

5.1.6 Huskisson Reserve: Masterplan Implementation

Responsible Officer Director Community Wellbeing

Author Kaylea Ingham-McQuade, Leisure Planner

Attachments

1. Attachment 1 - Endorsed Master Plan - Huskisson Reserve [5.1.6.1 - 43 pages]

Proposal

This report proposes that Council implement Huskisson Recreation Reserve Masterplan 2019 (the Masterplan, **Attachment 1**) Action Numbers 16 and 18, including the delivery of:

- six new tennis courts,
- a new sport and community pavilion and
- associated car parking upgrades.

Both these actions were identified as high priority items in the Masterplan, and the works are proposed to be funded through Council's capital works program over the next three financial years (2022/23, 2023/24 and 2024/25). The total estimated construction cost is \$9,807,590.

The completion of the masterplan through subsequent actions will include road reserve access, additional carparking, sporting oval enhancements, new playground and potential subdivision of a portion of the open space for residential use.

Masterplan Action Number 5, the bridge crossing over Edgars Creek, is already progressing with funding from the Growing Suburbs Fund for 22/23. Refer **Figure 1** below.



Figure One: Action Site Areas (indicative)

Recommendation

That Council:

1. Endorses the implementation of the Huskisson Reserve Masterplan 2019 Action Numbers 16 and 18 which includes the design and construction of:
 - a) Six new tennis courts;
 - b) A new sporting and community pavilion to service both tennis and oval sporting programs;
 - c) Car park redevelopment, Kingsway Drive entrance, adjacent to Tennis facility and Jacaranda Kindergarten;
 - d) Improved pedestrian access in the south-western corner of the Reserve; and
 - e) Minor improvements to the existing carpark (off Huskisson Avenue) including accessible parking upgrade, vehicle (deliveries) and pedestrian access to new facilities and demolition of existing pavilion.
2. Notes the Huskisson Reserve Masterplan 2019 Action Numbers 16 and 18 estimated design and construction cost is approximately \$9,807,590 over three financial years (2022/23, 2023/24 and 2024/25), and is subject to market testing.
3. Notes the West Lalor Tennis Club has pledged a contribution of \$50,000 towards the Huskisson Reserve tennis courts redevelopment which will be formalised with Council through a funding agreement.

Brief Overview

This report presents recommendations for upgrades at Huskisson Reserve, Lalor as identified in the Council endorsed Huskisson Reserve Masterplan 2019 (the 'Masterplan', **Attachment 1**). A business case has been developed to provide analysis of project scope options for Action Numbers 16 and 18 (high priority, page 48) implementation of the Masterplan.

The business case presents four options for consideration for Action Numbers 16 and 18. Option Two represents the officer recommendation and includes the delivery of six new tennis courts plus a new sport and community pavilion.

The reserve access road from Huskisson Avenue, associated car parking upgrades and subdivision works (Action Numbers 6, 7 and 8) require further analysis and have been deferred to a future stage.

Key Information

Huskisson Recreation Reserve ('the Reserve') is a 6.5ha reserve located in Lalor, east of Edgars Road and is bounded by Edgars Creek to the west. Located within a low socio-economic area of the municipality (in 2016, Lalor had a SEIFA index rating of 897), the Reserve provides open space access to the Lalor and Thomastown communities.

The Masterplan

The Masterplan was developed following extensive community consultation and engagement and endorsed by Council in 2019 (**Attachment 1**). The Masterplan provides a detailed implementation plan for works in the Reserve to deliver improved usability and increased passive surveillance which will improve community safety perceptions and experience.

The Masterplan identifies 24 actions with a 'High', 'Medium' and 'Low' priority. A number of other upgrades and improvements are also identified in the Masterplan with these to be considered in subsequent stages.

The Masterplan identifies the need for the following assets in connection with tennis provision:

- Six new tennis courts
- A new sporting and community pavilion to service both tennis and oval sporting programs
- Full car park redevelopment, Kingsway Drive entrance, adjacent to Tennis facility and Jacaranda Kindergarten
- Improved pedestrian access in the south-western corner of the Reserve.
- Minor improvements to the existing carpark (off Huskisson Avenue) including accessible parking upgrade, vehicle (deliveries) and pedestrian access to new facilities and demolition of existing pavilion.

A range of structured and unstructured sport and recreational activities are available at the Reserve; one AFL/cricket oval, two bay cricket practice nets, four tennis club courts, two sports pavilions (tennis and AFL/cricket), a playground and a basketball key. However, the condition of assets to service these sporting activities is poor, and overall the sporting facilities are under-utilised.

Tennis

The Reserve is home to West Lalor Tennis Club ('the Club') who, with approximately 485 participants, are the largest tennis club within the City of Whittlesea. The Club has a diverse membership and are confident they will continue to enhance participation opportunities. They expect to see substantial growth as a result of the improved facility. The Club actively support players with disabilities and provide opportunities for children who are on the autism spectrum. Of the 485 active members:

- 164 members are female.
- 170 members are juniors.
- 161 members have a disability.
- 11 members identify as Aboriginal or Torres Strait Islander.

The Reserve's facilities do not currently meet Tennis Australia / Victoria minimum guidelines, Council's adopted Sporting and Community Pavilion Guidelines 2020 or the needs of the resident clubs. The tennis pavilion and courts were constructed prior to 2000. The age and condition of infrastructure negatively impacts the club's ability to deliver a satisfactory tennis experience, grow participation, host club functions to increase social cohesion and limits multipurpose or broader community use of the existing infrastructure.

Cricket/ AFL

The existing cricket/AFL pavilion is also non-compliant with state sporting standards and does not meet female friendly infrastructure guidelines. Both pavilions will be demolished as per the endorsed masterplan. Significant cost savings will be realised through the provision of a combined user community pavilion. Users of the oval will have access to compliant, fit for purpose changing rooms, amenities and storage within the new Sporting and Community Pavilion located at the tennis courts.

Access to and utilisation of the Reserve is currently poor, primarily due to it being 'tucked away' behind housing. With limited passive surveillance there are poor perceptions of safety, and reports of anti-social behaviour (drug use). Darebin Chargers Cricket Club are the primary user of the oval and will remain on site until a future home facility is secured.

Business Case Options Summary

A detailed business case has been developed to provide analysis of project scope options for implementation of Masterplan Action Numbers 16 and 18. These upgrades are primarily in relation to the tennis facility upgrade and impacted associated infrastructure. A high-level overview of the business case options considered is provided in **Table One** below.

	Option 1	Option 2 Recommended Option	Option 3	Option 4
Scope	<ul style="list-style-type: none"> • Six tennis courts (four reconstructed, plus two new) • New sport and community pavilion to service the tennis club and oval • <i>Minor car park extension</i> including pedestrian access and new reserve access road 	<ul style="list-style-type: none"> • Six tennis courts (four reconstructed, plus two new) • New sport and community pavilion to service the tennis club and oval • Car park improvements including pedestrian access • New reserve access road to be considered as a subsequent stage 	<ul style="list-style-type: none"> • Eight tennis courts (four reconstructed plus four new) • New sport and community pavilion to service the tennis club and oval • Minor car park extension including pedestrian access and new reserve access road 	<ul style="list-style-type: none"> • Eight tennis courts (four reconstructed plus four new) • New sport and community pavilion to service the tennis club and oval • Full car park redevelopment including pedestrian access and new reserve access road
Benefits	<ul style="list-style-type: none"> • Increase of two tennis courts (Totalling 6) • Delivers the required tennis infrastructure to facilitate local standard tennis • Increases accessibility through the provision of a new access road 	<ul style="list-style-type: none"> • Increase of two tennis courts (6 new courts) • Delivers the required tennis infrastructure to facilitate local standard tennis • Improves passive surveillance with increased participation 	<ul style="list-style-type: none"> • Enhanced scope with increase of four tennis courts (8 new courts) • Increases accessibility through the provision of the new access road • Improves passive surveillance • Improved car park for Kindergarten 	<ul style="list-style-type: none"> • Enhanced scope with increase of four tennis courts (8 new courts) • Increases accessibility through the provision of the new access road • Improves passive surveillance

	Option 1	Option 2 Recommended Option	Option 3	Option 4
	<ul style="list-style-type: none"> • Improves passive surveillance with increased participation • Improved car park for Kindergarten 	<ul style="list-style-type: none"> • Provides a safe car park to the reserve and adjacent services • Improved car park for Kindergarten • Improves passive surveillance with increased participation 	<ul style="list-style-type: none"> • Improves passive surveillance with increased participation 	<ul style="list-style-type: none"> • Provides a safe car park to the reserve and adjacent services • Improved car park for Kindergarten • Improves passive surveillance with increased participation
Weaknesses	<ul style="list-style-type: none"> • Carpark upgrade does not meet all stakeholder needs and does not fully deliver Council's minimum standards. • Does not improve the car park, capacity and safety concerns, that primarily services the Kindergarten and new tennis facility. 	<ul style="list-style-type: none"> • Works will need to be completed in a staged approach to fulfil the scope of Phase one of the Masterplan. Potential delay in delivery could result in increased CPI and project delivery costs. • A temporary solution for accessible pavilion access may be required, if unachievable from upgraded car park, until subsequent stages are delivered. 	<ul style="list-style-type: none"> • Eight courts at this site will result in an over provision of tennis courts within the broader Epping, Lalor and Thomastown region. • Carpark upgrade does not meet all stakeholder needs and does not fully deliver Council's minimum standards. • Higher capital cost in comparison to Option 1 and 2. 	<ul style="list-style-type: none"> • Eight courts at this site will result in an over provision of tennis courts within the broader Epping, Lalor and Thomastown region. • Highest capital cost of all options. • New access road could impact open space if alternate subdivision solution is recommended

	Option 1	Option 2 Recommended Option	Option 3	Option 4
			<ul style="list-style-type: none"> • New access road could impact open space if alternate property solution is recommended 	
Capital Cost	\$9,617,091	\$9,807,590	\$10,717,504	\$10,908.002

Table One: Huskisson Reserve Masterplan implementation – Tennis facility upgrade business case options, (Action Numbers 16 & 18).

Option 2 is the recommended option as described in **Table One**, due to the following key considerations identified in the business case:

- The delivery of a six-court tennis facility meets the requirements for a Local Tennis Facility as guided by Tennis Australia's 'Facility Development and Management Framework 2020'. Six courts are the minimum scope to provide adequate facilities to cater for the large club (485 members).
- Tennis Victoria in partnership with Hume City Council have developed the North West Metro Sub-regional facility (12+ courts) located in Craigieburn (approximately 16 kilometres from Lalor). Hume City Council are also in the advanced stages of planning for a larger regional facility (16+ courts), that will include the City of Whittlesea in its catchment.
- Six courts are likely to meet the long-term provision requirements within the South West planning region (Lalor, Thomastown and Epping) as outlined within the preliminary findings of the Draft Sport and Leisure Infrastructure Plan 2021.
- Stakeholder engagement and facility analysis has identified no demand for specialist community spaces, infrastructure or design. The multi-purpose area within the pavilion will be hireable to the broader community under the tenanted tennis club lease agreement.
- Pavilion room provision has been determined through reviewing Councils endorsed Sporting and Community Pavilion Guidelines 2020 and Tennis Victoria Infrastructure Guidelines. This ensures the facility meets compliance, is fit for purpose and provides adequate amenities for tennis, oval users and the broader community. Savings have been made through reducing room sizes and removal of dedicated tennis changing rooms and amenities.

- Inclusion of dedicated oval changing rooms and amenities within the pavilion will provide suitable services that result in the oval being hireable as an overflow facility to local sports clubs and schools. Such facilities are currently provided for in a standalone 'oval' pavilion which will be demolished as part of the recommended works. It is anticipated that current users 'Darebin Chargers Cricket Club' will remain onsite until a future home facility can be established.
- Recent consultation with Jacaranda preschool, a key user of the Kingsway Drive carpark, has identified several safety concerns and improvements that will enhance the functionality of the carpark and surrounding path networks. These improvements cannot be achieved through a minor carpark extension and therefore Option One (smallest capital cost) is not recommended.

Community Consultation and Engagement

Huskisson Reserve Masterplan 2019

In developing the Masterplan, Council completed a three staged community consultation and engagement process which included:

- Pop up consultation sessions on site
- Community surveys with onsite and online exhibition
- Internal and external stakeholder workshops
- Letter drops
- Social media
- Weekly Leader newspaper articles
- Sign boards onsite
- Direct consultation with reserve stakeholders including West Lalor Tennis Club, Darebin Chargers Cricket Club, local schools, Jacaranda preschool, local Aboriginal community groups and Victoria Police.

Community and stakeholders strongly supported the proposed reserve upgrades, including improved passive surveillance, safety and access to the Reserve.

Further engagement since 2021

Recently, the Club advocated to Council officers for the provision of eight compliant tennis courts and two junior hotshot courts within the Reserve. This varies from the Council adopted Masterplan allocating six compliant courts and two junior hotshot courts, of which the club have been historically supportive. The provision of six compliant courts is in line with Council's Tennis Strategy 2013; however, an eight-court facility would enable the club to conduct 'elite' pathway and Australian Ranking (AR) points tournaments.

Tennis Victoria have advised that a North West Metro Sub-regional facility (12+ courts) has been developed in partnership with Hume City Council, located in Craigieburn (approximately 16 kilometres from Lalor). Hume City Council are also in the advanced stages of planning for a larger regional facility (16+ courts), will include the City of Whittlesea in its catchment. As such, no changes to the provision of courts in the adopted Masterplan are recommended.

Consultation with the Club's coach has identified a variation opportunity to deliver hotshot courts at the site through multi-lining two tennis courts as opposed to delivering two standalone hot shot courts. This will be explored further during detailed design.

The Club through engagement in 2022, has committed in writing to contribute \$50,000 towards the development to ensure the facility can cater for the diverse programming needs of the club and broaden the use and appeal of the facility. Subject to endorsement of the resolution a funding agreement will be developed to formalise this club contribution.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Connected communities

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

Strategic planning documents, policies and strategies have influenced the Masterplan and business case recommendations including:

- Active Whittlesea Strategy 2018-2028
- Active Whittlesea Policy
- Open Space Strategy 2016
- Sporting and Community Pavilion Guidelines 2020
- Tennis Strategy 2013-2018
- Tennis Victoria's Tennis Infrastructure Planning Resource
- Gender Equality in Design Guidelines 2017

This project is driven by the Active Whittlesea Policy; Council's key policy related to sport and physical activity that states Council will make a positive contribution to community health and wellbeing outcomes by 'enhancing opportunities for residents to be more physically active, through addressing barriers to active participation across a diverse range of sport and physical recreation activities and environments' (page 8). Through this policy, Council outlines its distinct role in providing programs, services, infrastructure/facilities and open spaces that increase opportunities for, and decrease barriers to, active recreation and leisure.

This project responds directly to Key Direction 3 'Open Space/Infrastructure' of the Active Whittlesea Strategy 2018-2028, by ensuring local communities have access to places and spaces that are safe, inclusive, accessible and meet their needs. More specifically, Action 3.2 of the strategy highlights Council's commitment to 'Invest in the provision of recreation infrastructure that meets local demand by monitoring participation trends and changes in community need.'

Considerations

Environmental

An integrated approach to sustainability during the business case development, design and delivery of the facility will be embedded, ensuring best efforts are made to minimise carbon footprint and water use through construction and ongoing operations of the facility. ESD initiatives such as LED lighting, Solar PV systems and double glazing will be explored. This approach will reduce future operating costs of the facility and reflect Council's endorsed sustainability policy including:

1. Zero Net Emissions Plan 2022.
2. Whittlesea Water for All 2020 - 2030. Target to reduce Council potable water consumption by a further 20 per cent (on a kilolitre per capita basis) by 2030.
3. Greening Whittlesea 20% canopy cover target.

Social, Cultural and Health

Objectives	Outputs	Outcomes
Universal and equitable design	Gender neutral and family change facilities. DDA Compliance Application of Child Safe Standards to design.	<ul style="list-style-type: none"> – Improved gender equity and access. – Improved disability access. – Improved child safety.
Crime Prevention Through Environmental Design	Improvements to lighting, landscaping and fencing.	<ul style="list-style-type: none"> – Reduced anti-social behaviour – Increased perception of safety for users.

Objectives	Outputs	Outcomes
Participation	Increased carrying capacity, safety and delivery of compliant facilities and open space.	<ul style="list-style-type: none"> – Improved participation opportunities – Enhanced wellbeing through physical activity opportunities – Decreased barriers to participation.
Health and Wellbeing	<ul style="list-style-type: none"> - Improved sports facilities to provide opportunities for physical activity. - Improved open space. - Improved opportunities for community use of the facility. 	<ul style="list-style-type: none"> – Healthier communities (currently the percentage of people in the City of Whittlesea with heart disease, type 2 diabetes, high blood pressure and osteoporosis are higher than the Victorian average). – Reduced risk of chronic disease – Improved mental health and wellbeing – Increased productivity and reduced risk of falls. – Human capital uplift, – Volunteering benefits – Green space benefit. – Increased social connectedness, inclusion and networking, – Increased levels of trust in others, community pride and reduced anti-social behaviour

Economic

Impact on Local Employment (jobs)

- The direct addition of \$9.8 million in the Building Construction sector of the City of Whittlesea economy is estimated to lead to a corresponding direct addition of 12 jobs in the local Building Construction sector. From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries, creating an additional 22 jobs. This represents a Type 1 Employment multiplier of 2.79.
- This addition of jobs in the local economy would lead to a corresponding increase in wages and salaries, a proportion of which would be spent on local goods and services, creating a further 5 jobs through consumption impacts.

- The combination of all direct, industrial and consumption effects would result in a total estimated increase of 39 jobs located in the City of Whittlesea. This represents a Type 2 Employment multiplier of 3.19.

Financial Implications

Huskisson Recreation Reserve Masterplan 2019 Action Numbers 16 and 18 works are proposed be funded through Council's capital works program over the next three financial years. The total estimated construction cost for Action Numbers 16 and 18 is \$9,807,590.

At the time of Masterplan endorsement in 2019, the budget estimate for delivery phase (including all Masterplan Actions) was \$5,318,195.93.

The initial Masterplan had many exclusions for the delivery phase and did not include items like provision for services, cost of new service road for subdivision, authority or design costs, contingencies or escalation. These items have now been estimated by the project team which resulted in a revised figure of \$11.3M being reflected in our forward capital program phasing draft budget.

Action Number 5 (\$650,000) and Action Numbers 16 and 18 (\$9,807,590) will utilise \$10,457,590 leaving \$842,410, plus any revenue from subdivision, already in the capital forward plan when Stage 2 scope options and timelines are considered. However further analysis is required in order to finalise the total Masterplan implementation costs, and will be addressed through the next phase of planning which includes implementation of Huskisson Reserve Masterplan 2019 Action Numbers 6, 7 and 8, (the proposed property subdivision component) and a detailed feasibility, methodology and options analysis process.

The current budget is summarised in **Table 2** below.

ACTION	2021/22	2022/23	2023/24	2024/25
Current budget - Action Number 5: the bridge		\$650,000 (Bridge construction including \$325k GSF)		
Current budget - Action Numbers 16 and 18: tennis, pavilion and carpark	\$400,000 (Design for Action 16 & 18 and Proposed Property Subdivision assessment - Forecast Carry forward to 22/23)		\$7,000,000 (Demolition of existing Pavilions and Construction of Tennis Pavilion, Tennis Courts and Kingsway Drive Car Park)	\$2,407,590 Completing construction
Current budget – Future Masterplan plan actions				\$842,410- TBC – pending further scoping (Scope and timelines to be confirmed concurrently with proposed property subdivision outcome)

Table 2: Project budget

Detailed design for Action 16 and 18 has not commenced this financial year as anticipated. Subject to endorsement of this resolution, a principal consultant will be engaged to complete the design allowing construction to be undertaken in 2023/24 and 2024/25 financial years. It is proposed through the upcoming budget adoption that the unspent project funding of \$400,000 allocated this year will be carried forward to 2022/23 financial year to undertake this work.

West Lalor Tennis Club have committed in writing for a club contribution of \$50,000 towards the development of tennis and associated infrastructure to support the broadening use and appeal of the facility.

The project will be a suitable candidate for funding from other forms of government. The project will be included in City of Whittlesea's ongoing advocacy planning and considered for grant submissions when the project's detailed design is completed.

The sector is currently experiencing significant cost escalations on infrastructure and construction project costs. This is due to a variety of factors including COVID effects on industry, cost-escalation on materials / supplies, increased contingencies, and global supply chain issues (particularly with China).

