastewater management. WSUD focuses on the integration of urban planning and development with the management, protection and conservation of the water cycle. The design philosophy recognises that it is impracticable to replicate the natural system however, it is possible to mitigate changes to the existing water balance.

The interrelationship between site, precinct and regional stormwater management measures is at left.

SITE ELEMENTS	PRECINCT ELEMENTS	REGIONAL ELEMENTS
• Lot density and layout	• Street layout and streetscape	• Public open space
• On-site retention (infiltration)	• Precinct retention (infiltration)	• Multiple use corridors
• Porous pavement	• Porous pavement	• Retarding basins
• Sand filter	• Sand filter	• Constructed wetlands and ponds
• Buffer strip	• Buffer strip	• Stormwater reuse
• Vegetated swales	• Vegetated swales	
• Bioretention system	• Bioretention system	
• Rain garden	• Urban forest	
• On-site detention	• Retarding basins	
• Rainwater tank for stormwater reuse	• Constructed wetlands and ponds	
	• Stormwater reuse	

Interrelationship between site, precinct and regional stormwater management measures

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

A hierarchy of water sources has been developed for Aurora to avoid the possibility of having competing supply sources for the same end use. Based on this water hierarchy, stormwater has the potential to provide:

- supply to a rainwater tank for hot water use within the dwelling;
- irrigation at the streetscape level as a by-product of stormwater treatment with, for example, the use of bioretention systems;
- environmental flows to Edgars Creek.

Places Victoria pioneered WSUD at Lynbrook in the City of Casey. Many of the key components used at Lynbrook will be enhanced and modified to suit the site specific conditions of Aurora. The exact treatments and standards to be used at Aurora are being determined in consultation with Whittlesea, YVW and MWC.

Possible WSUD techniques will include:

(a) Streetscape Bioswale

Bioswales are bioretention systems that are located with the base of the swale. They provide treatment of stormwater through fine filtration, extended detention and some biological uptake as well as providing a conveyance function along the swale.

Runoff is filtered through a sine media layer as it percolates downward. It is then collected via perforated pipes and discharged to the downstream drainage system.

The bioswales forms part of the streetscape and landscape of the development. Road reservations incorporating swales will be determined at the planning permit stage. The surface of the bioswale will be predominantly grass. Front draining houses connect to a 'bubble pit' within the swale. The one-way cross-fall road enters the bioswale via kerbside inlets.

(b) Nodal Streetscape Raingarden

Streetscape raingardens operate with the same treatment processes as bioretention swales except that they do not have a conveyance function. Instead they act as an ephemeral basin. High flows are diverted away from the basin and into an overflow structure (e.g. side entry pit).

These nodal streetscape treatments have some flexibility in terms of their size, shape and location to fit with the streetscape. The vegetation will predominantly be plants. Front draining houses connect their stormwater drain to the kerb and channel. These flows and the road pavement enter the rain garden via kerbside inlets.

(c) Rainwater for Hot Water

Rainwater can be harvested to supplement existing mains potable supply. The system captures rainwater falling on roofs of individual houses; it is then stored in an above ground tank and pumped to either a gas hot water storage system or a continuous flow gas hot water system.

(d) Large Raingardens or Bioretention systems

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

(e) Linear (Creek) Raingardens

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

(f) Wetlands

Constructed wetlands systems are shallow, extensively vegetated water bodies that use enhanced sedimentation, fine filtration and pollutant uptake processes to remove pollutants from stormwater. Water levels rise and fall during rainfall events and outlets are configured to slowly release flows, typically over three days, back to the water levels of dry weather.

Any use of a treatment identified above will require Council approval.

5.13.5 Sewerage

Epping North, including Aurora, is located at the upstream end of the major trunk sewer infrastructure servicing the northern suburbs of Melbourne. YVW advises that the Edgars Creek Branch Sewer and Merri Creek Branch Sewer are at capacity during peak flows. Consequently, the increased flows that will be generated by the development of Epping North cannot be accommodated by the existing infrastructure.

YVW and MWC will be extending the North Western Trunk Sewer and Merri Creek Main Sewer to relieve the existing sewer system regardless of the development of Epping North. This sewerage service was planned to be available to Epping North in approximately 2011.

A Sewage and Recycled Water Treatment Facility (SRWTF) has been constructed to treat the sewage generated from Aurora to Class A standard (Environment Protection Authority – Guidelines for Environmental Management: Use of Reclaimed Water) for reticulation throughout Aurora. The sewage treatment plant component of the SRWTF will also service land outside Aurora on an interim basis until the North West Trunk Sewer and associated works are complete. The sewage treatment plant will be commissioned once the supply infrastructure is in place, which was expected to occur in early 2007.

The recycled water will be managed by YVW in accordance with the Environment Protection Authority approvals for the SRWTF. The sewage treatment plan component of the SRWTF will produce at least Class B recycled water, which will be stored in the winter storage dams and also used for irrigation on the SRWTF site. The water treatment plant component of the SRWTF will draw from the storage dams and treat the water to Class A standard. This treated water will then be reticulated to households within Aurora for toilet flushing and garden watering and will also be used for public open space irrigation. All infrastructure required to support a recycled water system, including treatment, storage and reticulations, will be installed to appropriate standards. All advice and information indicates that recycled water system will be appropriate for Aurora and will be significant step in demonstrating sustainable development principles.

The SRWTF is also likely to cater initially for the development of land in Epping North East. The SRWTF will service this land until the Merri Creek Main Sewer extension should be complete in approximately 2011.

Investigations have indicated that in some years the volume of recycled water generated from sewage flows will be less than the demand for recycled water for example, during dry years. In other years for example, wet years, a surplus of recycled water will be generated. In dry years, the potable water supply system will be used to supplement the recycled water supply.

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In wet years, the surplus recycled water will be used in one or more of the following ways:

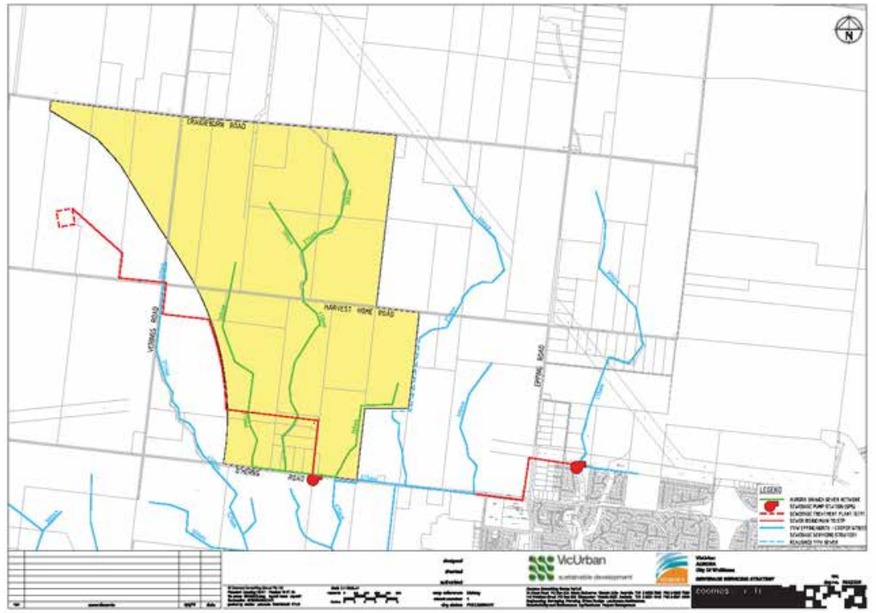
- irrigation on the SRWTF site;
- discharge (subject to approvals from the relevant authorities) to Edgars Creek and Merri Creek;
- discharge (subject to approvals from the relevant authorities) to the Merri Creek sewer system.

YVW has advised that the SRWTF will also be capable of providing recycled Class A water to other nearby development areas using 'sewer mining' from outfall sewers. As a result, the amount of excess water will be reduced and a more deliberate strategy of managing the demand for recycled water and reducing unproductive discharge can be introduced. The application of recycled water will be managed therefore by providing water to:

- Aurora for residential use;
- other development for residential use;
- irrigate Aurora public open spaces;
- irrigate other public open spaces;
- Edgars Creek for environmental flows;
- Merri Creek for environmental flows;
- other productive uses, such as industry.

The sewage from the expected residential development on land in Epping North East will be used as the source of sewage for the 'sewer mining' process and excess sewage will be diverted into the Merri Creek Main Sewer after 2011. The volume of effluent treated by the SRWTF will continue to increase with the occupation of lots at Aurora and other developments however, until the full capacity of the SRWTF is reached.

The sewerage strategy for Aurora and Epping North is shown opposite. It is consistent generally with the YVW strategy except that Aurora is isolated from the rest of the system. A normal gravity sewer system will be constructed within Aurora with all flows being concentrated at the junction of Edgars Creek and O'Herns Road. From this location, the sewage will be pumped via a rising main to the sewage treatment plant on land west of the Craigieburn Bypass between Harvest Home Road and Craigieburn Road East.



Sewerage Servicing Strategy

The flow chart below sets out the sequence and phasing of the sewerage infrastructure works from the initial construction and effluent disposal method through to construction of the full sewage treatment plant.

Sequencing and Phasing of Sewerage Infrastructure at Aurora

INITIAL CONSTRUCTION
- Potable and recycled water mains constructed.
- Potable water run through recycled water mains.
- Gravity sewer constructed to O'Herns Road.

↓

INITIAL EFFLUENT DISPOSAL
- Eduction truck to closest gravity sewer for disposal, 500 to 1000 lots

↓

SEWAGE TREATMENT PLANT (1)
- Sewage treatment plant (STP) designed and under construction.
- STP to allow tertiary treatment of sewage.
- Construct surface storage reservoir.

↓

SEWAGE TREATMENT PLANT (2)
- Construct third pipe, storage and pressure system
- Recycled water to third pipe system.
- Surplus recycled water to farmland irrigation, discharge to Edgars and Merri Creeks or discharge to Merri Creek sewerage system.

↓

EXPANSION WORKS
- Recycled water tank constructed on Quarry Hill.

5.13.6 Other Services

All lots at Aurora will have available electricity, gas, telephone and fibre technology for telecommunications.

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5.14 LINKAGES AND COMPATIBILITY WITH ADJOINING PROPERTIES

5.14.1 Objectives

The objectives for the treatment of Aurora in relation to adjoining properties are to:

- ensure compatibility and logical linkages between different land ownerships and developments;
- provide strong vehicle, walking and cycling connections;
- accommodate the integration of services and drainage.

5.14.2 Aurora Development Plan: Part 1

As noted earlier, the ADP1 is similar to ADP2 but deals with Section A of Aurora to the east of the subject land.

Harvest Home Road and the southern east-west neighbourhood connector street east of Edgars Road on the subject land provide direct links between the northern and southern primary activity centres and Section A of Aurora. These streets also connect Section A to the various facilities on the subject land including educational facilities, public open space and CAC. A series of access streets provide lower order connections. Two off-street walking and cycling paths extend through to Crimson Crescent and Gammage Boulevard in Section A of Aurora.

5.14.3 Other Adjoining Properties

Craigieburn Road East forms the north boundary of the subject land. Edgars Road, Scanlon Drive and Eaststone Avenue in the north west of Aurora, provide opportunities for future connections from Aurora to the properties north of Craigieburn Road East. One off-street walking and cycling path along Edgars Creek also extends through Aurora to Craigieburn Road East.

Several east-west neighbourhood connector streets, in addition to the three east-west arterial streets, provide connections between Aurora and the properties to the east (excluding Section A of Aurora). Two off-street shared paths, including one along the power easement, also extend through Aurora to the east (excluding Section A). The rear boundaries of lots and public open space on the subject land will abut generally the east boundary.

The south boundary of Aurora is formed by O'Herns Road. Edgars Road and Scanlon Drive provide opportunities for future connections from Aurora to the properties south of O'Herns Road. Several access streets and one off-street shared path along Edgars Creek extend through Aurora to O'Herns Road. Lots at Aurora will front generally O'Herns Road with vehicle access as described in Section 5.7.2.

The Craigieburn Bypass forms the west boundary of Aurora. The rear boundaries of predominantly larger lots on Aurora will abut this boundary as will streets and public open space in a number of locations. An interface treatment to satisfy the acoustic attenuation requirements of DD02 and to create a visual appearance appropriate to the desires of Places Victoria and Whittlesea will be designed.

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6 DEVELOPMENT CONTRIBUTIONS

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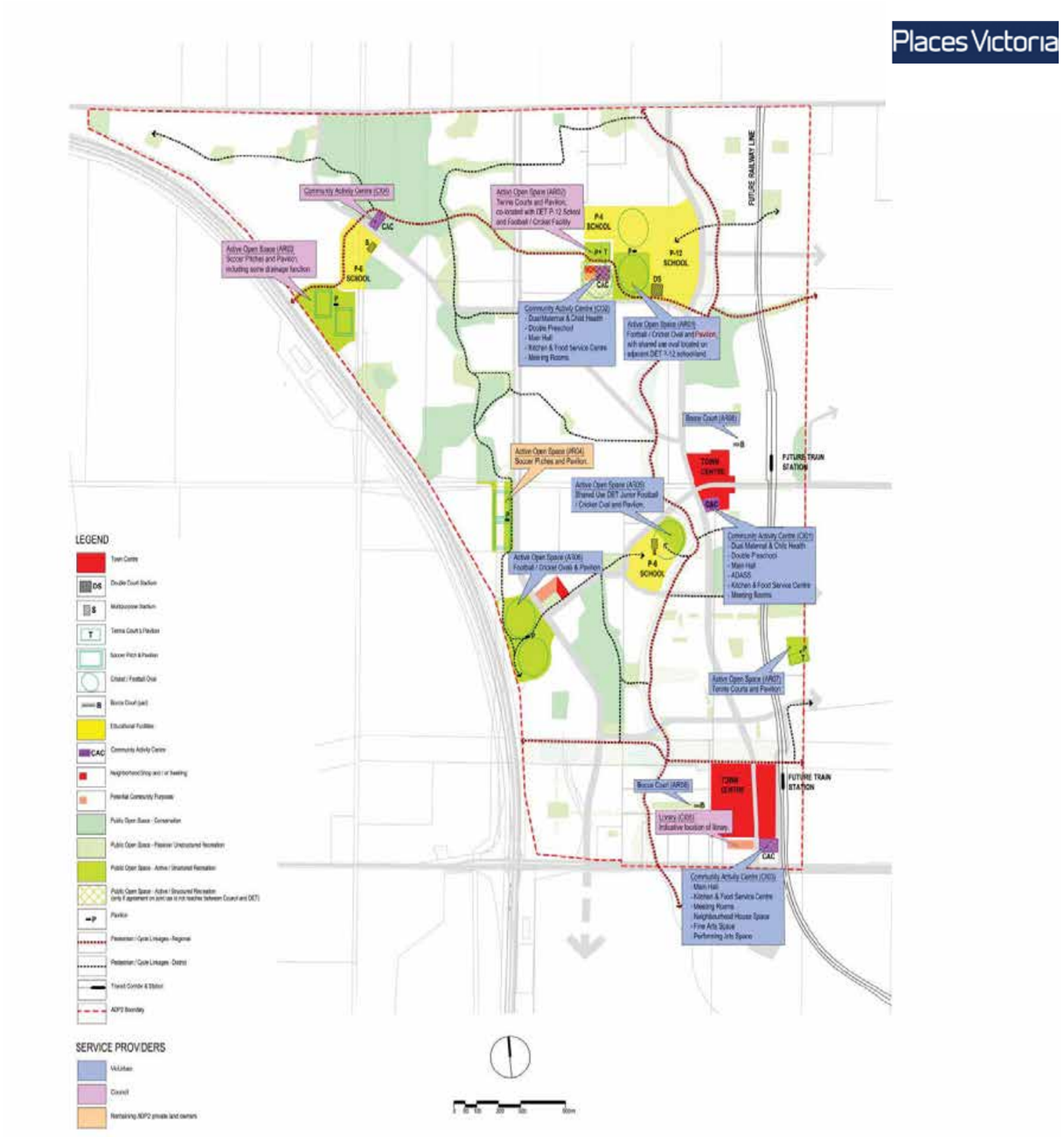
6.1 DEVELOPMENT CONTRIBUTION REQUIREMENTS

A comprehensive infrastructure needs assessment has been undertaken for the ADP2 area. This analysis indentified the need for a broad range of infrastructure items to be funded on an equitable basis by all development at Aurora.

Given the nature and scale of Aurora, infrastructure obligations withi then ADP2 area are set out in the form of an agreement in accordance with Section 173 of the Planning and Environment Act 1987. This agreement specifies the particular projects, costs and obligations for delivery and was signed by the relevant parties before the subject land was rezoned.

The diagram at right identifies key community and recreation development contribution plans.



Community Infrastructure

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7 IMPLEMENTATION

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7.1 PROPOSED DEVELOPMENT STAGING

Aurora has commenced at the northern end of Section A (the ADP1 area), entering from Harvest Home Road. A second development front D) will be established to the west of Harvest Home Road.

The two development fronts are expected to progress to the south and north, providing sufficient population to support the establishment of the northern primary activity centre. Additional development fronts may also be established over the life of Aurora for example, on Craigieburn Road East. In time, it is anticipated that infill development around the southern primary activity centre will occur at a higher dwelling density, particularly around the core of the centre.

Proposed Development Staging

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7.2 CLAUSES 54 AND 55 AND BUILDING REGULATIONS

In the review of design outcomes sought by Places Victoria for Aurora, various standards in Clauses 54 and 55 of the Scheme and in Part 4 of the Building (Interim) Regulations 2005, have been reviewed. The review has resulted in some particular alternative design parameters to tailor outcomes specifically for Aurora.

In accordance with the Scheme and Building Regulations, the varied approaches will be implemented via conditions on planning permits for subdivision and as restrictions on plans of subdivision certified under the Subdivision Act 1988.

These varied approaches will promote a preferred neighbourhood character and are anticipated to include:

- reduced minimum front and side street setbacks of dwellings;
- increased maximum building height of dwellings;
- increased maximum site coverage of dwellings;
- increased maximum length and height of new boundary walls;
- increased minimum setback of north-facing, ground floor, habitable room windows from the north boundary of lots; and
- reduced minimum amount of private open space for a single dwelling on a lot to equate with the minimum amount of private open space for two or more dwellings on a lot.

7.3 DEVELOPMENT APPROVALS PROCESS

Planning permit applications will be submitted to Whittlesea for subdivision and all other development and uses requiring a permit under CDZ4 and the relevant overlays, including VP02. Generally, subdivision and development will need to be in accordance with the approved ADP2, as required by DPO23.

Following an extensive design process (refer Sections 7.4 and 7.5), Places Victoria will also submit applications for the construction of one dwelling on each lot less than 300 square metres and any applications for the construction of two or more dwellings on a lot will be submitted to Whittlesea.

7.4 DESIGN CONTROLS

Places Victoria has prepared and will distribute design controls that will affect all lots in each stage of subdivision of Aurora. The design controls provide detail on the approach to and implementation of building siting and design, fencing, energy efficiency, building materials and landscape design, among other things. Compliance with the design controls will be required as a condition of the contract of sale for each lot. The design controls will not require any consent or control input from Whittlesea.

7.5 DWELLING DELIVERY METHODS

Places Victoria has worked intensively with architects and builders to develop an integrated dwelling and land product delivery model. The integrated housing approach used in Section A of Aurora will continue in the ADP2 area and involves the following steps.

- Places Victoria allocates lots to builders.
- Places Victoria works with builders to prepare plans in response to the Scheme, the subdivision permits, the varied approaches to design and siting noted above and the deign controls.
- Potential purchasers are able to choose a dwelling from a builder in a display village however, the chosen dwelling will only be able to be constructed on a lot able to achieve the six-star energy rating and all other requirements.

While complex to administer, the integrated housing approach is widely accepted as best practice for producing sustainable design outcomes. Places Victoria will continue to progress the evolution of sustainable development and incorporate new sustainability features into the design controls.

Considering the timeframe associated with constructing a development the size of Aurora, Places Victoria may also consider other methods of dwelling delivery, including the direct sale of lots to the general public and the sale of packaged land precincts to other developers.

These alternative delivery methods will respond to the design controls, including the integrated design principles and the incorporation of sustainability features. A greater degree of control of and certainty in the built form outcome is facilitated and maintained therefore at Aurora.

APPENDIX A LAND USE DEVELOPMENT PLAN

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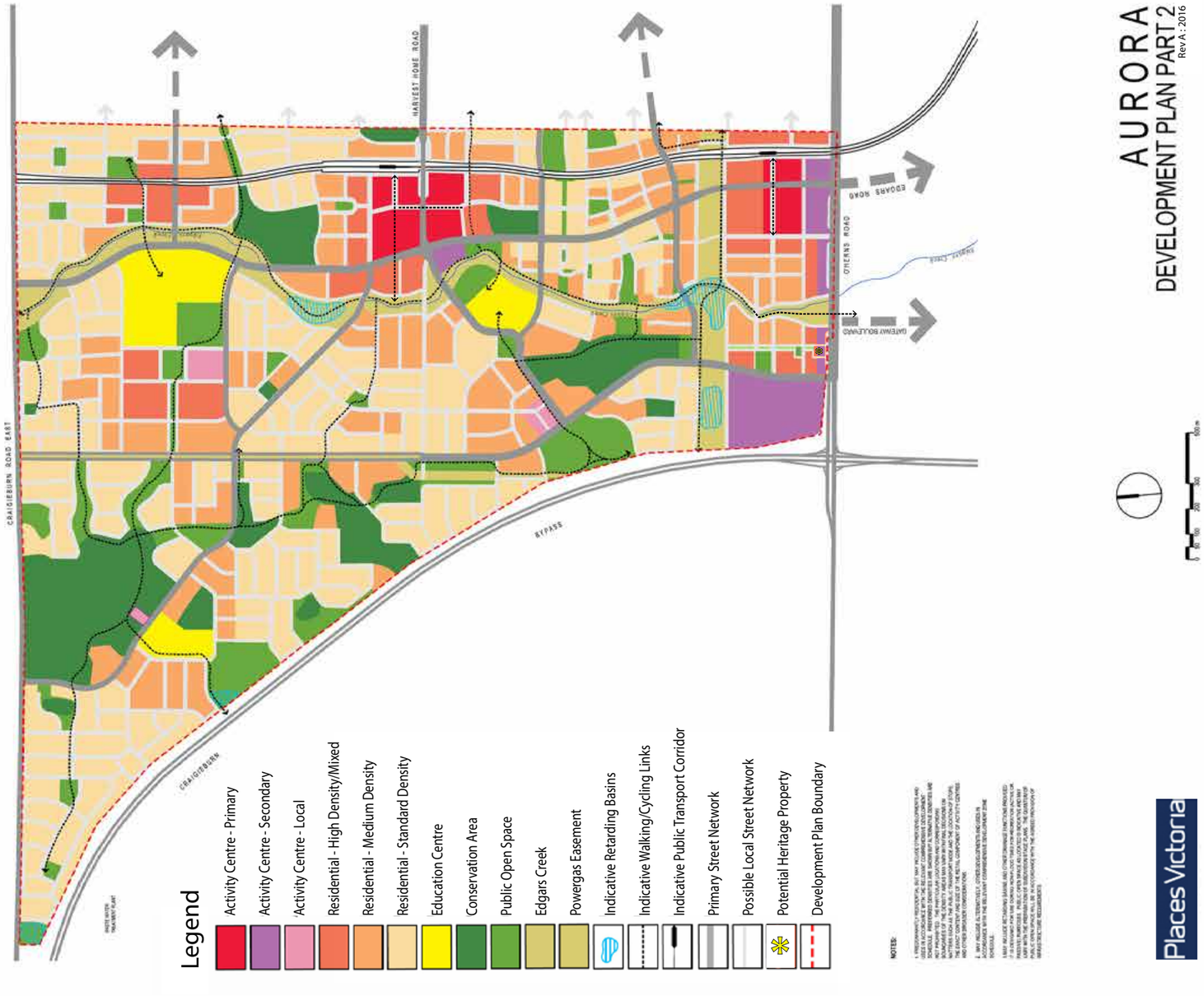

AURORA
DEVELOPMENT PLAN PART 2
Rev A : 2016

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APPENDIX B REFERENCES

Places Victoria

Places Victoria

The following were the results of studies leading to the preparation of ADP2.

Not included in this list are reports referenced by the project team members in their own reports.

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Whittlesea Planning Scheme

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APPENDIX C PROJECT TEAM

Places Victoria

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APPENDIX D ENQUIRIES

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APPENDIX E PLANNING POLICY AND STATUTORY CONTROLS

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SECTION 1: STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) of the Whittlesea Planning Scheme (the Scheme) "provides a context for spatial planning and decision making by planning and responsible authorities " (Clause 11.01). The SPPF "seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development " (Clause 11.02).

The SPPF contains a number of policies that are relevant to Aurora. The most relevant of the policy objectives are as follows.

- *"To ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses " (Clause 14.01 Planning for urban settlement).*
- *"To facilitate the orderly development of urban areas " (Clause 14.01).*
- *"To assist achievement of a metropolis which has:*
  - ……
  - Enhanced environmental quality and liveability for the metropolitan population.
  - Improved functioning through best practice management of its infrastructure and urban development " (Clause 14.02 Metropolitan development).
- *"To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment " (Clause 15.01 Protection of catchments, waterways and groundwater).*
- *"To assist the protection of:*
  - Life, property and community infrastructure from flood hazard.
  - The natural flood carrying capacity of rivers, streams and floodways.
  - The flood storage function of floodplains and waterways.
  - Floodplain areas of environmental significance " (Clause 15.02 Floodplain management).
- *"To assist the control of noise effects on sensitive land uses " (Clause 15.05 Noise abatement).*
- *"To assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals " (Clause 15.09 Conservation of native flora and fauna).*
- *"To assist creation of a diverse and integrated network of public open space commensurate with the needs of urban communities and rural areas " (Clause 15.10 Open space).*
- *"To assist the conservation of places that have natural, environmental, aesthetic, historic, cultural, scientific or social significance or other special value important for scientific and research purposes, as a means of understanding our past, as well as maintaining and enhancing Victoria's image and making a contribution to the economic and cultural growth of the State " (Clause 15.11 Heritage).*
- *"To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions " (Clause 15.12 Energy efficiency).*
- *"To promote the provision of renewable energy, including wind energy facilities, in a manner that ensures appropriate siting and design considerations are met " (Clause 15.14 Renewable energy).*
- *"To encourage:*
  - Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire.
  - Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.
  - Opportunities for increased residential densities to help consolidate urban areas " (Clause 16.01 Residential development for single dwellings).
- *"To encourage the development of well-designed medium-density housing which:*
  - Respects the neighbourhood character.
  - Improves housing choice.
  - Makes better use of existing infrastructure.
  - Improves energy efficiency of housing " (Clause 16.02 Medium density housing).
- *"To encourage the concentration of major retail, commercial, administrative, entertainment and cultural developments into activity centres (including strip shopping centres) which provide a variety of land uses and are highly accessible to the community" (Clause 17.01 Activity centres).*
- *"To encourage developments which meet community's needs for retail, entertainment, office and other commercial services and provide net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities " (Clause 17.02 Business).*
- *"To integrate land use and transport planning around existing and planned declared highways, railways, principal bus routes and tram lines " (Clause 18.01 Declared highways, railways and tramways).*
- *"To ensure access is provided to developments in accordance with forecast demand taking advantage of all available modes of transport and to minimise impact on existing transport networks and the amenity of surrounding areas " (Clause 18.02 Car parking and public transport access to development).*
- *"To integrate planning for bicycle travel with land use and development planning and encourage cycling as an alternative mode of travel " (Clause 18.03 Bicycle transport).*
- *"To assist the integration of education facilities with local and regional communities " (Clause 18.07 Education facilities).*
- *"To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment " (Clause 18.09 Water supply, sewerage and drainage).*
- *"To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans " (Clause 18.12 Developer contributions to infrastructure).*
- *"To recognise the importance of telecommunications to all aspect of modern life and the essential and beneficial contribution of modern telecommunications facilities to local communities and the State and national economy " (Clause 18.13 Telecommunications).*

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- *"To achieve high quality urban design and architecture that:*
  - Reflects the particular characteristics, aspirations and cultural identify of the community.
  - Enhances liveability, diversity, amenity and safety of the public realm.
  - Promotes attractiveness of towns and cities within broader strategic contexts " (Clause 19.03 Design and built form).

Aurora facilitates the implementation of the above policy objectives as follows.

- Aurora is within generally the Urban Growth Boundary, is designated as 'Future urban' within the Plenty Valley-Epping North growth area, is identified as 'residential - future' in the Municipal Framework Plan and forms part of the identified urban development area in the Epping North Strategic Plan (ENSP). ADP2 is the relevant structure plan that will facilitate the orderly development of the subject land.
- Aurora is opposite the Cooper Street Employment Area (on the south side of O'Herns Road). The population of Aurora creates a potential local labour source to support this Area.
- The dwelling density at Aurora will be significantly higher than 'conventional' subdivisions in growth areas to facilitate opportunities for high quality and sustainable public transport. Aurora incorporates a public transport corridor with a proposed station / interchange adjacent to each town centre. ADP2 envisages higher density, mixed uses surrounding the two town centres.
- The Scheme includes Edgars Creek, which traverses Aurora, in the Floodway Overlay (RFO). A planning permit is required generally to construct a building or construct or carry out works and to subdivide land in a RFO. A planning permit application is required generally to be referred to the relevant floodplain management authority.
- ADP2 retains Edgars Creek within a buffer area 15 metres wide on either side of the Creek and proposes to improve its habitat quality through revegetation, weed control and wetland creation designed to be suitable for the Growling Grass Frog, native fish and other aquatic species. A drainage management plan will also be developed to manage the stormwater runoff from Aurora into Edgars Creek.
- The Scheme includes that part of Aurora within 150 metres of the east edge of the reservation of the Craigieburn Bypass in Schedule 2 to the Design and Development Overlay (DDO2). A planning permit is required generally to construct a building or construct or carry out works and to subdivide land in DDO2. Any development in DDO2 which is associated with a specified use, including a dwelling, must include noise attenuation measures to the satisfaction of the Roads Corporation.
- A flora and fauna survey of the subject land has been completed and Aurora has been designed to protect the sites of greatest ecological value.
- The Aurora open space system protects and enhances natural and cultural features within a series of highly accessible and connected open spaces that provide a diverse range of recreation opportunities.
- The Aboriginal and European histories of the subject land have been investigated and Aurora has been designed to conserve and retain as much of the evidence of both histories as practicable.
- The orientation of the Aurora street network and the lots will maximise the potential for energy efficient buildings. A six-star energy rating is a compulsory requirement for each new dwelling at Aurora.
- ADP2 anticipates a lot size mix ranging from approximately 180 to 850 square metres, which will encourage a diverse range of housing options.
- Aurora incorporates two town centres providing a wide range of retail, commercial, community and residential opportunities. Each town centre is located adjacent to a public transport station / interchange, near the intersection of arterial streets and on the principle walking and cycling network.
- The arterial street network of Aurora is a loose grid that provides straightforward connections between the town centres, neighbourhood centres and public open spaces within and outside Aurora.
- ADP2 envisages a broad mix of land uses in close proximity to each other and to a high proportion of the dwellings, to facilitate walking and cycling between activities.
- The education facilities shown on the ADP2 map have been confirmed by the Department of Education and Training and the Catholic Education Office. These facilities are located generally on the edge of the walkable catchments of the public transport stations / interchanges to maximise the dwelling density within the catchments to support public transport. All of the education facilities are located on the principle walking and cycling network and adjacent to public open space.
- All services, including water supply, sewerage, drainage, gas, electricity and telecommunications (including fibre to the home), will be provided to all dwellings at Aurora in the manner that is the most economically sustainable and minimises the impact on the environment.
- Places Victoria will continue to work with Whittlesea to develop appropriate development contributions for the provision of physical and social infrastructure at Aurora and Epping North.
- All built form at Aurora will express a contemporary aesthetic and aspects of sustainable building design will become an integral part of the architecture. Places Victoria proposes a number of processes to ensure high quality in the built form.

SECTION 2: PLAN MELBOURNE - METROPOLITAN PLANNING STRATEGY

Plan Melbourne Metropolitan Planning Strategy (Plan Melbourne) is the Victorian Government's metropolitan planning strategy, guiding the way the city will grow and change over the next 40 years. It was published in 2014 and the *Plan Melbourne Refresh*, the current government's review and update of the plan, is due to be released in 2016.

Plan Melbourne includes Aurora generally within the Northern Subregion and Urban Growth Boundary (UGB) and designates it as an urban area. Unlike Lockerbie (Future Metropolitan Activity Centre or MAC) and Epping (Existing MAC), the two Aurora town centres are not specifically identified in Plan Melbourne. However, the plan does give direction to the strategic project of activity centre planning for municipalities.

Aurora responds as follows to the specific features described in Plan Melbourne, carried forward from objectives met under the previous Melbourne 2030 plan:

- ADP2 incorporates a public transport corridor with a proposed station / interchange adjacent to each primary activity centre. The creation of Aurora as a public transport oriented development will be enhanced significantly by the provision of a rail connection to the suburban passenger rail network.
- A minimum six-star energy rating is prescribed for each new dwelling at Aurora.
- Aurora has been designed to treat sewage locally to tertiary standard and to reticulate the recycled water back to lots for toilet flushing and private and public open space irrigation.
- Rainwater tanks for capture of roof water for hot water, bathroom and laundry uses are expected to be utilised at Aurora.
- ADP2 anticipates a typical lot size mix ranging from 180 to 650 square metres to encourage a range of housing options.

SECTION 3: MUNICIPAL STRATEGIC STATEMENT

The Whittlesea Municipal Strategic Statement (MSS) contained in Clause 21 of the Scheme "encapsulates significant planning policy directions for the municipality and in turn provides the strategic basis for statutory land use controls " (Clause 21.01).

The MSS describes the framework for growth area planning in Whittlesea, which, following on from Ministerial Directions and the MSS, includes strategic plans, local structure plans / incorporated plans, development plans and permits for subdivision. Whittlesea has prepared the ENSP which includes Aurora. ADP2 combines the local structure plan and DP for the subject land required by this framework.

The vision of Whittlesea for the Municipality is summarised in twelve key land use planning objectives and the Municipal Framework Plan, which identifies the subject land as 'residential - future' with one 'activity centre' on Harvest Home Road.

The key land use planning objective for Residential Growth Areas is *"to plan for a diverse series of residential communities that have a unique identity and sense of place, cater to all segments of the housing market and respect and incorporate local environmental and cultural features"* (Clause 21.06-1).

Epping North is identified specifically as a growth opportunity. Clause 21.06-1 states that investigations *"as to the suitability of urban growth occurring within the Epping North area will continue with the possibility of short to medium term growth occurring within the first stage of development subject to a comprehensive strategic planning process."* The preparation of this ADP2 is the final step in the 'comprehensive strategic planning process' required to demonstrate the suitability of the subject land for residential development.

Clause 21.06-1 summarises the development density, style of development, capacity and intended housing market for the Epping North (west) growth opportunity as follows:

- *"Medium to high density development with a target density across the entire area of approximately 19 dwellings per hectare.*
- *Comprehensive, permeable style of development which emphasises 'walkability', high quality and sustainable public transport, innovative and sustainable infrastructure solutions, protection of sites of high ecological and heritage value, activity centres with a wide range of commercial, community and residential opportunities, appropriate interfaces with and connection to adjoining land uses. Edgars Creek, stony rises and River Red-gum stands will form the basis of the public open space network.*
- *Maximum capacity of approximately 25,000 persons over a development life of approximately 16 years.*
- *Mixture of first, second and third home buyers seeking more sustainable outcomes, such as energy efficient dwellings, close proximity to activity centres, community facilities and public open space and the provision of a variety of easily accessible public modes of transport. Emphasis will be placed on the provision of a mix of lot sizes to encourage a range of housing options."*

Other relevant key land use planning objectives of the MSS are as follows.

- *"To effectively manage urban growth in a manner that maximises beneficial relationships between compatible land uses and which avoids inappropriate incursions into non-urban or environmentally sensitive areas " (Clause 21.06-2 Managing Urban Growth).*
- *"To promote the establishment of increased diversity and quality in housing provision to meet the needs of existing and future residents of the City of Whittlesea in a manner which contributes positively to local character and sense of place " (Clause 21.06-3 Housing Provision).*
- *"To create a better jobs / housing balance and achieve greater diversity in employment opportunities " (Clause 21.06-4 Employment and Economic Development).*
- *"To define the role and extent of a series of activity centres which establish a focus for the provision of accessible goods and services, employment generation, community meeting places and associated land uses " (Clause 21.06-5 Activity Centres).*
- *"To establish an efficient, interconnected (multi modal) transportation system which increases the level of accessibility and choice within and beyond the City of Whittlesea " (Clause 21.06-6 Transport and Accessibility).*
- *"To actively pursue resolution of provision of key strategic items of physical infrastructure for unserviced growth areas and to plan for and identify means to fund the establishment and maintenance of social and physical infrastructure in a timely and efficient manner " (Clause 21.06-7 Infrastructure Provision).*
- *"To progressively upgrade the image and appearance of the City of Whittlesea focusing on retention of local environmental features, landscape qualities and urban and landscape design improvements " (Clause 21.06-9 Image and Appearance).*
- *"To identify, permanently preserve and promote opportunities for the enhancement of local environmental assets which are vital to the maintenance of ecological processes " (Clause 21.06-10 Environmental Assets).*
- *"To plan for the comprehensive leisure and recreation needs of existing and future residents and to support the establishment of tourism enterprises that are compatible with the local environment and pattern of land uses " (Clause 21.06-11 Leisure, Recreation and Tourism).*
- *"To increase the level of protection for and opportunities for incorporation of the City's European and Aboriginal heritage " (Clause 21.06-12 Heritage and Culture).*

In general, Aurora responds as follows to the key land use planning objectives of the MSS.

- The net dwelling density (around 19 dwellings per hectare) at Aurora will be significantly higher than that identified for the Epping North (east) growth opportunity and 'conventional' subdivisions in the outer areas of Melbourne in order to facilitate opportunities for high quality and sustainable public transport. It is also intended to provide alternative housing options such as apartment-style dwellings at a denser level, as well as a small number of larger lots.
- The style of development and capacity of Aurora is in accordance generally with that outlined for the Aurora growth opportunity.
- The provision of a range of lot sizes at Aurora will encourage a variety of housing options to attract a mixture of first, second and third home buyers.
- Aurora will contribute to the protection of the non-urban and environmentally sensitive areas of Whittlesea as it is within generally the Urban Growth Boundary, is designated as 'Future urban' within the Plenty Valley-Epping North growth area that was identified by Melbourne 2030, is identified as 'residential - future' in the Municipal Framework Plan and forms part of the ENSP.
- The population of Aurora will create a potential local labour source to support the Cooper Street Employment Area on the south side of O'Herns Road.
- The two primary activity centres of Aurora are located approximately to attract a significant proportion of the undistributed retail floorspace in Whittlesea, as they are adjacent to the public transport stations / interchanges, near the geographic centre of Epping North (northern primary activity centre) and opposite the Cooper

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Street Employment Area (southern primary activity centre).

- ADP2 incorporates a public transport corridor with two new stations / interchanges and an interconnected street network that allows for alternative modes of transport including convenient bus and car travel, walking and cycling.
- Places Victoria will continue to work with Whittlesea to agree on appropriate development contributions for the provision of physical and social infrastructure at Aurora and Epping North.
- Existing landscape character elements of the subject land will be an integral part of the landscape design of Aurora to aid the development of a local sense of place.
- A flora and fauna survey of the subject land has been completed and Aurora has been designed to protect the sites of greatest ecological value. The highest quality examples of Plains Grassy Woodland and stony rises are protected in conservation areas.
- The Aurora open space system protects and enhances natural and cultural features within a series of highly accessible open spaces that provide a diverse range of recreation opportunities for both passive and active recreation.
- The Aboriginal and European histories of the subject land have been investigated and Aurora has been designed to conserve and retain as much of the evidence of both histories as practicable.

Sections 2.2 to 6 and their corresponding Appendices provide a comprehensive explanation of the response of Aurora to the key land use planning objectives of the MSS.

SECTION 4: LOCAL PLANNING POLICIES

(a) Open Space Policy

The Open Space Policy (Clause 22.01) of the Scheme relates to the provision of open space in the Municipality.

The objective of this Policy is *"to provide a framework to undertake planning, provision, development and maintenance of an integrated open space system which meets the wide ranging needs of the community "*.

Section 5.5 describes the response of Aurora to the objective and policy directions of this Policy.

(b) Subdivision Design Policy

The Subdivision Design Policy (Clause 22.04) of the Scheme applies to subdivision for residential, rural residential, rural living, industrial and commercial development.

The objectives of this Policy are as follows.

- *"To achieve appropriate site responsive subdivision design for the creation of new undeveloped allotments for residential, rural residential, rural living, industrial and commercial development.*
- *To define and evenly apply municipal planning objectives for subdivision design.*
- *To create a sense of place and community focus through subdivision design.*
- *To promote subdivision that ensures integration, lot size diversity, efficient open space provision, movement, and appropriate streetscape design.*
- *To define the need for and requirements for site analysis procedures."*

Section 5 and the corresponding **Appendix J** provides a comprehensive explanation of the response of Aurora to the objectives and policy directions of this Policy.

(c) River Redgum Protection Policy

The River Redgum Protection Policy (Clause 22.10) of the Scheme applies to the protection of River Red-gums located in urban and rural areas.

The objective of this Policy is *"to ensure that the development of urban and rural areas takes into account the presence, retention, enhancement and long term viability of River Red Gums in urban areas."*

Section 5.3 describes the response of Aurora to the objective and policy directions of this Policy.

(d) Development Contributions Plan Policy

The Development Contributions Plan Policy (Clause 22.11) of the Scheme applies to new residential and non-residential subdivisions in the Municipality.

The objective of this Policy is *"to ensure the provision of basic infrastructure in a timely fashion to meet the needs generated by new development."*

The development contributions for Aurora are discussed in **Section 6** and provide the response to the objective and policy directions of this Policy. The infrastructure obligations within the ADP2 are set out in the form of an agreement in accordance with Section 173 of the Planning and Environment Act 1987. This agreement specifies the particular projects, costs and obligations for delivery and was signed by the relevant parties before the subject land was rezoned.

(e) Telecommunications Conduit Policy

The Telecommunications Conduit Policy (Clause 22.13) of the Scheme applies to subdivision and the construction of dwellings and other buildings and works in the Municipality.

The objective of this Policy is *"to ensure provision of conduits for optical fibre cabling, to facilitate future installation of advanced telecommunications services ."*

The engineering infrastructure of Aurora is discussed in **Section 3.7** and provides the general response to the objective and policy directions of this Policy. Conduits for an optical fibre cable will be provided as part of the works associated with the subdivision of the subject land. The service provider will run the optic fibre cable through the conduits in preparation for the occupation of dwellings.

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SECTION 5: INCORPORATED DOCUMENTS

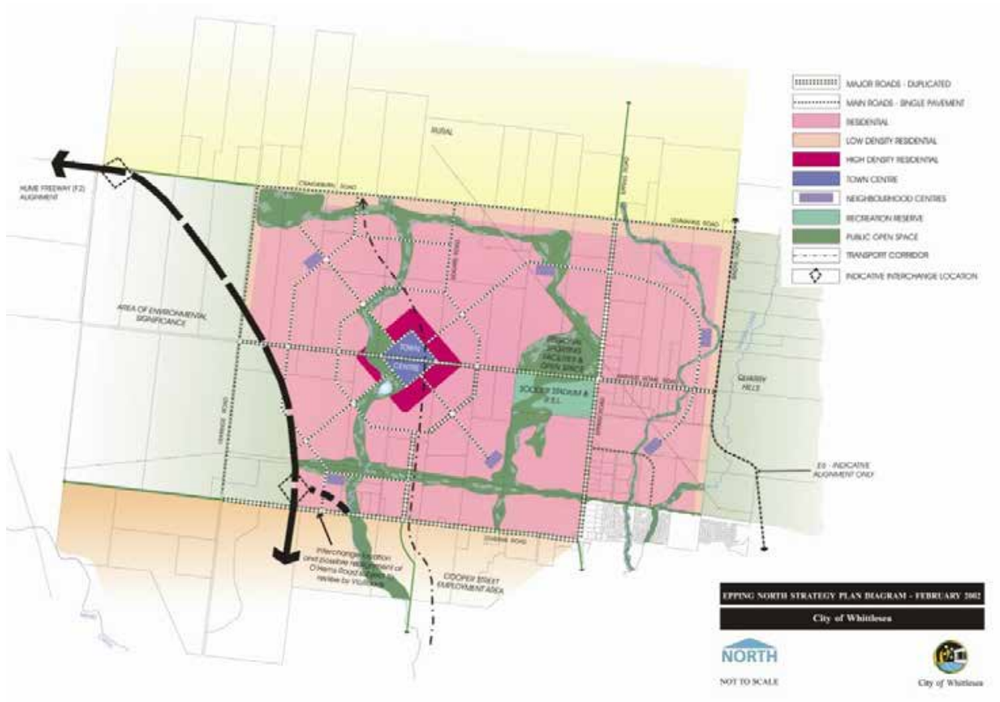
(a) Epping North Strategic Plan

Clause 21.05 of the Scheme describes the ENSP as setting *"the broad directions for urban development within Epping North covering issues such as the pattern of urban development, a neighbourhood based approach to more detailed local structure planning, open space, provision for a broad transport network, protection of environmental features, servicing, and provision for community, commercial and recreational facilities ."*

Integral to the overall layout of the ENSP is the creation of interlinked communities with each having a relationship to the central core or 'town centre', which is shown in Aurora on Harvest Home Road and surrounded by 'high density residential'.

Other key features of the ENSP include the following.

- Neighbourhood-based planning. Six broad neighbourhoods are identified in the ENSP, each with a 'neighbourhood centre' that will provide the educational, community, recreational and retail facilities required at a neighbourhood level. The majority of the subject land is within Neighbourhoods 2 and 3 and the remainder is within Neighbourhoods 1 and 4. The neighbourhood centres for Neighbourhoods 2 and 3 are shown to the south west and north west of the town centre, respectively.
- A main recreational precinct near the intersection of Harvest Home Road and Epping Road.
- An open space network that links areas of conservation value, the neighbourhood centres, the main recreational precinct and the town centre. Edgars Creek, which extends through Aurora, forms part of the open space network.
- A broad grid-based road pattern. Edgars Road, O'Herns Road and Harvest Home Road are shown as 'major roads - duplicated', excluding the section of Edgars Road north of Harvest Home Road, which is shown as 'major roads - single pavement'. The major road network shown at Aurora is arranged in concentric rings around the town centre with roads radiating out diagonally to link the town centre and four of the neighbourhood centres. Edgars Road is shown extending along the east boundary of Aurora south from Craigieburn Road East before forming the eastern concentric ring and then continuing due south (to the immediate west of the east boundary of Aurora), south of Harvest Home Road.
- The provision for alternative modes of transport. This includes a transport corridor shown extending north from O'Herns Road (to the immediate west of the east boundary of Aurora) to the east side of the town centre before continuing in a north west direction.



Regional Context

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The ENSP acknowledges that further studies may be required to inform the preparation of Incorporated Plans. More detailed investigations of the subject land have been completed as part of the preparation of the Aurora Comprehensive Development Plan (incorporated in the Scheme) and ADP2 and are described in **Sections 2 and 3** and in **Appendix E, Appendix F, Appendix G and Appendix H**. Aurora responds as follows to the features shown on the ENSP.

- Aurora incorporates two primary activity centres providing a wide range of retail, commercial, community and residential opportunities, including a total of 20,000 square metres of retail and commercial floor space. In accordance with the ENSP, the northern primary activity centre is positioned on Harvest Home Road between the transport corridor to the east and Edgars Creek to the west. ADP2 envisages also higher density, mixed uses surrounding the two primary activity centres.
- ADP2 incorporates two local activity centres. In accordance with the ENSP, one of the local activity centres is to the south west of the northern primary activity centre. Both of the local activity centres are located on higher order streets and the principle walking and cycling network and incorporate an educational facility, a community activity centre and public open space. The local activity centre to the north of the northern centre also incorporates a small convenience centre.
- The Aurora open space system protects and enhances natural and cultural features within a series of highly accessible open spaces that provide a diverse range of recreation opportunities for both passive and active recreation. In accordance with the ENSP, the open space network connects Edgars Creek, the powerlines transmission easement and the portion of Plains Grassy Woodland of high regional conservation significance in the north west of Aurora.
- Edgars Road, O'Herns Road and Harvest Home Road within and adjacent to Aurora are intended to be divided arterial streets in their ultimate configuration, which is in accordance with the ENSP. **Section 5.12** provides further detail on the design of these streets.
- The arterial and neighbourhood connector street network of Aurora is a loose grid spaced generally between 600 and 900 metres. While it does not match the network of concentric rings and radiating diagonals of the ENSP, it does achieve the same outcomes by providing straightforward connections between the activity centres and public open spaces within and outside Aurora. Diagonal neighbourhood connector streets are used however, to facilitate access to the primary activity centres.
- The transport corridor of the ENSP is incorporated close to the east boundary of Aurora. A new station / interchange is proposed adjacent to each of the primary activity centres.

Section 5 provides a more comprehensive explanation of these responses. Based on the above, ADP2 is consistent generally with the ENSP.

(b) Aurora Comprehensive Development Plan

The purpose of the Comprehensive Development Zone includes *"to provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme"* (Clause 37.02).

As required under the Comprehensive Development Zone, the key features of the Aurora Comprehensive Development Plan (ACDP) are as follows.

- Two activity centres - primary at planned transport nodes in the north and south of Aurora.
- An activity centre - secondary along the south boundary (O'Herns Road) of Aurora.
- An activity centre - tertiary in the south west corner of Aurora.
- One activity centre - local to the north of the northern primary activity centre and one to the south west.
- Three possible education centres in the north of Aurora and one possible centre in the south.
- Conservation areas spread throughout Aurora.
- Indicative main street corridors consisting of predominantly north-south and east-west streets.
- A north-south indicative public transport corridor close to the east boundary of Aurora.

As outlined above, ADP2 is consistent with the ACDP incorporating all of the key features.

SECTION 6: ZONING AND OVERLAYS

(c) Comprehensive Development Zone

The Scheme includes the subject land in Schedule 4 to the Comprehensive Development Zone (CDZ4).

The purpose of CDZ4 is as follows.

- *"To designate land suitable for urban development.*
- *To provide for development of land generally in accordance with the relevant endorsed comprehensive development plan.*
- *To pursue a more sustainable form of greenfield development based on traditional neighbourhood design principles.*
- *To engender a positive sense of place through incorporation of diverse streetscapes and good urban design in the public realm.*
- *To implement a high standard of contemporary architectural and urban design outcomes.*
- *To encourage a reduction in the use of natural resources such as potable water through the provision and utilisation of recycled water provided to future residents of the area to achieve the sustainability objectives identified in the Aurora Sustainability Covenant.*
- *To protect, retain and enhance the natural and cultural features of the land.*
- *To facilitate a mix of land uses, including residential, community, retail, commercial and recreational, to support a sustainable community.*
- *To facilitate a range of lot sizes with generally increased development densities and dwelling types to meet a diversity of lifestyle choices and to provide the opportunity for high quality and sustainable public transport.*
- *To assist in protecting and enhancing the Edgars Creek (as part of the larger Merri Creek Catchment) as an environmental, conservation and recreation asset of local significance, through sensitive design and landscaping.*
- *To provide for a range of pedestrian scale retail, commercial and community facilities of appropriate sizes to serve the needs of existing and future residents of the area.*
- *To provide a safe, efficient, highly permeable, multi modal and attractive movement network.*
- *To ensure that non-residential uses do not cause an unreasonable loss of amenity to people in areas set aside and used for dwellings."*

CDZ4 sets out when a planning permit is required to use land for a particular purpose and to construct a building or construct or carry out works, the associated conditions, the application requirements and the exemptions from notice and review. A planning permit is required to subdivide land within the CDZ4 (Clause 37.02-3).