Link to Strategic Risk

Strategic Risk Financial Sustainability - *Inability to meet current and future expenditure*

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

Strategic Risk Life Cycle Asset Management - *Failure to effectively plan for the construction, on-going maintenance and renewal of Council's assets*

Master planning for the delivery of sport and leisure infrastructure contributes towards Council's commitment to building a healthy and safe community through increasing participation in sport and physical activity in safe, accessible and inclusive environments. The Huskisson Reserve Masterplan was undertaken to review existing conditions and plan for the Reserve's future development and management. As part of this, the Masterplan addresses the future use and development of the Reserve to ensure assets are upgraded, renewed or replaced.

Implementation Strategy

Communication

The decision will be communicated to key stakeholders; West Lalor Tennis Club, Tennis Victoria and Darebin Chargers Cricket Club via face to face meetings. Further communication and consultation will occur through the design phases to ensure the facility is fit for purpose and meets stakeholder needs.

Jacaranda Kindergarten will be engaged regarding the car park upgrade design and delivery timelines.

Local residents and broader community members will be communicated with through a detailed Council Engagement Plan that will encompass social media, local radio and local newspapers. Identified future user groups will be directly communicated with, to seek interest in hiring the facility. Onsite signage has been in place since the endorsement of the masterplan in 2019. At this stage, there are no recommended changes to the scope of the masterplan, and hence the signage will continue to inform the local community of the works.

Critical Dates

- Council Briefing: 2 May 2022
- Council Meeting: 16 May 2022
- Delivery of the tennis facility redevelopment (Action Numbers 16 and 18) as outlined within Council's Capital New Works Program by 2024/25:
 - o 2022/23: Procurement and detailed design
 - o 2023/24: Commence construction
 - o 2024/25: Complete construction
- Tennis Victoria highlighted this tennis precinct as a priority to be renewed within three years, following a 2021 facility audit.
- Further updates regarding the subdivision and options for revenue from the potential land sale will be provided in 2022/23.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

Providing fit for purpose, safe and accessible open space, sporting and recreational infrastructure plays a central role in creating improved community health outcomes, social connectedness, and equitable sporting opportunities, and enables sporting clubs to create opportunities for physical activity and community leadership.

In delivering high priority items associated with the tennis facility upgrade, including the car park that also services Jacaranda Kindergarten, the highest priority items of the endorsed Masterplan will be delivered. It is recommended to progress with business case Option Two, as outlined above, at a capital cost of \$9,807,590 (noting this estimate is yet to be market tested).





The *Huskisson Recreation Reserve Master Plan* has been prepared for Whittlesea City Council by ACLA Consultants in association with Chatterbox Projects.

Version	Revision	Date
Draft	V1	August 2017
Revised Draft	V2	March 2018
Final	V3	April 2019

The adoption of the *Huskisson Recreation Reserve Master Plan* by Council does not constitute a decision to proceed with any identified opportunities. It provides a long-term concept to guide decision making and will be subject to future decisions and funding considerations by Council.



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Existing native vegetation at Huskisson Recreation Reserve. Image: ACLA.

Chapter 1: Background

Introduction

Overview

Huskisson Recreation Reserve in Lalor is a 6.5ha reserve, one of the City of Whittlesea’s municipal open spaces located in an established urban area of the municipality, approximately 20km north of Melbourne’s CBD and 1km west of Lalor Train Station.

Huskisson Reserve is surrounded by residential development and is not highly visible or accessible which lessens opportunities for passive surveillance and inhibits safe community use. Under Council’s Open Space Strategy 2016 the reserve is cited for a major upgrade to its unstructured and informal recreation facilities to improve access and the use of this open space by the existing and forecast community.

Huskisson Recreation Reserve is bounded on the west by the Edgars Creek corridor which is identified as a future waterway corridor for environmental improvement and also forms part of the Municipality’s linear open space network. The Open Space Strategy 2016 also recommends investigating the provision of a pedestrian bridge over Edgars Creek into the reserve from the Edgars Road Neighbourhood Park as well as working in consultation with Melbourne Water to determine a route for the shared trail along Edgars Creek.

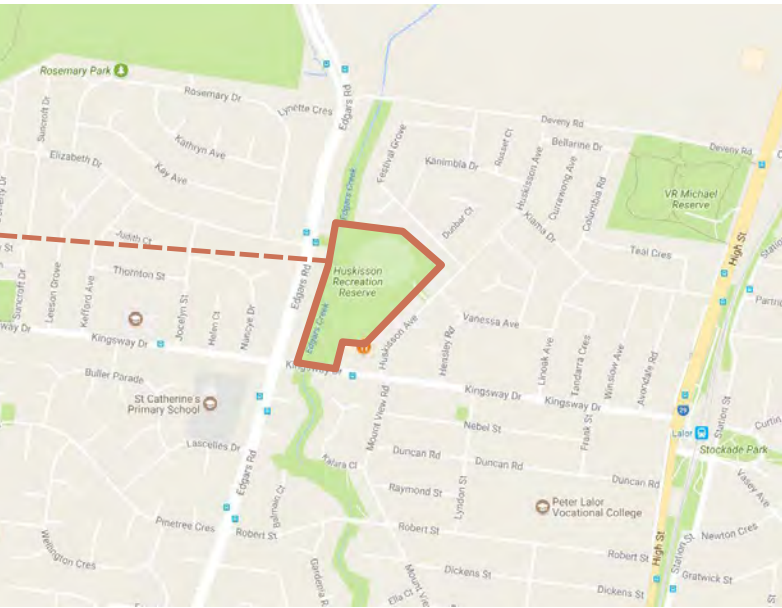


Master Plan Aims

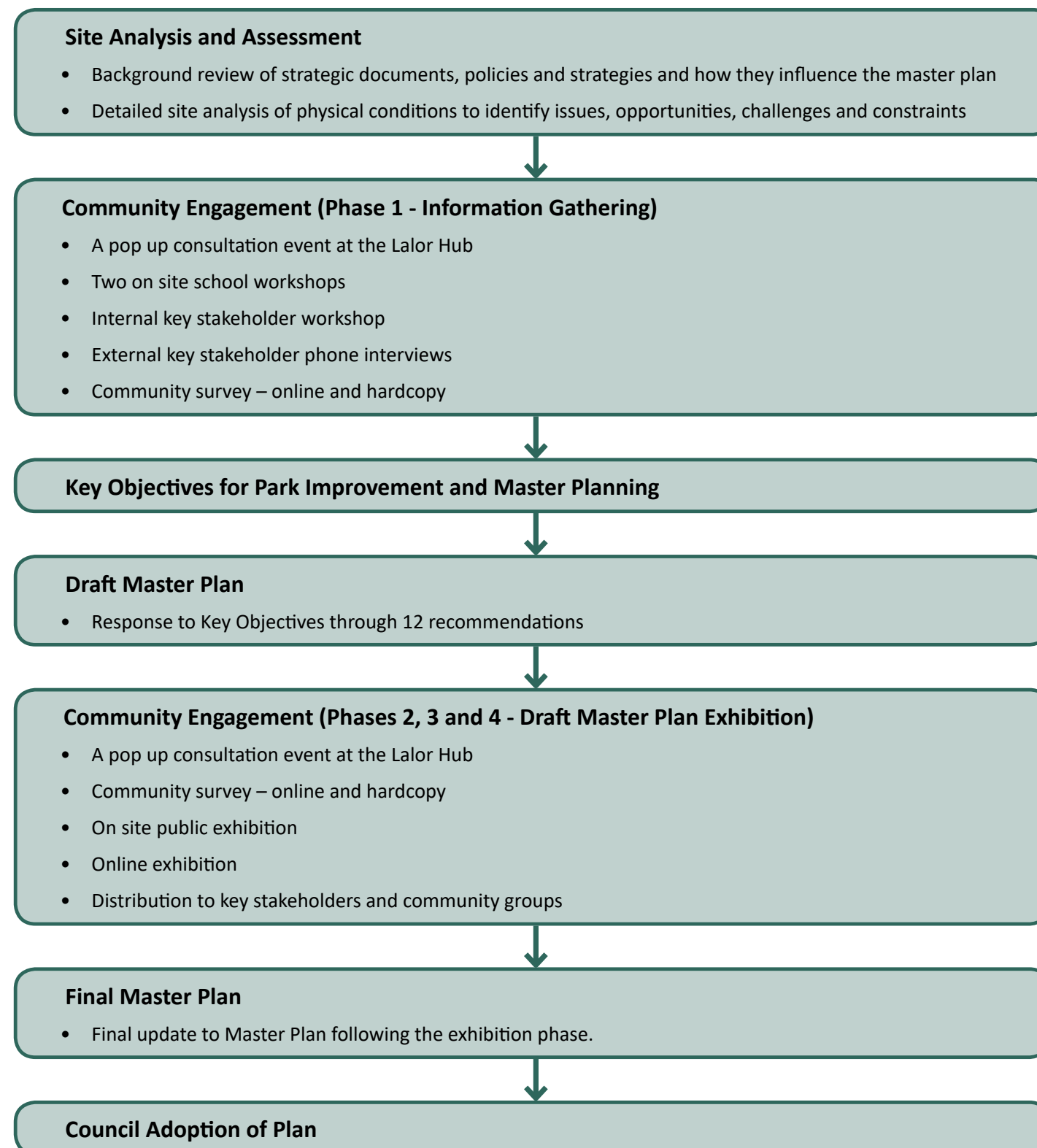
The aim of this master plan is to address the reserve’s structure at a holistic level and suggest future works which will comprehensively improve its fundamental function, taking into account the current and future needs of the community.

The master plan endeavours to:

- Create a safe and inclusive, highly accessible reserve that supports and encourages use by people of all ages and abilities.
- Inform future capital works, as stand-alone projects, or staged with a logically cumulative sequencing.
- Promote environmental sustainability through ecological conservation and improvement, increased tree canopy cover and water sensitive urban design.
- Improve community safety through a well-considered functional layout as well as adherence to CPTED principles.



Project Method



Edgars Creek from top of embankment in Huskisson Reserve. Image: ACLA

Background Information Review

Strategies and Plans

A number of existing strategic planning documents, policies and strategies have influenced the Huskisson Recreation Reserve Master Plan. A review and summary of each including any key directions relevant to the Park is included in Appendix 1 for further information. The documents reviewed are as follows:

City of Whittlesea

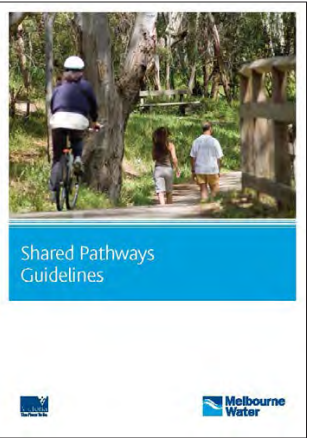
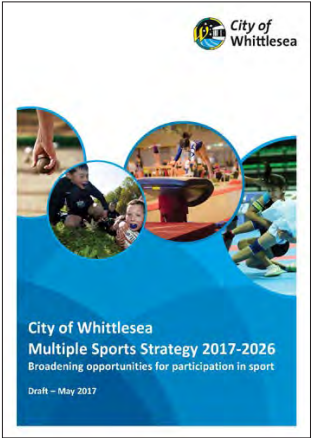
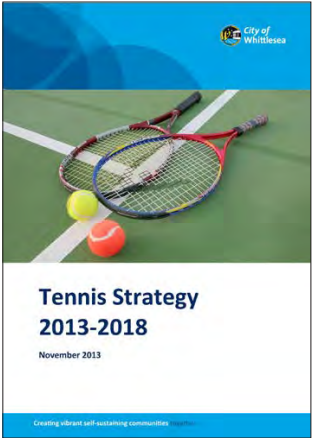
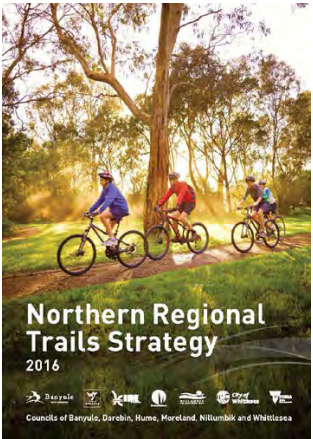
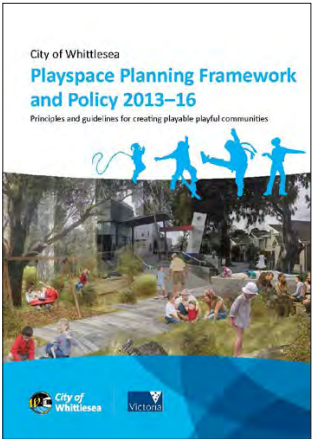
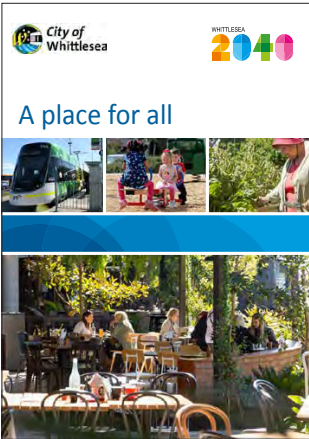
- Whittlesea 2040 – A place for all
- Active Whittlesea Strategy 2019-2028
- Open Space Strategy 2016
- Playspace Planning Framework and Policy 2013-16
- Tennis Strategy 2013-2018
- Draft Multiple Sports Strategy 2017-2026
- Natural and Built Shade Policy
- Heatwave Plan

Councils of Banyule, Darebin, Hume, Moreland, Nillumbik and Whittlesea

- Northern Regional Trails Strategy 2016

Melbourne Water

- Shared Pathway Guidelines





Huskisson Recreation Reserve car park. Image: ACLA.

Chapter 2: Site Analysis and Assessment

Introduction



Huskisson Recreation Reserve currently faces a number of issues retarding its potential use by the community. There are a number of fundamental problems with the site’s structure affecting how it currently functions. This section of the plan provides a summarised analysis of these existing conditions. The purpose of the analysis is to provide relevant information on issues and deficiencies identified by the project team ensuring recommendations to mitigate these can be implemented and constructed logically.

The analysis covers a number of areas which include:

- Access and safety;
- Community infrastructure and social amenities;
- Car parking;
- Environment and landscape;
- Sporting infrastructure and facilities; and
- Park maintenance.

SITE FEATURES

- | | |
|---|----------------------------------|
| A Car Park | F Half Basketball Court |
| B Lalor Hub Shops | G Edgars Road Neighbourhood Park |
| C Jacaranda Kindergarten | H Cricket Nets |
| D West Lalor Tennis Club | I AFL / Cricket Oval |
| E Bosque Planting
sp. <i>Eucalyptus polyanthemos</i> | J Sport Pavilion |

LEGEND

- | | | | |
|------------------------------|--------------------------|----------------------------|-----------------------------------|
| ● Photo View | Waterway | BBQ Existing BBQ | ▲ Existing Bench |
| --- Existing Property Fence | ← Pedestrian Desire Line | PS Existing Picnic Setting | ● Existing Litter Bin |
| --- Existing Concrete Paving | /// Rear of Properties | BUS Existing Bus Stop | ● Existing Fitness Equipment |
| --- Future Shared Path | GP Existing Goal Post | LP Existing Light Pole | ▲ Existing Maintenance Gate |
| ... Existing Timber Bollards | SB Existing Scoreboard | SP Existing Sport Light | □ Existing Accessible Car Parking |
| --- Existing Log Barriers | CB Existing Coach Box | S Existing Seat | □ Existing Gate |

Site Analysis

Access and Safety

Access and safety are the two main issues affecting how Huskisson Recreation Reserve functions. The space faces significant physical and social barriers to continuous use. It is surrounded on the east and north boundaries by residences backing onto the reserve. To the west, Edgar's Creek poses another significant barrier with houses on Edgars Road backing onto the creek and the reserve as well. To the south the Jacaranda Kindergarten and Lalor Hub shops visually and physically hinder access from Kingsway Drive. All this amounts to very little passive surveillance of the reserve and its visual isolation makes antisocial behaviour prominent.

Physical access is also limited. Pedestrian access from the car park servicing the Kindergarten and the West Lalor Tennis Club only leads to the club facilities, not into the reserve. There is also no pedestrian access to the reserve from Edgars Road, no shared path along Edgars Creek and no internal path network. DDA compliance where steep embankments exist and universal access is also an issue.

Vehicle access to the pavilion car park is often restricted to prevent illicit activities. The access gate is usually locked and the vehicle exclusion fence and bollards either side of the gate are often rammed and damaged by cars.



View of Huskisson Reserve from Kingsway Dr



Properties backing onto the Reserve



Edgars Road Neighbourhood Park

Community Infrastructure and Social Amenities

Huskisson Reserve has had a relatively recent upgrade to its community infrastructure including a new playground, social gathering space with BBQ and shelter, basketball half court and outdoor exercise equipment. A bosque of Eucalyptus polyanthemus is planted to the south of these new facilities.

The Edgars Road Neighbourhood Park located on the west side of Edgars Creek can be seen from within the reserve and also has an old playground with combination units, swings, slides and rockers. The playgrounds are within 200m of each other, however with no direct pedestrian bridge access over Edgars Creek from the neighbourhood park to Huskisson Reserve, the playgrounds service different communities. Should a bridge be constructed the older of the two playgrounds would become redundant.

Park furniture in Huskisson Reserve consists of two benches, a seat, a picnic setting, litter bin and drink fountain. Furniture is limited to the new playground area.



New playground, social gathering space with BBQ and shelter, basketball half court, outdoor exercise equipment and tree bosque

Site Analysis

Car Parking

Car parking at Huskisson Reserve is provided in two locations. The car park to the south of the reserve, accessible from Kingsway Drive, services the West Lalor Tennis Club and the Jacaranda Kindergarten. It comprises an asphalt surface with treated pine log barrier vehicle exclusion fencing. There are thirty line-marked parking spaces including two accessible parking bays. Maintenance access to the Kindergarten is provided through the car park. The north-west corner of the car park is within Melbourne Water’s 1 in 100 year flood line.

The second car park is associated with the sports pavilion and is located south-east of the oval, accessible from Huskisson Avenue via an access road and entry gate. The pavilion car park also has asphalt surfacing with forty-seven line-marked parking spaces including one accessible bay. A maintenance access gate to the reserve is provided south of the pavilion.



Timber bollards around pavilion car park



Kindergarten / Tennis Club car park



Embankment between reserve and car park

Environment and Landscape

Huskisson Recreation Reserve’s landscape is generally characterised by open grass areas and self-contained garden beds with mature trees mostly to the north of the site. As the Reserve is adjacent Edgars Creek, it contains two Environmental Vegetation Classes, both Plains Grassy Woodland (VVP EVC 55_61) and Creekline Grassy Woodland (VVP EVC 68). While most of the planting on site is native it is confined mainly to the north of the oval and the rest of the reserve is lacking vegetation resulting in few refuges for shade. An exception is the bosque of Eucalyptus polyanthemus planted near the playground which, though small now, could offer shade in the future.

Edgars Creek is an open grass channel next to the site however south of Kingsway Drive it flows through a concrete channel until reaching Ziebell’s Farmhouse. There is a Friends of Edgars Creek group that perform management and enhancement of Edgars Creek however the area they are concerned with is between Edwardes Lake Reservoir and the Merri Creek in Coburg. Consequently the northern reaches of the creek are far more degraded and less ecologically and hydrologically sound.



Mature trees north of the oval



Edgars Creek open grass channel



Mature trees and large dense shrubs

Site Analysis

Sporting Infrastructure and Facilities

There are two main sporting facilities present in the reserve: (1) the tennis courts and clubhouse used by the West Lalor Tennis Club; and (2) the sports pavilion and oval. The Darebin Charges Cricket Club is currently the only sporting club using the pavilion and oval. There are also cricket practice nets south of the oval in poor condition with two bays and concrete surfacing. New outdoor exercise equipment has also been installed near the new playground/picnic area.

The tennis club has four courts and is located at the south end of the reserve. To the west of the club the land falls away steeply to the creek making access difficult. The current arrangement of fences also mean there is a spine of unused space to the south and east of the club area.

The sports pavilion is an aged facility and requires upgrading or replacement to bring it in line with current standards and community expectations. The football/cricket oval is surrounded by low galvanised chain mesh fencing and has two coaches’ boxes, a scoreboard and sports lighting. The alignment of the field and cricket pitch do not conform to the recommended north-south orientation for these sports.



Cricket practice nets



Sports oval with fencing and lighting



Outdoor exercise equipment

Park Furniture and Maintenance

Huskisson Reserve faces a number of maintenance issues due to illegal activity. Used syringes are often found throughout the reserve including the oval playing surface and within the playground mulch. Council maintenance regimes are not able to effectively reduce the risk and often parents and clubs perform a sweep of the area before use.

Council’s maintenance team are responsible for most of the reserve however Melbourne Water also perform maintenance works along Edgars Creek. Melbourne Water undertake grass mowing along the top of the bank and along the grass corridor as well as remove rubbish and debris from in and around the natural waterway channel every three months. They also mow the steep bank of the waterway, down to the channel, every six months.