As outlined above, ADP2 incorporates all of the key features of the ACDP and is consistent therefore with the purpose of CDZ4. **Section 5** provides a comprehensive explanation of the response of Aurora to the purpose of CDZ4.

(d) Vegetation Protection Overlay

The Scheme includes the subject land in Schedule 2 (Significant Vegetation - River Redgum Grassy Woodland) to the Vegetation Protection Overlay (VPO2).

The vegetation protection objectives to be achieved in VPO2 are as follows.

- *"To protect and enhance the diversity of vegetation types and communities within Epping North*
- *To maintain and enhance the ecological integrity of indigenous vegetation within Epping North during its transition from rural to urban*
- *To allow for faunal movement through the area by the maintenance and enhancement of habitat links*
- *To protect the ongoing viability of vegetation communities by allowing for regeneration*
- *To preserve and maintain significant vegetation and the character of the area*
- *Preserve natural habitat for flora and fauna."*

A planning permit is required generally to remove, destroy or lop native vegetation in VPO2. A planning permit is not required to remove, destroy or lop vegetation that is not native vegetation.

The preparation of ADP2 involved a flora and fauna assessment of the subject land that considered all of the matters specified in VPO2 (refer to **Appendix F**). The Response of Aurora, which is outlined in **Section 5.3**, is consistent with the vegetation protection objectives of VPO2.

(e) Design and Development Overlay

The Scheme includes that part of the subject land within 150 metres of the east edge of the reservation of the Craigieburn Bypass in Schedule 2 (Hume Freeway - Metropolitan Ring Road to north of Craigieburn) to the Design and Development Overlay (DDO2).

The design objective to be achieved in DDO2 is *"to ensure that the development of land near the future alignment of the Hume Freeway between the Metropolitan Ring Road and Mount Ridley Road is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities."*

A planning permit is required generally to construct a building or construct or carry out works (Clause 43.02-2) and to subdivide land (Clause 43.02-3) in DDO2. Any development in DDO2 which is associated with a specified use must include noise attenuation measures to the satisfaction of the Roads Corporation. The specified uses include accommodation (includes a dwelling), child care centre, education centre, indoor recreation facility, office, place of assembly, retail premises and display home.

(f) Development Plan Overlay

The Scheme includes the subject land in Schedule 23 (Aurora Development Plan) to the Development Plan Overlay (DPO23).

The purpose of the DPO is as follows.

- *"To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan" (Clause 43.04).*

The DPO requires that a DP be prepared generally to the satisfaction of the responsible authority before a planning permit is granted to use or subdivide land, construct a building or construct or carry out works (Clause 43.04-1). Once the DP has been prepared to the satisfaction of the responsible authority, any planning permit application that is generally in accordance with the DP is exempt from notice requirements, decision requirements and review rights (Clause 43.04-2). Any permit granted must also be generally in accordance with the DP (Clause 43.04-1). The DP may be amended to the satisfaction of the responsible authority (Clause 43.04-3).

ADP2 is the DP required by DPO23. **Sections 2 to 7** address the required elements of DPO.

Places Victoria

(g) Floodway Overlay

The Scheme includes Edgars Creek, which traverses the subject land, in a Floodway Overlay (RFO).

The purpose of the RFO is as follows.

- *"To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.*
- *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*
- *To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.*
- *To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria)."*

A planning permit is required generally to construct a building or construct or carry out works (Clause 44.03-1) and to subdivide land (Clause 44.03-2) in a RFO. A planning permit application is required generally to be referred to the relevant floodplain management authority (Clause 44.03-4).

(h) Road Closure Overlay

The Scheme includes part of Vearings Road on the subject land in a Road Closure Overlay (RXO). The purpose of the RXO is as follows:

- *"To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify a road that is closed by an amendment to this planning scheme."*

The RXO states that a road included in the RXO is closed on the date that the notice of the amendment is published in the Government Gazette (Clause 45.04-1).

APPENDIX F FLORA, FAUNA AND CONSERVATION SIGNIFICANCE

Places Victoria

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SECTION 1: FLORA

(a) Vegetation Communities (Ecological Vegetation Classes)

The majority of the subject land supports exotic grassland, most of which is used for grazing. Remnants of five native Ecological Vegetation Classes (EVC) vegetation types are present on the subject land - Plains Grassy Woodland, Plains Grassland, Stony Knoll Shrubland, Stony Knoll Grassland and Grey Clay Drainage-line Herbland / Sedgeland Complex. These EVC vegetation communities are distributed within the landscape according to the features of the subject land, such as soil depth, soil structure, soil moisture, drainage and presence of rock.

(b) Flora Species

Biosis Research Pty Ltd between October 2000 and January 2005 completed a flora survey of Aurora and a list of species was compiled. A total of 257 vascular plant species was recorded including 131 (51 per cent) indigenous species.

One species of national significance (Matted Flax-lily, Dianella amoena), three species of state significance and 56 species of regional significance (within the Victorian Volcanic Plains Bioregion) were recorded at Aurora. The remaining native species that occur on the subject land are of local significance.

(c) Vegetation condition

The vegetation present on the subject land is significantly altered from its presumed original state due to disturbance factors such as grazing, clearing of trees and shrubs, weed invasion and removal of surface rock.

Plains Grassy Woodland EVC is represented mainly by over-storey remnants on the flattest portions of the subject land. These are predominantly River Red-gums over largely exotic understorey with few indigenous ground flora species remaining due to grazing and weed invasion. Most of the River Red-gums on the subject land are very old and there is relatively little regeneration. Some of the trees in the north west part of Aurora are showing signs of extreme stress (loss of foliage cover and dieback of canopy branches) and a proportion have died recently. Primary causes are believed to be lack of water during recent years of below average rainfall and grazing by Brush-tailed Possums.

Plains Grassland EVC on the subject land in divided into three sub-communities. While each sub-community contains some of the typical native species, exotic species are also found.

Stony Knoll Shrubland and Stony Knoll Grassland EVC occupy the more pronounced stony rises and occur in a mosaic with Plains Grassy Woodland and Plains Grassland. The stony rises are degraded to a varying extent by weed invasion, rock removal and grazing. The stony rises, however do support the greatest diversity of native species recorded during the survey including most of the significant species.

Edgars Creek and its tributaries are likely to have supported Grey Clay Drainage-line Herbland / Shrubland Complex EVC. The vegetation is now highly altered and mainly exotic due to grazing and trampling by stock. Stony and less disturbed sections of Edgars Greek retain small populations of native species.

The vegetation quality of the subject land has been assessed and the resultant habitat score represents vegetation that retains between 13 and 44 per cent of its original habitat quality.

SECTION 2: FAUNA

(a) Fauna Habitat Types

Fauna habitat types vary in size and quality throughout Aurora. The following main fauna habitat types are present on the subject land and have the following habitat qualities based on their importance for terrestrial vertebrate and aquatic fauna.

- River Red-gum woodland (medium/moderate to high quality).
- Stony rises (low to high quality).
- Waterways - Edgars Creek and tributaries (low to moderate-high medium quality).
- Wetlands - artificial (low-medium/moderate to high quality).
- Agricultural grasslands - predominantly non-rocky (low quality).
- Non-natural rock structures (low to medium/ moderate quality).
- Planted vegetation (low quality).
- Other man-made structures (low quality).

(b) Wildlife Corridors

Wildlife corridors are habitats that provide a dispersal route for species to move between larger areas of habitat. The following are the main wildlife corridors on the subject land and are important for conservation on at least the local level.

- Dry stone walls.
- Edgars Creek and tributaries.
- Agricultural grasslands.

(c) Fauna Species

Biosis Research Pty Ltd between October 2000 and January 20056 completed a fauna survey of Aurora and a list of species was compiled. A total of 81 terrestrial vertebrate fauna species was recorded on the subject land. These include 66 indigenous species (three mammals, 55 bird species, five reptiles and three amphibians) and fifteen introduced species (six mammals and nine birds).

Two species of national conservation significance - Growling Grass Frog (Litoria reniformis) and Golden Sun Moth (Synemon plana) - were recorded during the survey of Aurora. No fauna species of state conservation significance were recorded on the subject land. No fish species were captured during the survey of Aurora. Ten bird species listed as 'migratory' under the Environment Protection and Biodiversity Conservation (EPBC) Act were recorded during the survey, including two species that were breeding on the subject land.

Places Victoria

SECTION 3: CONSERVATION SIGNIFICANCE

Biosis Research Pty Ltd between October 2000 and January 20056 completed an assessment of the conservation significance of the flora and fauna at Aurora. Due to the substantial modification of the original vegetation and habitats, much of the subject land has very low conservation significance. Areas of conservation significance at Aurora are listed below and the map following shows their location.

Two areas of national significance, containing the following attributes:

- Populations of Golden Sun Moth (national significance), Matted Flax-Lily (national significance) and Tough Scurf-Pea (Cullen tenax) (state significance);
- Relatively large and high quality examples of Plains Grassland EVC (endangered) and Stony Knoll Grassland EVC (endangered);
- Suitable (but not ideal) stony rise habitat for Striped Legless Lizard (Delmar impar) (national significance) and other ground-dwelling vertebrates of regional and local significance.

Three areas of state significance comprising a farm dam and Matted Flax-lily site, containing the following relevant attributes:

- One of the largest documented populations of the Growling Grass Grog (national significance) within the Merri Creek Corridor, which is likely to be a breeding population;
- Likely to function as a source population for the Growling Grass Frog from which Edgars Creek and any associated waterbodies could be re-populated;
- A spring-fed and therefore permanent wetland that may function as a drought refuge for the Growling Grass Frog;
- Little or no access by stock that allows abundant growth of aquatic vegetation;
- Relatively large population of Matted Flax-lily;
- Modified example of Plains Grassland EVC.
- Least robust populations of Golden Sun Moth within Aurora.

Two areas of high regional significance, containing the following attributes:

- High quality examples of Stony Knoll Grassland EVC;
- Populations of Matted Flax-lily and Pale-flower Geranium (Geranium sp. 3) (state significance);
- Up to thirty plant species of regional significance;
- Suitable stony rise habitat for the Striped Legless Lizard and other ground-dwelling vertebrates of regional and local significance;
- Multiple old-growth trees with abundant hollows for roosting, nesting and other activities by hollow-dependent fauna;
- Habitat for a range of woodland-dependent fauna, including birds, reptiles and marsupials.

Three types of areas of regional significance, including:

- Stony rises and associated grassland that contain areas of Stony Knoll Shrubland EVC and Stony Knoll Grassland EVC, small populations of Matted Flax-lily, up to 30 regionally significant flora species and suitable (but not ideal) stony rise habitat for Striped Legless Lizard and other ground-dwelling vertebrates of regional and local significance;
- Edgars Creek that provides ephemeral habitat for aquatic fauna and flora, is an example of Grey Clay Drainage-line Herbland / Sedgeland Complex EVC, is habitat and a wildlife corridor for significant ground-dwelling fauna species (including Growling Grass Frog) and is suitable (but not ideal) habitat for Striped Legless Lizard and other ground-dwelling vertebrates of regional and local significance along the rocky areas bordering the watercourse;
- Scattered mature / old-growth trees that provide modified woodland habitat for selected hollow-dependent and some woodland-dependent fauna and perches for birds.

Three types of areas of high local significance, including:

- Stony rises that provide remnants of Stony Knoll Shrubland EVC and Stony Knoll Grassland EVC and modified habitat for some ground-dwelling fauna, particularly reptiles;
- Dry stone walls that contain abundant loose surface rock providing protection, breeding and foraging and potentially a wildlife corridor between stony rises for a range of ground-dwelling vertebrates;
- A stand of young River Red-gums on Harvest Home Road that provides woodland habitat for some woodland-dependent fauna and has the potential for higher conservation value if the trees reach maturity.

All other remnant indigenous vegetation and habitat features have at least local conservation significance. Other areas dominated by non-indigenous plant species (for example, agricultural grasslands) have little or no value for flora however, they may be used by fauna species for movements between better quality habitat areas and for foraging activities by other species such as birds of prey.

APPENDIX G CULTURAL HERITAGE

Places Victoria

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Places Victoria

SECTION 1: ABORIGINAL HISTORY

Biosis Research Pty Ltd completed a field survey and subsurface archaeological testing program in consultation with the Wurundjeri Tribe Land Compensation and Cultural Heritage Council Incorporated. These investigations have demonstrated that Aboriginal archaeological sites survive on several stony rises and along water courses in Aurora.

The subject land lies within the boundary of the Kulin Aboriginal people, who identified themselves as members of "a regional block or confederacy - maintained by intermarriage, a common language and mutual interests " (Barwick, D.E. (1994) 'Mapping the Past: An Atlas of Victorian Clans 1835 - 1904', Aboriginal History, Vol. 18 No 1 - 2, pp. 100 - 131). The lands of the Kulin people cover much of present day western and central Victoria.

Within the Kulin Nation, groups identify themselves by a language name and typically share a common dialect or manner of speaking, as well as economic and political affiliations. The subject land is located in the territory of the Woi wurrung who were composed of a number of clans that spoke the same language. Their territory extended from Kyneton to West Gippsland and the Werribee River and Bacchus Marsh to Mount Baw Baw. The language group occupied most of present metropolitan Melbourne, except for the southern suburbs and areas around Port Phillip Bay.

The Wurundjeri balug clan of the Woi wurrung language group occupied the region containing the subject land. This clan was divided into two patrilineal groups: the Wurundjeri willam and Bulug willam. The Wurundjeri willam, which means 'white gum tree dwellers', would have inhabited the region. The camp sites of the Wurundjeri willam were located along the main creeks and rivers although camp site location and activity would have been influenced by seasonal changes. In summer, base camps were likely to have been established in open locations in the Plenty Valley. In winter, the stony rises would have provided good vantage points and dry camp sites in an otherwise swampy environment.

The confluence of the Merri Creek and Edgars Creek and the surrounding volcanic plains would have provided a diversity and wealth of resources on which Aboriginal people could depend for food. Permanent fresh water in Merri Creek and rock pools and swampy depressions around Edgars Creek combined with an accumulation of fertile, organic soils would have encouraged an abundance of flora and fauna resources for food.

No Aboriginal archaeological sites have been recorded previously on the subject land. The majority of Aboriginal archaeological sites found at Aurora during the survey are on the higher stony rises close to creeks and former swamps. Some areas of high Aboriginal archaeological potential were not investigated using sub-surface testing because they were on stony rises with high natural significance, which are to be conserved. The sites below have been identified and are shown on the map following Section 2.3.2.

SITE NAME	SITE TYPE	SIGNIFICANCE
Luppino 1 (AAV 7822-0772)	Surface artefact scatter	6 (moderate)
Mandie 1 (AAV 7822-0684)	Isolated artefact	3 (low)
Mandie 2 (AAV 7822-0685)	Surface artefact scatter	6 (moderate)
Jenkins 2 (AAV 7822-1267)	Isolated artefact	5 (moderate)
Scaffidi 1 (AAV 7822-0773)	Surface artefact scatter	6 (moderate)
Shine 1 (AAV 7822-1411)	Surface artefact scatter	3 (low)
Ceccomancini 1 (AAV 7822-0639)	Surface artefact scatter	5 (moderate)
Ceccomancini 2 (AAV 7822-0687)	Surface artefact scatter	7 (high)
Konas 1 (AAV 7822-1265)	Surface artefact scatter	6 (moderate)
Konas 2 (AAV 7822-1431)	Isolated artefact	3 (low)
Cotters Road 1 (AAV 7822-0686)	Surface artefact scatter	6 (moderate)
Cotters Road 2 (AAV 7822-1757)	Isolated artefact	3 (low)

Places Victoria

SECTION 2: EUROPEAN HISTORY

Biosis Research Pty Ltd has completed a field survey of all features of historical interest.

European occupation of Epping North came after Batman's Treaty with the local Aboriginal people (1835) ceded 600,000 acres, including Whittlesea, to the Port Phillip Association. The Wollert Pastoral Run extended over Aurora and was first leased by John Pike. Charles Caldwell Campbell held the run between 1840 and 1850. The early squatters and landowners were constantly under threat of government displacement and the risk of losing capital discouraged them from developing their properties. These risks coupled with the effects of the 1851 bushfires means that traces of early settlement are extremely rare.

The subject land remained pastoral until it was surveyed into modest farms in the mid 1840s. Many properties went to auction on 27 January 1853 and those who purchased were of English, Irish, Scottish or German descent. At this time the village reserve was surveyed and the name Epping arose. After the land sales in the 1850s, there was increasing pressure for small scale farming and most properties were purchased by absentee landlords who leased them to tenant farmers for dairy farming and cultivation. The relative fertility of the basalt clay soils made the region a significant agricultural producer.

Increasing settlement encouraged the development of roads and village-like settlements at key points along transport routes, which set the pattern of small farms that is still typical of the region today. Occupants began to use the reserves of bluestone in the region when rebuilding their farms after the 1851 bushfires.

With the discovery of gold (1851 - 1888) to the north, the population within the region rose sharply. Although the region was not mined, it became an important food producer and supplier to the goldfields.

The period that followed the Gold Rush and land boom was known as the 1890s depression (1888 - 1901). A minor boom followed this depression and was associated with the opening of the rail link between Melbourne and Heidelberg. The rail links also allowed the expansion of dairying to supply Melbourne and from the 1890s to World War Two, Epping became one of the prime dairy farming districts in Victoria.

No historical sites have been recorded previously on the subject land. The historical sites below have been identified on the subject land and are shown on the following map.

In addition to the above sites, basalt dry stone walls are located throughout the subject land. The main reasons for building walls were to provide property boundaries and to facilitate stock management, particularly after shepherds left for the gold fields and stock needed to be divided. Another reason was to clear the paddocks of rubble to improve pasture and mobility. Dry stone walling was used extensively in Ireland, Scotland, Germany and England, from where many of the early settlers originated. In the Epping region walls were usually made of freestone and cut stone was not introduced. As the farms were relatively small, dry stone walls were used extensively.

Along the remaining dry stone walls there are a number of associated stone features, such as animal enclosures, yards and pens. The dry stone walls at Aurora illustrate a pattern of small scale farming that developed in Epping in the 1850s and is still evident today. In general, the dry stone walls located on the subject land are of low to medium heritage significance.

In most parts of Aurora there is evidence of very small scale quarrying. This evidence is in the form of numerous depressions where in situ basalt floaters appear to have been removed, broken surfaces, rock drill marks and remaining stones. These features are too numerous to record.

Small quarry holes are a feature of most of the stony rises on the subject land. They are most common on the larger stony rises closest to the sites of former bluestone buildings (for example, 200 metres east of Old Myee-Alhern's farm and 100 metres west of Lehmann's farm). These quarries are clearly the sources of building stone for the homesteads and barns of the earliest farm complexes in the 1850s and 1860s.

SITE NAME	SITE TYPE	YEAR OF CONSTRUCTION (Approximately)	SIGNIFICANCE
Pike's homestead (H7822-0375)	Stone foundations, artefact scatter	1850's	High
Lynch Park farm (H7822-0374)	Building foundations, brick and rubble scatter	1940s or earlier	Low
Edgars Creek ford (H7822-0275)	Basalt cobbled ford	1880 - 1930s or earlier	Low
Ziebell's dairy (H7822-0260)	Bluestone dairy remnants, homestead debris	1901	High
Old Myee-Ahern's farm (H7822-0377)	Homestead complex	1860s	High
Lehmann's farm (H7822-0376)	Homestead ruins, building material scatters	1860's	Medium
Long's house	House and garden	1915	Medium

Places Victoria

APPENDIX H SOCIAL INFRASTRUCTURE

Places Victoria

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SECTION 1: METHODOLOGY

The approach of Places Victoria to determining what social infrastructure will be required for Aurora and where it will be located has been guided by the following key influences and objectives.

- Whittlesea key strategic and policy documents including the Housing Strategy, Community Activity Centres Review and Quantitative Assessment of Social, Leisure and Open Space Infrastructure Requirements within the Epping North Strategy Plan Area (the ASR report).
- The Aurora Visioning Workshop in December 2004.
- The Aurora Context Study prepared by the Hornery Institute.
- Maximising access to community, commercial and public transport services and facilities within walkable catchments.
- Consultation with key service providers including the Department of Education and Training (DET) and Catholic Education Office (CEO).
- The post occupancy feedback from residents of other equivalent outer suburbs that highlights the social and economic costs to residents of not being offered a range of community, commercial and public transport facilities within feasible walking distance. These costs include social isolation, increased financial burden of additional vehicle ownership and lack of independent access for key groups within the community including youth, mothers at home with young children and older adults no longer able to drive a vehicle.
- The experience of community centres within Places Victoria developments, such as at The Boardwalk, Roxburgh Park and Cairnlea.

SECTION 2: COMMUNITY ACTIVITY CENTRES REVIEW

In February 2001, Whittlesea completed a review of its community activity centres (CAC). The purpose of the review was to assess the success of existing CAC and determine their future role and function in both new and established communities.

With regard to the performance of the three multi purpose CAC in operation within the Municipality in 2000 - 2001, the key findings from the review were as follows.

- The three CAC were operating well in terms of being financially healthy and with strong committees of management.
- Future CAC should have the following components / attributes:
  - located in prominent and attractive neighbourhood settings;
  - ample storage areas;
  - consulting rooms for visiting services;
  - a welcoming foyer space;
  - small meeting rooms;
  - a large hall;
  - sufficient office and administration space.
- Emphasis should be on community development, using the CAC as a vehicle for generating resident interaction and community activity.

SECTION 3: THE ASR REPORT

In 2001, Places Victoria and Whittlesea engaged the services of ASR Research Pty Ltd to prepare a preliminary quantitative assessment of the likely social, leisure and open space infrastructure requirements within the ENSP area, including Aurora and non-Places Victoria land.

The ASR report comprised a review of the Whittlesea planning documents that have relevance to the provision and design of open space and community facilities in Epping North and an assessment of the Epping North service and facility requirements. The ASR report was based on a total population of 40,000 people with 25,000 within Aurora and 15,000 in the remainder of Epping North.

The ASR report identified the following key planning principles.

- Whittlesea community centres, where possible, should be:
  - consolidated into larger multi-functional centres (CAC);
  - equitably distributed throughout the growth area;
  - located adjacent to other community facilities such as schools and active and passive public open spaces and in areas accessible by public transport and walking and cycling paths to create neighbourhood hubs.
- Regional-level components, such as a performing arts space or adult day care centre, should be located together in a central recreation / community services hub. This hub should be situated within or close to the major retail / commercial area.
- Whittlesea active and passive public open space should be:
  - high quality to facilitate heavy use for sport;
  - accessible places for teenagers
  - attractive settings for children's play opportunities.
- The public open space network has a key role in shaping the nature, character and identity of urban development.

SECTION 4: THE ASR REPORT REVIEW

The ASR report was reviewed in 2004 in order to:

- consider the implications of increased population in Epping North, excluding Aurora, from 15,000 to 25,000 people;
- consider the indicative costs of land required for community infrastructure;
- review a draft ADP2.

Aside from the population increase, the ASR report review did not alter the other assumptions or underlying planning principles. The ASR report review did clarify the recommendations for Aurora and has been used for comparison with the community infrastructure package proposed by Places Victoria.

SECTION 5: EDUCATION

Provision at Aurora (including the ADP1 area) of education facilities, including three State primary schools, one State secondary school and two Catholic primary schools, is planned by the DET and the CEO. It is understood that there may be ultimately some variation in the DET class components to suit the needs of the community.

The location of these schools will be determined having regard to:

- the confirmed location of a DET primary school to the east of Section A of Aurora in the ENLSP;
- the confirmed location of a CEO primary school in Section A of Aurora;
- the DET requirement for any school to be a minimum of 400 metres from a transmission easement;
- extensive consultation with the two education

providers concerning specific site and access requirements such as site area requirements, the number of preferred street frontages, proximity to the principle walking and cycling network and linkages to open space networks, public transport, town centres and complementary community facilities.

SECTION 6: WALKING AND CYCLING NETWORK

A comprehensive walking and cycling network linking all of the facilities and services in the ENSP is required to facilitate accessibility and choice for residents. The network should be designed to promote walking and cycling as equally important and attractive modes of transport to the private car and should meet therefore the actual and perceived safety needs of all potential users.

SECTION 7: COMMUNITY DEVELOPMENT

Places Victoria recognises the requirement for a community development strategy (CDS) as an important complement to the provision of community services and facilities. The Aurora CDS will be prepared in conjunction with Whittlesea to maximise opportunities for the integration of Aurora with the surrounding community. The CDS should facilitate new residents meeting each other and slowly, over time, developing the new social support networks that are important to the general well-being of the community.

Places Victoria

APPENDIX I TRANSPORTATION

Places Victoria

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SECTION 1: EXISTING ROAD NETWORK AND TRAFFIC VOLUMES

Aurora is bounded by Craigieburn Road East to the north, O'Herns Road to the south and the Craigieburn Bypass to the west. Harvest Home Road, Vearings Road and a number of other minor roads extend in to or through the subject land. Epping Road is approximately 1.6 kilometres east of the east boundary of the subject land. The above roads are generally of rural standard and have reservations of approximately 20 metres.

Craigieburn Road East and Epping Road each have a single, two-lane, two-way carriageway with reservations originally 20 metres wide but widened to 40 metres wide in some places. O'Herns Road is sealed to a width of approximately 6.5 metres between Epping Road and a point approximately 3 kilometres to the west. Harvest Home Road has a sealed pavement of approximately 6.5 metres wide between Epping Road and a point approximately 1.1 kilometres to the west. Other sections of these roads and the minor roads within the subject land are unsealed.

The existing farming and rural residential uses of the subject land generate low volumes of traffic. There are more intensive land uses on nearby land, including the Epping Soccer Stadium and Epping RSL Club at the south west corner of Harvest Home Road and Epping Road. Uses on the south side of O'Herns Road such as the Casa D'Abruzzo Club, a dog pound and some rural / industrial uses near the south west corner of O'Herns Road and Epping Road, also contribute to existing traffic volumes on O'Herns Road.

It is estimated that the traffic volumes on the roads surrounding and through the subject land generally do not exceed 200 vehicle movements per day. The exceptions to this are the sections of road east of the dog pound on O'Herns Road and east of the Epping RSL Club on Harvest Home Road. On these sections of road, TTM Consulting Pty Ltd (TTM) estimates that the existing traffic volume is less than 1000 vehicle movements per day.

SECTION 2: EXISTING PLANNING FRAMEWORK

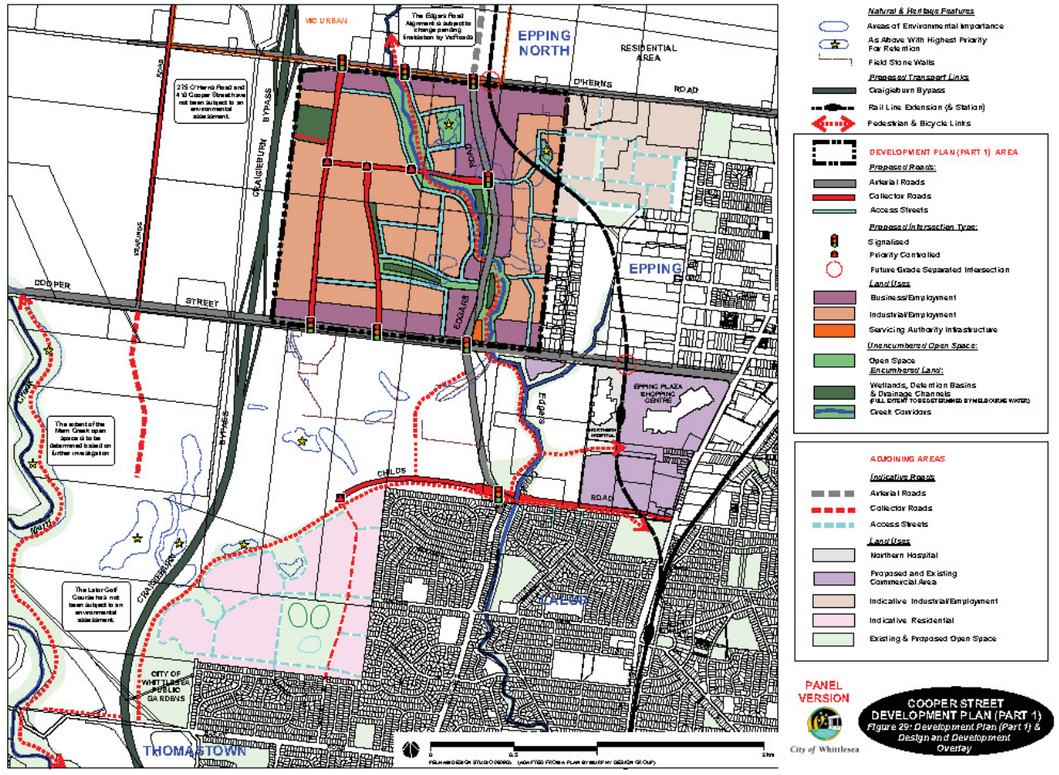
(a) Epping North Strategic Plan

The ENSP incorporates grid-based design principles to ensure that a positive sense of place is progressively established. Integral to the overall layout of the ENSP is the creation of interlinked communities with each having a relationship to the central core or 'town centre'. It is intended that the communities / neighbourhoods will each have local variation and identity but will collectively contribute to the road network and critical mass required to support the town centre.

The concentric rings of the road network combined with offset diagonal transport links have been designed to enhance physical access and visual connections between the neighbourhoods and public open spaces. The road network is anticipated to provide convenient and direct public transport access. The alignment and cross sections of the key transport routes will also provide the opportunity for the establishment of boulevard-style tree planting.

(b) Cooper Street Employment Area

The close proximity of the Cooper Street Employment Area to Epping North, including Aurora, is an important component of the Whittlesea vision for Epping North as a sustainable urban growth area.

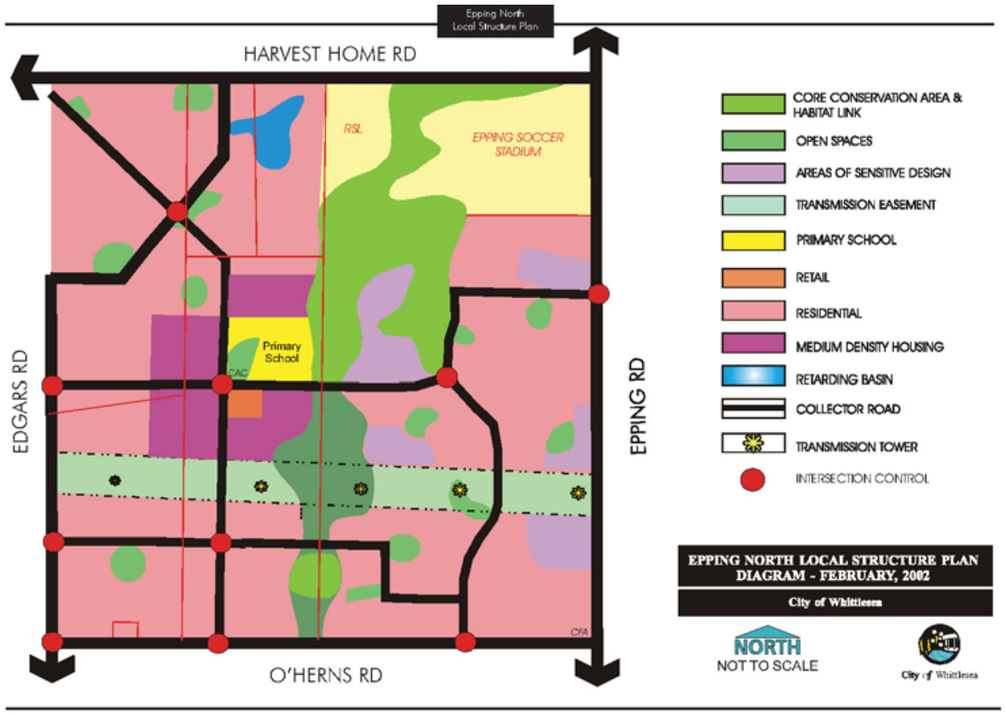


Cooper Street Development Plan (Part 1)

Places Victoria

(c) Epping North Local Structure Plan

The land to the immediate east of the subject land is included in the Epping North Local Structure Plan (ENLSP). Section A of Aurora forms the north west corner of the ENLSP. The ENLSP anticipates approximately 1850 residential lots and a neighbourhood centre, consisting of a DET primary school, retail, community and open space facilities.



Epping North Local Structure Plan

(d) Extension of Epping Railway Line

The following two proposals to extend the Epping railway line are currently before the State government.

- Extend from Lalor station to Aurora and possibly to Donnybrook.
- Extend from Epping station to South Morang and beyond to Mernda.

The State Government transport blueprint Meeting Our Transport Challenges: Connecting Victorian Communities, states that the extension of the railway line from Epping to South Morang is a long term project to be developed progressively over 25 years. The South Morang extension was completed ahead of this anticipated date, opening in May 2012. The State Government also has a policy that prevents new road level crossings of railway lines.

The Department of Infrastructure is preparing a Public Acquisition Overlay for the public transport corridor to link Lalor station, Epping Plaza, The Northern Hospital, the Cooper Street Employment Area, Aurora and Donnybrook. The reservation is generally 27 metres wide with variations to accommodate stations and topographical constraints.

(e) Craigieburn Bypass

The Craigieburn Bypass connects the Western Ring Road at Campbellfield to the Hume Freeway at Kalkallo.

Access arrangements to the Craigieburn Bypass are as follows.

- A fully directional interchange at the Western Ring Road.
- A full diamond interchange at Cooper Street (proposed).
- A full diamond interchange at O'Herns Road (proposed).
- A south-facing half diamond interchange at Craigieburn Road East (constructed).
- All movements at the Hume Freeway (constructed).

Based on advice from VicRoads it is anticipated that the southern ramps at the O'Herns Road interchange may be provided before the northern ramps.

(f) E6 Alignment

The E6 alignment (4.5 kilometres east of Aurora) forms the east boundary of the ENSP area. The E6 is a proposed north-south primary arterial route, which will extend from the Metropolitan Ring Road in the south to Bridge Inn Road in the north. It will provide an alternative north-south route for both Epping North and Mernda / Doreen that will alleviate pressure on High Street / Epping Road and Plenty Road.

A reservation exists for the E6 between the Metropolitan Ring Road and Findon Road. No reservation yet exists north of Findon Road however, north of Harvest Home Road it is proposed that the E6 alignment will utilise the Bindts Road reservation. Bindts Road is an unsealed local road, which extends from Harvest Home Road to Bridge Inn Road and has a 15 to 18 metres wide reservation.

(g) Edgars Road

Edgars Road provides arterial road access from the Western Ring Road to Cooper Street. Edgars Road is proposed to extend north of Cooper Street to at least Craigieburn Road East.

(h) Epping Road

The ENLSP specifies that Epping Road will be upgraded from a two-lane undivided road to a four-lane divided road with a reservation width of 36 metres. This cross section makes provision for a 7 metres wide central median to accommodate a double row of trees and a 5 metres wide nature strip on each side to accommodate a single row of trees. A 2.5 metres wide bike lane is proposed to be included on each carriageway but no provision is made for parking. Parking will be accommodated in the service roads required to control access to Epping Road.

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SECTION 3: TRAFFIC MODELLING

Several analyses of future traffic volumes and road network requirements for Epping North were completed for Whittlesea and VicRoads, prior to the commencement of planning for Aurora. These studies were associated with particular projects and were based on the population and employment trends at the time of the respective studies.

Grogan Richards Pty Ltd predicted future (ultimate development) traffic as part of the preparation of the ENSP and ENLSP.

Greg Tucker and Associates Pty Ltd (GTA) completed modelling for the Cooper Street Employment Area. The daily traffic volumes calculated included existing, Epping North and Cooper Street Employment Area traffic.

Veitch Lister Consulting Pty Ltd (VLC) completed modelling, on behalf of VicRoads, for the 'Whittlesea ultimate development'. This modelling was based on the assumption of development north of Craigieburn Road East. This land is outside the urban growth boundary of the Scheme, it is therefore unlikely that the development and associated traffic modelling assumed is a realistic reflection of the urban outcomes expected in the short to medium term.

Whittlesea has recently completed a 'future road needs' study, which is partly based on traffic flow modelling for the 'ultimate' land development of Epping North and the surrounding area. This study considers one scenario with development north of Craigieburn Road East and one without this development.

TTM has prepared a 'Traffikplan' model for Aurora and its surrounds. In the studies above, Aurora was not considered with the higher dwelling density and fine-grain road network now proposed. The arterial street traffic volume estimates will be higher therefore in the GTA, VLC and 'Future Needs' studies than when more numerous and / or lower order street connections are considered, such as in the TTM modelling. Grid based street design places an emphasis on distributing traffic onto lower order streets, therefore it is important they are taken into account.

The afternoon peak period traffic volumes have been modelled by TTM and the outcomes converted to daily volumes for the key streets in the network, as demonstrated in the diagram below. In mixed-use developments, such as Aurora, the traffic demands are typically higher in the afternoon peak period than in the morning peak period. Through traffic on the Craigieburn Bypass was omitted from the modelling.

The following table provides a comparison between the daily traffic volumes for the ultimate development of Epping North forecast by TTM and the other studies outlined above. While there is obviously some variation between each of the analyses, the TTM modelling most accurately reflects the development proposed at Aurora.

STREET	LOCATION	GROGAN RICHARDS PTY LTD (1999)	GREG TUCKER AND ASSOCIATES PTY LTD (2001)	VEITCH LISTER CONSULTING PTY LTD (2001)	WHITTLESEA: NO DEVELOPMENT NORTH OF CRAIGIEBURN ROAD EAST (2005)	WHITTLESEA: DEVELOPMENT NORTH OF CRAIGIEBURN ROAD EAST (2005)	TTM CONSULTING PTY LTD (2005)
O'Herns Road	At Craigieburn Bypass ramps	17,900	24,500	41,988	43,600	53,600	44,600
O'Herns Road	Scanlon Drive to Edgars Road	20,200	24,500	21,938	24,900	27,500	36,400
O'Herns Road	East of Edgars Road	20,100	31,200	28,650	23,400	21,700	26,600
Edgars Road	North of O'Herns Road	31,400	32,900	22,386	23,400	17,600	14,750
Scanlon Drive	North of O'Herns Road	-	-	27,109	42,600	60,900	24,600
Scanlon Drive	South of Harvest Home Road	-	-	10,713	-	-	17,500
Harvest Home Road	East of Edgars Road	12,800	-	19,480	-	-	10,050

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APPENDIX J INDICATIVE STREET TREE PLANTING LIST

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SECTION 1: STREET TREES **123**

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SECTION 1: STREET TREES

The selection of particular street trees for each stage of subdivision will be refined and reviewed over time. An indicative list of species is as follows.

STREET TYPE / INDICATIVE PLANT SPECIES	EVERGREEN (E) / DECIDUOUS (D)	TYPICAL HEIGHT AT MATURITY (meters)
Arterial Street		
Spotted Gum (Corymbia maculata)	E	20
Smooth-barked Apple (Angophora costata)	E	15 - 20
Neighbourhood Connector Street		
Central medians and side verges		
Blackwood (Acacia melanoxylon)	E	15 - 20
Spotted Gum (Corymbia maculata)	E	15 +
River Peppermint (Eucalyptus elata)	E	15 - 20
Yellow Box (Eucalyptus melliadora)	E	15 - 20
'Rosea' Red Ironbark (Eucalyptus sideroxylon 'Rosea')	E	10 - 20
Narrow-leaved Peppermint (Eucalyptus radiata)	E	15 - 20
Median-Divided Street (30 metres road reserve)		
Central medians		
Red Spotted-gum (Eucalyptus mannifera ssp. Maculosa)	E	10 - 20
Red Box (Eucalyptus polyanthemos)	E	15 - 20
Side verges		
Red Flowering-gum (Corymbia ficifolia)	E	6 - 10
Wallangarra White-gum (Eucalyptus scoparia)	E	10 - 15

STREET TYPE / INDICATIVE PLANT SPECIES	EVERGREEN (E) / DECIDUOUS (D)	TYPICAL HEIGHT AT MATURITY (meters)
Town centres		
Japanese Zelkova (Zelkova serrata 'Green Vase')	D	14 - 20
Compact Robinia (Robinia pseudoacacia 'Bessoniana')	D	10 - 14
Chinese Elm (Ulmus parvifolia)	D	10 - 12
Access Street (east-west streets with minimal set back to dwellings)		
Dwarf Apple Myrtle (Angophora hipida)	E	6 - 10
Rose She-Oak (Allocasuarina torulosa)	E	10 - 15
Yellow Gum (Eucalyptus leucoxylon spp. Connata)	E	10 - 12
Eukie Dwarf Yellow-gum (Eucalyptus leucoxylon 'Eukie Dwarf')	E	5 - 7
'Little Spotty' (Eucalyptus mannifera - dwarf form)	E	5 - 7
Gippsland Manna-gum (Eucalyptus pryoriana)	E	12 - 14
Pink Gum (Eucalyptus fasciculosa)	E	6 - 10
Dwarf Yellow-gum (Eucalyptus leucoxylon dwarf)	E	6 - 10
Wallangarra White-gum (Eucalyptus scoparia)	E	10 - 15
Cimmaro (Fraxinus pennsylvanica 'Cimmzan')	D	13
White Cedar (Melia azaderach)	D	6 - 10
'Red Spire' (Pyrus calleryana 'Red Spire')	D	8 - 10
Callery Pear (Pyrus calleryana 'Arisocrat')	D	11
Pear (Pyrus calleryana 'Glen's Form Chanticleer')	D	11
Manchurian Pear (Pyrus ussuriensis)	D	12 - 13
Japanese Zelkova (Zelkova serrata 'Green Vase')	D	12 - 14

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STREET TYPE / INDICATIVE PLANT SPECIES	EVERGREEN (E) / DECIDUOUS (D)	TYPICAL HEIGHT AT MATURITY (meters)
Access Street (north-south streets with minimal set back to dwellings)		
Lightwood (Acacia implexa)	E	6 - 10
Blackwood (Acacia melanoxylon)	E	6 - 10
Coastal Banksia (Banksia integrifolia)	E	10 - 15
Dawson River Bottlebrush (Callistemon viminalis 'Dawson River')	E	6 - 10
Red Flowering-gum (Corymbia ficifolia)	E	6 - 10
Yellow Bloodwood (Corymbia eximia)	E	6 - 10
Silver Gum (Eucalyptus crenulata)	E	6 - 10
Large-fruited Yellow-gum (Eucalyptus leucocylon ssp. Megalocarpa)	E	6 - 10
Eukie Dwarf Yellow-gum (Eucalyptus leucoxylon 'Eukie Dwarf')	E	5 - 7
Snow Gum (Eucalyptus pauciflora 'Little Snowman')	E	7
Coral Gum (Eucalyptus torquata)	E	6 - 10
Kanooka (Tristaniopsis laurina)	E	6 - 10
Access lane		
Small to medium-sized deciduous trees		
Bechtel Crab Apple (Malus ioensis 'Plena')	D	4 - 6
Crepe Myrtle (Lagestroemia indica 'Natchez')	D	6 - 8
Crepe Myrtle (Lagestroemia indica with Lagestroemia fauriei 'Zuni')	D	4
Pear (Pyrus calleryana 'Capital')	D	8 - 11
Pear (Pyrus betulaefolia 'Southworth Dancer')	D	5 - 7
Pear (Pyrus tadshiskistanica)	D	8

STREET TYPE / INDICATIVE PLANT SPECIES	EVERGREEN (E) / DECIDUOUS (D)	TYPICAL HEIGHT AT MATURITY (meters)
Small evergreen trees		
Bottlebrush (Callistemon salignus)	E	4 - 6
Bottlebrush (Callistemon 'Harkness')	E	4 - 6
Bottlebrush (Callistemon 'King's Park Special')	E	4 - 6
Lemon (Citrus limon 'Eureka')	E	7
Pin Cushion Hakea (Hakea laurina)	E	4 - 6
Pink Spike Hakea (Hakea coriacea)	E	4 - 7
Olive (Olea europaea (seedless)	E	5 - 7

Places Victoria

SEPTEMBER 2016

Aurora Town Centre Precinct Plan – Addendum to the Aurora Development Plan Part 2

Engagement Report

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Introduction

This engagement report has been prepared to describe Council Officers' consideration of, and decisions made in respect of, any submissions or comments in response to the non-statutory exhibition of the proposed Development Plan. This report is not a statutory requirement under the *Planning and Environment Act 1987* (the *Act*). Rather, the preparation of the engagement report demonstrates a consistent approach to statutory exhibition undertaken for other strategic planning processes as set out in the *Act*.

Outline of the public engagement undertaken

The draft Development Plan was exhibited to affected and adjoining landowners and occupiers within the surrounding precinct and relevant authorities from 8 January 2026 to 5 February 2026. Details of the proposed Development Plan were also placed on Council's website and a letter was mailed to the affected landowners and occupiers.

There is no statutory requirement under the *Act* to advertise the Development Plan. However, the City of Whittlesea undertakes non-statutory exhibition as part of its established notification practices to affected and adjoining properties and relevant agencies, in accordance with the transparency requirements of the *Local Government Act 2020*. This is to ensure that any landowners and occupiers impacted by the proposal, and agencies with relevant expertise, can provide comment on the draft Development Plan for Council's consideration. Providing notice in accordance with the *Local Government Act 2020* has been commented on favourably by VCAT members.

Any future planning permit applications lodged on the land would not be publicly exhibited where they are generally in accordance with an approved Development Plan. The non-statutory exhibition of the Development Plan provides an opportunity for persons potentially impacted by the proposal to have a say on the matter.

Formal notification was provided by mail to 449 property owners and occupiers, and by email to the following agencies and referral authorities:

- Melbourne Water
- Department of Transport and Planning
- Australian Gas Networks
- AusNet Electricity Services Subdivisions
- APA VTS (High Pressure/Transmission Gas)
- Development Victoria

- Public Transport Victoria
- Environment Protection Authority
- Yarra Valley Water

Information about the outcomes of that public engagement

9 submissions were received during the non-statutory exhibition period, with 5 submissions received from affected owner/occupiers and 4 submissions from relevant agencies. Council Officers have considered the submissions received, assessed and responded to the submitter concerns in the table below.

The submissions and the personal information included in the submissions are collected by City of Whittlesea for the purposes of this planning process. Privacy Collection Notices are included in letters that are sent as part of the exhibition. Where requests from submitters are received to withhold personal information, these details will not be disclosed in this engagement report. However, submissions may be shared with the relevant parties to further progress consideration of a Development Plan. City of Whittlesea are obliged to handle personal information and maintain privacy rights for individuals in accordance with the *Privacy and Data Protection Act 2014*.

Summary and Officers response to submissions received

Council officers have considered the submissions received, assessed and responded to the submitter concerns in the table below.

Submission	Officer Response	Summary Response
1. APA		
No objection to the Precinct Plan subject to conditions. Raised concern around construction activities and the requirement of gas to the commercial/retail areas. Requests the following conditions: 1) Prior to the approval of any detailed engineering plans for the proposed road crossings over the gas distribution	The Precinct Plan has been updated to include the conditions as future planning permit requirements.	Change made.

Submission	Officer Response	Summary Response
pipeline (on the eastern boundary of the site), the longitudinal plans must be provided to prove the depth of the pipeline is equal to or greater than 1200mm in depth. These crossings must not result in any reduction in the cover over the pipeline asset. The applicant must attain approval from Australian Gas Networks if the minimum requirements cannot be met. 2) Prior to the commencement of any works within 3 metres of the gas distribution pipeline, the proponent must enter a Third-Party Works Authorisation agreement with the pipeline licensee/operator (Australian Gas Networks). Australian Gas Networks would like to advise the applicant to utilise the BYDA service before development commencing.		
2) The Department of Transport and Planning		
Requested a comprehensive traffic impact assessment, considering all type/mode of access to and from Transport Zone 2. Noted that DTP cannot provide in principle support for any form of access to O'Herns Road given its strategic function as part of the existing and future arterial road network. DTP also advised that from a strategic planning perspective, the subject sites should primarily rely on alternative access arrangements via the local road network, rather than direct access.	The Precinct Plan has been updated to remove access to O'Herns Road. On the basis that access to O'Herns Road has been removed from the Precinct Plan, a traffic impact assessment was not deemed necessary.	Change made.

Submission	Officer Response	Summary Response
3) Melbourne Water		
Provided in principle support to the Precinct Plan subject to an amended Stormwater Management Strategy being submitted with any future planning permit application demonstrating on-site stormwater quality treatment in accordance with best practice standards.	The Precinct Plan has been updated to include the condition as a future planning permit requirement.	Change made.
4) Adjacent property owner/occupier		
Requested clarification about how the proposal will affect current traffic conditions. Notes that Edgars Road and Cotters Road are very congested.	Traffic modelling was prepared to support the broader road network within the Aurora Development Plan Part 2 (Development Plan) area, which incorporates the subject site and which included designation of this site as a town centre. Therefore, the level of traffic generated by this development was considered appropriate for the proposed road network at the time of the approval of the Development Plan. A further traffic engineering assessment was prepared to support the road network as proposed by the Aurora South Town Centre Precinct Plan. This assessment notes that the layout of the road network matches that of the approved Development Plan and that the traffic expected to be generated by the development is appropriate. The proposed Precinct Plan also provides for bus capable roads as per the Development Plan and includes a reservation for the potential future public transport corridor which will ultimately likely decrease car reliance.	Noted.
5) Adjacent property owner/occupier		

Submission	Officer Response	Summary Response
Sought clarification on how the proposed Precinct Plan will affect their property. Specifically, wanting to understand how it increases the development potential of their property. Asks if there is anything else within the plan that may materially affect their land positively or negatively.	Impacts on development potential The Precinct Plan does not apply to the submitters property and therefore does not change the planning controls applying to the property. If approved, the Precinct Plan facilitates the development of a town centre in proximity to the submitters property, therefore changing the development context. However, any impacts would be subjective and would be dependent on what the submitter is planning to do with their property.	Noted.
Asks whether there would be any downsides to their property such as increased traffic, noise or changes to vehicle access.	If approved, it would be expected that the future development would generate a level of traffic associated with the proposed uses. The Precinct Plan is supported by a traffic engineering assessment which demonstrated that the level of traffic expected to be generated by the proposal can be accommodated by the road network proposed. The road network proposed includes two east west connections to Cotters Road. If approved and delivered, there may be noise associated with construction of the development.	Noted.
Adjacent property owner/occupier		
Provided support for development in the area.	Noted.	Noted.
Raises concern about pedestrian connectivity in the broader precinct and requests pedestrian access is improved to the south of O'Herns Road. States that there is currently no footpath access along O'Herns Road to Edgars	O'Herns Road is owned and managed by the Department of Transport and Planning and therefore any additional pedestrian connections would require their approval. Additionally, this falls outside of the scope of the Precinct Plan.	Noted.