Used syringes sometimes found on oval



Steep grass bank between reserve and creek



Dead trees in garden bed



School Ideas Workshop with Lalor Gardens Primary School students. Image: ACLA

Chapter 3: Community Engagement - Phase 1 - Information Gathering

Consultation Summary Results - Phase 1

Introduction

This section provides a summary of consultation activities undertaken and an overview of the key findings and priority areas identified to inform the future development of Huskisson Reserve. These summaries are extracted from the *Huskisson Reserve, Lalor Community Engagement Report, March 2017*. Refer to Appendix 2 for the full report.

The following consultation activities were designed and undertaken to collect information on the needs of current and future users of the reserve:

- Commencement meeting with the project manager
- A pop up consultation event
- Two on site school workshops
- Internal key stakeholder workshop
- External key stakeholder phone interviews
- Community survey – online and hardcopy

Pop Up Event

Due to the possibility that the community would have reservations coming to Huskisson Reserve due to known unsociable behaviour, the Pop Up Consultation event was held at the Lalor Hub, a small shopping centre on Kingsway Drive on Saturday 25 February between 10am and 1pm. There was free face painting and morning tea for those who attended.

The project team engaged with approximately 40 people at this pop up, 35 of whom completed a survey. Many people engaged at this pop up event were not even aware that there was a reserve nearby as it is not visible from Kingsway Drive or Huskisson Avenue.

School Ideas Workshops

Two school workshops were held with Lalor Gardens Primary School students at Huskisson Reserve on Wednesday 22 February. The workshop was held to enable students who had not been before to see the reserve before providing their feedback. There were two workshops with 20 students in each.

During the workshop students filled in a survey, drew their ideal park and engaged in some great discussions about what makes a good local park.

Community Survey

A survey was developed to seek input from user groups and the local community on the development of a Master Plan for Huskisson Reserve. A total of 109 responses were received. The results from these surveys as well as children’s drawn designs are detailed in the *Huskisson Reserve, Lalor Community Engagement Report, March 2017* (Appendix 2) and were used to generate recommendations for the master plan.



Consultation Summary Results - Phase 1

Key Stakeholder Engagement

A range of internal Council staff and external sporting groups were consulted as part of the key stakeholder engagement.

Internal Key Stakeholder Workshop

A workshop was held with staff from internal council departments to discuss Huskisson Reserve. The main issues, barriers to community use as well as strengths were identified as follows:

- Poor access was identified as a barrier to use
 - Lack of paths into and across the reserve
 - The steep embankment adjacent Edgars Creek
 - Lack of bridge access from Edgars Road.
- Visibility was identified as one of the main challenges
 - Poor visibility from surrounding roads
 - Lack of passive surveillance
 - Isolated due to houses backing onto the reserve
- The reserve is underutilised by the community
 - Antisocial behaviour and drug use make the community feel unsafe
 - The community do not feel ownership of the reserve
- The reserve does have potential
 - There are a large number of possibilities due to the space available
 - The playground, Edgars Creek and tennis courts were also listed as great assets

External Key Stakeholder Engagement

Of the external stakeholders contacted, phone interviews were undertaken with representatives of the Lalor West Tennis Club and Darebin Chargers Cricket Club. The Mernda Dragons Rugby Club is no longer located at Huskisson Reserve.

Lalor West Tennis Club

The West Lalor Tennis Club (WLTC) currently has four courts and a small pavilion. The club provided extensive information about their club including membership numbers, growth in use of the courts, their observations of community use of Huskisson Reserve and other information which assisted in understanding their future needs.

They currently have 333 members including Juniors, Seniors, Masters/Veterans, Recreational members and Social members. There are currently no Sub-Junior (Hot Shots) members. There are a number of programs and competitions currently run at the club through the year.

The WLTC is participating in Tennis Victoria's Opening Tennis program which has seen the introduction of an online booking system (Book a Court) and automatic gate access. Other improvements to the club include new lighting to the synthetic grass courts, a new access door to the pavilion and a new electronic lock on the main pavilion door. These upgrades have seen casual use of the courts increase significantly as 'Book a Court' users now have access to the club's toilet facilities and there is pin access to the pavilion for members' use and community group hire.

Darebin Chargers Cricket Club

The Darebin Chargers Cricket Club have relocated to Huskisson Reserve from Darebin. They prefer to be at Huskisson Reserve as most of their members live in the area.

They currently have 30 members and train Wednesday Nights. They also ran a Milo Program this year with 15 children and expect this to grow in 2017.

Their 1st and 2nds play on Saturdays and the 3rds on Sundays.

They would like to see some new cricket nets as two of the current nets have no matting. They would also like to see more lighting and shelter to protect the players.

They enjoy playing at Huskisson and would like to have the ground all year round to enable them to play in the Winter Cricket competition.



Consultation Summary Results - Phase 1

Current Use Summary

Consultation with a diverse range of people from the local area revealed that many community members do not feel safe using Huskisson Reserve due to its isolation and reputation as a common location for drug use. Usage by the community and sporting groups were noted as follows:

- Numerous people consulted at the Lalor Hub pop up event did not know the park existed as it is not visible from either Kingsway Drive or Huskisson Avenue.
- Many members of the Lalor West Tennis Club feel unsafe coming and going from the courts and accessing the car park.
- The Darebin Charges Cricket Club is currently the only other sporting club that uses the reserve. The cricket club are keen to stay on using the reserve, and suggested that they would like to be allocated the ground for 12 months of the year to enable them to play in the Winter Cricket competition.
- Recently a social football team has been allocated the ground, however they only play there once every three weeks, and do not bring the community to the ground.
- Neither the church nor the Jacaranda Pre-school on Kingsway Drive use the reserve, despite being located on the edge of the reserve. The church went as far as installing a basketball net within the car park in preference to accessing the one in the reserve.
- The installation of the new playground has increased the use of the reserve, however the few people we spoke to who were using the playground during the week indicated that although they love the new playground, they do not feel safe due to its isolation and lack of passive surveillance.

"Never knew there was a park here"

"It's very unappealing, and unkempt"

"Reserve is very isolated so I often feel unsafe late in afternoon"

"Huskisson Reserve is very dangerous at night as it is so secluded"

"Access is hard, no toddler access to playground, cars doing burnouts and dodgy things in the entry way, SAFETY, can't see the park, we used to go but not anymore"

"Once visibility & access is improved the surveillance also improves, therefore parklands will always be accessible & reasons for locking up the park will not be required"

"Access roadways, walking tracks will generate more use of the parklands, residential properties facing the parklands could also improve visibility & security, disability access is a must."

Community Vision

The community has indicated that they would like to have places to gather and enjoy with their family and friends, such as sheltered picnic areas and more BBQ's. They would like a park with walking paths and exercise equipment. They would like to see more people using the park so that they feel safe doing so themselves. They would like to see a bridge over Edgars Creek in order to improve access to residents living on the Edgars Road side. The community would like to see a park that is safe for them all to visit and where they can connect with their local community.

Recommendations

The master plan will need to look at significant changes if the reserve is ever going to be used by the community in greater numbers. The reserve requires new and improved access to assist with awareness of its presence as well as increasing its visibility. Simply adding new elements to the park without addressing the issues of the park's isolation and the lack of passive surveillance will not work in this instance. The park has a long history of crime and drug use and will continue to do so, especially at night, if these are not addressed.

The following elements are recommended to be included in the Huskisson Reserve Master Plan, taking into consideration feedback from key stakeholders, council staff, police and the community. Please note: some of these recommendations are outside the scope of a masterplan however are important to improving the community's access to the reserve:

Consultation Summary Results - Phase 1

Short/medium term:

- Consider the installation of lighting around the pavilion and in the car park to assist with deterring anti-social behaviour
- Consider the installation of CCTV around the pavilion and car park.
- The installation of pathways connecting existing elements including a pathway from the tennis courts into the reserve to improve access from Kingsway Drive.
- Daily (morning) collection of syringes around the carpark and pavilion.
- Installation of a sharps bin on the outside of the pavilion.
- A shared path along the creek connecting Kingsway Drive to Deveny Road and Pacific Epping.
- The installation of a bridge over Edgars Creek connecting the west side of Lalor to Huskisson Reserve.
- The inclusion of more community gathering spaces to encourage more people/groups to use the reserve.
- The inclusion of walking/running tracks around and throughout the reserve including the installation of more outdoor fitness equipment.
- The planting of more greenery and flowers in line with CPTED principles.
- Retain open areas for active play including cricket.
- The inclusion of some more playspace elements such as a big slide and a flying fox.

Long term:

- Council could consider investigating the feasibility of subdividing some of the reserve to allow for housing to be built looking into the reserve. This will assist with changing the issue of isolation and the lack of passive surveillance.
- Council could look into the feasibility of improving access and visibility from both Huskisson Avenue and Kingsway Drive.



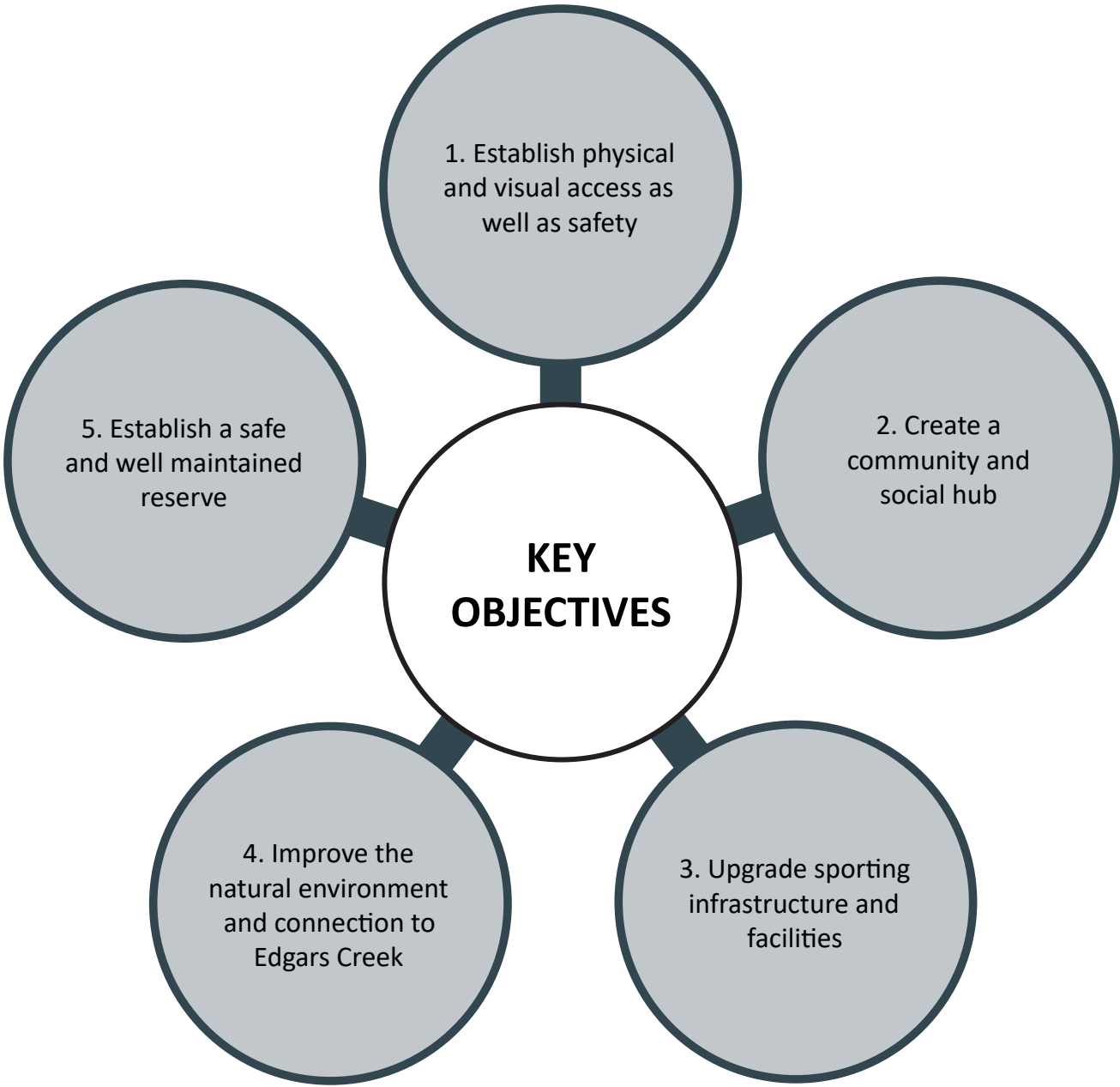


Edgars Creek from the top of the embankment in Huskisson Reserve. Image: ACLA.

Chapter 4: Draft Master Plan

Key Objectives for the Draft Master Plan

The site analysis and consultation work undertaken has informed a vision to radically improve the functional layout of Huskisson Recreation Reserve dependent upon the delivery of five key objectives (shown opposite).



Mature indigenous trees at Royal Park

Draft Master Plan

Overview

The draft master plan was developed based on the outcomes of Phase 1 of consultation as well as the Key Objectives. The draft master plan (shown opposite) addresses safety and access, improves the facilities within the reserve and creates a space for the community to enjoy. The proposed improvements are outlined in twelve (12) recommendations.

- 1 Improve pedestrian and cyclist access into the reserve by constructing 3 metre wide concrete paths with links to Kingsway Drive and Deveny Road.
- 2 Provide new picnic facilities including new shelters, barbecues and seating for large families or community groups.
- 3 Relocate and expand the existing playground.
- 4 Install a pedestrian and cyclist bridge over Edgars Creek to connect Edgars Road to Huskisson Recreation Reserve.
- 5 Plant additional indigenous trees to increase shade cover within the reserve.
- 6 Advocate to Melbourne Water on the landscape quality and revegetation opportunities for Edgars Creek.
- 7 Establish new road and residential housing facing into the reserve to improve passive surveillance and public safety in the reserve.
- 8 Create a new 110 metre diameter community sports field with new sports fencing that includes a cricket pitch, soccer goals, football goals, a new shelter and drinking fountain.



- 9 Relocate the fitness stations and provide more along the 3 metre wide shared paths.
- 10 Upgrade the West Lalor Tennis Club facilities providing six courts, new lighting and new pavilion with accessible public toilet facilities.
- 11 Provide new multi-use hard courts, which can be used for netball, basketball and other hand ball games.
- 12 Provide new car park with lighting and a design that is considerate of water running into the creek.



Huskisson Reserve playspace, picnic area and exercise station. Image: ACLA.

Chapter 5: Community Engagement - Phases 2 and 3 - Draft Master Plan Exhibition

Consultation Summary Results

Introduction

Following the preparation of the draft master plan two additional phases of consultation were undertaken to gauge responses to the master plan from the community and relevant groups. The draft master plan (shown opposite) was exhibited to the community for feedback.

The consultation period closed on 12 October 2018 and summaries of the engagement process and findings are included in the sections below.

A fourth phase of consultation was conducted in February 2019 following changes made to the draft master plan from the comments received during the previous two consultation phases.

- 1 Improve pedestrian and cyclist access into the reserve by constructing 3 metre wide concrete paths with links to Kingsway Drive and Deveny Road.
- 2 Provide new picnic facilities including new shelters, barbecues and seating for large families or community groups.
- 3 Relocate and expand the existing playground.
- 4 Install a pedestrian and cyclist bridge over Edgars Creek to connect Edgars Road to Huskisson Recreation Reserve.
- 5 Plant additional indigenous trees to increase shade cover within the reserve.
- 6 Advocate to Melbourne Water on the landscape quality and revegetation opportunities for Edgars Creek.
- 7 Establish new road and residential housing facing into the reserve to improve passive surveillance and public safety in the reserve.
- 8 Create a new 110 metre diameter community sports field with new sports fencing that includes a cricket pitch, soccer goals, football goals, a new shelter and drinking fountain.



- 9 Relocate the fitness stations and provide more along the 3 metre wide shared paths.
- 10 Upgrade the West Lalor Tennis Club facilities providing six courts, new lighting and new pavilion with accessible public toilet facilities.
- 11 Provide new multi-use hard courts, which can be used for netball, basketball and other hand ball games.
- 12 Provide new car park with lighting and a design that is considerate of water running into the creek.

Consultation Summary Results - Phase 2

Consultation Phase 2

Community Meeting with residents adjacent to the reserve

Prior to the exhibition of the draft master plan to the wider community, a consultation session was held with residents near or immediately adjacent Huskisson Recreation Reserve in order to discuss its past and future. The session was conducted to provide information to the immediate residents on the master plan as well as receive comments and feedback on the plan and recommendations, particularly the recommendation to 'Establish a new road and residential housing facing onto the reserve to improve passive surveillance and public safety in the reserve'. A summary of outcomes is listed below.

- 6 out of 145 invited residents attended.
- 5 out of the 6 people in attendance supported all 12 recommendations.
- General reservations around Council's commitment to improve the reserve.
- Very strong commentary around problem drug use and antisocial behaviour in the reserve.
- Very strong support to upgrade and redevelop Huskisson Recreation Reserve.



Consultation Summary Results - Phase 3



Consultation Phase 3

Wider community engagement seeking comments and feedback on the draft master plan and twelve recommendations

The following consultation activities were undertaken to collect feedback on the draft master plan and twelve recommendations:

- Letter drop including a copy of the draft master plan to 6,900 properties within a 1.5km radius of Huskisson Recreation Reserve inviting comment or feedback on recommendations.
- Letter or email including a copy of the draft master plan issued to community groups or organisations
- Social media posts on various platforms
- Inclusion in the weekly leader Council Column
- Presence on the City of Whittlesea – Have Your Say website
- Interactive map via Social Pin Point to allow specific comments on key recommendations
- A pop-up information session on Saturday 6th October at the Lalor Hub Shops between 11am and 2pm.
- Attendance at the West Lalor Tennis Club Open Day on 30 September 2018.
- Sign boards erected at Huskisson Recreation Reserve.

Lalor Hub Shops Pop Up

Over thirty people attended the pop up consultation session held on Saturday 6th October at the Lalor Hub shops to give their feedback on the draft master plan.

The three running themes captured from peoples comment and feedback from the day include:

- Cleanliness – ‘whatever makes the reserve clean’. ‘Clean up the reserve’. ‘Edgars Creek needs to be cleaned up’. ‘Clean up the dumped rubbish and graffiti’. ‘Clean up the syringes’.
- Behaviour (drug use) – there is a perception that the reserve and its surrounds are known for bad or ‘dodgy’ behaviour. ‘What are council and the police doing to fix this behaviour?’
- Positivity for Change – recognition that change is required within the reserve and its surrounds in order for more people to use the reserve. The Lalor area is changing and the reserve will need to change too.

Consultation Summary Results - Phase 3

Feedback from Key Community Groups

Primary Schools (Epping, Lalor Gardens and St Catherine's)

- These three primary schools currently use the Huskisson Reserve oval for inter-school sports every Friday in Terms 1, 2 and 4.
- Due to the proximity of Huskisson Reserve compared to other ovals, which are too distant to be practical, all of these schools emphasised the importance of having access to the oval there.
- Most of the schools access the reserve by bus while some walk.
- Without access to Huskisson Reserve all of these schools would not have a place for certain sports, mainly AFL football, soccer and cricket but also interschool sports including softball and rounders.

Indigenous Community Groups

Feedback was gathered from local Indigenous Community Groups via Bubup Wilam:

- Create cultural spaces (indoor and outdoor), that suit everybody; all cultural groups, children, families etc.
- Council could become a leader in the development of community spaces by approaching all designs with an indigenous lens/focus.
- Create community meeting rooms which have 'talking walls' which capture indigenous history, prior to settlement and on-going, mapping out history.
- Set up meeting rooms in indigenous colours and design - a meeting space for everyone to use which recognises Australia's first people. Provide rooms with equipment for presentations so the Wurundjeri could hold information/education sessions.
- Amphitheatres, outside gathering spaces, fire pits, and indigenous plants all create opportunities for people to gather.



Consultation Summary Results - Phase 3

Jacaranda Preschool

Through consultation and an excursion to the reserve children and staff from Jacaranda Preschool provided their feedback on how they currently use the reserve, what limits them from using the reserve and what they think of the park and public space. Families at the preschool were also surveyed for their thoughts, experiences and hopes for Huskisson Reserve.

- Jacaranda Preschool are the first to run 'Bush Kinder' in Whittlesea and are currently considering expanding the model to other kindergartens.
- Bush Kinder runs twice a week for 3 hours, in Terms 2 and 3.
- Jacaranda Preschool does not currently use Huskisson Reserve for Bush Kinder though they are expressing an interest in trialling it as their new site as a result of the excursion that was undertaken to explore the reserve.
- Requirements for bush kinder include elements such as: Uneven ground, trees to climb, sticks for building, large rocks for climbing. 'Loose parts' play tools like tractor tyres, PVC pipes or logs would be ideal. A meeting space with seating e.g. around a fire pit, or an amphitheatre. Some flexibility built into the space so it can target all ages. Also providing access to water for mud play and shelter from wind and some rain. A natural barrier at the creek line would be needed which could be as simple as planting trees and shrubs.
- Other general feedback from the staff highlighted the continual need to inspect their area for sharps prompting suggestions to provide safe sharps disposal bins in appropriate locations around the reserve.