Submission	Officer Response	Summary Response
Road and only one pedestrian crossing to the south.	In relation to east-west pedestrian connectivity, the Precinct Plan includes a pedestrian path along O'Herns Road extending from Cotters Road along the extent of the Precinct Plan. This will be required to be delivered as the Precinct Plan develops. However, it should be noted that 200 O'Herns Road is in separate ownership and has not yet been rezoned. Any additional crossing or pedestrian foot bridge is outside of the scope of this project and would be required to be approved and delivered by the Department of Transport and Planning.	
Raises concern about the increase in density in relation to amount of open space in the broader area. Requests that the open space is extended along the length of Cotters Road.	The Precinct Plan provides for 1000 square metres of open space along Cotters Road and the future Red Gum Gully Drive. The Aurora Development Plan Part 2 Development Contributions Plan does not include open space within the Aurora South Town Centre Precinct. Council Officers negotiated with the proponent for the Precinct Plan to provide for additional open space at a commensurate rate due to the increase in residential land compared to the approved Development Plan. Additionally, it is intended that the 4000 square metres of community land that will be vested to Council will incorporate open space as well. However, the design of the community land is yet to be determined at this stage.	Noted.

Submission	Officer Response	Summary Response
Raises concern about the minimum 2 storey height and proposed setbacks along Cotters Road due to lack of sunlight to future development.	The Precinct Plan gives guidance in relation to setbacks on page 18, including 3m setback for primary residential edges including Cotters Road. The detailed design and amenity considerations will be assessed at the planning permit stage, during which the plans will be assessed against the relevant clauses in the planning scheme which also take into account setbacks, access to sunlight and overlooking considerations.	Noted.
Adjacent property owner/occupier		
Requests clarification as to what is proposed in relation to infrastructure and staging on the east side of Edgars Road.	The staging plan has been updated to include the extension of Wuchatcsh Avenue and the construction of Berrigan Street. These two streets are the only two infrastructure items associated with stage 2 to the east of Edgars Road.	Change made.
Requests further detail as to the separation between the existing residential housing and Berrigan Street.	The Precinct Plan does not include detailed design and interface treatments to existing residential areas. The Precinct Plan designates this land as medium density residential and a future planning permit will be required to subdivide and develop the land which will determine the specific interface treatment.	Noted.
Requests council to consider noise and dust mitigation plan during the construction of the town centre.	In relation to noise and dust during construction there is relevant EPA legislation (*the civil construction, building and demolition guide*) to address requirements for tradespeople emitting noise levels during construction, like all development within suburban areas. EPA legislation also deals with creation of dust during development.	Noted.

Submission	Officer Response	Summary Response
Asks if the plan will consider future connection from Wuchatsch Ave to the Town Centre across the rail corridor.	The Department of Transport and Planning is responsible for the future design and delivery of the railway corridor and station and therefore it is uncertain at this stage whether Wuchatsch Avenue will continue through to the west. Macroplan engaged with the Department of Transport and Planning in developing the Precinct Plan who stated that at this stage detailed work has not been completed to inform land requirements for future transport needs within the Wollert Transit Corridor. Exact timing and use will be subject to future Government decisions. However, the Precinct Plan does not preclude Wuchatsch Avenue from being extended to the west in the future, subject to the detailed design of the potential railway station.	Noted.
Adjacent property owner/occupier		
Requested to be kept informed on developments in relation to the project, particularly in relation to road work and public transport.	Any planning permits associated with future development would be exempt from notice to adjoining residents due to the planning controls that apply to the subject site. In relation to public transport and potential future train station, the State Government is responsible for the provision of these services. Council advocates for the delivery of these services, however the timing is uncertain.	Noted.
Adjacent property owner/occupier		
Broadly supports the establishment of a new town centre for Aurora South.	Noted.	Noted.
Requested that the Precinct Plan provide indicative dwelling numbers and height	The Precinct Plan includes a dwelling density of 34 dwellings per hectare	Noted.

Submission	Officer Response	Summary Response
ranges, clearly outline the intended mix of apartments versus medium density and demonstrate how the density responds to local housing demand and avoid apartment oversupply.	and includes height ranges on page 17. The Precinct Plan is predominantly proposed to be medium/high density residential with the exception of mixed use (specialty retail at ground, residential apartments above) along Redgum Gully Way between the future train station and Edgars Road. The proposed mix of medium density and high density (apartments) has been supported by the Housing Diversity Study which forms an appendix to the Precinct Plan.	
States that a grocery store or supermarket would be a welcome addition to Aurora South. Requests that the precinct plan confirm whether there will be a supermarket, identify its scale and location. Asks where parking for the supermarket will be located.	Noted. The Precinct Plan 'Future Urban Structure + Land Use' Plan has been updated to specify 'anchor retail (supermarket)'. Parking is proposed to rear of the supermarket adjacent to the rail reservation.	Change made.
Requests that traffic calming measures, safe access points, delivery management and parking controls are incorporated to minimise congestion and noise in relation to the supermarket.	The proposed supermarket is located along the pedestrian priority street which is proposed to have a different road surface treatment and landscaping to slow vehicular traffic.	
Requests traffic impact modelling for the broader precinct as well as traffic calming, pedestrian and road upgrade measures. Raises concern about current traffic conditions on Cotters Road, particularly in relation to congestion, safety and noise levels and that increased traffic volumes may exacerbate this.	Council officers have referred the concerns in relation to existing traffic and safety issues on Cotters Road to the relevant department of Council who will investigate the matter. In relation to future traffic impacts, if approved Council officers will continue to monitor traffic flow and safety as the precinct develops and determine if additional measures are required to improve the flow of	Noted.

Submission	Officer Response	Summary Response
Requests that intersection performance, signalisation, traffic easements and turning movements be comprehensively assessed to ensure traffic demand does not compromise safety or amenity. Requests that this requirement is embedded in the Precinct Plan rather than deferred to future development.	traffic and address any safety concerns in relation to Cotters Road. Traffic modelling was prepared to support the broader road network within the Aurora Development Plan Part 2 (Development Plan) area, which incorporates the subject site and designated this site as a town centre. Therefore, the level of traffic generated by this development was considered appropriate for the proposed road network at the time of the approval of the Development Plan. A further traffic engineering assessment was prepared to support the road network as proposed by the Aurora South Town Centre Precinct Plan. This assessment notes that the layout of the road network matches that of the approved Development Plan and that the traffic generated by the development is appropriate.	
Requests investigation and clarification as to why the constructed east-west road stubs along Edgars Road are not in accordance with the ADP2. States that the resulting T-Intersections will have amenity and traffic impacts. Requests whether Cotters Road can be treated as a sensitive residential edge requiring mitigation measures including traffic calming treatments, adjusted curvature, increased landscaping or additional speed moderation design elements. Also states that the updated subdivision layout, removal of the previously indicated supermarket, and office and commercial elements along Cotters Road appear to alter both the traffic generation profile and road hierarchy	The position of the constructed road alignments/intersections along Edgars Road differ slightly to the Aurora Development Plan Part 2 (the Development Plan). However, it is considered that the strategic intent of the Development Plan is still able to be met via the proposed traffic network which still provides for east-west connectivity. The intersections (stubs) needed to be shifted north due to the intersection design for Edgars Road/O'Herns Road at the Southern end. If the southern intersection had been located closer to O'Herns Road as per the Development Plan, this would have had a significant impact on the operation of the Edgars Road/O'Herns Road intersection and	Noted.

Submission	Officer Response	Summary Response
compared to the earlier Development Plan vision.	cause queues to extend further north into the intersections. The resulting T-Intersections along Cotters Road represent a standard and well established outcome for subdivision in urban developments. Such configurations are commonly delivered across Victorian growth areas in accordance with accepted subdivision design practices and are consistent with contemporary urban road layouts and Council-approved developments. The revised alignment does not materially alter traffic flows or compromise safety outcomes when compared to the approved Aurora Development Plan Part 2. With respect to privacy and amenity, there are no inherent privacy impacts arising from a standard residential T-intersection. The visual termination of a local road toward a residential frontage is a common and accepted urban design outcome and does not, in itself, create unreasonable amenity or privacy impacts. Similar arrangements are widely implemented across approved subdivisions without adverse outcomes. On this basis, the constructed road alignment and proposed T-intersection are considered appropriate, safe, and consistent with standard urban subdivision design practice.	
Requests that the Precinct Plan addresses risk of parking overflow to Cotters Road by requiring parking to	The Precinct Plan has included provision for both on-street and off-street parking. Specific parking rates will be assessed and determined at	Noted.

Submission	Officer Response	Summary Response
meet retail and residential demand, and consider time restricted parking. Raises concern regarding whether parking will be sufficient to support the new dwellings proposed within the precinct.	the planning permit stage as development occur.	
Raises concern about the interface between existing residential and future medium/high density residential proposed by the Precinct Plan along Cotters Road. Requests reduced building heights, minimum setbacks and built form controls to address abrupt interfaces. Requests that the Precinct Plan include clear requirements addressing overshadowing, overlooking and noise mitigation where residential uses interface with retail, loading and service areas.	The Precinct Plan gives guidance in relation to setbacks on page 18, including 3m setback for primary residential edges including Cotters Road. The detailed design and amenity considerations will be assessed at the planning permit stage, during which the plans will be assessed against the relevant clauses in the planning scheme which also take into account setbacks, sunlight and overlooking considerations.	Noted.
Requests clarification as to the method used to assess the walkability of the precinct based on their experience with walking distances and travel times. Requests that the plan include safe and accessible walking and cycling connections and prioritise pedestrian safety due to the increase and activity and density, including pedestrian crossings along Cotters Road.	The Precinct Plan includes approximate estimates of walking distances based on standard walking speeds. The Precinct Plan includes key pedestrian routes, links and pedestrian crossings on Page 20 'Movement, Servicing + Loading'. The Precinct Plan also includes requirements in relation to pedestrian connectivity.	Noted.
Asks whether retail will be staged concurrently with residential development and asks how Council will ensure that higher density development does not proceed in advance of retail and service infrastructure. Requests the road infrastructure be delivered prior to or concurrently with new development.	The Precinct Plan includes a staging plan at page 22. It is intended that the areas of commercial in the south-east and medium/high density residential in the north-west of the Precinct are proposed to be developed in the first stage, with the mixed use, retail and apartments later at stage five.	Noted.

Submission	Officer Response	Summary Response
	The road infrastructure associated with each stage of development is detailed in the plan and will be delivered as required as each stage develops.	
Requests the inclusion of a construction management framework addressing noise, dust, vibration, construction traffic routes and hours of operation.	In relation to noise and dust during construction there is relevant EPA legislation (*the civil construction, building and demolition guide*) to address requirements for tradespeople emitting noise levels during construction, like all development within suburban areas.	Noted.

Changes proposed to the exhibited Development Plan

The following table describes the changes to the Development Plan that are recommended in response to submissions or comments received in response to exhibition, and an explanation of the recommendation:

Recommendation	Amendment to Development Plan
Raised concern around construction activities and the requirement of gas to the commercial/retail areas. Requests the inclusion of conditions.	The Precinct Plan has been updated to include the conditions as future planning permit requirements.
Requested a comprehensive traffic impact assessment, considering all type/mode of access to and from Transport Zone 2.	The Precinct Plan has been updated to remove any access to O'Herns Road.
Requested a Stormwater Management Strategy be submitted with any future planning permit application demonstrating on-site stormwater quality treatment in accordance with best practice standards.	The Precinct Plan has been updated to include this condition as future planning permit requirement.
Requests that the precinct plan confirm whether there will be a supermarket, identify its scale and location. Asks where parking for the supermarket will be located.	The Precinct Plan 'Future Urban Structure + Land Use' Plan has been updated to specify 'anchor retail (supermarket)'.

Recommendation	Amendment to Development Plan
Requests clarification as to what is proposed in relation to infrastructure and staging on the east side of Edgars Road.	The staging plan has been updated to include the extension of Wuchatcsh Avenue and the construction of Berrigan Street. These two streets are the only two infrastructure items associated with stage 2 to the east of Edgars Road.

This engagement report, along with the Council Report and other attachments, will be made publicly available in the Scheduled Council Meeting Agenda on the council website prior to and following the relevant Council Meeting.

5.4 Draft Public Toilet Plan

Director/Executive Manager: Director Infrastructure & Environment

Report Author: Unit Manager Infrastructure Planning & Sustainable Projects

In Attendance: Manager Capital Delivery
Unit Manager Infrastructure Planning & Sustainable Projects

Executive Summary

The purpose of this report is to present to Council the updated Public Toilet Plan.

The City of Whittlesea Public Toilet Plan is the key Council document providing the guiding principles, prioritisation, and selection criteria for public toilet provision across the municipality.

The updated plan has been developed through extensive research and benchmarking, engagement with internal and external stakeholders, community consultation, contractor input, completion of a gender impact assessment, and guidance from the Project Working Group (PWG) and Project Control Group (PCG).

This report outlines the proposed updates and their implications on project selection, service provision, design of facilities and the future program of works. It highlights the key outcomes from the community consultation and the gender impact assessment and their influence on the Public Toilet Plan's update, recommendations and proposed actions.

Following feedback from stakeholder and community engagement, the Draft Public Toilet Plan has been updated to provide guidance on including informative and inclusive signage around sharps disposal bins with the aim of reducing stigma associated with their use. Consideration of culturally appropriate toilet options will also continue to be explored and further advice will be sought from key internal and external stakeholders in relation to providing appropriate options for our community going forward.

Officers' Recommendation

THAT Council

1. **Endorse the draft Public Toilet Plan at Attachment 1 to be released for community exhibition from the period 24 April to 10 May 2026 inclusive.**
2. **Note that the final Public Toilet Plan will be presented at the Council Meeting on 16 June 2026 to outline the outcomes of the consultation and seek approval of the Final Plan.**

Background / Key Information

The City of Whittlesea plays a central role in the planning and provision of public toilets. Well-placed and well-designed public toilets support the use and enjoyment of public spaces, leading to increased local engagement and active participation in recreation, social and commercial activities.

Aside from the National Construction Code's regulatory compliance standards mandating toilet provision in buildings, local government does not have a legislative or regulatory requirement to provide public toilets elsewhere. However, it is recognised that councils are a key provider of essential community infrastructure such as public toilets with an expectation that they are easily accessible, safe and appropriately maintained.

Council's initial Public Toilet Amenity Plan developed in 2019 outlined the strategic context, the key principles for the provision of public toilets, and recommendations for improving the public toilet network across the municipality. The updated document has a simplified title of 'Public Toilet Plan' and clearer guidance to inform where, how and why we provide public toilets in the municipality.

Definition of a Public Toilet

In the broadest sense, a public toilet can be any facility which is accessible either directly from the public realm or accessed internally within a community building, owned and managed by Council. This includes facilities which are restricted by opening hours and includes amenities within community centres, sports pavilions, libraries and civic buildings. These facilities are considered to be co-located or service hosted.

The minimum provision of these toilets is regulated by the National Construction Code as part of the initial development of the building, and future improvements are determined by asset renewal programs or building redevelopments.

A more contemporary definition of a public toilet is a standalone building or externally accessed public toilet attached but not dependent on or hosted by another service such as a sports pavilion or community centre. This is a definition commonly used by external benchmark organisations of community service provisions (e.g. Yardstick Survey is a leading benchmark tool for parks and recreation for local government).

The updated Public Toilet Plan addresses both definitions and provides a framework for the provision and improvement of both co-located and standalone facilities.

Project History

Prior to 2019, there was no formal plan or dedicated budget for the provision of public toilets across the municipality. Queries and requests from residents were managed on a case-by-case basis and there was no program for the systematic planning, improvement, provision, and renewal of public toilet amenities that considered users' requirements.

The initial Public Toilet Amenity Plan provided a considered approach to these issues and was endorsed by Council in 2019.

In 2023, an internal review and assessment of the existing public toilet network was undertaken by Council officers. The review identified a number of key challenges, including:

- Inconsistencies in provision across typologies and asset classes.
- Inconsistent design and finish standards.
- A large number of non-compliant accessible facilities or a lack of accessible facilities due to changes in regulations over time.
- An ongoing number of facilities in poor condition.
- Geographical gaps in service.
- Limited information on the utilisation of Changing Places and All Gender facilities and appropriate siting of these facilities.
- Project prioritisation impacted by reactive issues.
- Varying service levels and limited maintenance budgets.
- Increasing costs of construction, which leads to slow pace of upgrade works.

The update to the Public Toilet Plan has sought to address these issues.

Project Scope

The update of the plan involved the following tasks:

- Established a clear vision for public toilets in the City of Whittlesea.
- Updated the key objectives and guiding principles.
- Updated the project selection criteria and assessment framework for determining future upgrades and new facilities.
- Established a service level hierarchy outlining the type and scale of public toilet facilities and a selection guide.
- Developed a toolkit for siting and design specifications.
- Clarified the guidelines for the provision of Changing Places and all gender facilities.
- Provided guidance on the provision of proprietary facilities including automated and self-cleaning toilet facilities.
- Conducted a Gender Impact Assessment on the provision and design of public toilets

Project Stages

The update of the Public Toilet Plan involved the following stages:

Stage 1	Information gathering, assessment and scoping	Completed
Stage 2	Internal stakeholder consultation and short-term capital works priorities	Completed
Stage 3	Community engagement and consultation	Completed

Stage 4	Draft Public Toilet Plan	Completed
Stage 5a	Community exhibition of the final draft Public Toilet Plan	Proposed
5b	Finalise and publish Public Toilet Plan	

Key Outputs

Extensive research and benchmarking with other councils, engagement with internal and external stakeholders, community consultation, contractor input, completion of a gender impact assessment, and reviews by an access consultant and building surveyor have all directly informed the key outputs of the updated plan. These outputs include:

Output	Description
Project Selection Criteria	Framework to assess and prioritise upgrades and expansions to the public toilet network. Includes mandatory and non-mandatory criteria and assigns weightings.
Service Hierarchy	Sets out different levels of provision based on expected use and ease of servicing and maintenance, determining the arrangement of the facility and what is to be included within in it. For example, the number and type of cubicles.
Design Checklists	For project managers, consultants, developers and contractors to use to ensure the plan guidelines are applied and delivered to each project. These include siting, layout and planning, Environmentally Sustainable Design and maintenance checklists for small to large projects.
Fittings, Fixtures and Equipment (FF&E) schedule	Standardised schedule of Fittings Fixtures and Equipment (FF&E) to allow for ease of maintenance and replacement.
Action Plan	Sets out specific short-, medium- and long-term actions to address the key recommendations. Also sets out new toilet priority works to inform future Council budget allocation via the capital works program.
Priorities	Consolidates key recommendations into priorities for the planning and design of public toilets.
Gender Impact Assessment	Summary documentation of the gender impact assessment process and outcomes following best practice and legislative requirements.

Program Implementation
The implementation and delivery of individual public toilet projects identified and selected through the Public Toilet Plan framework is prioritised in short-, medium- and long-term objectives.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

Connected Communities
We work to foster an inclusive, healthy, safe and welcoming community where all ways of life are celebrated and supported.

Liveable Neighbourhoods
Our City is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

Sustainable Environment
We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space and address climate change.

High Performing Organisation
We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

Considerations of *Local Government Act (2020)* Principles

Financial Management
Funding of the Public Toilet Plan priority improvements is through annual budget allocation in Council's Capital Works Program. Historically, a $250,000 annual capital budget was able to deliver one new facility and one small refurbishment per year. However, with rising costs, this budget allocation now delivers less built infrastructure output.

The forecast Capital Budget allocation for new and upgrade of public toilets is:

Financial Year	Proposed Budget
2025-26	$500,000
2026-27	$500,000
2027-28	$500,000
2028-29	$500,000

This funding allocation will enable two to three facilities to be constructed or renewed each year.

Community Consultation and Engagement

Community engagement was sought to inform and consult on priority recommendations and potential locations for new and upgraded public toilet facilities. It aimed to collect feedback on Changing Places and all gender facilities, strengthen understanding and support for the updated framework and gather information on preferred design features and configurations.

The consultation process included the following forms of engagement:

- Social mapping tool to drop pin locations for proposed new toilets and existing toilets needing attention (via *Engage Whittlesea*).
- Online survey with questions on use, accessibility, barriers and desired features (via *Engage Whittlesea*).
- 10 in-person pop up sessions across the municipality.
- Project promotion across *Engage Whittlesea*, social media channels, direct emails sent to staff networks, key stakeholder groups and local Members of Parliament to share with their communities.

A total of 426 community contributions were received as part of the Public Toilet Plan engagement. Key takeaways from the engagement included:

- Highest demand for new public toilets was recorded in Donnybrook (44 pins), Doreen (29 pins), South Morang (24 pins), Wollert (22 pins) and Mernda (20 pins). These five suburbs alone accounted for more than 65% of all identified locations.
- High rate of respondents would be very likely to visit a location if a public toilet was available.
- Signage and Google Maps are the predominant methods of wayfinding to public toilets.
- Key design features requested were increased space and accessibility, child and family-friendly features, and additional fixtures such as hooks and shelving.
- Overwhelming emphasis on improved cleanliness and maintenance, with this also being highlighted as a barrier to use.

The next stage proposes community exhibition of the Draft Public Toilet Plan inviting the community to provide feedback on the guiding principles and key actions listed in the main document.

The Draft Public Toilet Plan will be posted on *Engage Whittlesea* and posters will be mounted in public toilets across the municipality informing the community of the opportunity to provide further feedback. Community exhibition is proposed to run from 24 April to 10 May 2026.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

(c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.
(e) Innovation and continuous improvement is to be pursued.
(g) The ongoing financial viability of the Council is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.
(b) Council information must be publicly available unless—
(i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
(ii) public availability of the information would be contrary to the public interest.
(c) Council information must be understandable and accessible to members of the municipal community.
(d) Public awareness of the availability of Council information must be facilitated.

Council Policy Considerations

Environmental Sustainability Considerations

The new Design Toolkit includes design specifications that align with Council's Environmentally Sustainable Design Guidelines, as well as provides guidance on the use of sustainable materials and initiatives in the design, siting and construction of public toilets.

Social, Cultural and Health

The updates to the plan aim to support the health and wellbeing of residents by improving local amenity and enhancing the accessibility of community, recreational and social spaces.

Economic

The updates to the plan support local amenity and active participation in commercial areas.

Legal, Resource and Strategic Risk Implications

Life Cycle Asset Management - Failure to effectively plan for the construction, on-going maintenance and renewal of Council's assets.

The updated Project Selection Criteria supports alignment with the asset renewal plan and effective planning for the construction and renewal of Council's public toilets.

Implementation Strategy

Communication

The Communication Plan proposes to publish the Draft Public Toilet Plan to the *Engage Whittlesea* platform for further community feedback prior to being finalised.
Once complete, the plan will be circulated internally and distributed to external consultants and contractors.