Victoria Police (Mill Park)

As personal safety is a key concern for Huskisson Reserve feedback on the draft master plan was sought from the local Victoria Police at Mill Park. Key comments and considerations are as follows:

- The inclusion of dwellings facing the reserve will help to accomplish an increase in natural surveillance, increasing perceptions of safety for park users and further increase risk to offenders.
- The inclusion of residential dwellings will also assist in creating territorial reinforcement. By clearly defining private space, a sense of ownership will hopefully develop. It should also increase legitimate use of the reserve.
- Consideration needs to be given to ensure access control creates clear boundaries between public, semi-public and private areas.
- The draft master plan for Huskisson Reserve will be a substantial improvement to the area.

West Lalor Tennis Club

Feedback from the West Lalor Tennis Club on the draft master plan has been positive regarding the proposed redevelopment of the tennis club facilities. Their main concern is the timing of improvements. They advised that based on current membership and the growth rate of competition teams they will exceed their court capacity in two years. The age and dilapidated condition of their facilities is also an issue. Other club preferences are listed as follows:

- Maintain a standalone public toilet within the reserve rather than integrate a public toilet into a future built pavilion.
- Increase participation through the provision of two additional tennis courts and improve the approach from car parking areas to the pavilion to ensure access is Disability Discrimination Act (DDA) compliant.
- Support the continued use of the 'Book a Court' system.
- Increase the size of car parking to ensure adequate parking is available when club events are on
- Allow future provision of Hot Shot courts within Huskisson Reserve.

Men's Shed Lalor

As the Men's Shed are beginning to look for a new location they expressed an interest, during this phase of consultation, for Huskisson Recreation Reserve to be considered as a potential site. Their requirements would need to be considered against the revised master plan incorporating all other points raised from the consultation.

Key Findings Summary - Phases 2, 3 and 4

Key Findings Summary

A summary of key findings and recommendations from all methods of obtaining feedback is listed below:

1. Mixed opinions regarding the potential loss of public open space in the Lalor area as a result of converting the edges of the park to housing. It was suggested that if majority of the ideas/ recommendations are implemented up front then the reserve will see increased use and will also result in increased passive surveillance without having to lose public open space to roads and housing.
2. General concern that Council will not commit to improving the reserve as minimal asset renewal has occurred in the reserve over the past 15 years.
3. General concern that Council will not fund improvements/ upgrades unless public open space is sold.
4. Reassess the configuration and layout of the tennis club redevelopment including associated car parking, water sensitive urban design and public lighting.
5. Strengthen the community use aspect of the large sports field area to accommodate multiple sporting codes and to accommodate regular school group participation i.e. interschool sports.
6. Extend the north-south path to connect to Deveny Road as part of the recommendation.





Huskisson Reserve oval and pavilion. Image: ACLA.

Chapter 6: Final Master Plan

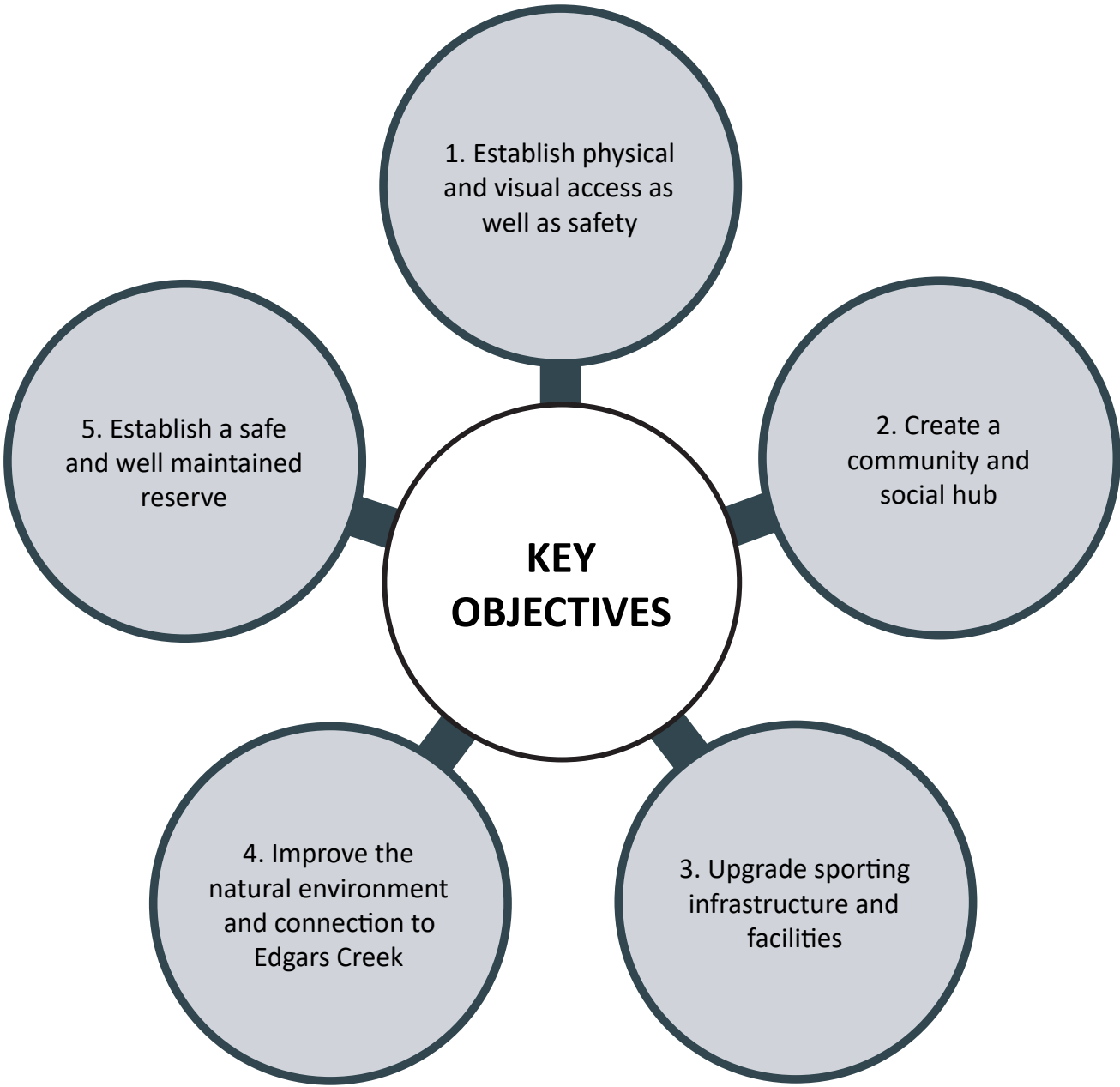
Introduction

The feedback gathered from Phases 2, 3 and 4 of consultation has confirmed the relevance of the Key Objectives developed for the Draft Master Plan. These Objectives (shown opposite) will be delivered through the implementation of twenty-three (23) Actions proposed in the Final Master Plan.

The two main areas of community concern, highlighted by the consultation, include the loss of public open space through conversion to housing and the poor perceptions of safety within the reserve.

The Final Master Plan balances both of these concerns by proposing housing along the eastern side of the park, still effectively increasing the reserve’s active frontage and passive surveillance, whilst also retaining public open space and mature trees along the northern boundary of the reserve.

The updated master plan also incorporates changes to improve the functionality of the reserve for the community, local schools, preschools and sporting groups based on the needs and priorities identified through consultation.



Example of a shared path

Final Master Plan - Actions 1-12



1 Example of a shared path along a creekline



3 Example of distance markers



8 Example of timber post and cable fence



10 Example of cricket practice nets

Final Master Plan - Actions 1-12



5 Example of a truss bridge with mesh walkway



6 Example of medium density development



11 Example of fitness station area



12 Example of a 10m x 8m shelter with seats

Master Plan Implementation		
Action No.	Action	Priority
1	Improve pedestrian and cyclist access into the reserve by constructing a 3m wide concrete shared path from the Kingsway drive car park to the north boundary of the site providing seating rest points at regular intervals. Remove selected existing trees to facilitate the installation of the proposed path.	High
2	Construct a path network within the reserve with 2.5m wide concrete paths.	Medium
3	Create a 500m walking/running route with distance markers every 100m.	Medium
4	Remove the Edgars Road Neighbourhood Playground including all play equipment, timber edging and soft fall mulch. Include new planting to north and south park boundaries to enhance the entry.	High
5	Install a 60m long pedestrian bridge across Edgars Creek with path connections from Edgars Road and to the proposed shared path.	High
6	Council to subdivide land along the eastern boundary introducing housing facing into the reserve to improve passive surveillance.	Medium
7	Construct a new road from Huskisson Avenue into the reserve including stormwater drainage, kerbs, nature strips, street trees, vehicle crossovers, footpaths and street lights as well as on street 90° and parallel parking.	Medium
8	Provide new vehicle exclusion fencing along the frontage to Kingsway Drive as well as along the boundary between the reserve and the proposed road. Include maintenance access point to proposed oval.	Medium
9	Construct a new multiuse oval for school and community use including a cricket pitch and AFL goals. The proposed oval can accommodate a 135m x 110m AFL oval, an 110mØ Cricket field and a 105m x 68m Soccer pitch.	Medium
10	Provide a new two bay community cricket practice net with synthetic pitches.	Low
11	Provide two fitness stations within the reserve with 3-4 pieces of equipment each.	Low
12	Provide a 10m x 8m shelter over a paved seating area near the oval for protection from sun and rain. Include spectator seating as well as a litter bin.	Low

Final Master Plan - Actions 13-24



- LEGEND**
- Project Boundary
 - Existing Tree
 - Proposed Tree
 - Proposed Garden Bed
 - Concrete Paving
 - Pedestrian Bridge
 - Proposed High Sports Fence
 - Proposed Vehicle Exclusion Fence
 - AFL Goal Post
 - Existing Gate
 - Existing Maintenance Gate
 - Proposed Maintenance Gate
 - Proposed Seat
 - Litter Bin
 - Drink Fountain
 - Proposed Distance Markers



13 Example of a neighbourhood playspace



14 Example of Bush Kindergarten area



17 Example of a half basketball court



19 Example of indigenous tree planting in grass

Final Master Plan - Actions 13-24



15 Example of a picnic area with shelter



16 Example of Hot Shots tennis facilities



23 Community planting day along the creek



24 Example of a rain garden

Master Plan Implementation		
Action No.	Action	Priority
13	Relocate equipment from the existing playspace to the new location and integrate with additional play items and equipment. Also include Council seating, bike rails and drink fountain.	Medium
14	Create a space with indigenous planting and natural elements which preschools can use for bush kindergarten. There is potential to include an outdoor meeting place or amphitheatre referencing the local indigenous community.	Medium
15	Provide a picnic area including paving, shelter, picnic settings, seat, benches, BBQ and litter bin to service the proposed playspace and bush kindergarten area.	Medium
16	Upgrade the West Lalor Tennis Club facilities to provide: six tennis courts with high mesh sports fencing; lighting; bike rails; spectator seating; two hot shots courts; and a new 450m2 sports pavilion including an accessible public toilet facing the reserve.	High
17	Construct a new basketball half court south of the new oval with Council seating, drink fountain and litter bin.	Low
18	Upgrade and extend the existing car park adjacent the Jacaranda Kindergarten to include additional parking spaces, garden beds and tree planting as well as an accessible route from the car park level to the reserve and tennis courts.	High
19	Provide additional indigenous tree planting in grass to increase shade cover within the reserve.	Medium
20	Remove small trees and large shrubs from existing garden beds and trim lower branches of trees that are retained to improve sight lines.	High
21	Provide low indigenous planting to existing and proposed garden beds in line with CPTED principles.	Low
22	Commence discussion with Melbourne Water on the environmental and landscape quality of Edgars Creek and future revegetation programs.	High
23	Incorporate revegetation works at Edgars Creek into Council’s annual Community Planting Program.	Medium
24	Investigate diverting local stormwater runoff into a raingarden to reduce nutrient loads and suspended solids as well as slow the speed of stormwater before discharging it into Edgars Creek.	Medium



Edgars Creek looking south towards Kingsway Drive. Image: ACLA.

Chapter 7: Appendices

Appendix 1: Review of Relevant Plans, Policies and Strategies

Council Strategies and Plans

A number of the City of Whittlesea’s existing strategic planning documents, policies and strategies have influenced the *Huskisson Recreation Reserve Master Plan*. The following section contains summaries of the main background documents reviewed including any key directions relevant to the reserve.

Whittlesea 2040 – A place for all

The City of Whittlesea’s 2040 – A Place For All is a long term vision supporting the municipality to be ready for the challenges and opportunities that the future will bring, and ensures that the City of Whittlesea is a great place to live now and in the future.

Whittlesea 2040 outlines four interconnected goals which have been identified as essential elements to realising the core vision. Goals:

- 1. Connected Community
- 2. Liveable neighbourhoods
- 3. Strong local economy
- 4. Sustainable environment

The community consultation undertaken for Whittlesea 2040 included over 4,000 people participating through submissions, workshops and forums. Feedback was received from all ages ranging from 3 years to 85+. Listed below are the key goals related to the actions and objectives in the master plan:

Goal 1 – Connected community

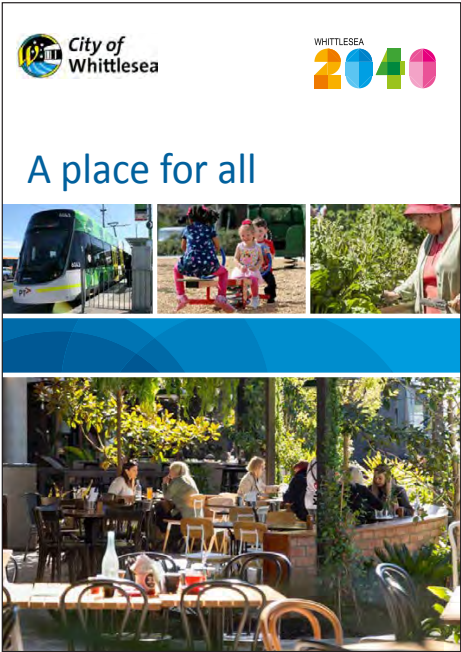
- A socially cohesive community
- A healthy and safe community
- A participating community

Goal 2 – Liveable neighbourhoods

- Well-designed neighbourhoods and vibrant town centres

Goal 4 – Sustainable environment

- Valued natural landscape and biodiversity
- Climate ready
- Leaders in clean, sustainable living



Appendix 1: Review of Relevant Plans, Policies and Strategies

City of Whittlesea Active Whittlesea Strategy 2019-2028

The City of Whittlesea’s *Active Whittlesea Strategy 2019-2028* is an evidence-based strategy and action plan to guide the planning, provision and promotion of sport, leisure and recreation programs, services and facilities within the City of Whittlesea over the next ten years. Active Whittlesea aims to increase the number of residents who are physically active by 10 per cent and includes actions to achieve the overall goal of: **75 per cent of residents participating in one or more hours of physical activity per week by September 2028**. To achieve this goal Council will implement three key directions, consistent with community feedback and grounded in evidence-based practice.

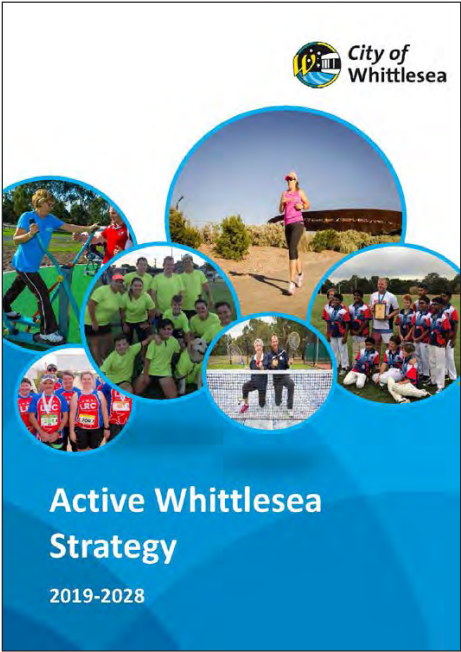
Key Direction 1	Communications and Promotion — increasing the physical literacy and community awareness of inclusive participation opportunities
Key Direction 2	Responsive Programs and Partnerships — programs that respond to local needs and partnerships that share skills, knowledge and resources to generate positive community outcomes
Key Direction 3	Open Space / Infrastructure — ensuring local communities have access to places and spaces that are safe, inclusive, accessible and meet their needs

A two-year implementation plan will be developed to deliver the objectives and actions outlined in *Active Whittlesea*. Consultation undertaken for the Active Whittlesea Strategy highlighted a number of community priorities which relate to Huskisson Recreation Reserve. Stakeholders identified the need for:

- Diverse infrastructure and free-to-public local facilities such as exercise equipment, bike paths and walking trails to reduce time, cost and location barriers
- Safer environments to be active including more lighting and public toilets in open spaces
- Club development opportunities to ensure sports clubs create a welcoming and inclusive environment for under-represented groups such as women, newly arrived communities and people with a disability
- Flexible and affordable opportunities for seniors, families, youth and low-income groups to be active, noting Council programming, leisure centres and local play spaces as popular solutions

Priority Actions applicable to Huskisson Recreation Reserve include:

- 2.1 Support, promote and facilitate club development opportunities to build capacity of existing and new sports clubs and strengthen participation from under-represented groups
- 3.1 Improve equity, accessibility and safety of community spaces through the development of infrastructure plans and the delivery of inclusively designed new works projects
- 3.4 Connect, improve and expand existing travel networks to create built environments that support active travel, incidental exercise and physical activity



Appendix 1: Review of Relevant Plans, Policies and Strategies

City of Whittlesea Open Space Strategy 2016

The recently endorsed City of Whittlesea *Open Space Strategy 2016* outlines the strategic direction for the future planning, provision design and management of open space in the Municipality until 2026. The City of Whittlesea's public open space network is expected to fulfil a number of key roles including provision for formal and unstructured recreation, passive outdoor enjoyment and play, ecological improvement and conservation, mitigation of the urban heat island effect and climate change as well as the protection and promotion of the community's cultural heritage values.

The open space survey undertaken for the Strategy identifies low levels of open space use in established urban areas which is attributed to a number of reasons including a lack of diversity in open space character, poor visibility of open space, lack of trees and shade, lack of path access to existing facilities and the poor condition of facilities. The Strategy therefore focuses on improving the quality of existing open space to improve and encourage usage by the existing and forecast community.

Under the Strategy Huskisson Recreation Reserve is identified as a Municipal open space reserve in an established urban area of the Municipality and is cited for a major upgrade to its unstructured and informal recreation facilities.

Huskisson Recreation Reserve is located along the Edgars Creek corridor which is identified as a future waterway corridor for environmental improvement and also forms part of the Municipality's linear open space network. The Strategy recommends improving the biodiversity along the waterway through appropriate levels of planting as well as working in consultation with Melbourne Water to improve connections and accessibility through constructing a continuous shared trail along Edgars Creek and additional walking path links. In Huskisson Reserve this may involve providing a pedestrian bridge over Edgars Creek to form a connection to Edgars Road Neighbourhood Park. Other suggestions for possible improvement include improved lighting, provision of public toilets and an upgrade to the existing sporting facilities.



Appendix 1: Review of Relevant Plans, Policies and Strategies

The City of Whittlesea's *Tennis Strategy 2013-2018* was created to guide provision and maintenance of tennis facilities and clubs to meet the community's current and projected needs. The Strategy identifies five strategic directions to address the issues facing tennis in the Municipality and direct the future provision and maintenance of facilities:

1. Undertaking a program of maintenance and capital works upgrades to ensure courts meet minimum standards.
2. Short and long term planning to address the current and future court provision gaps.
3. Review and amend lease agreements to ensure these facilitate the best outcomes for clubs, Council and the community.
4. Creating better partnerships and relationships between Council, tennis clubs, local associations, private facility operators, schools and Tennis Victoria to increase participation and improve use of tennis facilities.
5. Providing the necessary resources and services to clubs to allow them to remain sustainable and continue to deliver the sport to the community.

Huskisson Recreation Reserve is currently the home ground for the West Lalor Tennis Club, which has a growing membership base through improved club development and marketing. The Club have partnered with RMIT and local schools to offer a broader range of programs with a focus on player development. The current facility has four courts, two clay and two Sand Filled Artificial Grass (SFAG). Under the 2007 Pavilion Strategy the West Lalor Tennis Club pavilion is classified as a Neighbourhood facility.