Critical Dates

The Public Toilet Plan is a well referenced document with impacts on the future development of upgrade and new facility works. It is recommended that the plan be finalised prior to the end of June 2026, to align with works scheduled for the 2026-27 financial year.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

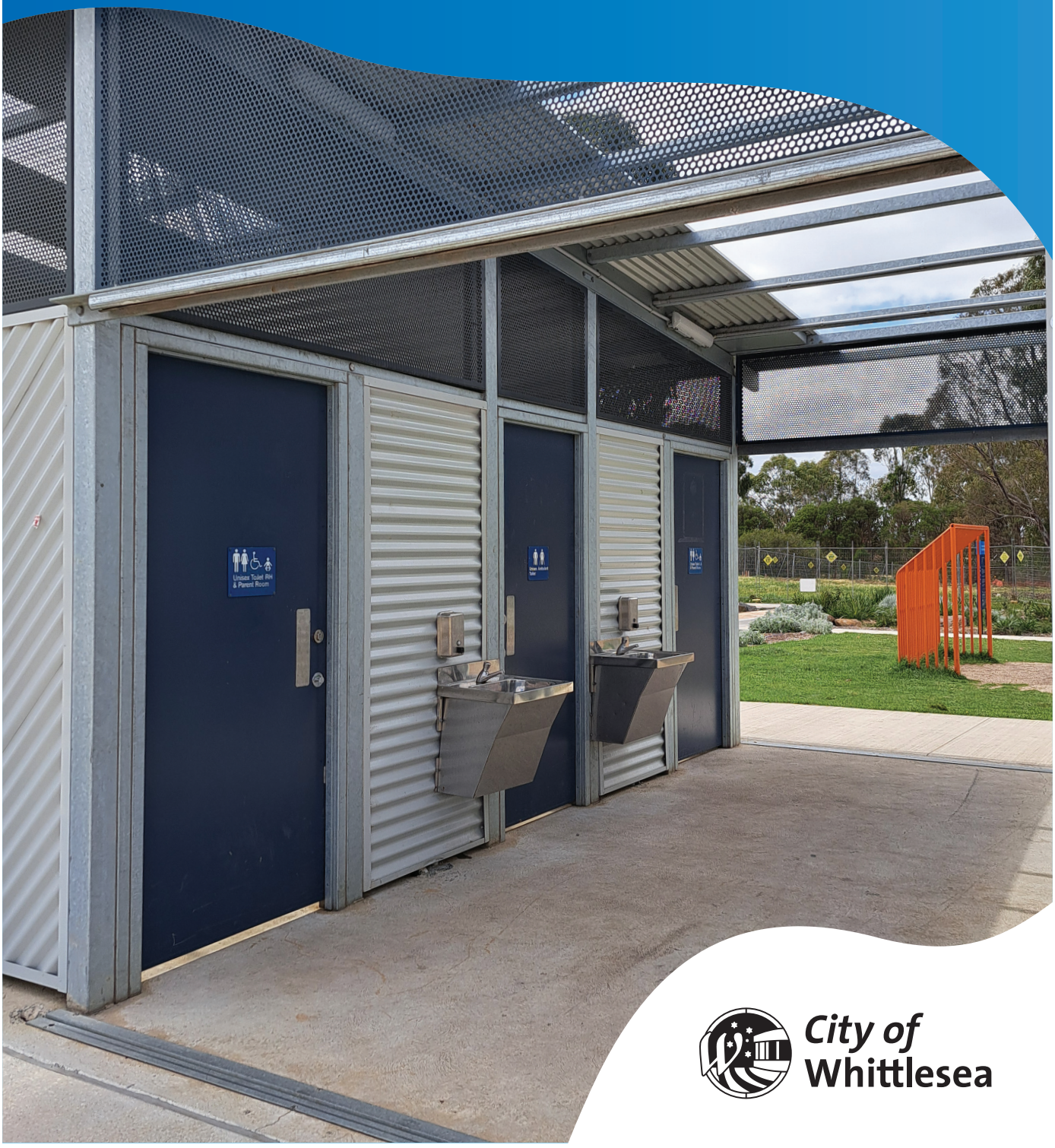
The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

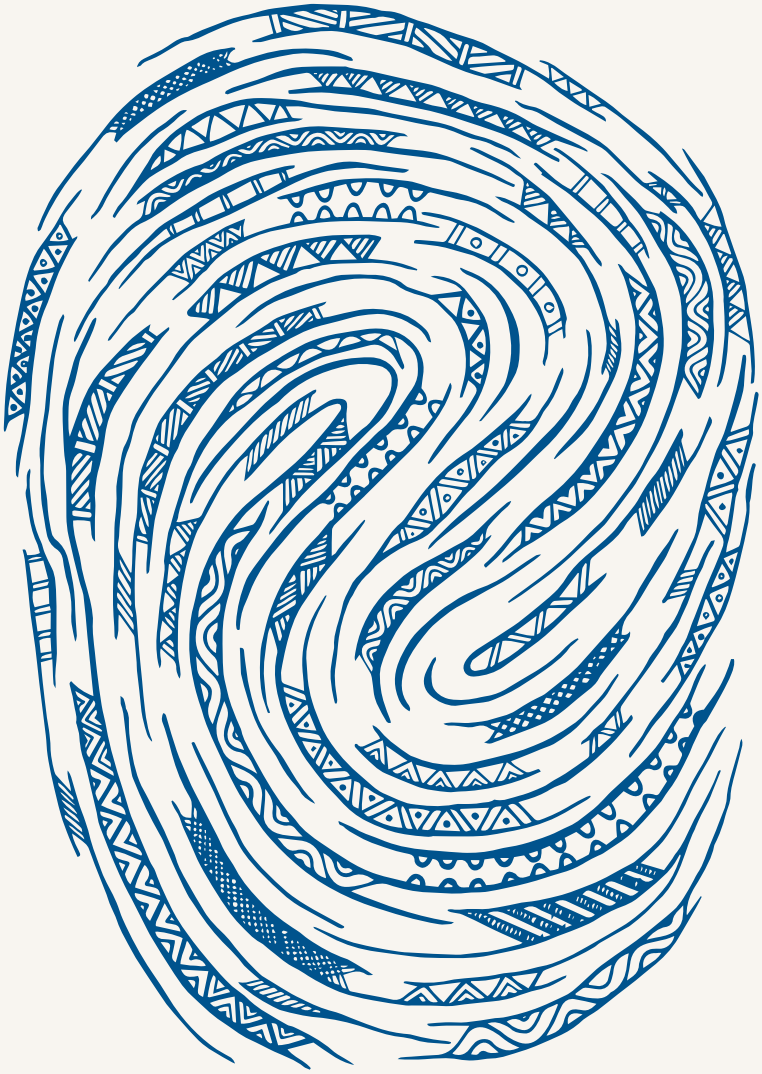
1. Draft Public Toilet Plan 2026 [**5.4.1** - 36 pages]

City *of* Whittlesea

DRAFT Public Toilet Plan



City of Whittlesea



Artwork © Mandy Nicholson, 2017

Acknowledgement

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

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This plan has been prepared following consultation with representatives of the following departments:

- Active Places and Communities
- Ageing Well
- Assets and Facilities
- Capital Delivery
- Children and Families
- Community Strengthening
- Creative Communities
- Economic Development
- Information Services
- Public Affairs
- Sustainable Environment
- Urban Design and Transport

1. Overview

The City of Whittlesea Public Toilet Plan sets out a framework for providing accessible and inclusive public toilets throughout the municipality.

Good public toilet provision supports active communities in their use and enjoyment of public places, improving active participation in recreational, social and commercial activity. Conversely, a lack of accessible and inclusive public toilets can act as a barrier to the use of activity centres and parks, preventing some people, particularly more vulnerable members of community, from participating in civic life.

The City of Whittlesea is diverse, with great differences between established suburbs, growth areas and the rural north.

The Public Toilet Plan outlines a vision for public toilets in all areas of the municipality, supported by a set of guiding principles to manage the planning and delivery of new and upgraded public toilet facilities. It includes detailed Project Selection Criteria, a Services Hierarchy to inform what goes where, and a Design Toolkit to standardise and uphold quality outcomes that meet our community needs. The plan is also supported by a series of recommendations to improve the standard of public toilets and an Action Plan to inform Council's future budget allocation for their provision.

1.1 The role of Council

Council does not have a legislative or regulatory requirement to provide public toilets, other than those required in Council facilities under the planning scheme or building regulations. However, there is a reasonable expectation from the community that public toilets will be provided in key locations, and the City of Whittlesea is committed to supporting positive health and wellbeing outcomes for all.

Delivering public toilets is costly, with significant ongoing costs for cleaning, maintenance and management of vandalism. Council has a responsibility to balance the need and public expectation for public toilets against these costs and the appropriate use of public funds. The Public Toilet Plan informs where and how public toilets are provided so our facilities continue to meet our community's needs over time.

1.2 Definition of a public toilet

For the purpose of this plan, a public toilet is any toilet facility that is:

- accessed directly from a public space or public building
- free to use for all users
- owned and maintained by council

This includes standalone toilets in our parks and reserves, and toilets located inside our community centres, libraries, civic buildings, and in some cases sports pavilions.

Council currently owns and manages 48 public toilet facilities that meet this definition.

Table 1 below describes the different types of public toilets across the municipality, their ownership and management and further considerations related to community access.

Type	Description	Council owned	Council managed	Access point	Opening hours	Further considerations
Standalone	Standalone structure	Yes	Yes	Directly from open space	Daylight hours	
Co-located	Attached to or located within a Council building such as a community centre or sports pavilion	Yes	Yes	Internal or external	Centre opening hours or timing of activities (such as event or sport fixture)	Innovatively designed co-located facilities provide a good opportunity to make public toilet amenities accessible from the outside of the building and thereby available beyond centre opening hours
Service-hosted	Located within a council building such as a library or early education facility	Yes	No	Internal to building	Service operation hours	Not all service-hosted locations are managed by Council and the perceived ownership of the facility may discourage users
Provided by others	Provided as part of private development or by other government organisations - eg. shopping centres, cafes, train stations and national parks	No	No	Internal or external	Commercial service operation hours	These facilities are intended to meet the needs of customers. Opportunity for use is often offered in connection with a commercial transaction

1.3 Scope of this plan

First developed in 2019, the City of Whittlesea Public Toilet Plan sets out the guiding vision and principles for the provision of Council-owned public toilets across the municipality. Following extensive key stakeholder input across multiple Council departments and community consultation, the updated plan provides the following:

- New **Project Selection Criteria** that set guidelines on where new toilets will be located and where existing facilities will be upgraded
- A **Services Hierarchy** that sets out what will be provided in new public toilets
- A **Design Toolkit** that provides clear and specific guidance on the design and delivery of public toilets
- **Key recommendations** for achieving the vision and guiding principles
- Specific guidance on meeting the diverse needs of our community, including the provision of all-gender facilities, Changing Places and family-friendly facilities
- An **Action Plan** that lays out the priorities in the short-, medium-, and long-term capital works program.

Priority 1:

The Public Toilet Plan will be reviewed every five years to keep up with changes in relevant codes, standards and community expectations.

Public Toilet Plan

Provides an overview of key background information, policies and design criteria relating to Council's public toilets.

Design Toolkit

Works on delivery of public toilets in the municipality

- **Project Selection Criteria** provides clear and specific guidance on the design and delivery of public toilets
- **Services Hierarchy** sets out what is to be provided in new and upgraded public toilets
- **Design Checklists** provide specific recommendations for the design of new and upgraded public toilets
- **Fixtures, Fittings and Finishes Schedule** provides a list of standardised fixtures and fittings, and makes recommendations regarding appropriate finishes

Action Plan

Sets out measurable actions informed by the Public Toilet Plan

- **Implementation plan** sets out the expected works to the municipality's public toilets over the short-, medium- and 'long-term', informing Council's future budget allocations
- **Key recommendations** sets out measurable actions for each recommendation made in the Public Toilet Plan.

1.4 The role of other providers

The City of Whittlesea has more than 100 toilets provided by other government agencies or private enterprise which are publicly accessible; however as these are not managed by Council it is not possible to know the true number nor their availability and accessibility. Access to these facilities can be restricted by the potential obligation of a commercial transaction, limited opening hours and the perceived ownership of a place by a person or group.

Public toilet amenities owned or managed by private businesses and organisations supplement the Council network and will be considered as part of any assessment of the upgrade or provision of new public toilets, ensuring an optimum level of access to public toilet amenities while avoiding unnecessary duplication of facilities.

Council's principal role regarding privately owned toilets is to use planning controls and enforcement processes to ensure that they are appropriately accessible, open and available for customers when required.

1.5 Policy alignment

The plan supports the vision, plans, strategies and policies of the City of Whittlesea and the Victorian Government, including the following:

- *Public Health and Wellbeing Act 2008*
- Inclusive Victoria: State Disability Plan 2022-2026
- Australian Government Guidelines on the Recognition of Sex and Gender 2013
- *Gender Equality Act 2020*
- *Climate Action Act 2017*

Quality public toilet provision across the municipality supports **Whittlesea 2040:** *A place for all* by contributing to the key goals of creating a Connected Community, Liveable Neighbouhoods, Strong Local Economy and a Sustainable Environment.

The plan also supports the following Council strategies and plans:

- Connected Community Strategy 2023-2033
- Liveable Neighbourhoods Strategy 2023-2033
- Sustainable Environment Strategy 2023-2033
- Strong Local Economy 2023-2033
- Open Space Strategy 2016-2026
- Climate Change Plan 2022-2032
- Community Plan 2025-2029
- Gender Equality Action Plan 2021-2025
- Asset Management Plan
- Local and Neighbourhood Centres Revitalisation Plan
- Neighourhood Design Manual
- Gender Equity in Design Guidelines
- Signage Management Plan
- Fair Access Policy

1.6 Vision and guiding principles

In line with **Whittlesea 2040:** *A place for all*, Council is committed to creating neighbourhoods that are vibrant, green and accessible. The provision of public toilets contributes to the municipality's liveability, community

The vision for public toilets is guided by the following key principles:

Well located

The existing **network** of public toilets will be improved to ensure public toilets are **available** in **key locations** across the municipality. Public toilets will be available **near to major attractions, destinations and community facilities**, will be **well-sited** and will be simple to locate, identify and navigate for all users.

Accessible

New and upgraded public toilets will be designed and delivered to support accessibility for all users across the toilet network. A network of facilities for higher-need users will enable access to key locations in the municipality.

Equitable and inclusive

New and upgraded public toilets will be designed and delivered to meet the **diverse needs and preferences** of users, supporting dignity and safety for all.

Fit-for-purpose

New and upgraded public toilets will be designed to ensure **durability** and **ease of maintenance**, ensuring public toilets are safe and convenient to use.

The City of Whittlesea will provide accessible public toilets that are inclusive, well designed and meet diverse community needs in key locations across the municipality

2. Available

Public toilets are provided in our parks, town centres and in our community buildings to meet the community's needs and expectations.

Adequate provision of public toilets in these spaces can encourage longer stays, providing significant benefits to community by allowing participation in civic life, socialising, caring and recreation. This chapter will explore the locations of our existing public toilets and will make recommendations on locations for new public toilets through the Project Selection Criteria.

The existing network of public toilets will be improved to ensure public toilets are available in key locations across the municipality. Public toilets will be located near amenities, well-sited and easy for all users to find, identify and navigate.

The City of Whittlesea manages almost 50 publicly available toilets across 13 suburbs.

Of these, just under half are standalone facilities in our open spaces and activity centres, and the rest are co-located with sports pavilions, community centres and other Council facilities.

Additionally, there are more than 100 privately provided toilets that are available within the municipality.

All of council's public toilets are listed on the National Public Toilet Map website and app with up to date accessibility information and opening hours.

2.1 Open spaces

Provision, planning and design of open spaces within the municipality is guided by approved structure plans, development plans and the City of Whittlesea Open Space Strategy.

Table 2 below describes the classifications and hierarchy of open space in the City of Whittlesea. Provision of public toilets in the open space network is dependent on a number of factors. Table 2 indicates the likelihood of public toilet provision for each open space classification. Final provision of a public toilet facility will be assessed on a case by case basis.

Classification	Description	Public toilet provision guide
Regional open space	Regional parks are intended to be destinations for residents and workers of the City of Whittlesea and neighbouring municipalities. These spaces are unique and provide for a multilayered visitor experience with a high provision of facilities catering to the defined primary and secondary uses.	Most likely ↑
Municipal open space	Located within walking distance to the suburb, catering to residents and workers in the municipality and appealing to some in neighbouring municipalities. Generally, these open spaces provide a higher level of facility provision supporting the defined primary use of the reserve.	↓
Neighbourhood open space	Located within comfortable walking distance to the neighbourhood, these parks provide for a longer duration of stay with an increase in facility provision for informal active and passive recreation. The facilities provided are intended for people of all ages, from toddlers through to young adults and older residents.	Least likely
Local open space	Located within easy walking distance from the home or workplace, these parks provide for a short duration of stay with basic facility provision for informal active and passive recreation.	Not recommended
Small or pocket open space	Located within easy walking distance from the home or workplace, connecting streets and cul-de-sacs, and complementing river red gum conservation.	Not recommended

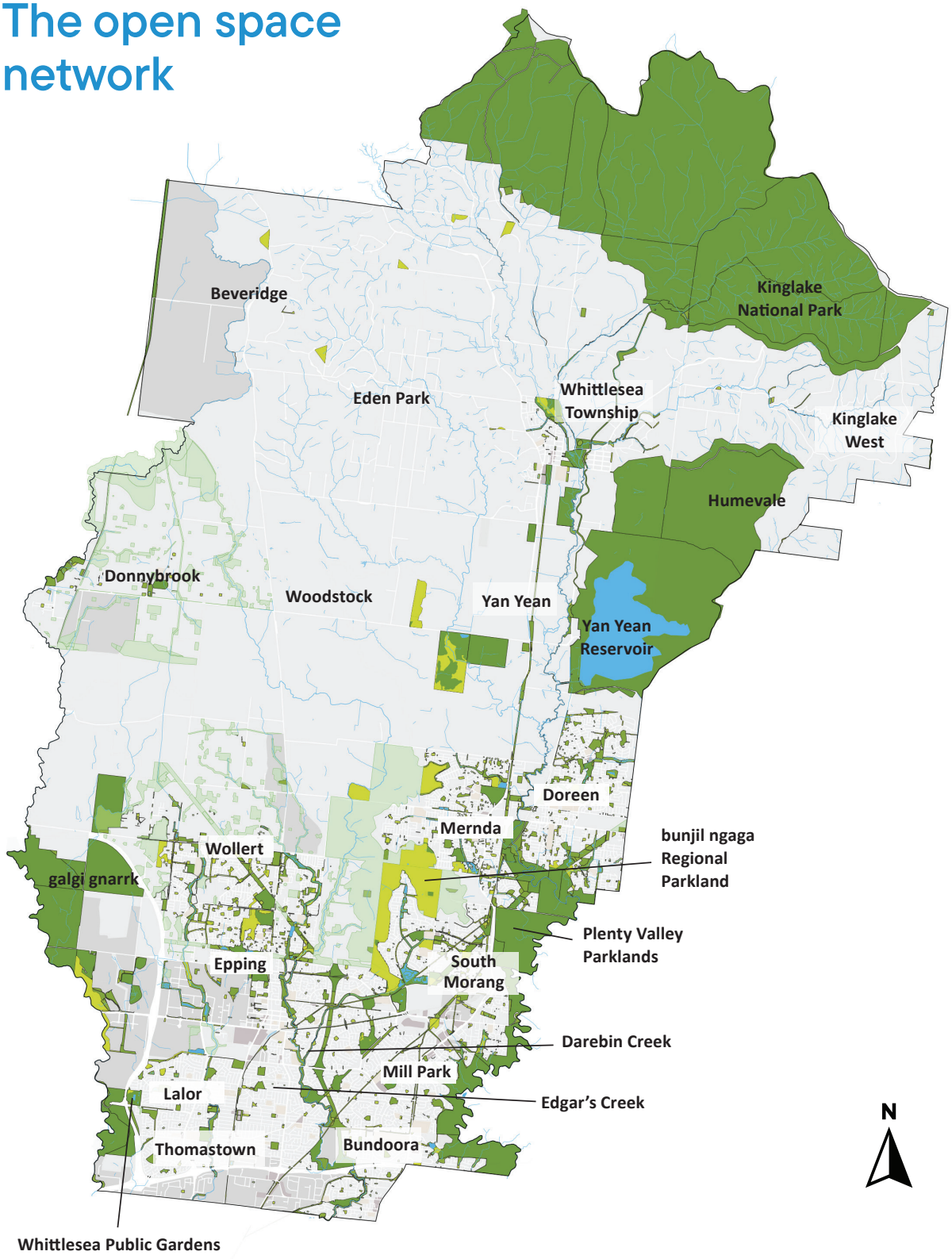
Priority 2:

In line with the City of Whittlesea's Open Space Strategy, Council will make public toilet amenities available in key open spaces where there are multiple facilities encouraging longer stays.

Read in conjunction with:
City of Whittlesea Open Space Strategy

There are more than 100 existing open spaces classified as regional and municipal across the municipality and more to come as the growth areas develop. Due to the high cost of providing and maintaining public toilets, it is not practical to provide toilets in all these locations. However, as the population of the City of Whittlesea increases and neighbourhoods change, the provision of public toilets within our community's open spaces will be reviewed and assessed.

The open space network



2.2 Activity centres

Activity centres are vibrant community hubs where people shop, work, meet, relax and live. They range in size from local convenience stores to neighbourhood shopping strips, to centres that include education centres and major regional shopping centres.

Table 3 below classifies activity centres according to their scale in line with state government and local planning policy, and Council's Local and Neighbourhood Centres Revitalisation Plan. Table 3 indicates the likelihood of public toilet provision for each activity centre classification. Final provision of a public toilet facility will be assessed on a case by case basis.

Classification	Description	Public toilet provision guide
Metropolitan activity centre	Metropolitan activity centres are state government-recognised significant areas supporting regional catchments. These centres contain a diverse range of retail and other uses catering to a regional catchment and are typically located near multi-modal transport hubs.	Generally, these centres have adequate toilet facilities provided by private enterprise. Council will advocate for and monitor provision of toilets owned and maintained by others.
Major activity centre	Major activity centres support suburban catchments and are a focal point for services, employment, housing, public transport and social interaction. These centres contain a diverse range of retail and other uses and are typically located near to multi-modal transport hubs.	Generally, these centres have adequate toilet facilities provided by private enterprise. Council will advocate for and monitor provision of toilets by owned and maintained by others.
Large neighbourhood centre	These centres provide access to local goods, services and employment opportunities and service the needs of the surrounding community. These centres cater to a smaller catchment and can be reached by bus, cycling, walking or by a short car trip.	More likely ↑
Neighbourhood centre	Similarly to large neighbourhood centres, these centres provide access to local goods, services and employment opportunities and service the needs of the surrounding community.	↓ Less likely
Local centre	Local centres provide for the daily convenience and needs of nearby residents.	Not recommended

One of the key features that improves the vibrancy of our activity centres is the inclusion of spaces, features or activities that encourage longer stays. The availability of toilets either provided by Council or the private sector is then a key factor in enabling and promoting lively activity centres.

Existing larger activity centres typically contain shopping centres with toilet facilities that are free to use without the obligation of a commercial transaction. On the contrary, smaller activity centres often contain more small businesses that do not have the capacity to host and manage toilet facilities for public use.

Read in conjunction with:

City of Whittlesea Local and Neighbourhood Centres Revitalisation Plan

Plan Melbourne 2017-2050

Priority 3:

Council will explore locations for public toilets in activity centres with consideration to private sector toilet provision.

Priority 4:

Council will leverage the Whittlesea Planning Scheme and the planning permit approvals process to negotiate for public toilet provision in new larger commercial developments, where appropriate.

2.3 Co-located v. standalone

Approximately 55 per cent of City of Whittlesea public toilets are co-located with other Council facilities, for example within sporting pavilions and community activity centres. Co-located facilities can be made available directly from outside the building (external access), or from within the building (internal access).

Priority 5:

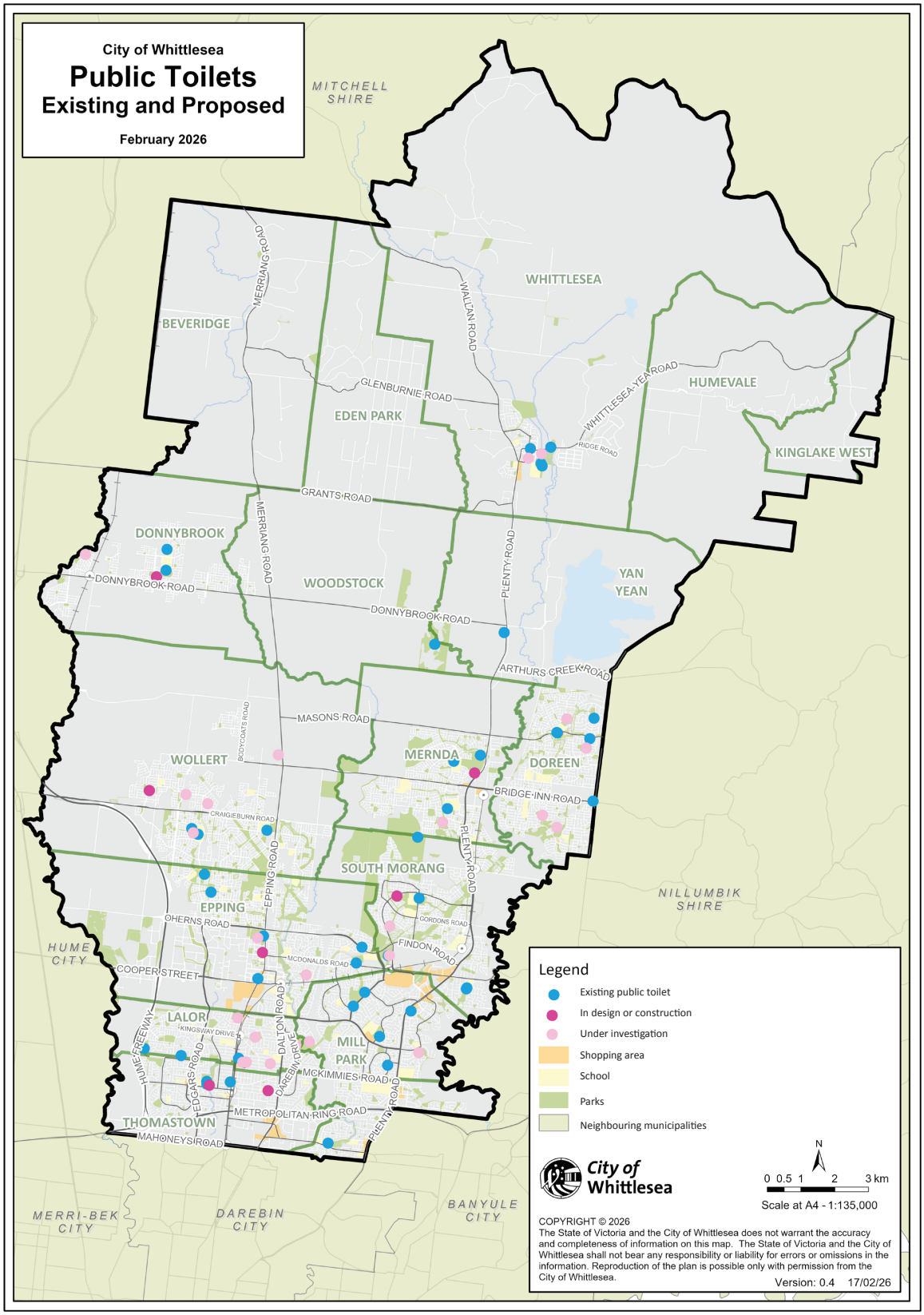
Toilets in Council facilities such as community centres and libraries are available for public use during opening hours, without the obligation to use the facilities.