To achieve the five strategic directions outlined in the Strategy Council also formulated a list of forty-four prioritised actions. The following apply to Huskisson Recreation Reserve:

Reference	Strategic Direction	Action	Priority
14.4.2	2	Council to work with West Lalor Tennis Club to undertake strategic planning with the club to ensure that their vision aligns with Council's future plans.	High
14.1.9	1	Reconstruction work to the pavilion to bring it up to the 2007 Pavilion Strategy standards.	High
14.1.8	1	Courts 1 and 2 to be reconstructed with concrete base. Replacement of nets, poles and fencing to be included. Competition standard sports lighting to be included with court redevelopment.	Medium
14.1.13	1	Sports lighting system on courts 3 and 4 to be redesigned and upgraded to competition standard. Fencing to be repaired and replaced.	Medium

The Strategy also outlines resurfacing options for court upgrades. Through exploring other options for surfacing Council have determined the standard offering for new and redeveloped courts will be Sand Filled Artificial Grass SFAG or acrylic (plexi-pave only). Though these are Council's preferences it is still recommended Clubs also be given a choice of acrylic (including plexi-cushion), clay, synthetic clay or SFAG so the installed surface reflects the needs of the members.



Appendix 1: Review of Relevant Plans, Policies and Strategies

Draft Multiple Sports Strategy 2017-2026

The *Draft Multiple Sports Strategy 2017-2026: Broadening opportunities for participation in sport* provides information and direction on how Council can support less traditional or emerging sports to ensure residents have access to a range of sport and recreation opportunities. The Strategy investigates the needs and demands of 34 different sports and makes recommendations on future facility requirements and development opportunities to support the growth of these sports.

Each sport covered in this Strategy has been given a level of priority to help guide Council resources and investment into their future planning and development. Ten sports were given a high priority as these are seen to have the greatest demand at the local level.

The high priority sports have been identified as:

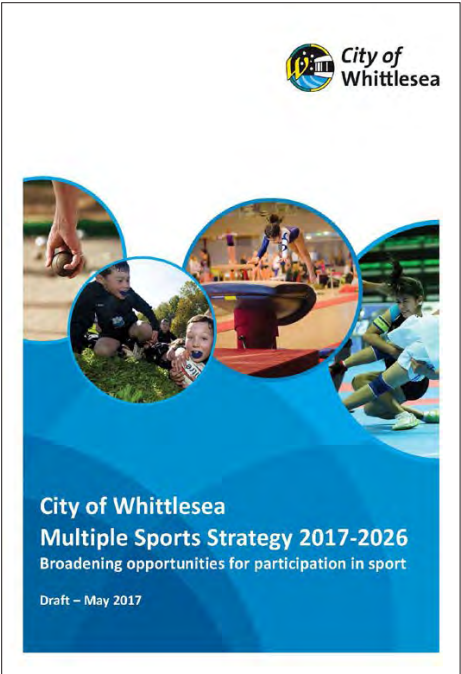
- Athletics
- Baseball
- Calisthenics
- Dance
- Softball
- Gymnastics
- Martial Art
- Touch Football
- Rugby League
- Rugby Union

Seven sports have been identified as second tier priority:

- Hockey
- Badminton
- Bocce
- Croquet
- Kabaddi
- Volleyball
- Table Tennis

In addition to the sports above, 17 sports were identified as requiring no action in the short term.

Huskisson Recreation Reserve does not currently have facilities for any of the sports listed in the report. Should future need arise in the local community the reserve could be assessed again to determine the feasibility of introducing new facilities to the site.



Appendix 1: Review of Relevant Plans, Policies and Strategies

Northern Regional Trails Strategy 2016

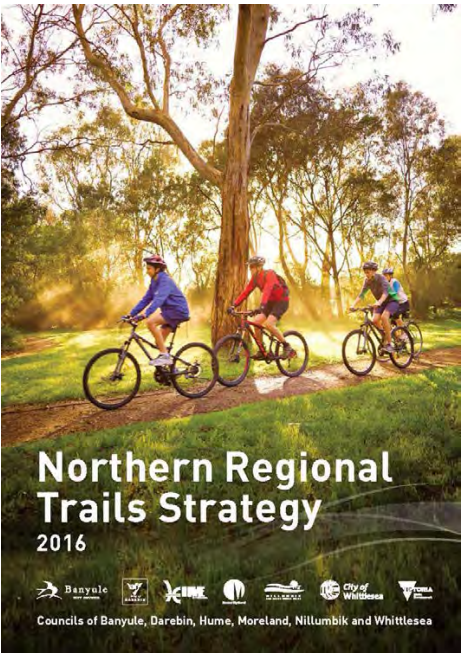
The 2016 Northern Regional Trails Strategy defines a vision and plan for the future of the off-road recreational trail network in Melbourne’s north region in the Local Government Areas of Banyule, Darebin, Hume, Moreland, Nillumbik, Whittlesea and Yarra.

The intent of the Strategy is to improve and expand on existing assets to create a highly connected, functional off-road trail network. An effective regional trail network would provide increased access to open space and recreation; improve community health and cohesion; enhance connectivity; and reduce traffic congestion.

The Strategy outlines the social, transport, economic and environmental benefits of a well-integrated regional trail network and, through rigorous assessment, identifies 120 existing off-road regional trails and 96 proposed trails, spanning 780 kilometres of accessible trails across the northern region. Design Guidelines have also been developed to inform the design of the network noting particularly an aspirational (preferred) shared path width of 4 metres and a minimum shared path width of 3 metres.

Of the 96 proposed trails 29 have been identified as priorities as they most strongly align with regional priorities and have the highest potential for immediate implementation. Section Six of the Strategy contains summaries of each priority trail project and includes individual cost-benefit analyses.

In the City of Whittlesea the Edgars Creek Trail is identified as one of the priority trails with the key benefits being its access to activity centres, regional scale leisure centres and train stations as well as the large local population catchment it services. The Strategy also notes the potential for the trail north of Childs Roads to be partially funded through developer contributions.



Appendix 1: Review of Relevant Plans, Policies and Strategies

City of Whittlesea Playspace Planning Framework and Policy 2013-16

The City of Whittlesea's *Playspace Planning Framework and Policy 2013-16* is a comprehensive document aimed at informing Council officers and developers responsible for providing or maintaining playspaces within the Municipality with an understanding of the value and principles of play. The Policy reflects current research into the importance of play and nature play for children as well as adults and acknowledges that play happens everywhere while providing direction on how to design and provide best practice play environments in delineated municipal playspaces and playgrounds.

As Huskisson Recreation Reserve is designated a Municipal open space under the *Open Space Strategy 2016* it is a recommendation in the Strategy that the reserve include a District level playspace.

In the Playspace Planning Framework and Policy a district playspace is often collocated with a sports or passive recreation reserve and provides a broad range of play and social opportunities for all abilities and ages, with amenities catering to a longer stay. These reserves are likely to have features such as off-street parking, toilets, skate park, rebound wall, half-court basketball and barbecues.

With regard to provision of new playspaces or upgrades to existing the Policy also clearly states the imperative need to engage with the community and also notes the community's own declared wish to be involved in the planning and design process of their playspaces.



City of Whittlesea Natural and Built Shade Policy

The City of Whittlesea's *Natural and Built Shade Policy* outlines Council's commitment to taking a preventative approach to protecting the community from over-exposure to ultra violet radiation (UVR) through the adequate provision of best practice public facilities and environments that provide shade and shelter, particularly in high risk areas such as early years facilities, playspaces and outdoor community gathering spaces. Another of the key policy principles includes the prioritisation of the provision of canopy trees and urban forest where possible, to provide shade as well as help reduce pollution, mitigate the urban heat island effect, and improve social and mental wellbeing.

Appendix 1: Review of Relevant Plans, Policies and Strategies

City of Whittlesea Heatwave Plan

The City of Whittlesea’s *Heat Plan* outlines Council’s proposed actions and responses in regard to extreme heat and heatwave events which have been identified as one of the most serious municipal risks. An assessment of the suburbs most affected by heat identifies Lalor, Thomastown and Bundoora as having extremely high heatwave vulnerability.

Council’s longer-term planning for heat uses a framework to examine four environmental components, with impacts and adaptations for extreme heat and heatwaves identified in each. Longer term efforts to mitigate the effects of heat on Council and the community should address each of these.

- The Built/Physical environment, which includes all components of the human made landscape
- The Social environment, which includes all social and cultural interactions, including service delivery and support
- The Economic environment, which includes all components that contribute to economic activity, including human resources
- The Natural environment, which includes all natural environmental features

Melbourne Water Shared Pathway Guidelines

Melbourne Water’s *Shared Pathway Guidelines* were developed to inform the planning, design, construction, upgrade and maintenance of shared pathways associated with waterways particularly in relation to flooding considerations, the preservation of the waterway and protection of other related Melbourne Water assets. The guidelines also provide insight into the most effective way to liaise with Melbourne Water in relation to the shared path construction.



5.2 Liveable Neighbourhoods

5.2.1 Planning Application 40, 60, 90 and 100 Bindts Road, Wollert

Responsible Officer Director Planning & Development

Author Owen Ryan, Senior Growth Area Planner

In Attendance Owen Ryan, Senior Growth Area Planner

Attachments

1. Attachement QUARRY HILLS Precinct Structure Plan Assessment [5.2.1.1 - 33 pages]
2. Map of site [5.2.1.2 - 1 page]
3. Photographs of site [5.2.1.3 - 32 pages]
4. Plan set [5.2.1.4 - 9 pages]

Applicant Dahua Epping Development Pty. Ltd.

Council Policy

12.01-1L River Red Gum Protection Policy

13.02-1L Bushfire planning

15.03-1L Dry Stone Walls

15.03-1L Heritage conservation in Heritage Overlay Areas

15.03-1L Heritage conservation in Whittlesea

Zoning

Development Contributions Plan Overlay – Schedule 13

Environmental Significance Overlay – Schedule 6

Heritage Overlay

Incorporated Plan Overlay – Schedule 3

Public Acquisition Overlay – Schedule 6

Floodway Overlay

Significant Landscape Overlay – Schedule 2

Referral

AusNet Electricity Services Pty. Ltd.

Yarra Valley Water

APT O&M Services

Melbourne Water

Department of Transport

Department of Environment, Land, Water and Planning

Country Fire Authority

Darebin Creek Management Committee

Objections

The application is exempt from notice, pursuant to Clause 37.07-14 of the Whittlesea Planning Scheme

Proposal

Details of the proposal are outlined as follows based on the applicant's documentation:

- Staged multi lot subdivision of the land, to create 119 residential lots (of which 16 are classified as 'conventional lots', 36 are proposed to be "Type A" SLHC, and 65 "Type B" SLHC, and two are historic farm buildings as large private lots.

The following table shows the stage summary associated with the proposal:

SEQUENCE	STAGE	AREA (ha)	No. LOTS/ DWELLINGS
1	6	2.58	47
2	7	2.24	41
3	7A	1.19	-
4	8	1.11	9
5	9	1.74	22
6	9A	1.91	-
TOTAL		10.77	119

- Local Park (LP-01) of 0.43ha.
- Retained trees as identified in the Precinct Structure Plan and other vegetation retained within the heritage/farm lots and Local Park.
- Lots under 300 square meters in area, making up 84.9% of the total Yield.
- Conservation area along the Darebin Creek.
- Construction of roads.
- A connection to the south on the north-south boulevard connector street as a future bridge proposed within a future permit area.
- Retention of the dwelling traditionally known as "Bindts House" on its own private lot, with some outbuildings and other features.
- Retention of the dwelling traditionally known as "Ewerts House" on its own private lot, with some outbuildings and other features.
- Removal of segments of Dry Stone Wall, especially the north-south wall between dwellings along the ridge of the land.

Various details and notations indicate the proposal on the submitted plans.

The proposal cannot be determined under delegation due to the proposed demolition of heritage features.

The application is for a multi-lot residential subdivision and works on land within the Quarry Hills Precinct Structure Plan area. The proposal is the second planning application for residential development of this site, with the previous application from the same applicant being heard at the Victorian Civil and Administrative Tribunal during 2020.

The current application has drawn on the information and shortcomings of the past application and the findings of the Tribunal to sufficiently address earlier concerns.

The site has a complex mix of competing planning considerations such as the demand for urban development as broadly indicated by the Quarry Hills Precinct Structure Plan, as well as two large Heritage Overlays which includes various buildings and structures of significance across the property.

A subdivision on the land immediately north of this site was considered at Council's January 2022 meeting. Council resolved to request an extension to the interim Heritage Overlay for 90 Bindts Road at the 6 December 2021 meeting.

Recommendation

THAT Council approve Planning Application No. PLN-37466 and issue a Planning Permit for a staged, multi-lot subdivision of land in more than one zone, subdivision of land adjacent to a Public Acquisition Overlay, subdivision of land to create one lot smaller than specified in the Scheme, construction and carrying out of earthworks which may change the rate of flow or discharge point of water across a property boundary, construction and carrying out of works including fences; to remove, destroy or lop specified vegetation including native and dead vegetation, buildings and works within the Heritage Overlay including council furniture, demolition of specified places within the Heritage Overlay, construction and works where water flow path is redirected, construction of paths and trails and bicycle paths, creation of easements, restrictions and reserves and the demolition, removal or alteration of dry stone walls constructed before 1940, in accordance with the endorsed plans and subject to the following conditions:

CONDITIONS TO BE SATISFIED BEFORE CERTIFICATION OF THE PLAN OF SUBDIVISION

1. Subdivision Layout Plan

Before the approval of a Functional Layout Plan for the first stage of the subdivision, an amended Subdivision Layout Plan must be submitted to and approved by the Responsible Authority. When approved, the Subdivision Layout Plan will be endorsed and will form part of this permit. The plan must be generally in accordance with the Plan "Permit Area 02-Subdivision Plan" by Roberts Day, Ref. DHU NIN, Dwg No. RD1 413, Rev. O, dated 11 March 2022, but amended to show:

- a. Ewart Farm heritage lot as two lots delineated by the applicable zoning, with a notation stating, “both lots relating to Ewart Farm are to be retained in one ownership in perpetuity, to be controlled via an agreement on Title to the land”.
- b. The park within Stage 8 to be delivered as part of Stage 6.
- c. The group of lots south and east of the 14.0 metre roads in Stage 7 and associated relocated dry stone wall (DSW) link deleted and nominated as a superlot subject to separate planning approval (lots may be indicatively shown).
- d. All existing structures, paths, paved surfaces and cobbled tracks on the land (whether retained or to be removed) detailed to their full extent and identified for retention or removal.
- e. Any increase of the size of local park “LP-01” to reflect the area required by the Quarry Hills Precinct Structure Plan (PSP) for the 100 Bindts Road property, unless the balance portion of the land is first agreed and given Certification on a plan of Subdivision providing it elsewhere and to Council’s satisfaction. In which case, the balance portion must be identified and shown on the plan.
- f. Shared paths and bike paths as shown in the Movement Plan by Roberts Day, Ref. DHU NIN, Dwg No. RD1 415, Rev. H dated 10 March 2022.
- g. A movement and path network link over a pedestrian crossing of the Darebin Creek, generally within the former 100 Bindts Road property.
- h. Notation added for the steel bridge to state “Potential for use as a pedestrian bridge to be investigated with this permit. Any upgrade works to occur as part of a future permit associated with land on the eastern side of the creek” or other wording to the satisfaction of the Responsible Authority.
- i. Notation added concerning the depicted pedestrian routes stating “footbridge and footpath connectivity across Darebin Creek” or equivalent.
- j. Any changes to the subdivision layout to address infrastructure requirements and staging within the site, in accordance with the Public Infrastructure Plan to be endorsed under Condition 2.
- k. All trees within the Biodiversity Conservation Strategy area to be retained, excepting those in proximity to the sediment/bioretenion basin which may be retained with a notation “subject to detailed design”.
- l. Tree 34 within LP-01 shown to be retained.
- m. Native trees 35, 38, 39, 33/176, 7/177, 1/149, 2/148120, 140, 115, 59/80, 55/63, 56/56, 138 and non-native trees 137-140 and G1 within the heritage site to be identified with a notation stating “FLP detail to consider retention of tree before removal occurs”.
- n. Paper roads to be shown to comply with Council’s standards, including to be generally level. This must be shown in revised Subdivision Layout Plan level cross sections, with any spatial implications to achieve generally level paper road shown on the plan views.
- o. Any changes to address the requirements of the Country Fire Authority.

- p. Land to be added to the BCS conservation corridor to ensure no loss of land when/if part of the BCS land is incorporated into the Ewert Farm property area instead.
- q. Notations concerning details transferred from the Movement and Transport Plan to show:
 - i. The location of the indicative path to and pedestrian bridge over Darebin Creek.
 - ii. To specify the shared path 3.0 metres within the BCS land is subject to 'Works in Conservation Area' approval.
- r. Notations on the Subdivision Layout Plan amended to:
 - i. Remove the blue indicated breaks in DSW within LP-01.
 - ii. Add to the notation currently stating, "Dry stone wall (6) to be retained" the following words: "Breaks in walls to be identified with FLPs following recommendations of approved Dry Stone Wall Management Plan".
 - iii. Alter notation regarding Bindts farm area to state "...specified outbuildings and features.." in place of the words "partial retention of outbuildings".
 - iv. Alter notation regarding Dry Stone Walls 8 and 10 to add the following at the end "... in accordance with any requirement of an approved Dry Stone Wall Management Plan, Conservation Management Plan or Heritage Interpretation Plan."
 - v. Replace the notation for Dry Stone Wall 9 with the following "Dry Stone Wall (9) to be retained in widened verge in accordance with endorsed Dry Stone Wall Management Plan."
 - vi. Alter notation regarding Dry Stone Wall 10 to add the following at the end "...in accordance with any requirements of an approved Dry Stone Wall management Plan, Conservation Management Plan or Heritage Interpretation Plan."
 - vii. Add to the notation currently stating "Drystone Wall [15] to be retained" the following words: "...". Breaks in walls to be identified with FLPs following recommendations of approved Dry Stone Wall Management Plan".
 - viii. Remove from the legend the "subject to biodiversity conservation corridor design" from the existing track to be retained.
 - ix. Remove from the legend the "Subject to future removal (to be retained until VicRoads acquisition)" regarding Dry Stone Wall in the E6 corridor.
 - x. Notation regarding dry stone wall retention and removal to reference also subject to the endorsed Dry Stone Wall Management Plan (DSWMP).
- s. Alterations to ensure any lot less than 7.6m in width are to be accessed via a rear laneway only.
- t. Boundary re-alignment of BCS area to demonstrate no net loss in compensation for the "Ewert Farm" land to be removed.

- u. Removal of the lot nearest to the north-west of the Bindts dwelling.

2. Public Infrastructure and Staging Plan

Prior to the submission of and approval of the Functional Layout Plans, a Public Infrastructure and Staging Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must be generally in accordance with the *Permit Area 02 – PIP* by Roberts Day, Ref. DHU NIN, Dwg. RD1 434, Rev. C, dated 11 March 2022, but modified to show:

- a. Any increase in the area of LP-01 required to respond to any decreased LP-01 area provided (or not provided) in an earlier development area.
- b. A stage by stage land budget (NDA) broken down by the separate land uses and classifications.
- c. Delivery of items in PA4 to be shown greyed and be a line item.
- d. Delivery of PED 01 as part of a future permit area only if there is a joint s173 agreement for the entire landholding in place.

3. Development Sequencing

Development sequencing must be implemented in accordance with the endorsed staging shown on the Precinct Infrastructure Plan, approved in accordance with Condition No. 2 and to the satisfaction of the Responsible Authority, unless otherwise agreed in writing by the Responsible Authority.

4. Kangaroo Management Plan

Before the certification of a plan of subdivision, an amended Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit.

The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.

5. Dry Stone Wall Management Plan

Before the approval of a Subdivision Layout Plan or any works for any stage containing or proposed to contain any dry stone wall, the Dry Stone Wall Conservation Management Plan *Dry Stone Wall Assessment and Management Plan, 40-152 Bindts Road, Wollert, Victoria* by Ecology & Heritage Partners dated 8 March 2022 must be amended to the satisfaction of the Responsible Authority. The revision must respond to the relevant objectives, requirements and guidelines contained in the *Quarry Hills Precinct Structure Plan, June 2016* and Council's 2019 and 2021 review of the previous revisions of the Dry Stone Wall Management Plan.

The revised plan must refer to (but not be guided by) the current subdivision layout, and any related matters.

The report must additionally be updated to provide greater context for DSW8, 9 and 10 including how they will remain and how relocated parts will respond to the original context.

This must include detailed photographs of the walls and their setting for use in interpretation material.

When approved, the Dry Stone Wall Conservation Management Plan will be endorsed and will then form part of this permit.

6. Heritage Conservation Management Plan

Before the approval of a Functional Layout Plan for any stage, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority for each heritage place. The plan must be prepared by a suitably qualified heritage expert or experts as required. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The plan must follow the Heritage Victoria Guidelines and include but is not limited to including:

- a. Securing the structural integrity of buildings;
- b. Recommended treatments at the curtilage and interface of heritage places and other heritage fabric to be retained;
- c. Make safe plan to ensure the heritage building(s) are secured and protected from the elements;
- d. Schedule of restoration and repair works;
- e. Staging plan for the restoration and repair works;
- f. Detail of the interpretative requirements and archival recording of any building or item which is proposed for removal;
- g. Concept plan for the recommended adaptive reuse of each heritage place;
- h. Maintenance Plan;
- i. Fencing and public interface with each heritage feature; and
- j. Any recommended restriction, limitation or other control measures to ensure the on-going prominence of the Heritage Overlay within the urban setting.

The provisions, recommendations and requirements of the endorsed Conservation Management Plan must be implemented and completed in accordance with that plan, to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority. Any demolition, buildings and works and any other requirements of the endorsed conservation management plan must be supervised/overseen by a suitably qualified heritage architect as specified in the endorsed Conservation Management Plan.

7. Subdivision and Housing Design Guidelines

Prior to, or concurrent with the submission of Functional Layout Plans, a Subdivision and Housing Design Guideline must be prepared for each stage. The Subdivision and Housing Design Guideline must be submitted to and endorsed by the Responsible Authority. The Subdivision and Housing Design Guideline must provide a response to the Housing element of the Quarry Hills Precinct Structure Plan. The plan must in particular specify how lots on slopes greater than 10% will be provided (which may be addressed through added detail on Functional Layout Plans), and what built form restrictions (if any) will be applied to those lots to achieve the expectations of the Quarry Hills Precinct Structure Plan.

8. Functional Layout Plan

Before the submission and approval of construction plans (engineering plans) and the certification of the relevant plan of subdivision for each stage, a functional layout plan for the subdivision or stage of subdivision, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

Once Council has determined to accept, but prior to approval by the Responsible Authority, the FLP for any stage containing or abutting a Biodiversity Conservation Strategy area must first be submitted to and endorsed by the Secretary to the Department of Environment, Land, Water and Planning.

When approved, the functional layout plan will be endorsed and will then form part of the permit. An electronic copy of the functional layout plan must be drawn at a scale of 1:500 to acceptable drafting standards.

The functional layout plan must be generally in accordance with the Subdivision Layout and Stage Plan approved under Condition 1, endorsed under the permit, but detailed to show:

- a. a fully dimensioned subdivision layout, including approximate lot areas, lot numbers, open space areas, widths of street reservations, stage boundaries and the relationship between the site/stage and the surrounding land;
- b. topography and existing features, including contours for the subject land and any affected adjacent land;
- c. identification by survey of all trees (or group of trees) existing on the site, including dead trees and those that overhang the site from adjoining land. All trees proposed for removal shall be designated with a cross;
- d. details of tree protection zones (TPZs), for all trees to be retained on site and overhanging from adjoining sites in accordance with the City of Whittlesea TPZ standard;

- e. typical cross-sections for each street type, dimensioning individual elements, services offsets and any other spatial requirements identified in the Quarry Hills Precinct Structure Plan;
- f. a table of offsets for all utility services and street trees;
- g. location and alignment of kerbs, indented parking spaces, footpaths on the subject land and between the subject land and the nearest other subdivision, shared paths on the subject land and between the subject land and the nearest other existing subdivision, bus stop locations marked with a cross;
- h. the walking and cycling path network to generally accord with that shown on the Subdivision Layout and Stage Plan. The location of walkways or pedestrian and cycle paths in addition to those described through the standard cross sections must be designed and located to ensure maximum passive surveillance;
- i. any recreational facilities, including indicative paths, seating nodes and park infrastructure or other such features which may be notated as indicative and subject to detail landscape plan approval;
- j. the location of any traffic management devices required to service the subdivision (signals, roundabouts, splitter islands, etc), with any such features to be capable of accommodating ultra low-floor buses in accordance with the Public Transport Guidelines for Land Use and Development on roads identified as “Bus capable” in the PSP;
- k. provision of notional on-street parking for all lots at a rate of one space per lot;
- l. swept path diagrams demonstrating that the road network (including laneways) have been designed for a 12.5 metres design service vehicle in accordance with Austroads Design Vehicle and Turning Path templates;
- m. any spatial requirements for drainage as identified in the submitted Drainage Strategy and the proposed overland flow paths;
- n. preliminary location of reserves for electrical kiosks, with Stage 1 of any staged subdivision providing an overall masterplan showing the location of substations throughout the estate;
- o. works external to the subdivision, including both interim and ultimate intersection design requirements and layouts;
- p. any infrastructure as required by the Precinct Infrastructure Plan endorsed in accordance with Condition 2;
- q. the arrangement for bicycle priority at any required intersections;
- r. the alignment of the off-road bicycle path so as to be capable for cyclists travelling up to 30km/h;
- s. the indicative location and height of any retaining wall;
- t. any dry stone wall to be removed, retained, or relocated;
- u. any removal of dry stone wall to allow for pathways informed by the endorsed DSWMP. The ends of each wall must be improved as per any recommendation of the DSWMP;

- v. all cobbled and paved paths and surfaces to be retained for the maximum possible extent, including incorporation into Road Reserve design and open spaces;
- w. cross sections of roads in areas identified by the Quarry Hills PSP to be greater than 10% slope must be provided at 20 metre intervals, unless otherwise specified by the Responsible Authority to ensure that the natural topography is protected. Any earthworks, retaining structures and embankments must be carefully and sensitively designed to transition gradually into natural contours;
- x. cross sections through the stage area where land is shown to be on a slope greater than 10% (including lot areas) to show the nature and extent of any alteration to the natural surface levels;
- y. batters including notation specifying maximum gradient of any batter;
- z. No embankments which are in excess of the gradients identified in Council's standards;
- aa. crossover locations where necessary to provide maintenance access to the Conservation Area land as per the approved Conservation Area Plan and DELWP's requirements;
- bb. specifically identify path alignments and batters into conservation areas. A copy of a Flora and Fauna assessment prepared for WICA permit will be required to show alignment is appropriate;
- cc. design detail to demonstrate compliance with the requirements of the Country Fire Authority's conditions;
- dd. the 14.0 metre road beside retained DSW-9 to closely follow the natural contours within the maximum grades specified in Section 10.5 of the EDCM;
- ee. DSW-9 to be retained in-situ on the natural surface beside the 14.0 metre road; and
- ff. fire hydrant locations.

9. Bushfire Management

Prior to the certification of the Plan of Subdivision for each stage, a restriction must be nominated on the Plan of Subdivision for any lot to give effect to any requirement for setbacks to dwellings or BAL ratings specified in the Site Management Plan (Bushfire) by Terramatrix Pty. Ltd., dated March 2022, where the buffer distance specified cannot be provided within LP-01 or public road reserves or a Public Acquisition Overlay land.

Where the buffer is to be provided within a Public Acquisition Overlay, an agreement under s173 of the Planning and Environment Act or another form of agreement from the owner of the Public Acquisition Overlay land, to the satisfaction of the Responsible Authority, must be provided to secure the buffer distance in perpetuity, at no expense to the Responsible Authority.

10. Subdivision permits that allow the creation of a lot/s of less than 300 square metres
Prior to certification of the Plan of Subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provision of the *Small Lot Housing Code (Victorian Planning Authority, November 2019)* incorporated pursuant to Clause 72.04 of the Whittlesea Planning Scheme.

The Plan of Subdivision submitted for certification must identify whether Type A or Type B of the *Small Lot Housing Code (Victorian Planning Authority, November 2019)* applies to each lot to the satisfaction of the responsible authority.

11. Environmental Management Plan

Prior to the certification of the plan of subdivision or the commencement of buildings or works an Environmental Management Plan for the relevant works must be approved to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning and Responsible Authority, unless otherwise agreed by the Secretary to the Department of Environment, Land, Water and Planning and Responsible Authority.

12. Road network

Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council at no cost to the acquiring agency unless funded by the *Quarry Hills Development Contributions Plan, June 2016*.

13. Precinct Infrastructure Plan

Prior to the certification of a plan of subdivision or other time as agreed between the Council and the landowner and upon request by the responsible authority or the land owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provide for:

- a. The implementation of the Public Infrastructure Plan approved under this permit.
- b. The purchase and/or reimbursement by the Council for any provision of public open space in excess of the amount specified in the schedule to Clause 53.01.
- c. The timing of any payments to be made to the owner having regard to the availability of funds in the open space account.

14. Use or development of land for a sensitive purpose – Environmental Site Assessment
Before a plan of subdivision is certified under the *Subdivision Act 1988*, the recommendations of any Phase 2 Environmental Site Assessment and Environmental Audit submitted with any application must be carried out to the satisfaction of the responsible authority.

Upon receipt of the further testing report, the owner must comply with any further requirements made by the responsible authority, having regard to the guidance set out in the *General Practice Note - Potentially Contaminated Land June 2005 (DSE)*. The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

15. Subdivision permits that allow the creation of lot(s) less than 300 square metres
Prior to certification of the Plan of Subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority. The plan must identify the lots that will include a restriction on title allowing the use of the provision of the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) incorporated pursuant to Clause 72.04 of the Whittlesea Planning Scheme.

All lots shown shall be Type A only, unless further justification for Type B usage is provided to, and accepted by Council as part of this submission.

16. LP-01 provision of land

Before certification of the stage containing LP-01, an area of land directly adjoining LP-01 on another area of land must be first given certification such that the total land areas combined of both portions of the land is at least the total area of LP-01 as required by the Quarry Hills PSP, to the satisfaction of the Responsible Authority.

17. Implementation of Site Contamination Assessment

Prior to the Certification of any Plan of Subdivision and any subdivision works commencing on site (including, but not limited to, early works), the recommendations as outlined in the submitted Contamination Report (Detailed Environmental, Hydrological and Geotechnical Site Investigation : 40-100 Bindts Road, Wollert, Vic by Atma Environmental, dated 25 October 2019) are to be undertaken on site and must not harm or cause alteration to any heritage place, unless otherwise agreed in writing by the Responsible Authority. Written confirmation from a suitably qualified professional is to be provided to the Responsible Authority to verify that these works have been completed to the satisfaction of the Responsible Authority prior to the Certification of any Plan of Subdivision and any works commencing on site.

Any works to a heritage place on the site in order to facilitate remediation (including where the site investigation has recommended demolition) or other related activities must first be submitted to and approved by the Responsible Authority in writing prior to these works commencing. Any such works for the purpose of remediation, if, and once approved to the satisfaction of the Responsible Authority, may be carried out independent of other conditions of this permit.

18. Certification Plan Requirements

Before a plan of subdivision is certified under the Subdivision Act 1988, six copies of the plan including two signed heavyweight copies must be submitted to the Council, unless lodged electronically via SPEAR. The plan must show all bearings, distances, street names, lot numbers and any necessary easements and reserves, in accordance with the approved Functional Layout Plan.

19. Restriction on Plan of Subdivision

Before the certification of the Plan of Subdivision, a restriction must be nominated on the Plan of Subdivision for all residential lots, requiring that:

- a. no dwelling or commercial building may be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.
- b. No residential lot may include a front fence except with the written consent of the Responsible Authority. Where a specific need for a fence can be demonstrated to the satisfaction of the Responsible Authority, such a fence may be no more than 1.2m high and visually permeable in accordance with Guideline 11 and 28 of the Quarry Hills PSP.
- c. Any restriction required to address matters identified in the Subdivision and Housing Design Guidelines approved in accordance with Condition 7.
- d. Any restrictions resulting from the recommendations of the Heritage Conservation Management Plan approved in accordance with Condition 6.
- e. The side wall of any wall above the ground level of a dwelling on a corner lot must not be constructed:
 - i. Less than 900mm from the external façade of the ground level wall that faces a side street; or
 - ii. With less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes to that of the ground floor wall.
- f. Each lot abutting the “Bindts Farm” lot must include a building envelope to the satisfaction of the Responsible Authority to appropriately control the scale of development on the lots boundaries to the “Bindts Farm” lot.
- g. Any garage on a burdened lot must not be constructed less than 5 metres from the road alignment at the front of the lot.

- h. Development of lots with a width of 10 metres or less where measured at the front wall of the dwelling, must not contain any garage other than a single garage opening where access is proposed from the lot frontage.**
- i. A fence between the “Ewart Farm” lot and the adjoining lots which must be maintained at all times and must be 2 metres tall and made of steel and extend to the ground.**
- j. No dwelling may be constructed on a lot presenting sideage directly adjoining any form of open space, unless:**
 - i. The development consists of a double storey dwelling;**
 - ii. The development includes passive surveillance features such as large windows and/or balconies at the first storey level overlooking the adjoining open space; and**
 - iii. Any fencing of the front yard adjoining the open space is feature-style, with minimum 25% transparency and has a maximum height of 1.5 metres.**

The restrictions are then to be registered on the Plan of Subdivision.

20. Subdivision and housing design guidelines

The specific built form requirements arising out of the design guidelines prepared as part of the application for subdivision for lots on slopes greater than 10% must be implemented via a restriction on title or any other alternative deemed satisfactory by the responsible authority.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS

21. Tree Protection Zone Fencing

Before any buildings, works or demolition commences on a lot, open space and/or road reservation, each Tree Protection Zone on that lot, open space and/or road reservation must:

- a. Be fenced with temporary fencing in accordance with the attached specifications to the satisfaction of the Responsible Authority;**
- b. Include a notice on the fence to the satisfaction of the Responsible Authority advising on the purpose of the Tree Protection Zone, the need to retain and maintain the temporary fencing and that fines will be imposed for removal or damage of the fencing and trees.**

The Tree Protection Zone temporary fencing must be maintained until works are completed; including the construction of a dwelling if the land is a lot, to the satisfaction of the Responsible Authority or until such earlier date as is approved by the Responsible Authority in writing.

A copy of the tree protection zone(s) are to be included in any contract for the construction of the estate or for any other works which may impact upon the trees.

22. Tree Protection Bonding

Prior to commencement of the subdivision hereby permitted, or at such later date as the Responsible Authority may approve in writing, there must be provided to the Responsible Authority a bank guarantee for the amount of \$100,000 as security deposit for the satisfactory completion of the requirements in relation to tree preservation and to ensure that trees are not damaged during the construction phase.

Upon completion of the subdivision works to the satisfaction of the Responsible Authority, the bank guarantee will be returned to the developer.

Where it is determined to the satisfaction of the Responsible Authority that a tree covered by a tree protection envelope has been damaged as a result of buildings and works by the applicant or its contractors, to an extent that it affects detrimentally the life, health and appearance of the tree or its contribution to the streetscape, financial damages will be paid by the applicant with all monies to be used to purchase trees for planting on the land or to prune or otherwise rehabilitating existing trees, all to the satisfaction of the Responsible Authority. The extent of damages must be established through the appointment of an independently suitably qualified person.

23. Construction within the Growling Grass Frog Conservation Area

- a. Applications to construct infrastructure within the Growling Grass Frog conservation area must be generally in accordance with the specifications and locations shown in this PSP and DCP and be approved to the satisfaction of Secretary to the Department of Environment, Land, Water and Planning.
- b. Any public paths or infrastructure located within a conservation area must be designed to avoid/minimise disturbance to vegetation or Growling Grass Frog (GGF) habitat. Public paths are to be generally located in accordance with the GGF Conservation Area Concept Plan (Plan 9) to the satisfaction of the Department of Environment, Land, Water and Planning, Melbourne Water and the responsible authority.
- c. Any passive open space areas integrated within the Growling Grass Frog Conservation Area, must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

24. Protection of conservation areas and native vegetation during construction

Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a conservation area/vegetation protection fence that is:

- a. highly visible
- b. at least 2 metres in height
- c. sturdy and strong enough to withstand knocks from construction vehicles
- d. in place for the whole period of construction
- e. located the following minimum distance from the element to be protected:

Element	Minimum distance from element
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:

- i. be located not less than 15 metres from a waterway;
- ii. be located outside the vegetation protection fence;
- iii. be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
- iv. not be undertaken if it presents a risk to any vegetation within a conservation area; and
- v. be carried out under the supervision of a suitable qualified ecologist or arborist.

25. Dry Stone Wall removal for construction purposes

If the Responsible Authority determines to allow early works or other works within the permit area in advance of all conditions being normally met, then dry stone walls may be removed to enable access to that portion of the permit area provided the Responsible Authority is satisfied that there is a need for this to occur and the following matters are addressed:

- a. A Dry Stone Wall Management Plan which considers the relevant section(s) of wall must first be endorsed under the relevant condition of this permit.
- b. Any dry stone wall which is removed must be the minimum extent of wall necessary to facilitate access and egress of the necessary construction equipment, and must be removed only from an area around the centreline of a road shown on the endorsed Subdivision Layout Plan.

- c. Prior to removal of the section of dry stone wall, the applicant must provide the Responsible Authority with a document which will be assessed and once satisfied, endorsed which must include:
 - i. A statement by a qualified dry stone wall expert confirming the relevant recommendations and management conditions of the endorsed Dry Stone Wall Management Plan have been undertaken for the impacted section of wall, and confirming that this section can be removed in isolation.
 - ii. A detailed plan of the relevant area of the site, identifying the exact portion of wall to be removed.
 - iii. An explanation to justify the removal and extent of removal of any wall.
 - iv. Detail of what markers or protection will be provided to ensure the accessway does not gradually widen, or abutting wall is impacted, during use.

Once approved, any requirements or recommendations of the Dry Stone Wall Management Plan must be carried out with respect to the section of wall impacted.

26. Conservation Area

Prior to the commencement of any works within the Conservation Area, plan(s) showing the following must be submitted to and approved to the satisfaction of DELWP, Melbourne Water and the Responsible Authority:

- a. The location and design of the path network in accordance with Requirement 74 of the Quarry Hills PSP;
- b. The location and design of any proposed landscape embellishment (planting, park furniture etc) within the conservation area;
- c. The location and design of any lighting within the conservation area, noting that this must be baffled;
- d. The location of all Aboriginal cultural heritage sites, including where artefacts are, or will be reburied, as identified in the registered Cultural Heritage Management Plan applying to this permit area;
- e. The location (including TPZs) of all vegetation to be retained within the conservation area;
- f. The location and design of any proposed infrastructure for passive irrigation (e.g. swales, kerb breaks) within the conservation area;
- g. Where possible, the design of the waterway corridor, conservation area, wetland and retarding basin must seek to enhance the amenity value of that open space and provide for a range of flexible recreational opportunities with priority when such land abuts unencumbered passive or active parkland where this does not conflict with the primary function of the encumbered area;

- h. Any passive open space areas integrated within the Growling Grass Frog Conservation Area must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning in accordance with R76 of the Quarry Hills Precinct Structure Plan**
- i. The design must take into consideration Guidelines G91 - G96 of the Quarry Hills Precinct Structure Plan;**
- j. Any infrastructure required to be constructed within the Growling Grass Frog conservation area must be generally in accordance with the specifications and location shown in the Quarry Hills Precinct Structure Plan and Quarry Hills Development Contributions Plan and be approved to the satisfaction of the secretary to the Department of Environment, Land, Water and Planning;**
- k. The design and specifications of any gates and access points; and**
- l. Detail relating to the fencing specifications of the Conservation Area interface.**

When approved, the Conservation Area Plan will be endorsed and will then form part of the permit.

27. Steel bridge investigation works

Prior to the approval of any landscape or conservation area plan for the stage containing the conservation area, a written assessment is to be undertaken of the existing steel bridge crossing the Darebin Creek.

This written assessment is to be submitted to and approved by the Responsible Authority. When approved, the written assessment will be endorsed and will form part of this permit.

This written assessment must:

- a. Determine whether the steel structure is capable for adaption to a pedestrian bridge, and if so, outline the works required to undertake this.**
- b. Recommendations involving alteration to the structure must be recommended in consultation with a suitably qualified heritage expert.**
- c. If the bridge cannot be adapted, the assessment must detail methods to prevent public access to the historic structure through landscaping or other measures, in consultation with a suitably qualified heritage expert should alteration to the structure be required.**
- d. Specify any measures to ensure ongoing maintenance of the structure.**

28. Securing of all heritage items

Prior to works commencing on site, all heritage features must be secured to prevent vandalism and theft, and appropriately protected from deterioration from weather in accordance with any recommendations of the Heritage Conservation Management Plan endorsed under Condition 6.