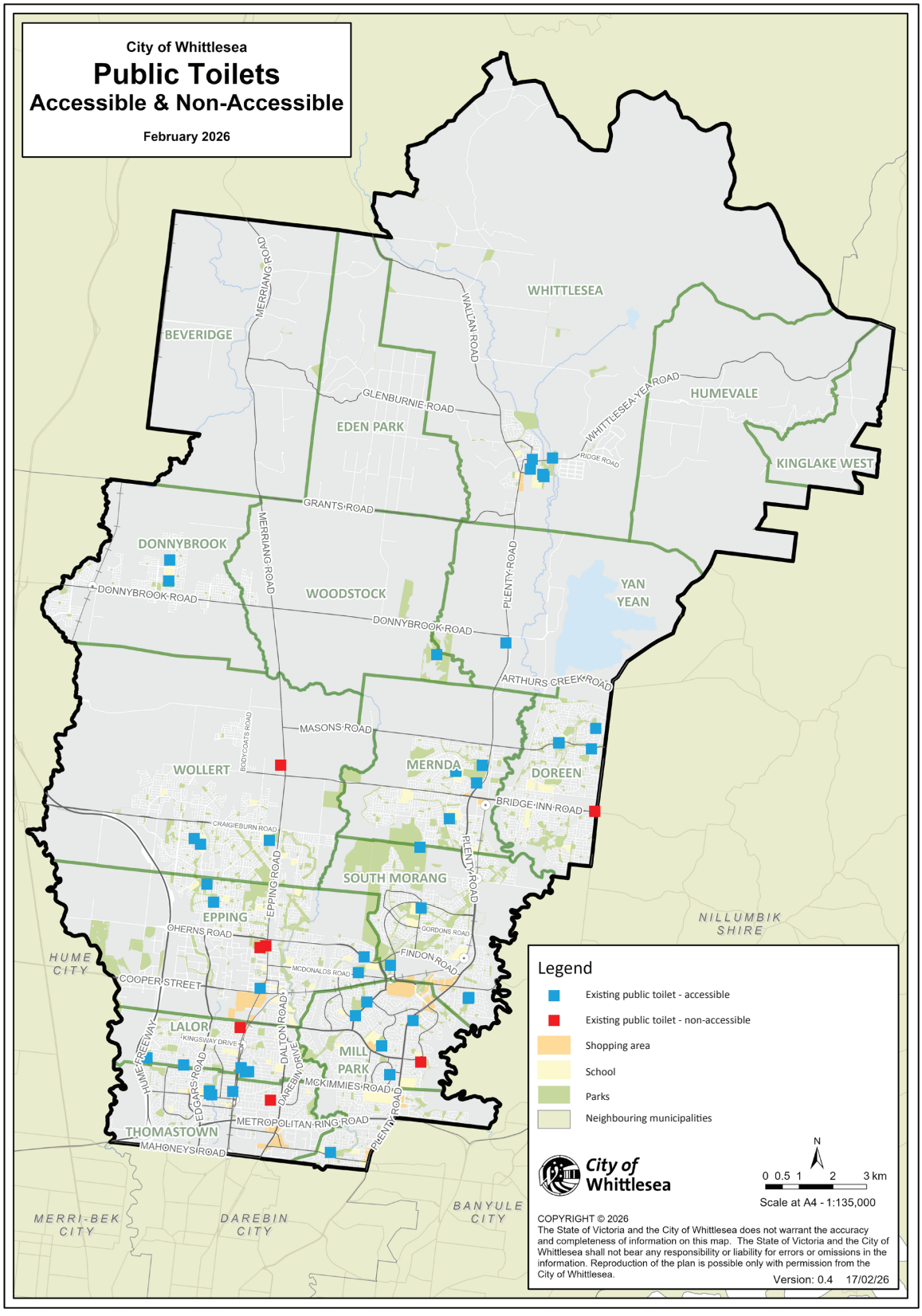
Co-location of toilets provides a number of benefits over standalone public toilet facilities, including simplifying the provision of building services and increased passive surveillance. However, some older external access co-located facilities are poorly designed and have been closed to public use due to persistent vandalism and anti-social behaviour. These facilities are only open during events such as sports games and training sessions.

Priority 6:

Council will consider opening toilets with restricted public access on a case-by-case basis where this will address a gap in the network or where there is a demonstrated community need.

2.4 City of Whittlesea public toilet locations




City of Whittlesea
Public Toilets
Accessible & Non-Accessible
February 2026
WHITTLESEA
BEVERIDGE
EDEN PARK
HUMEVALE
KINGLAKE WEST
DONNYBROOK
WOODSTOCK
YAN YEAN
WOLLERT
MERNDA
DOREEN
SOUTH MORANG
EPPING
LALOR
MILL PARK
THOMASTOWN
HUME CITY
NILLUMBIK SHIRE
MERRI-BEK CITY
DAREBIN CITY
BANYULE CITY
GLENBURNIE ROAD
GRANTS ROAD
DONNYBROOK ROAD
MASONS ROAD
ARTHURS CREEK ROAD
BRIDGE INN ROAD
FINDON ROAD
COOPER STREET
OHERNS ROAD
MCKIMMIES ROAD
METROPOLITAN RING ROAD
MAHONEYS ROAD
Legend
Existing public toilet - accessible
Existing public toilet - non-accessible
Shopping area
School
Parks
Neighbouring municipalities
City of Whittlesea
N
0 0.5 1 2 3 km
Scale at A4 - 1:135,000
COPYRIGHT © 2026
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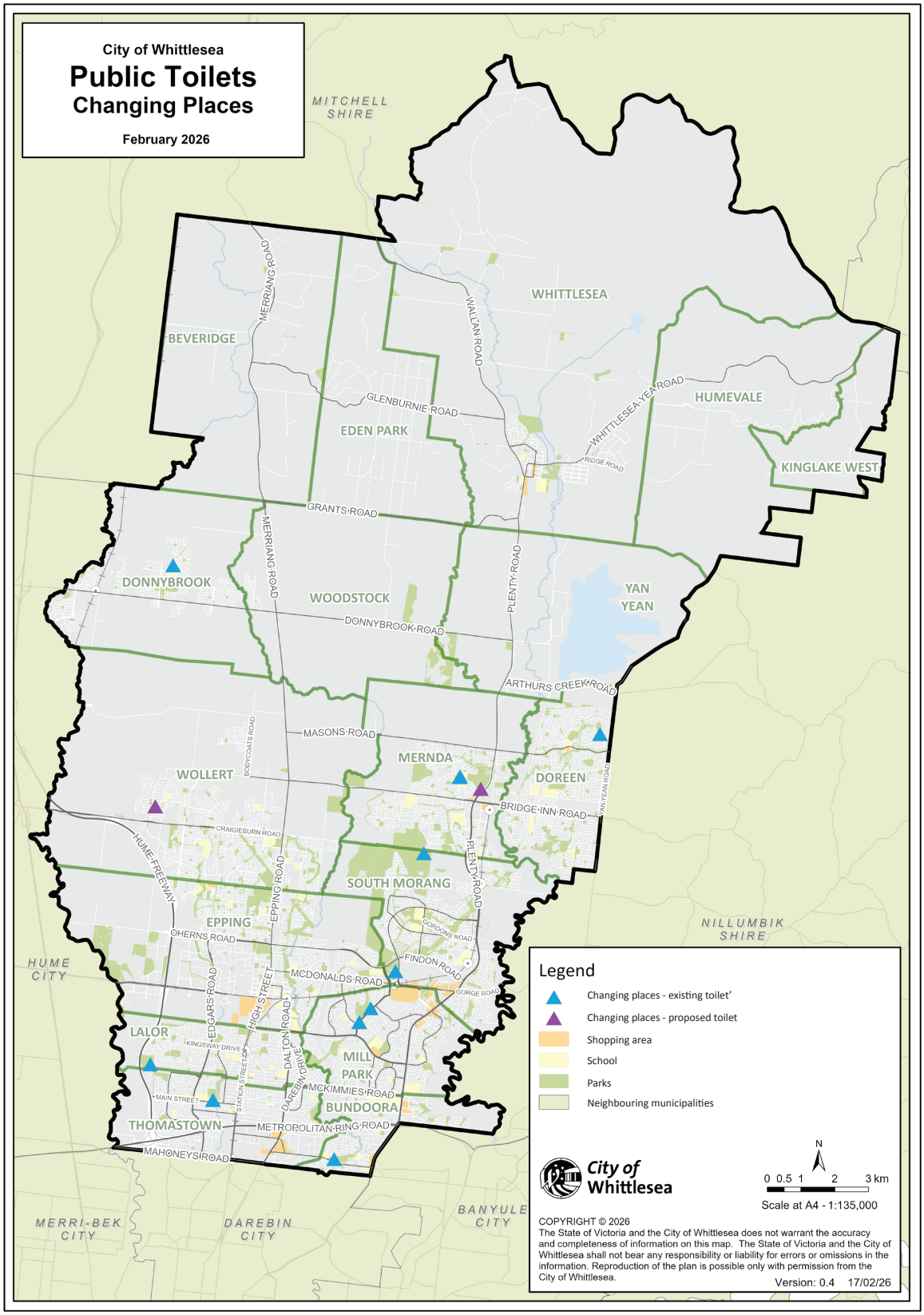
Version: 0.4 17/02/26


City of Whittlesea
Public Toilets
Changing Places
February 2026
MITCHELL SHIRE
WHITTLESEA
BEVERIDGE
EDEN PARK
HUMEVALE
KINGLAKE WEST
DONNYBROOK
WOODSTOCK
YAN YEAN
MERNDA
DOREEN
WOLLERT
SOUTH MORANG
EPPING
LALOR
MILL PARK
BUNDOORA
THOMASTOWN
NILLUMBIK SHIRE
HUME CITY
MERRI-BEK CITY
DAREBIN CITY
BANYULE CITY
MERRIANG ROAD
WALLAN ROAD
GLENBURNIE ROAD
WHITTLESEA-YEA ROAD
GRANTS ROAD
PLENTY ROAD
DONNYBROOK ROAD
ARTHURS CREEK ROAD
MASONS ROAD
BRIDGE INN ROAD
CRAIGIEBURN ROAD
HUME FREEWAY
EPPING ROAD
OHERNS ROAD
MCDONALDS ROAD
FINDON ROAD
GORGE ROAD
EDGARS ROAD
HIGH STREET
DALTON ROAD
MCKIMMIES ROAD
METROPOLITAN RING ROAD
MAHONEYS ROAD
Legend
Changing places - existing toilet'
Changing places - proposed toilet
Shopping area
School
Parks
Neighbouring municipalities
City of Whittlesea
N
0 0.5 1 2 3 km
Scale at A4 - 1:135,000
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Version: 0.4 17/02/26

2.5 Selection criteria

Council uses the Project Selection Criteria to assess and prioritise upgrades and expansions to the public toilet network within the municipality. It assesses potential projects on need, site suitability and the site's capacity to support a facility. Proposed locations are also compared to similar locations nearby to ensure best value and placement. Potential projects are identified through community requests, Council master plans, capital works programs and asset renewal programs.

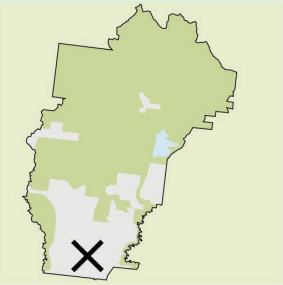
All new and upgraded toilets will include accessible toilets to improve the network of toilets available to those with additional access needs, including people with a disability, the elderly and family groups. Some new projects may also include Changing Places facilities to cater for those with higher support needs.

Due to their size, complexity, cost and exclusive Master Locksmith Access Key (MLAK) access requirements, Changing Places cannot be included in every project. However, provision of Changing Places facilities is assessed against the same criteria as standard toilets, so as not to increase barriers for provision and to ensure their place in Council's planning for the broader network.

The primary principle determining the provision of Changing Places is integration into a broader network of places that cater to those with higher support needs, including places for shopping, learning, care and recreation. Further detail and instruction on how to use the Project Selection Criteria is provided in the Design Toolkit.

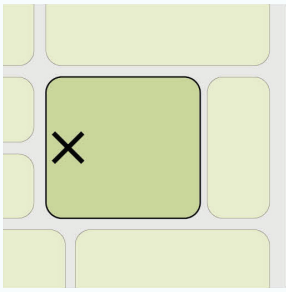
Project Selection Criteria

Triggers for assessment



1. **There is a need for the project. The project must meet one of the below to trigger assessment against the Project Selection Criteria**
   - A new facility is being proposed because of community requests, or
   - A new facility is being proposed to address a gap in the network, or
   - An upgrade is being proposed due to the existing facility being non-compliant or unfit or purpose, or
   - An upgrade is being proposed due to upgrades to an adjacent or attached facility or place.
2. **There are no existing toilets which could address this need**
   - There are no other toilets in the location, or
   - There are other toilets in the location but there are significant barriers that could prevent some people from using them.

Suitability

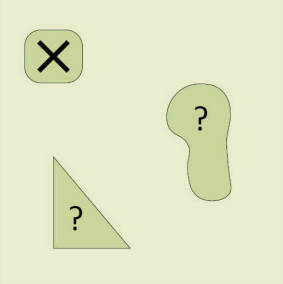


1. There is an appropriate location with regards to Crime Prevention Through Environmental Design (CPTED) principles
2. Supporting infrastructure, such as sewer and water connections, is present
3. A public toilet in this location won't negatively affect the function, character or environmental values of the place
4. There is adequate parking in the location, including accessible parking

Activation

1. There are attractions that would draw people to this location, such as shops and cafes, barbecue and picnic facilities, playgrounds and sportsfields
2. The attractions in this location promote a long duration of stay
3. The proposed location is accessed or visible from walking and cycling paths
4. The proposed location is near to public transport links
5. There is significant foot traffic in the location

Comparison



1. If there are other similar locations nearby, this is the most appropriate location for a public toilet

Priority 7:

Council will continue to consider community requests and feedback, and will review potential public toilet locations against the Project Selection Criteria.

2.6 Site activation

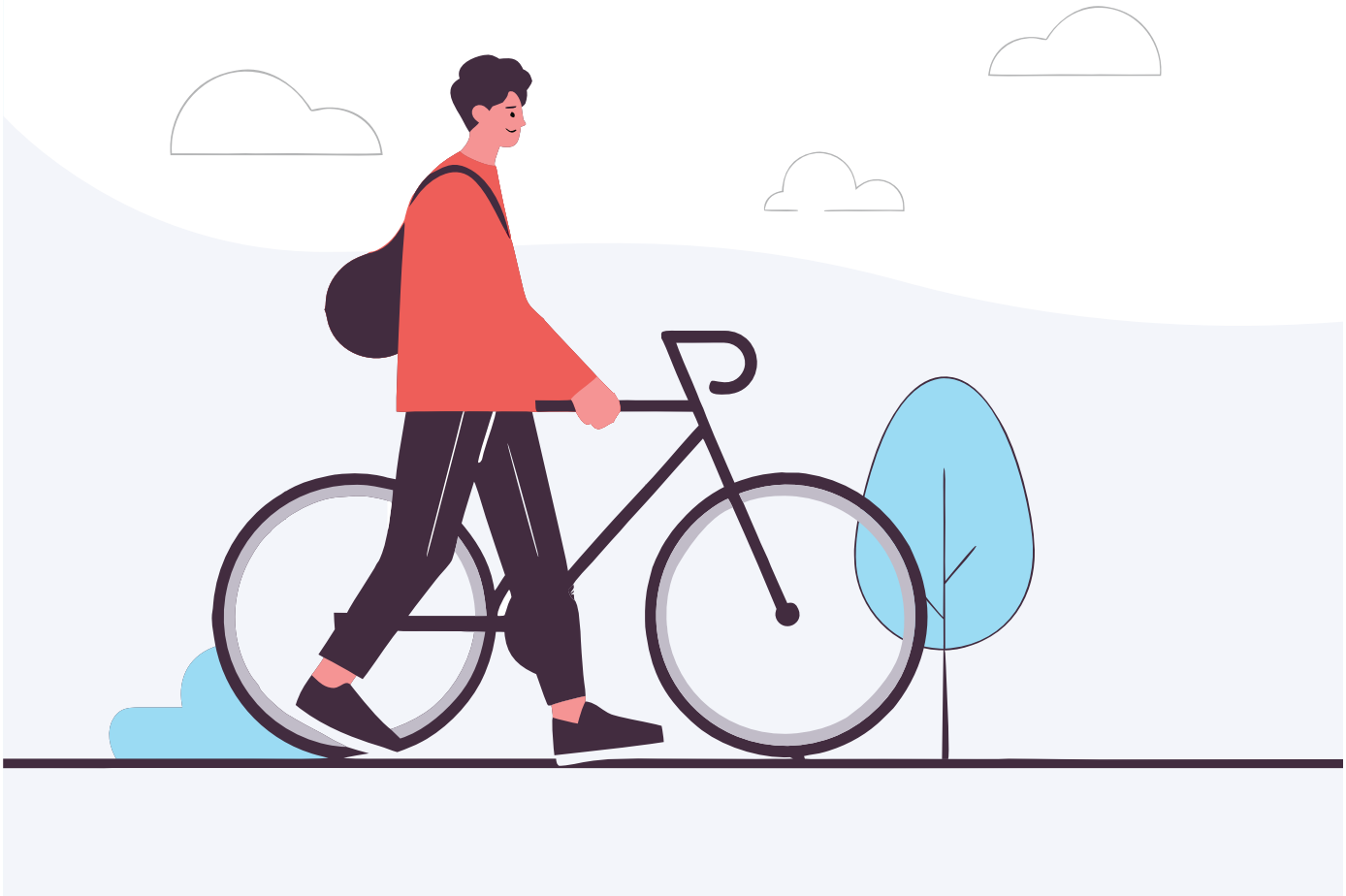
A certain level of activation must be met to justify construction of a toilet in an open space. This is achieved through co-location of facilities such as walking and cycling paths, picnic and barbecue facilities, playgrounds, sporting facilities and the like. Site activation can also be temporary, such as through events and temporary pop-ups. Public toilets have a role to play in supporting temporary activation of public open spaces; however, permanent toilets should not be provided for temporary uses as this would lead to an over-supply.

Priority 8:

Council will consider providing supporting infrastructure such as sewer, power and water connections at major event locations to simplify the provision of portable toilets for major event.

Priority 9:

Council will work collaboratively with stakeholders to identify sites that could benefit from increased activation in conjunction with provision of public toilets.



3. Accessible

Accessible public toilets are toilets that are usable by a greater proportion of the community.

These facilities are typically associated with wheelchair users: however, in this update to the Public Toilet Plan, a broader view of accessibility was applied, with consideration given to the unique access requirements of groups such as older people and parents with pushing prams. It is recognised that there are overlaps in access needs between certain groups, and that improvements to overall accessibility are beneficial to a broad range of users. Therefore, the focus on accessible public toilets within the City of Whittlesea is on how to reduce or eliminate barriers that make public toilet use difficult for all members of our community.

New and upgraded public toilets will be designed and delivered with minimal barriers to use, ensuring the toilet network is accessible to all users. A network of facilities for higher-need users will enable access to key locations in the municipality.

More than 80% of City of Whittlesea's publicly available toilets include accessible facilities; however, not all of these meet current standards and community expectations.

There are 9 existing and 2 planned Changing Places facilities within the municipality.

3.1 Universal design

The concept of universal design emerged to cater for people with disability; however, universal design provides a better outcome for all users. For example, increased space within cubicles can benefit parents with prams, carers with clients or people with mobility aids.

The seven principles of universal design are:

- **Equitable use** – facilities are designed for the broadest range of people regardless of ability, gender identity or other attributes
- **Flexibility in use** – facilities accommodate individual preferences as well as requirements
- **Simple and intuitive use** – facilities are easy to understand, regardless of the user's experience, knowledge and language skills
- **Perceptible information** – necessary information is communicated effectively, regardless of the user's sensory abilities
- **Tolerance for error** – facilities are designed to minimise hazards and unintended misuse
- **Low physical effort** – facilities can be used with minimal expenditure of effort
- **Size and space for approach and use** – appropriate space is provided for approach and use, regardless of body size and mobility. Space for mobility aids is also considered.

Priority 10:

Compliance with relevant codes and standards, and obligations under the *Disability Discrimination Act*, will be met as a minimum requirement in Council's new and upgraded public toilets.

Priority 11:

Universal design principles will be applied in the design and delivery of new and upgraded toilet facilities and paths of travel to those facilities.

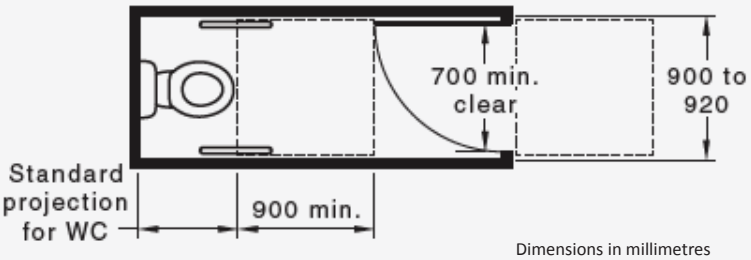
3.2 Ambulant toilet

Ambulant toilet cubicles are determined by Australian Standard *AS1428.1 Access to Premises – Buildings*. They contain a higher than standard toilet seat and grab rails either side of the toilet pan to aid people with ambulant disabilities.

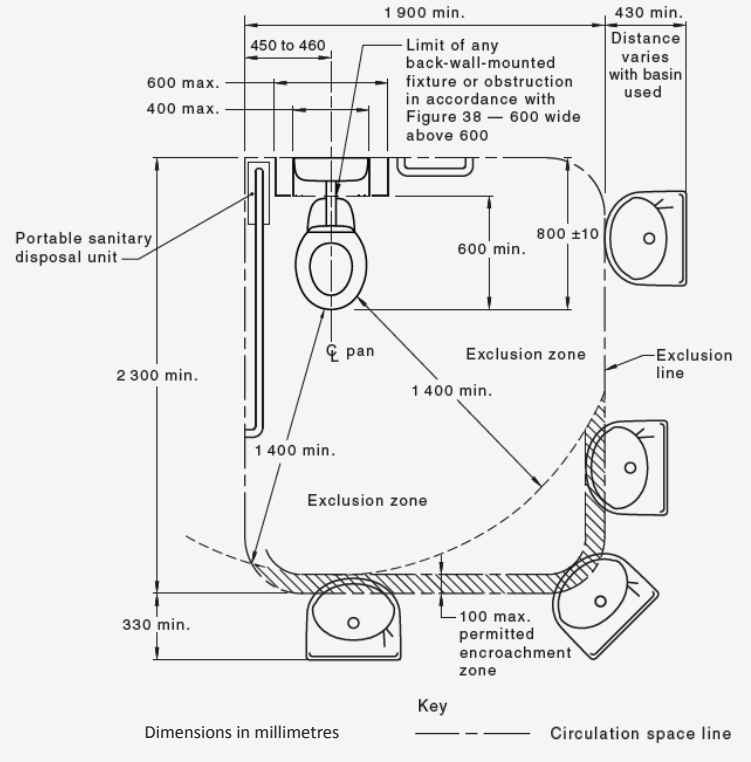
3.3 Accessible toilet

Accessible toilet cubicles are designed for people with disabilities, including people using wheelchairs. These facilities are self-contained and must include handwashing facilities within the cubicle, as well as grab rails around the toilet and additional circulation space for manoeuvring a wheelchair, placing a pram or for a carer accompanying someone while they use the facility. The layout of accessible cubicles is determined by Australian Standard *AS1428.1 Access to Premises – Buildings*.

The space provided in a compliant accessible cubicle is not adequate for all people, including those using larger mobility scooters. Where practicable or where a specific need is identified, Council will aim to provide accessible toilets with additional circulation space to provide for a greater number of people.



Ambulant cubicle typical layout.



Accessible cubicle typical layout and options for hand basin locations.

Priority 12:

A minimum of one accessible toilet will be provided in all new and upgraded toilet facilities.

Priority 13:

When considering upgrades to existing facilities, Council will prioritise sites that do not currently contain compliant accessible toilets.

3.4 Changing Places/ adult change facilities

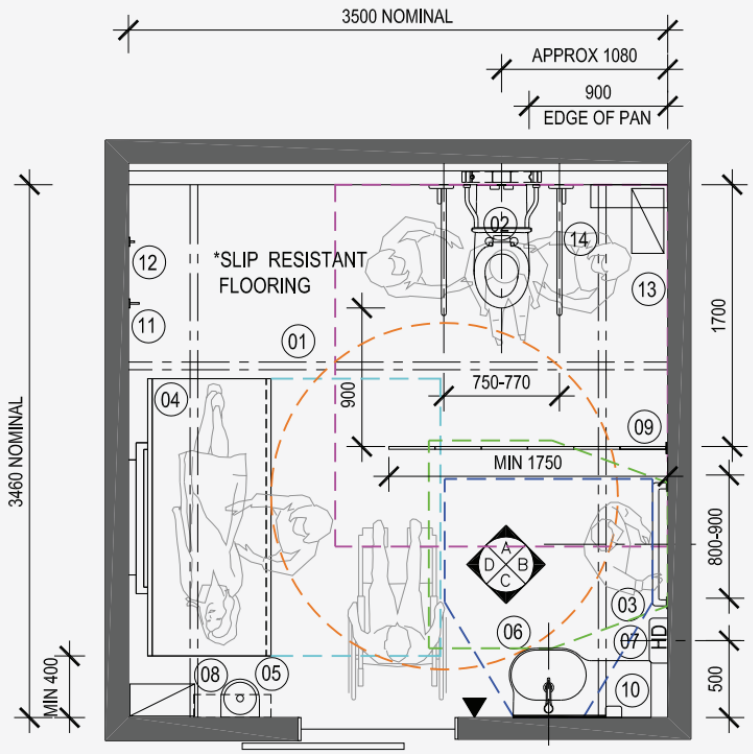
Changing Places facilities are designed for people with severe and profound disabilities, allowing participation in community activities and access to public places for extended periods of time. These facilities differ from standard accessible toilets as they include additional features such as an adult change table, hoist, screens, large circulation spaces and sometimes showers.

Without these facilities, people with profound or serious impairment may be forced to choose between being changed by their carers on a public toilet amenities floor or to not go out at all. Changing Places facilities also provide vital support to carers working in caring roles in the community and meeting the physical demands of their caring responsibilities, such as access to a hoist to assist with lifting adults.

To ensure these facilities are always available for use by those who require them, access is typically only available by use of a Master Locksmith Access Key (MLAK).

The layout of Changing Places facilities is determined by the Changing Places organisation. The National Construction Code contains provisions for a similar facility, referred to as an Accessible Adult Change Facility.

There are 9 existing Changing Places and adult change facilities in the City of Whittlesea, and a further 2 being planned or delivered.



Changing Places standard layout without shower.

Priority 14:

Council will continue to expand the network of Changing Places facilities, with a focus on locations that have or are planned to have other facilities dedicated to or suitable for those with profound disabilities and high-care needs.