29. Landscape Masterplan

Prior to the approval of any construction plans (engineering plans), a landscape masterplan to the satisfaction of the Responsible Authority for the entire subdivision must be submitted to and approved by the Responsible Authority. When approved, the landscape masterplan will be endorsed and will then form part of the permit. The landscape masterplan must be drawn to scale with dimensions and three copies must be provided. The landscape masterplan must show:

- a. the overall landscaping theme to be developed for the subdivision;
- b. streetscapes of high quality incorporating public art and plantings with seating infrastructure into the broader subdivision layout;
- c. the type or types of species to be used for street tree planting in the subdivision to incorporate a mix of native and indigenous plantings;
- d. the principles of the proposed treatment of the open space and drainage reserves;
- e. planting at the periphery of the Darebin Creek Environs and conservation area to be indigenous (such planting to be to the satisfaction of Melbourne Water and the Responsible Authority);
- f. a management plan for the Red Gums proposed for retention to ensure their integrity during the site development and landscape maintenance period must be submitted with the landscape masterplan;
- g. The location and alignment of all shared paths;
- h. The indicative location of street furniture and incidental meeting spaces and regular spacings as well as park seating adjacent to paths at least every 400 metres;
- i. The location of any potential playspaces. These must be designed and developed in accordance with the City of Whittlesea Playspace Planning Framework and Policy;
- j. Pedestrian and cyclist linkages into the Darebin Creek corridor and connecting with the overall open space network;
- k. The location of the path network outside the tree protection zones of any existing trees;
- l. The inclusion of the steel bridge within the overall masterplan with a note indicating that its use as a pedestrian bridge is subject to other detailed assessment outlined in the permit; and
- m. Conservation area interface fencing specifications in accordance with the permanent fencing specifications in the approved Conservation Area Fencing Plan.

The endorsed Landscape Masterplan must be implemented to the satisfaction of the Responsible Authority.

30. Stormwater Drainage

Any stormwater drain, temporary drainage outfalls and ancillary works, required as a condition of a Melbourne Water Drainage Scheme, or that are designated to become the responsibility of the Council for maintenance, must be designed and constructed to the satisfaction of the Responsible Authority.

Before the approval of construction plans for roadworks and drainage, the designs for such works and the details of maintenance requirements (asset management and maintenance schedule) must be submitted to and approved by the Responsible Authority.

31. Civil Engineering Plan, Landscape Works Plan and Site Management Plan

Before any works associated with the subdivision (or staged subdivision) commence, a detailed civil engineering plan, and a site management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The civil engineering plan, and site management plan will not be considered or approved until the functional layout plan(s) for the relevant stage has been approved by the Responsible Authority, the plan of subdivision has been certified, a draft landscape works plan for the relevant stage has been submitted for comparison against the civil engineering plan and the locations of other authorities' services have been provided to the satisfaction of the Responsible Authority. When approved, the civil engineering plan, landscape works plan and a site management plan will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:

- a. a civil engineering plan including:**
 - i. specifications of the proposed works that are to become public assets within and outside of the subdivision as required by this permit;**
 - ii. all necessary computations and supporting documentation, including a Certificate of Compliance (design) for any structure, traffic data, road safety audit and geotechnical investigation report;**
 - iii. all details of works consistent with the approved functional layout plan, submitted draft landscape works plan and lodged plan of subdivision;**
 - iv. design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt;**
 - v. provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan;**
 - vi. provision of public lighting and underground electricity supply within all streets and along shared, pedestrian and cycle paths linking to key destinations unless otherwise agreed to by the Responsible Authority;**

- vii. traffic control measures;
- viii. provision of street name plates to the Council standard design including a schedule of individual signs and associated street numbers;
- ix. provision of footpaths in all streets and reserves and between the subject land and the nearest other existing subdivision in accordance with the approved functional layout plan;
- x. shared paths in accordance with the approved Quarry Hills Precinct Structure Plan within streets and reserves;
- xi. the specification of any bike path on a connector road must be to the satisfaction of the Department of Transport and the relevant Road Authority;
- xii. provision of underground easement drains of sufficient capacity to serve all lots being created to a legal point of discharge and the provision of an inlet on each such lot;
- xiii. the location and provision of vehicle exclusion mechanisms consistent with Council standards, abutting reserves;
- xiv. details of the proposed treatment and provision for lot boundary fencing adjoining all reserves other than road reserves;
- xv. appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision;
- xvi. provision for the utilisation of any surplus top soil from this stage;
- xvii. permanent survey marks;
- xviii. unless an alternative empty conduit network is being installed that is suitable for fibre optic infrastructure and the applicant has evidence of an access agreement between the carrier putting in the conduit and the National Broadband Network Company, the provision of conduits, including pits and ancillary works for optical fibre telecommunications services or any equivalent alternative approved by the Responsible Authority and the conduit shall be designed in accordance with clause 22.13 Telecommunications Conduit Policy of the Whittlesea Planning Scheme and Planning Guidelines for Conduits for Optic Fibre Services, 2001;
- xix. survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones;
- xx. details in relation to all filling on the site which must be compacted to specifications approved by the Responsible Authority;
- xxi. the relocation underground of all existing aerial services, including electricity and telecommunications assets, within streets abutting the subdivision;
- xxii. the location of any earthworks (cut or fill) or service provision in a location outside the designated tree protection zone which does not adversely impact on the health and integrity of any trees to be retained;

- xxiii. a separate signage and line marking plan identifying the road layout, proposed signs, line marking, RRPMS and a sign schedule;
- xxiv. Any infrastructure shown in the approved Public Infrastructure Plan as approved under this permit as part of the relevant stage submission;
- xxv. Any public lighting to be designed and baffled to prevent any light spill and glare within and adjacent to any Growling Grass Frog (GGF) conservation area, unless where agreed by the Secretary to the Department of Environment, Land, Water and Planning (DELWP);
- xxvi. Water Sensitive Urban Design initiatives in accordance with current best practice and minimum Council standards to the satisfaction of the Responsible Authority;
- xxvii. Integrated Water Management requirements to meet R93-R100 (inclusive) and respond to G103-106 (inclusive) of the Quarry Hills Precinct Structure Plan to the satisfaction of the Responsible Authority;
- xxviii. The structural detail of the retaining walls required on the land;
- xxix. All utility infrastructure located outside of any designated conservation area as shown in Plan 9 and in accordance with R107 of the Quarry Hills Precinct Structure Plan;
- xxx. Identification of shared trenching of services wherever possible; and
- xxxi. All new electricity supply infrastructure (excluding substations and cables of a voltage greater than 66kV) to be provided underground.

Such information as required under this condition must be accompanied by specifications of any bike path on a connector road, which has been approved by the Department of Transport and the relevant Road Authority.

- b. a landscape works plan to be submitted including:
 - i. all details of works consistent with any approved landscape masterplan;
 - ii. the removal of all existing disused structures, foundations, pipelines or stockpiles other than heritage features and the eradication of weeds;
 - iii. all proposed street-tree planting using semi - advanced trees, with maximum container size of 45 litres or equivalent (larger sizes will incur additional establishment and extended maintenance obligations);
 - iv. all proposed street trees provided at intervals not exceeding the following:
 - a. 8-10 metres for trees with a canopy of less than 10 metres;
 - b. 10-12 metres for trees with a canopy of between 10-15 metres;
 - c. 12-15m for trees with a canopy greater than 15 metres;
 - v. earth shaping including the supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve if applicable);
 - vi. mechanisms for the exclusion of vehicles,

- vii. All proposed open space and streetscape embellishments such as installation of pathways, park lighting, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, drinking fountains, irrigation systems, playgrounds, artwork, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies (including within the drainage reserve if applicable);
- viii. hazard reduction pruning of trees to be retained, to the satisfaction of the Responsible Authority;
- ix. Any proposed fencing of open space to be low scale and visually permeable;
- x. Any public lighting to be designed and baffled to prevent any light spill and glare within and adjacent to any Growling Grass Frog (GGF) conservation area, unless where agreed by the Secretary of the Department of Environment, Land, Water and Planning;
- xi. Any lawns utilised for embankments in public areas to have a gradient in accordance with Council standards; and
- xii. Shared and pedestrian paths align the waterway which must:
 - a. Be delivered as part of the development consistent with the network shown on Plan 11 of the PSP;
 - b. Be above the 1:10 year flood level with any PSP designated crossing of the waterway designed to maintain hydraulic function of the waterway;
 - c. Where a shared path is to be delivered on one side of a waterway, a path is also to be delivered to a lesser standard such as crushed rock or similar material.

All to the satisfaction of the Responsible Authority and Melbourne Water. Where sufficient detail is shown on the endorsed landscape masterplan, to the satisfaction of the Responsible Authority, stage landscape plans may not be required.

- c. a Site Management Plan which must:
 - i. address occupational health and safety, traffic management, environmental controls and cultural heritage and/or dry stone wall protection measures to the satisfaction of the Responsible Authority;
 - ii. be submitted to the Responsible Authority a minimum of 21 days before a required pre-commencement meeting (attended by authorised representatives of the construction contractor and project superintendent as appointed by the developer) on the site of the works;
 - iii. identify any site offices, workspaces, personnel rest and amenity areas, hardstands, material laydown areas, and stockpiles;
 - iv. include the proposed route for construction vehicle, equipment and machinery access to the site including a program for the upgrade and maintenance works required along this route while works are in progress;

- v. address the location of parking areas for construction and sub-contractors' vehicles, equipment and machinery on and surrounding the site, to ensure that they cause minimum disruption to surrounding properties;
- vi. include measures to reduce the impact of noise, dust and other emissions created during the construction process;
- vii. demonstrate all environmental and cultural heritage and/or dry stone wall protection measures identified on a drawing(s) drawn to scale and prepared in accordance with Melbourne Water standards for such drawings;
- viii. provide measures to ensure that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the storm water drainage system;
- ix. include means by which foreign material will be restricted from being deposited on public roads by vehicles, equipment and machinery associated with the building and works on the land to the satisfaction of the Responsible Authority;
- x. address any recommendations of any approved Cultural Heritage, Dry Stone Wall and Conservation Management Plans applying to the land;
- xi. identify the location and method of any Tree Protection Zones; and
- xii. ensure that all contractors working on the site must be inducted into an environmental management program for construction works.

All works must be carried out generally in accordance with the measures set out in the Site Management Plan approved by the Responsible Authority. The developer must keep the Responsible Authority informed in writing of any changes to the Site Management Plan. If in the opinion of the Responsible Authority the changes represent a significant departure from the approved Site Management Plan then an amended Site Management Plan must be submitted to and approved by the Responsible Authority.

32. Native vegetation offsets

To offset the removal of native vegetation where not otherwise covered by the Melbourne Strategic Assessment Levy, the permit holder must secure native vegetation offsets in accordance with the Guidelines for the Removal, destruction or lopping of native vegetation (DELWP 2017) including general offset of habitat units:

- i. Located within the Port Phillip and Westernport Catchment Management boundary or Whittlesea municipal area
- ii. With a minimum strategic biodiversity value as specified
- iii. Species habitat units for any species specified

All to the amounts and types to the satisfaction of the Responsible Authority and DELWP.

33. Evidence of native vegetation offsets

Before any native vegetation is removed, evidence that the required offset for each stage of the subdivision/project has been secured must be provided to the satisfaction of the Responsible Authority. This evidence must be one or both of the following:

- a. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
- b. credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the Responsible Authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning Port Phillip regional office via ppr.planning@delwp.vic.gov.au.

Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the Responsible Authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION WORK

34. Heritage Removal

No heritage place, including buildings, objects or landscaping identified in the Schedule to the Heritage Overlay, and no feature within the lots containing the residual heritage features irrespective of whether it is referenced in the Schedule to the Heritage Overlay may be removed or altered unless identified on the endorsed Subdivision Layout Plan or another more detailed document endorsed as part of this permit.

35. Salvage and Translation

The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

36. Tree Protection Zones

No works are to be undertaken within a Tree Protection Zone unless:

- a. Council determines that the works proposed within the Tree Protection Zone will not adversely impact on the tree or damage any part of the tree including its canopy, branches, trunk and roots; or**
- b. Council determines that the variation is required to minimise risk to the public and/or property; or**
- c. Council otherwise consents.**

All works located in or in close proximity to a Tree Protection Zone must be supervised by a suitably qualified and experienced consulting arborist.

37. Works within Tree Protection Zones

With Council consent, works may encroach into a Tree Protection Zone, including (where appropriate):

- a. “no dig” footpaths, mulching and limited soft landscaping provided all footpaths are first pegged on site and confirmed by the Responsible Authority prior to construction and all works are undertaken by hand to minimise disturbance to surface roots; and**
- b. boring for services where all other alternative alignments have been investigated and determined unfeasible to the satisfaction of Council.**

38. Documentation of Works within Tree Protection Zones

All works proposed to occur within a Tree Protection Zone must be documented in the civil infrastructure drawings and landscape plans, or otherwise approved in writing, to the satisfaction of the Responsible Authority.

39. Tree Protection Zone Fencing

The Tree Protection Zone as calculated by the consulting arborist must be clearly identified on site by an appropriately qualified person.

Temporary Tree Protection Zone fencing (refer to Figure 5 of the Quarry Hills PSP) must be erected around the perimeter of all Tree Protection Zones and must be inspected by and approved by Council prior to the commencement of any buildings, works or demolition.

Tree Protection Zone fencing must be to the satisfaction of the Responsible Authority and should comprise:

- a. treated pine posts with a minimum height of 1.8 metres (total post length) at every corner or at a maximum interval of 9.0 metres. These posts shall be sunk 450mm into the ground. Concrete may affect the soil pH level and shall not be used to secure posts;**
- b. treated pine stays shall be fixed to all corner posts;**
- c. steel star pickets with a minimum height of 1.8 metres (total picket length) shall be installed between the treated pine posts at a maximum interval of 3.0 metres. These pickets shall be sunk 450mm into the ground and shall include high visibility safety caps;**
- d. ring lock wire mesh fencing with a minimum height of 1.2 metres shall be securely fixed at each post with wire ties. The fence shall completely enclose the tree protection zone;**
- e. high visibility hazard marker tape shall be securely fixed to the top of the ring lock mesh fencing with wire ties; and**
- f. signage must be attached to the fence at regular intervals. Signage must read "TREE PROTECTION ZONE. NO ENTRY EXCEPT TO AUTHORISED PERSONNEL. FINES SHALL BE IMPOSED FOR REMOVAL OR DAMAGE OF FENCING AND/OR TREES" (refer to Figure 5 of the Quarry Hills PSP).**

Tree Protection Zone fencing must be regularly maintained and may only be removed after the landscape pre-commencement meeting has occurred or until such date as is approved by the Responsible Authority in writing.

40. Enhanced Growing Environments within Tree Protection Zones

The area within the Tree Protection Zone must be modified to enhance the growing conditions of the tree to help reduce stress or damage to the tree as a direct result of adjacent construction works to the satisfaction of the Responsible Authority.

Specific improvements may include one or a combination of the following:

- a. ground surfaces within tree protection zones must be left intact and a Glyphosate based herbicide mixed in accordance with the manufacturer's recommendations used to remove any weeds or unwanted vegetation;**
- b. the area within the exclusion zone must be mulched with wood chips to a depth of 150mm;**
- c. if required or as directed by the Responsible Authority, trees are to receive supplementary water. The amount of water is to be determined by the consulting arborist and will be determined by the amount of disturbance the tree has sustained and/or climatic conditions; and**

- d. where severing of roots (greater than 50mm in diameter) is required directly adjacent to tree protection zones, the roots must be cleanly cut. Where possible this is to be completed at the beginning of the development of the site. Roots are not to be left exposed, they are to be back filled or covered with damp hessian.

The health of retained trees will be recorded prior to the commencement of works and periodically monitored by the consulting arborist and the Responsible Authority.

41. Tree Protection Zone Induction

Prior to any works commencing in proximity to Tree Protection Zone, a consulting arborist must induct all personnel involved in construction in close proximity to and/or involved in works that may impact Tree Protection Zone.

Construction Personnel must be advised:

- a. Unless authorised by the consulting arborist or as directed by the Responsible Authority, no party must enter into a tree protection zone or modify the tree protection zone fencing in any way;
- b. No buildings or works (including loading and unloading, storage of materials, dumping of waste, vehicle access and parking or other construction activity) are to occur in the tree protection zone without the written consent of and to the satisfaction of the Responsible Authority;
- c. The storing or disposal of chemicals or toxic material must not be undertaken within 10 metres of any exclusion zone. Where the slope of the land suggests that these materials may drain towards an exclusion zone, the storing or disposal of these materials is strictly forbidden;
- d. Any trees that are to be removed next to exclusion zones are to be done so manually under the direct supervision of the consulting arborist (ie. cut not pushed). Stumps are to be ground and not excavated to prevent damage to trees in close proximity.

42. Tree Protection Zone Bond

Prior to commencement of the subdivision, a bank guarantee or other security to the satisfaction of the Responsible Authority for the total amount of \$100,000.00 (or otherwise determined by the Responsible Authority) must be submitted to the Responsible Authority as security for the satisfactory observance of the conditions in relation to Tree Protection Zones within that subdivision.

Upon completion of any building or subdivision works to the satisfaction of the Responsible Authority, the bank guarantee or other security will be returned to the person providing the bank guarantee or security.

Where the Responsible Authority determines that a tree covered by a Tree Protection Zone has been damaged as a result of buildings and works by the developer or its contractors to an extent that it affects detrimentally the life, health and appearance of the tree or its contribution to the landscape, an amount from the security is to be paid by the developer for the purchase of trees for planting on the land or the pruning or other arboricultural works to rehabilitate and improve existing trees, all to the satisfaction of the Responsible Authority.

43. Hazard Reduction Pruning

Prior to the issue of Practical Completion of the landscaping works, all trees that are to be retained must have hazard reduction pruning undertaken by a suitably qualified and experienced arborist to ensure the tree does not present an unreasonable risk. If necessary, pruning works shall include:

- a. Removal of all dead and diseased branches. Specifically, dead branches greater than 40mm in diameter (measured at the base of the branch) shall be removed from the canopy unless they contain hollows that are clearly being used for habitat. Due care shall be given to ensure the integrity of the tree as habitat for native fauna is not compromised (larger material shall be left on site for its habitat value);
- b. Weight reduction and canopy thinning (especially for branches overhanging trafficable areas and fixed infrastructure). No live branches greater than 200mm in diameter shall be removed from the tree without authorisation from the Responsible Authority. Remove no more than 20% of live foliage from any tree; and
- c. Removal of epiphytic plant material, wire and any attached debris/rubbish.

Prior to any pruning works being undertaken, the arborist engaged to undertake the works shall arrange a site meeting with a representative from Council's Parks and Open Space Department.

All pruning works shall be to approved arboricultural practices and have regard to AS4373–2007.

44. Tree Removal

Where a tree is permitted to be removed:

- a. Each tree nominated for removal shall be suitably marked prior to its removal and an inspection arranged with an appropriate Council Officer to verify that the tree marked accords with the permit and/or endorsed plans;**
- b. Prior to removal, the tree to be removed shall be inspected by an appropriately qualified and experienced zoologist to determine the presence of any native animals living or nesting in the tree. Should any native animals be detected they must be caught and relocated to a site deemed appropriate by the zoologist;**
- c. Tree removal is to be undertaken in a safe manner;**
- d. All services either above or below ground are to be located prior to the commencement of any works;**
- e. Stumps and any surface roots are to be ground down below ground level. Ground and chipped material to a depth of 50mm is to be removed from site at the direction of the project manager. The project manager must supply and place suitable topsoil and seed the area making certain that the reinstated ground surface is level, even and safe;**
- f. Stumps shall be removed within 14 days of removal of the tree. All stumps not removed immediately after removal of the tree are to be paint marked with a suitable bright yellow reflective marking paint;**
- g. Where ever possible and appropriate, native trees to be removed should be retained for use in core conservation areas for habitat purposes or reused in open space as urban art, park furniture and/or other use determined appropriate by the Responsible Authority;**
- h. After a tree has been fallen, the tree must be protected from firewood harvesting via temporary fencing and signage to the satisfaction of Council until such time as the tree has been relocated for habitat or mulched;**
- i. All timber greater than 300mm in diameter that cannot be reused as habitat, furniture or another use determined appropriate by the Responsible Authority shall be hammer milled and shredded for reuse as mulch within the site; and**
- j. All timber less than 300mm in diameter and branch/leaf material shall be shredded for reuse as mulch within the subject site.**

45. Native Vegetation Removal

No native vegetation must be destroyed, felled, lopped, ring barked or uprooted, without the consent of the Responsible Authority.

46. Development and works in tree protection zones

No buildings or works, including loading and unloading, storage of materials, dumping of waste, vehicle access, parking or other construction activity is to occur within a tree protection zone without the written consent of and to the satisfaction of the Responsible Authority.

47. Filling of land

All filling on the site must be carried out, supervised, completed and recorded in accordance with AS 3798 (Guidelines on earthworks for commercial and residential developments) to specifications to the satisfaction of the Responsible Authority. The geotechnical authority responsible for supervision and testing under this condition must be independently engaged by the applicant and not be engaged by the contractor carrying out the works. Before the issue of a Statement of Compliance unless otherwise agreed in writing by the Responsible Authority, compaction test results and a report shall be provided to the satisfaction of the Responsible Authority.