4. Equitable and inclusive

It is recognised that due to both biological and social differences, the provision, design and upkeep of public toilets has a greater impact on women and gender diverse people.

As part of the updates to the Public Toilet Plan, a Gender Impact Assessment was undertaken to identify gendered and intersectional issues in the provision and design of public toilets in the municipality, and to make recommendations for the design and delivery of new public toilets. This chapter builds on the recommendations from the Gender Impact Assessment process, turning these into concrete actions for new and future public toilet projects. The findings from this chapter are included as specific design recommendations in the Design Toolkit.

New and upgraded public toilets will be designed and delivered to meet the diverse needs and preferences of users.

6% of Council's existing toilets are all-gender, and 20% are male and female only. The remainder are male and female with one or more unisex accessible cubicles.

4.1 All-gender

All-gender toilets are available for use by all people irrespective of sex or gender identity, recognising that some members of the community belong to non-binary gender identities. All-gender facilities are typically designed with full-height partitions and handwashing facilities within the cubicle to maintain privacy. Where accessed from inside a building, cubicles open directly onto a central, non-gendered lobby. In the case of externally accessed or standalone public toilets, cubicles open directly into public open space.

There are many benefits to providing all-gender toilets, including accommodating gender non-conforming people and parents and carers who need to accompany or supervise someone of the opposite gender when using toilet amenities. In some situations, provision of all-gender toilet amenities could also decrease wait times experienced by women.

Council recognises that all-gender toilets may not be appropriate for all users, including members of some cultural and religious groups, and school groups. Where possible, or in locations where a specific need has been identified by the community, a combination of gendered and all-gender cubicles will be provided to ensure all members of the public can choose a toilet suitable for their needs.

At the time of writing, the Building Code of Australia contains no provision for all-gender toilets, thereby increasing both costs and risks to Council when providing all-gender toilets within Council facilities. Council will adopt the adjacent recommendations where possible within the limitations imposed by the Building Code of Australia.

Priority 15:

Where practicable, Council will design and deliver new and upgraded facilities to include a balance of all-gender and gendered toilets, catering to the broad needs of our community.

Priority 16:

All-gender and gendered cubicles will be designed to the same standards to ensure equitable provision and to simplify future refurbishment as standards and community expectations change.

4.2 Family-friendly design

Families with children and infants rely heavily on the availability of public toilet amenities to support their use and enjoyment of public spaces. The basic requirements to accommodate the needs of families are baby change tables and toilet facilities (to allow carers of all genders to change infants and assist older children accessing the toilet) and door widths and spaces that allow for pram access. Consideration should also be given to accommodating nappy disposal within the facility or providing a bin in close proximity to the facility.

For internally accessed toilets in community facilities, there may sometimes be space for separate family bathrooms containing low-height toilets and hand basins for ease of use by children, in addition to baby change facilities. These facilities will be provided in our co-located facilities where the need is identified and where there is suitable space to accommodate them.

Priority 17:

Baby change facilities will be co-located with toilets and handwashing facilities, and located in non-gendered spaces.

Priority 18:

Family toilets will be provided in co-located facilities on a case-by-case basis.

4.3 All-gender iconography

The move towards inclusive toilet design requires updated iconography in lieu of the traditional male and female silhouettes. As there is no standard for all-gender iconography and signage set by the National Construction Code or other relevant standards, local councils and other organisations that manage numerous toilet facilities are left to determine their own best practice policies.

In recognition that all-gender cubicles can be used by anyone regardless of gender, any reference to gender should be removed altogether from these facilities.

Priority 19:

The ‘toilet bowl’ icon and the word ‘toilet’ will be used to identify all-gender toilets in new and upgraded facilities.

4.4 Sharps disposal

Sharps disposal containers are often provided in public toilets for people who use needles for medical reasons. There is a strong stigma around the provision of sharps disposal containers due to the association with illicit drug use, however there are a number of medical conditions that may require the legitimate use of needles in public places, and it is crucial that there are locations for the safe administration of medication and disposal of needles.

Clear and informative signage around sharps disposal containers can play an important role in reducing stigma and promoting community wellbeing. Where possible, containers should be accompanied by signage that uses positive, inclusive, and community-focused language, reinforcing safety, respect, and shared responsibility. Messaging should normalise the presence of these containers while providing clear, simple directions for use, helping to create a supportive environment for everyone.

Priority 20:

All new and upgraded public toilets will include a sharps disposal container. These will be located in an all-gender cubicle and will be identified through signage on or adjacent to the cubicle door.

4.5 Sanitary product dispensing and disposal

There is a need for means of disposing of sanitary products in a hygienic and dignified way. Traditionally, bins for sanitary products have been provided in female and accessible cubicles as this is what is required by the Building Code of Australia; however, this ignores the fact that some men, including men using incontinence products and some trans men, also require means of disposing of sanitary products.

Because they are not fixed to the building, it is possible that these are removed or vandalised and are not replaced, particularly in standalone facilities.

More and more, dispensers or vending machines are provided that give users access to free sanitary products. As this becomes the norm in our community facilities, it is important that adequate allowance is made for these dispensers in the design of new toilets from an early stage.

Priority 21:

All new and upgraded public toilets will include means of disposal of sanitary products within toilet cubicles, regardless of the assigned gender.

Priority 22:

Council will endeavour to provide sanitary product dispensers in all new and upgraded co-located toilet facilities. At a minimum, adequate space will be allowed for future installation.

5. Fit-for-purpose

Keeping our toilets operational is a complex and costly exercise, with more and more resources required as the network expands.

It is crucial, therefore, that decisions made on where and how to construct new public toilets account for the ongoing maintenance and operation costs, ensuring that our toilets can remain open. This chapter will explore the ways in which the design of public toilets can aid in keeping them useable and safe.

New and upgraded public toilets will be designed to ensure durability and ease of maintenance, ensuring public toilets are safe and convenient to use.

Public toilet maintenance at a glance:

Cleaning and maintaining our public toilets cost almost $450,000 in the 2024/2025 financial year

This included approximately $110,000 worth of unplanned maintenance, such as responding to plumbing faults and incidences of vandalism

The amount spent on cleaning and maintenance per year is the equivalent of almost two new standalone public toilets

Cleaning and maintenance costs are particularly high for our standalone public toilets

5.1 Crime Prevention Through Environmental Design (CPTED)

The principle of CPTED is to use design strategies to discourage vandalism and other antisocial behaviour, increasing both physical and perceived safety in our buildings and public spaces. The seven principles of CPTED are:

- **Activation** – encourage and actively invite legitimate use of spaces around public toilets
- **Surveillance** – clear lines of sight to and from the facility for increased perception of safety
- **Ownership** – encourage a shared sense of responsibility for the facility by the public
- **Stakeholder management** – continued management of the facility ensures the design quality is maintained
- **Legibility** – users can find their way to and from the facility with minimal effort
- **Territoriality** – the perceived ownership of a space by another, including temporary ownership during use. A clear delineation between different types of spaces creates a comfortable environment for users
- **Vulnerability** – users navigate spaces without being made to feel vulnerable.

Priority 23:

Council will design and deliver new and upgraded public toilet amenities in accordance with CPTED principles.

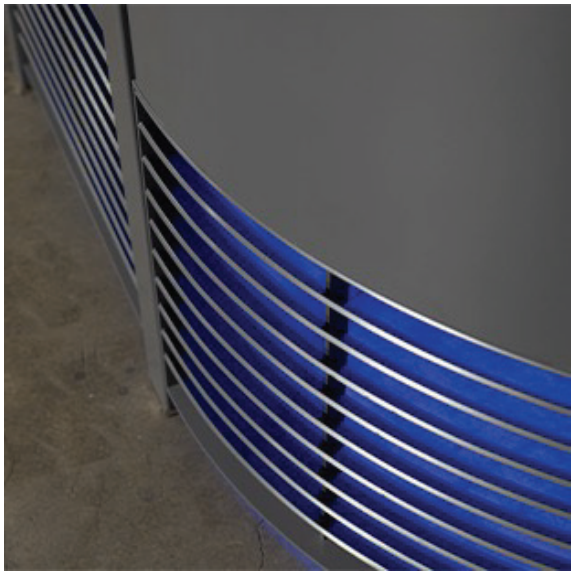
Soft lighting can improve perceptions of safety

The perception of safety can be as influential to public toilet users as evidence of actual antisocial behaviour, so it is important that the design of public toilets does not decrease perceptions of safety. Some factors that contribute to poor perception of safety include lack of natural light, the presence of graffiti or vandalism and obstructions to passive surveillance, such as facilities that are located amongst dense landscape or are far from active uses.

While our toilet facilities are typically not open during night-time hours, lighting can play an important role in preventing antisocial behaviours both within and around public toilet facilities. Bright lighting is important within and immediately outside of cubicles; however, overly intense lighting leads to a high contrast with the darker surrounds, creating strong shadows and areas of poor visibility. Soft, ambient lighting around the facility should be used to increase the perception of safety.

Priority 24:

Standalone public toilets will be lit during the night in accordance with relevant lighting standards and policies.



'Portland Loo' public toilets contain low-level grilles balancing passive surveillance with privacy.

The need for passive surveillance of public toilet facilities occasionally contradicts the need for privacy for those using the facilities; however, a balance can be struck through careful design of features such as low-level door grilles that allow users externally to see the floor of the cubicle in case someone collapses inside, and semi-transparent screening in front of doors to provide an additional degree of privacy. As the context of each toilet facility varies so greatly, these and other privacy moderating features will be installed in new and upgraded toilets on a case-by-case basis.

5.2 Maintenance and cleaning

Cleanliness has repeatedly been one of the most significant concerns raised by the community regarding our toilet facilities. It is recognised that unclean or poorly maintained toilets affect useability and hygiene, particularly for women, children and people with disabilities.

Typically, all toilets in the City of Whittlesea are cleaned at least once per day, often in the morning. In some key locations, cleaning is undertaken more regularly.

Priority 25:

Low-level door grilles will be provided where appropriate to monitor for accidents and emergencies without reducing privacy.

Priority 26:

Semi-transparent screening or other design features will be used in standalone toilets where appropriate to provide a sense of separation and privacy to the area in front of cubicle doors.

Priority 27:

An evidence-based approach will be taken to determine facilities that would benefit from increased cleaning, including monitoring community requests and feedback, and assessing the degree of use.

Priority 28:

Council will work with our maintenance and cleaning contractors to communicate cleaning schedules to the community, and continually improve processes for actioning maintenance and cleaning issues.

A key goal in the design of our new public toilets is to ensure ease of maintenance and cleaning, enabling toilets to remain available and in a usable condition. This is achieved through standardisation of designs, materials and fixtures and fittings, the inclusion of services maintenance corridors and cleaning rooms, and the application of graffiti-resistant finishes.

Priority 29:

Council will design and deliver new and upgraded public toilet amenities to be simple and cost-effective to clean, maintain, repair and replace.

5.3 Environmental design considerations

The City of Whittlesea is committed to environmental sustainability, including protecting our landscapes and waters, being climate ready, becoming a net zero municipality and transitioning to a circular economy.

While public toilet facilities consume little power compared to permanently occupied buildings, this does not preclude these structures from sustainability considerations, including the use of natural lighting and ventilation, water and energy -saving appliances and sustainable material and construction choices.Simple and durable construction of toilet facilities especially can provide environmental benefits through reduced maintenance and replacement. SStandardising facility design and choosing materials and construction systems that simplify deconstruction and alteration can reduce the impact of future upgrades as standards and community expectations change

Read in conjunction with:

City of Whittlesea Environmentally Sustainable Development (ESD) guidelines

Signage Management Plan

5.4 Signage

Toilets should be located and designed so they are easy to find and navigate without relying heavily on signage. This can be achieved through a clear and consistent visual language, consistent layouts and the use of iconography rather than written information. In this way, community members who have difficulty reading and understanding written information, such as people with low English literacy and some people with disability, will be better able to use these facilities. Well-designed signage should be used to complement this and provide more detailed information regardingthe facilities.

Signage should be placed in key locations around the toilet facility to direct users to the facility. Key locations include car parks and nearby walking and cycling paths, as well as any locations where other directional signage is proposed.

Full-height pictograms on doors are used to indicate what is located in each cubicle. These will be in highly contrasting colours to be easily visible, including from a distance and by those with vision impairments. This is in addition to the required statutory signage adjacent to doors that contains this messaging in pictograms, words and braille.

Priority 30:

New public toilets should be designed with strong visual cues to aid in location and navigation without reliance on just signage.

Priority 31:

Clear signage will be provided to all new and upgraded facilities in line with Council's Signage Management Plan and exceeding codes and standards.

Priority 32:

Signage will be provided where possible along key walking and cycling corridors to direct users to nearby public toilets as part of the expansion of the public toilet network.

5.5 Public art

Public art can act as a means of connecting a toilet facility to a place and community, leading to a sense of ownership and pride in the place. According to Crime Prevention Through Environmental Design (CPTED) principles, this can lead to a reduction in anti-social behaviours such as vandalism. For this strategy to be successful, the artwork must be both site- and community-specific, and the community should be engaged in the creation of the artwork. Another benefit of public art is that it aids wayfinding, helping visitors to public open spaces locate toilets without the need for signage.

Successful public art should be integrated into the design of the place, not added as an afterthought. Simple responses such as a unique pattern cut into perforated metal panels, or a mural painted on the side of a building, can be cost effective means of providing art in a public space; however, future maintenance of the artwork must be considered, as customised pieces are likely to be more difficult to repair or replace if required.

Priority 33:

Council will consider the integration of public art in standalone public toilet facilities and welcome community involvement where appropriate.

Central Avenue Exeloo, Thomastown

5.6 Automation

Some public toilets contain automated facilities for user convenience and to reduce opportunities for spreading germs via surfaces such as door handles and taps. The City of Whittlesea manages toilet facilities with different levels of automation from:

- No automation
- Some automation, for example taps and hand dryers operated by sensors
- Full automation, where doors open, close and lock automatically and taps, flushing and hand dryers are operated by sensors.

Automated facilities can provide many benefits. For example they are robust and highly resistant to vandalism, and are self-cleaning. The ability to control the doors, toilet flushing and hand washing hands-free can benefit some user groups, however these same features have been found to cause confusion or discomfort in others.

Fully automated toilets also use significantly more water and energy compared to standard toilets, and since they are a proprietary product, are more costly to clean and maintain.

Priority 34:

Fully-automated toilets will continue to be provided only in high-use locations where there is a demonstrated benefit.

5.7 Service Hierarchy

The Service Hierarchy sets out the different levels of provision based on the expected use and ease of servicing and maintenance, determining the arrangement of the facility and what is to be included within it. The intention is to provide the highest practicable level of amenity in all toilets with consideration to their upkeep, maintenance and cost. Regardless of the service hierarchy level, all toilets must be designed to promote dignity, safety and openness.

More information on the Service Hierarchy can be found in the Design Toolkit.

	Limited serviceability	**Standard**	**High serviceability**
Locations	Moderate use locations, including more remote municipal parks	High use locations, including significant municipal parks and externally accessed toilets in pavilions	High use locations co-located toilets, including inside community centres
Hours	Dawn to dusk	Dawn to dusk, or facility hours	Facility hours
Cubicle configuration	Minimum one all-gender accessible Additional all-gender standard and ambulant cubicles Changing Places where suitable	Minimum one all-gender accessible and minimum one all-gender ambulant Additional all-gender standard and ambulant cubicles Where five or more cubicles, include one each male and female cubicles Changing Places where suitable	Minimum one all-gender accessible and minimum one all-gender ambulant Additional all-gender standard and ambulant cubicles Where five or more cubicles, include one each male and female cubicles Changing places where need identified Family room where practicable
1x cubicle		N/A	Family room where practicable
2x cubicle			N/A
3x cubicle			
4x cubicle	N/A		
5x cubicle	N/A		
Service notes	Cold water only	Cold water only	Tempered hot and cold water
Cleaning	Once per day*	Once per day*	Once per day*
Hand washing	Outside of cubicles Soap dispenser	Inside of cubicles Soap dispenser and hand dryer	Inside of cubicles Soap dispenser and hand dryer Paper towel where appropriate

* Additional cleaning may be suitable in some locations subject to assessment of need

Toilet
Public Toilet

City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street,
Whittlesea VIC 3752

Opening hours
Monday – Friday, 9.30am-5pm

Telephone 03 9217 2170
National Relay Service 133 677
(ask for 9217 2170)

Postal address
Locked Bag 1, Bundoora MDC, VIC 3083

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April 2026

5.5 Citizenship Ceremonies

Director/Executive Manager: Executive Manager Public Affairs

Report Author: Executive Manager Public Affairs

Executive Summary

This report seeks a Council decision on the preferred approach to the scheduling of citizenship ceremonies in connection with Australia Day.

The Australian Citizenship Ceremonies Code requires councils to hold ceremonies either on Australia Day or the three days before or after. The City of Whittlesea last conducted a Citizenship Ceremony on Australia Day in 2023. Since then, Council has scheduled ceremonies within three days of 26 January. In 2026, two ceremonies were held on Friday 23 January, at which 360 individuals were invited to be conferred citizenship.

This report acknowledges the complexity and diversity of views within the community regarding Australia Day and considers the cultural, operational and financial impact of scheduling citizenship ceremonies on 26 January.

The report also highlights the funding support available for community-led Australia Day events through Council's Community Grants Program.

Officers' Recommendation

THAT Council:

1. **Note the two options below in relation to holding Citizenship Ceremonies in connection with Australia Day in accordance with the Australian Citizenship Ceremonies Code as detailed in the body of this report:**
   - **OPTION A: Continue to hold a citizenship ceremony or citizenship ceremonies within the three-day period either side of Australia Day (26 January); or**
   - **OPTION B: Conduct a citizenship ceremony or citizenship ceremonies on Australia Day (26 January).**
2. **Resolve to adopt Option _____ as the preferred option from January 2027.**
3. **Note Council will continue to support community-led events through its Community Grants Program and will actively promote the availability of these grants in the lead-up to Australia Day.**

Background / Key Information

About Citizenship Ceremonies

Citizenship ceremonies are formal ceremonies where people officially become Australian citizens, in accordance with the *Australian Citizenship Act 2007.* Most citizenship ceremonies are conducted by Councils.

The final step in becoming an Australian citizen is making the Pledge of Commitment during the ceremony. This is a meaningful moment where new citizens commit to share Australia's democratic values and respect the rights and freedoms of everyone in the community.

Citizenship ceremonies are highly valued by participants and provide an important opportunity for Council to formally welcome individuals who have chosen to make Australia, and the City of Whittlesea, their new home. These ceremonies help strengthen community pride and foster a genuine sense of belonging, while encouraging new citizens to actively participate and engage in community life.

Recent History

In September 2019 the Federal Government amended the Citizenship Ceremonies Code mandating that all Councils conduct citizenship ceremonies on 26 January. In December 2022 the Federal Government introduced a flexible approach, allowing citizenship ceremonies to occur within a three-day window either side of 26 January.

The City of Whittlesea last held a citizenship ceremony on Australia Day in 2023. Since then, Council has conducted ceremonies within three days either side of 26 January, as permitted by the updated Australian Citizenship Ceremonies Code.

In 2026, Council held two ceremonies on Friday 23 January in which 360 citizens were invited to be conferred.

During 2025, the City of Whittlesea held a total of 26 ceremonies in which 3510 people took the pledge and became Australian citizens.

Ceremonies are conducted and funded by the City of Whittlesea.

Sector Snapshot

In 2026, 62 percent of Victorian councils held citizenship ceremonies on 26 January, representing a slight increase from 58 percent in 2025.

Councils who held ceremonies on Australia Day in 2026 include: Boroondara City Council, Cardinia Shire Council, City of Casey, City of Greater Geelong, City of Kingston, City of Melbourne, Hume City Council, Melton City Council, Mitchell Shire Council, Yarra Ranges Shire Council.

Councils who held a ceremony on the three days prior or immediately after Australia Day in 2026 include: Banyule City Council, City of Greater Bendigo, City of Yarra, Darebin City Council, Glen Eira City Council, Maribyrnong City Council, Merri-Bek City Council, Mildura Rural City Council and Nillumbik Shire Council.

The Australian Citizenship Ceremonies Code 2025

The Australian Citizenship Ceremonies Code (The Code) dictates that Councils must hold a ceremony either on the day or during the three days prior or after Australia Day.

> ***Australia Day—26 January***
> ***Australia Day provides an opportunity for all Australians to reflect, respect and celebrate our national day.***
>
> ***Many thousands of Australians have had their citizenship conferred on Australia Day, and many Australians would like to receive their citizenship on our national day, in their community. Councils must hold a ceremony as part of their Australia Day celebrations, either on the day or during the three days prior or after Australia Day.***

Diverse Community Views

In 2026, views on celebrating Australia Day on 26 January, including the appropriateness of holding citizenship ceremonies on this day, vary widely in our local community and more broadly across the nation. The diversity of views is shaped by history, culture and personal experience and reflect the complexity of the topic.

It is seen by some as a day of national pride that celebrates Australia's achievements, freedoms, and shared identity, and by others as a day of reflection and mourning, marking the beginning of colonisation and the dispossession of Aboriginal and Torres Strait Islander peoples.

Cultural Impacts

Holding a citizenship ceremony or citizenship ceremonies on Australia Day may have a cultural impact on our First Peoples community.

For some Aboriginal and Torres Strait Islander peoples, 26 January carries significant cultural sensitivity and may evoke distress and intergenerational trauma associated with colonisation and the policies and practices that followed the arrival of the First Fleet.

Holding citizenship ceremonies on this day may be seen as a lack of recognition of First Peoples' perspectives, potentially impacting trust, engagement and feelings of inclusion.

Financial Impacts

The estimated total cost for two ceremonies on Australia Day with 150 conferees at each ceremony is $11,684.18. By comparison, the cost for two similar ceremonies held on a weekday would be $5,494.02.

Australia Day ceremony costs*		**Standard ceremony costs***	
Salaries	$6336.18	Salaries	$2794.02
Refreshments	$1998	Refreshments	$600
Gift	$2100	Gift	$2100
Live entertainment	$1250	Live entertainment	$0
TOTAL	**$11,684.18**	**TOTAL**	**$5494.02**

**Costs indicative as at April 2026. Costs are based on two ceremonies conferring 150 people per ceremony.*

Holding a ceremony or ceremonies on Australia Day, which is a public holiday, incurs increased staffing costs as under Council's Enterprise Agreement staff are entitled to be paid penalty rates.

An Australia Day citizenship ceremony would also incur greater costs for refreshments, a small gift such as a plant and live entertainment to align with community expectation.

Events on Australia Day

Community sentiment about holding celebratory events on 26 January is mixed, with some supporting and others opposing Councils hosting Australia Day activities and celebrations.

In December 2020 Council resolved to cease holding an Australia Day event on 26 January in the City of Whittlesea due to cultural sensitivities, escalating costs of holding a large-scale event on a public holiday (particularly policing costs) and previous disorder at events.

Instead, Council delivers an extensive range of creative events and activities across the municipality throughout the year including events such as Carols by Candlelight, Community Festival, Walking Thomastown, Bundoora Beats, Blessing of the Fleet, Seniors Festival, Bringing Up Kids Expo, Annual Art Exhibitions, Cultural Diversity Week, pop up events and theatre performances.

Financial Support for Community-Led Events

To further support a broad-range of community-led events, programs and projects that reflect the diversity of the community, the City of Whittlesea's Community Grants program offers financial assistance to community groups and individuals. This successful grant program has also supported major events such as the Whittlesea Country Music Festival, the Whittlesea Show, Cruise Night and Diwali.

Community groups are welcome and encouraged to submit applications to Council's Grants program for local activities on Australia Day. Small grants are available up to $5000, medium grants up to $20,000 and large grants up to $40,000. Grants are open all year round and awarded throughout the year.

Council will actively promote the availability of these grants to the local community in the lead up to Australia Day.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

Connected Communities
We work to foster and inclusive, healthy, safe and welcoming community where all ways of life are celebrated and supported.

Considerations of *Local Government Act (2020)* Principles

Financial Management
The cost estimate for holding two citizenship ceremonies on Australia Day is $11,684.18 as compared to $5494.02 on a standard workday.

Community Consultation and Engagement
Due to cultural sensitivities, Council has not consulted on holding citizenship ceremonies on Australia Day. If Council decides to hold ceremonies on this day moving forward, officers will engage with key stakeholders including the Whittlesea Reconciliation Group to communicate this decision and explore opportunities to promote cultural understanding within the framework of the ceremony.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.

Council Policy Considerations

Environmental Sustainability Considerations

No Implications

Social, Cultural and Health

There are significant cultural considerations about the impact of holding citizenship ceremonies on Australia Day on our local First Peoples community, local groups including the Whittlesea Reconciliation Group, the Whittlesea Aboriginal Gathering Place Advisory Group and First Peoples staff members.

Economic

Preliminary costings for two citizenship ceremonies on Australia Day have been calculated at $11,684.18 as compared to $5494.02 for a standard workday.

Legal, Resource and Strategic Risk Implications

No implications.

Implementation Strategy

Communication

As citizenship ceremonies are by invitation only, Council will continue to communicate to conferees the opportunity to attend citizenship ceremonies as per the current process. Council will also broadly promote and publicise the availability of grant funding to support community-led events on Australia Day.

Critical Dates

The Department of Home Affairs must be notified by November 2026 of any changes to the scheduling of citizenship ceremonies for January 2027.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

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

Attachments

Nil

6 Notices of Motion

No Notices of Motion

7 Urgent Business

8 Reports from Councillors and CEO Update

9 Tabled Reports

No reports

10 Confidential Business

Under section 66(2) of the *Local Government Act 2020* a meeting considering confidential information may be closed to the public. Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*.

Recommendation

THAT the meeting be closed to the public for the purpose of considering details relating to confidential matters in accordance with Section 66(2)(a) of the *Local Government Act 2020* as detailed.

10.1 CEO Employment Matters - Appointment of Acting CEO

11 Closure