48. Site Management Plan (Bushfire)

The subdivision and works must at all times comply with the requirements and recommendations of the endorsed Site Management Plan.

49. Conservation Area Compliance

The subdivision and works must at all times comply with the requirements and recommendations of the endorsed Conservation Area Plan.

CONDITIONS TO BE SATISFIED PRIOR TO THE STATEMENT OF COMPLIANCE

50. Open space and natural systems

Land set aside for tree reserves or landscape buffer as set out in the *Quarry Hills Precinct Structure Plan* must be transferred to or vested in Council at no cost to Council unless the land is funded by the incorporated *Quarry Hills Development Contributions Plan, June 2016*.

51. Land Management Co-operative Agreement

Before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land must:

- a. Enter into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation, Forests and Lands Act 1987*, which:

- i. Must provide for the conservation and management of that part of the land shown as a conservation area in the *Quarry Hills Precinct Structure Plan, June 2016*; and
- ii. May include any matter that such an agreement may contain under the *Conservation, Forests and Lands Act 1987*.
- b. Makes application to the Registrar of Titles to register the agreement on the title to the land.
- c. Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within a conservation area identified in the Precinct Structure Plan that:

- i. is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- ii. is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- iii. is within a conservation area identified in a Precinct Structure Plan for nature conservation and is vested, or will be vested, in the Secretary to the Department of Environment, Land, Water and Planning for conservation purposes; or
- iv. is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - a. the Secretary to the Department of Environment, Land, Water and Planning;
 - b. the Minister administering the *Conservation, Forests and Lands Act, 1987*; or
 - c. another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

52. Public transport

Unless otherwise agreed by Public Transport Victoria, prior to the issue of Statement of Compliance for any subdivision stage, bus stops must be constructed, at full cost to the permit holder as follows:

- a. In accordance with the Public Transport Guidelines for Land Use and Development with a concrete hard stand area, and in activity centres, a shelter must also be constructed.
- b. Be compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*.

- c. At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Public Transport Victoria.
- d. Be provided with direct and safe pedestrian access to a pedestrian path
All to the satisfaction of Public Transport Victoria and the responsible authority.

53. Development and open space contributions

Prior to the issue of a Statement of Compliance for any stage of the subdivision, development and open space contributions must be paid to the Responsible Authority in accordance with the approved Quarry Hills Development Contributions Plan and Clause 45.06 and 53.01 of the Whittlesea Planning Scheme, unless otherwise agreed to in writing by the Responsible Authority.

54. Telecommunications

Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:

- a. A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b. A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

55. Road and Service connections

Prior to the Statement of Compliance for any stage, direct and complete road connections and services from the abutting development approved under Planning Permit PLN-37131 and 717338 must be provided to that stage.

56. Fences adjoining reserves

Before Statement of Compliance is issued for any given stage, all fences adjoining all reserves (including walkway extensions of road reserves but otherwise excluding road reserves) are to be erected by the developer (or owner) at no cost and to the satisfaction of Council.

57. Foreign Resident Capital Gains Withholding Certificate

Prior to the issue of a Statement of Compliance for any stage of the subdivision, the permit holder must provide a valid Foreign Resident Capital Gains Withholding Certificate and a current copy of Title for the entire land. The name on the Foreign Resident Capital Gains Withholding Certificate must match the name on Title.

58. Statement of compliance with deferment of engineering works

Prior to the issue of a Statement of Compliance for any stage or by such later date as is approved by the Responsible Authority in writing, the applicant may seek, to the satisfaction of the Responsible Authority, the issue of the Statement of Compliance but with deferment of completion of specified civil construction works shown on the endorsed construction plans and all or part of landscape construction works shown on the endorsed plans, provided the following requirements have been met:

Civil works

- a. all relevant referral authorities have consented to the issue of a Statement of Compliance,
- b. civil construction works have been completed except for the wearing course asphalt works, the landscaping component of the works and any other minor works as agreed with the Responsible Authority,
- c. an amount equivalent to 150% of the agreed estimated cost of outstanding civil construction works will be required by the Responsible Authority as security deposit,
- d. a works program is provided setting out the proposed timing of all outstanding construction works, and
- e. a site safety plan that ensures continuous public safety measures are maintained until completion of the deferred works.

Upon completion of the deferred civil construction works, the applicant must notify the Responsible Authority to enable its inspection. If the works have been completed to its satisfaction, the Responsible Authority must refund fully the security deposit.

Landscape works

- a. An amount equivalent to 150% of the agreed estimated cost of outstanding streetscape / landscape construction plus an agreed amount for the maintenance works will be required by the Responsible Authority as security deposit.
- b. A works program is provided setting out the proposed timing of all outstanding landscape construction works. Works must commence within 12 months of issue of Statement of Compliance for the given stage of the subdivision and must be completed prior to occupancy of any new dwelling within the given stage.

Upon completion of the deferred landscaping construction works, the applicant must notify the Responsible Authority to enable its inspection. Subject to satisfactory completion of the deferred landscaping, a Certificate of Practical Completion for landscaping will be issued, triggering the commencement of the maintenance period. If the works have been completed to its satisfaction, the Responsible Authority must refund fully the security deposit.

59. Verification of completion of works for dry stone walls

Prior to the issue of a Statement of Compliance, the recommendations for the construction and repair of all dry stone walls as detailed in the endorsed Dry Stone Wall Management Plan are to be undertaken on site. Written confirmation from a suitably qualified heritage consultant is to be provided to the Responsible Authority to verify that these works have been completed to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance.

If works are to be bonded as part of landscape works, the qualified expert must provide a written statement to the Responsible Authority that confirms the works have been carried out (including any recording, removal, stockpiling and similar) in accordance with the endorsed Dry Stone Wall Management Plan before issue of the Statement of Compliance.

60. Works on heritage items

Before the issue of a Statement of Compliance for the stage containing any heritage features, all recommendations of the approved Conservation Management Plan relating to the heritage item(s) in that stage are to be completed on site to the satisfaction of the Responsible Authority, unless otherwise agreed in writing by the Responsible Authority.

61. Heritage Conservation Management Plan Section 173 agreement

Before the issue of a Statement of Compliance for the relevant stage of the subdivision, if recommendations of the approved Heritage Conservation Management Plan(s) include ongoing recommendations, a Section 173 agreement is to be entered into to secure the ongoing recommendations of the approved Heritage Conservation Management Plan(s) on the title for any lot containing the heritage place(s). The cost of implementing the agreement is to be borne by the permit holder.

62. Ewerts Farm heritage lot subdivision process

Before the issue of a Statement of Compliance of the Plan of Subdivision for the relevant stage, the permit holder must enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1983*. The agreement must be registered on the Plan of Subdivision for both lots containing part of the Ewart Farm heritage precinct, and must specify:

- a. The two lots containing portions of the site must not be further subdivided; and
- b. The two lots must remain in the same ownership; and
- c. No new structure or extension of the existing building on either lot is to be constructed which crosses the lot/zone boundaries without the further written consent of Council; and
- d. The agreement ceases to apply upon such time as the two lots cease to contain any part within separate Planning Zones, or ceasing to be a heritage place.

The cost for the preparation and execution of the Agreements shall be born by the permit holder.

63. Septic system removal

Unless previously removed, prior to the Statement of Compliance for any lot in a stage containing a heritage property, the septic system from the existing dwelling and any existing outbuildings must be disconnected, and the property connected to the Melbourne Water Sewerage System. The existing system must be decommissioned and removed with any decontamination works as required, in accordance with the Code of Practice for Onsite Wastewater Management Systems. Evidence of this being completed must be provided to the Responsible Authority.

CONDITIONS TO BE SATISFIED FOLLOWING CONSTRUCTION WORKS

64. Hazard Reduction Pruning

Prior to the issue of a Certificate of Practical Completion of the landscaping works, all trees that are to be retained must have hazard reduction pruning undertaken by a suitably qualified and experienced arborist to ensure the tree does not present an unreasonable risk. If necessary, pruning works shall include:

- a. Removal of all dead and diseased branches. Specifically, dead branches greater than 40mm in diameter (measured at the base of the branch) shall be removed from the canopy unless they contain hollows that are clearly being used for habitat. Due care shall be given to ensure the integrity of the tree as habitat for native fauna is not compromised (larger material shall be left on site for its habitat value);
- b. Weight reduction and canopy thinning (especially for branches overhanging trafficable areas and fixed infrastructure). No live branches greater than 200mm in diameter shall be removed from the tree without authorisation from the Responsible Authority. Remove no more than 20% of live foliage from any tree; and
- c. Removal of epiphytic plant material, wire and any attached debris/rubbish.

65. Commencement of street tree planting and landscaping works

Before any landscape works associated with the subdivision (or staged subdivision) commence, a landscape works plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The developer must notify the Responsible Authority a minimum of Seven days prior to commencing street tree planting and landscaping so that surveillance of the works can be undertaken. At this time, the developer must provide written advice to Council from an independent and suitably qualified and experienced arborist confirming that the tree stock to be installed within the stage has been inspected and is healthy, free of root girdling, fit for purpose and meets all standards and benchmarks contained within AS2303:2018 – Tree Stock for Landscape Use.

66. Completion of landscape works

Within 3 months of the commencement of the landscaping works or by such later date as is approved by the Responsible Authority in writing, the landscape works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. Upon completion of the landscape construction works, the applicant must notify the Responsible Authority to enable its inspection. Subject to satisfactory completion of the landscaping in accordance with the endorsed plan, a Certificate of Practical Completion for the landscaping will be issued, triggering the commencement of the maintenance period.

67. Landscape Maintenance

- a. All landscaping (except for grass in nature strips of streets abutting private property) shown on the approved stage landscape plans, must be maintained to the satisfaction of the Responsible Authority for a minimum period of 18 months ending on 31 May of the given year from the date of issue of a Certificate of Practical Completion of landscaping, including that any dead, diseased or damaged plants are to be replaced, bare areas of grass are re-established, mulched surfaces reinstated, damaged or faulty infrastructure repaired or replaced, etc. Rectification works must not be deferred until the completion of the maintenance period.
- b. To ensure all assets as identified in the approved stage landscape plans are retained in a safe and functional state and to prolong functional life of the asset, landscape works shall be maintained in accordance with Council's Minimum Landscape Maintenance Specification of Services and Works (May 2010).
- c. Upon the completion of maintenance of the street tree planting and landscaping works, the developer must notify the Responsible Authority to undertake an inspection prior to the issue of the Certificate of Final Completion.

68. As Constructed Engineering Plans

The City of Whittlesea requires As Constructed data from Consultants/Developers for newly built assets as per A-Spec (specifications to maintain Asset Registers).

Asset information must be projected to GDA94 in digital format to include D-Spec (drainage data), R-Spec (road data) and O-Spec (open space data), as per “A-Spec” specifications.

68.1. Civil Works

Prior to Council’s consent to issuing of a Certificate of Practical Completion, the following must be submitted to the satisfaction of the Responsible Authority:

- a. complete set of 'as constructed plans' of site works (amended if necessary to show any changes that may have occurred during construction), which include civil, electrical and telecommunication works, in digital file format AutoCAD (recent version) and PDF. The digital files must have a naming convention (Subdivision name_Stage) to enable identification of Council assets listed and should be projected to GDA20-MGA Zone 55.
- b. a list of asset quantities which include the following Council assets:
 - i. total length of Roads, Footpath, Kerb and Channel,
 - ii. total number of Bridges, WSUD features, Traffic calming devices,
 - iii. total length of pipe and number of pits for Drainage and Telecommunications,
 - iv. total number of streetlights, and
 - v. Total number of road reserve assets.
- c. asset information must include D-Spec (drainage data) and R-Spec (road data) as per “A-Spec” specifications (the Consultant/Developer Specifications for the delivery of digital data to Local Governments) in ESRI Shape Files (preferred format) or MapInfo with attributions. All GIS and CAD data submitted must be in Map Grid Australia Zone 55 projection and referenced to Geocentric Datum of Australia (GDA) 2020.

Please refer to website for detailed A-Spec Standards:

<http://www.a-specstandards.com.au/>

Bonds will not be released until such time the drawings are delivered in the correct format to Council.

68.2. Landscape Works

Prior to Council's consent to issuing of a Certificate of Practical Completion, the following must be submitted to the satisfaction of the Responsible Authority:

- a. Landscape Architectural Drawings in the following format:
 - i. One (1x) PDF images of "As-Constructed" plans,
 - ii. One (1x) DXF (preferred format) or DWG files (recent version) including attribution, at 1:1 scale, and
 - iii. All GIS data submitted must be in Map Grid Australia Zone 55 projection and referenced to Geocentric Datum of Australia (GDA) 2020. Height must be based on Australia Height Datum (AHD).
- b. "As Constructed detail" of the works as digital data for the Open Space assets information component of the subdivision, in accordance with the current version of O-SPEC. The preferred format is:
 - i. GIS Format (refer to O-SPEC for further information). – ESRI Shape files (preferred format) with attributions.
 - ii. All GIS data submitted must be in Map Grid Australia Zone 55 projection and referenced to Geocentric Datum of Australia (GDA) 2020. Height must be based on Australian Height Datum (AHD).
 - iii. Referenced to existing PSM Survey marks where available.

Please refer to the following website for detailed O-Spec Standards:

<http://www.a-specstandards.com.au/o-spec>

Bonds will not be released until such time the drawings are delivered in the correct format to Council.

GENERAL CONDITIONS

69. Subdivision of Rural Conservation Zone land

The subdivision of Rural Conservation Zone land allowed under this permit must ensure Rural Conservation Zone land is consolidated with other parcels unless to achieve the minimum lot area, unless it is created as a "reserve".

70. Extent of works

No works or alterations to the existing landscape excepting subdivision approved under this permit are to occur on land east of the Darebin Creek.

71. Dry Stone Walls

No dry stone wall is to be moved or altered in anyway unless specified on endorsed Functional Layout Plans.

72. Telecommunications

The owner of the land must enter into an agreement with:

- a. A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
- b. A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National broadband Network will not be provided by optical fibre.**

73. Subdivision and consolidation of land (to comply with 64.03)

The land area of the properties to which this permit applies must be consolidated such that no area containing Rural Conservation Zone land is in a lot which is less than 40 hectares at any time.

74. Layout not altered

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

75. Removal of top soil

No topsoil is to be removed from land covered by the subdivision without the written consent of the Responsible Authority.

76. Amenity

The amenity of the area must not be detrimentally affected as part of any development works by the use or development through the:

- a. Transport of materials, goods or commodities to and from the land;**
- b. Appearance of any building, works or materials; or**
- c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.**

77. Reticulated Services

Reticulated water, drainage, sewerage and electricity reticulation underground must be available to each lot shown on the endorsed plans before any lot can be used for houses.

78. Time Limit

This permit will expire if:

- a. The plan of subdivision for the first stage is not certified within 2 years of the date of this permit; or**

- b. The plan of subdivision for any subsequent stage of the subdivision is not certified within 2 years of the date of the certification of the previous stage of the subdivision.
- c. The registration of any stage of the subdivision is not completed within 5 years of the date of certification of the plans of subdivision.

The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

REFERRAL AUTHORITY CONDITIONS

79. AusNet Electricity Services Pty. Ltd.

The Plan of Subdivision must be submitted for certification and referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the *Subdivision Act 1988*.

The applicant must:

- a. Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
- b. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
- c. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power lines which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.
- d. Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of "Power Lin"" in the favour of "AUSNET ELECTRICITY SERVICES PTY LTD" pursuant to Section 88 of the *Electricity Industry Act 2000*, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
- e. Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
- f. Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the provision of the electricity line(s) as determined by survey.
- g. Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electricity substations.

- h. Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the *Transfer of Land Act* prior to the registration of the plan of subdivision.
- i. Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
- j. Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the *Electricity Safety Act 1988*.
- k. Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

Melbourne Water

- 80. Prior to commencement of works or Council's endorsement of plan, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and stormwater from the subject land directly or indirectly into Melbourne Water's drainage system and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- 81. Prior to Commencement of Works, all Melbourne Water conditions relating to the subdivisional permit for this property must be satisfied. This includes:
 - a. All new lots are to be filled to a minimum of 300mm above the 1% AEP flood level associated with existing or proposed Development Services Scheme planned pipeline works. All new lots are to be filled to a minimum of 600mm above the 1% AEP flood level associated with an existing or proposed Melbourne Water wetland or retarding basin.
 - b. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the *Subdivision Act 1988*.
 - c. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to Commencement of Works, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.

- d. Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental management Guidelines (CSIRO) 1999'.
 - e. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
 - f. The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
 - g. Any road or access way intended to act as a stormwater overland flow path for an existing or new Melbourne Water asset must be designed and constructed to comply with the floodway safety criteria outlined in section 8 of the Guidelines for Development in Flood Affected Areas (DELWP 2019), or where appropriate to Council's requirements and standards.
 - h. All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
 - i. Local drainage must be to the satisfaction of Council.
 - j. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
82. Prior to the issue of a Certificate of Occupancy, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for approval after the completion of filling, verifying that the specified fill levels have been achieved. The CSP must clearly show finished fill levels and applicable 1 in 100 year ARI flood levels.
83. Prior to Certification, designs addressing the interface of the lots adjacent to the drainage reserve, must be prepared to the satisfaction of Council and Melbourne Water.
84. Prior to the commencement of works, a separate application direct to Melbourne Water, must be made for any works on or around our mains, drains and waterways. Applications shall be made online via the Melbourne Water website. Prior to the issue of a Statement of Compliance, copies of all relevant signed practical completion forms and Asset Services must be submitted.
85. Drainage works are to be fully funded by the Owner and as such no contributions to Melbourne Water are payable and no reimbursements to the Owner towards the cost of the works are applicable.

- 86. Additional works may be required in order to enhance the Darebin Creek to the satisfaction of Melbourne Water. This may include but is not limited to works such as bank stabilisation, revegetation works and programmed maintenance for weed control.**
- 87. A minimum setback of 50 metres from the top-of-bank along the Darebin Creek is required to protect the riparian corridor and GGF values along the creek for environmental and liveability benefits, and to preserve the potential for future enhancement of these values, unless otherwise agreed to in writing by both DELWP and Melbourne Water.**
- 88. Prior to Certification, a flora and fauna assessment is to be submitted to Melbourne Water.**
- 89. Melbourne Water will require written approval from DELWP for works within areas outlined as Growling Grass Frog habitats.**
- 90. Prior to Certification of any Plan of Subdivision associated with the application, a stormwater management strategy must be submitted and approved by Melbourne Water and council. The strategy must demonstrate the following:**
- a. The proposed alignment for any 1 in 5 year drainage infrastructure and any associated overland flow paths directions for the 1 in 100 year ARI flood event;**
 - b. That the lot layout adequately accommodates the overland flows;**
 - c. A Flood Extent Plan and Overland Flow-path Plan for the ultimate floodplain, including 1-in-100 year ARI flood levels, Details of the outlet connections and relevant calculations,**
 - d. The subdivisional layout must be in accordance with the approved drainage strategy,**
 - e. Designs addressing the interface of the lots adjacent to the drainage reserve, must be prepared to the satisfaction of Council and Melbourne Water.**
 - f. Stormwater runoff from the subdivision will achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater.**

Yarra Valley Water

- 91. The owner of the subject land must enter into an agreement with Yarra Valley Water for the provision of water services.**
- 92. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of recycled water services.**

93. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage services.

Department of Environment, Land, Water and Planning

94. Kangaroo Management Plan

Before the certification of a plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning. Once approved the plan will be endorsed by the responsible authority and form part of the permit. The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.

95. Protection of conservation areas and native vegetation during construction

- a. Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the development of the land must erect a conservation area/vegetation protection fence that is:**

- i. Highly visible**
- ii. At least 2 metres in height**
- iii. Sturdy and strong enough to withstand knocks from construction vehicles**
- iv. In place for the whole period of construction**
- v. Located the following minimum distance from the element to be protected:**

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

- b. Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:**

- vi. Be located not less than 15 metres from a waterway;**
- vii. Be located outside the vegetation protection fence;**
- viii. Be constructed and designed to ensure that the conservation area, scattered tree or patch of native vegetation are protected from adverse impacts during construction;**
- ix. Not be undertaken if it presents a risk to any vegetation within a conservation area; and**
- x. Be carried out under the supervision of a suitable qualified ecologist or arborist.**

96. Fencing plan

Prior to the commencement of development, a conservation area fencing plan must be submitted to and approved by the Secretary to the Department of Environment, Land, Water and Planning, to ensure the conservation area is adequately protected. The fencing plan must contain the following:

- a. The alignment of temporary protection fencing
- b. The timing of installation and removal of temporary protection fencing;
- c. The timing of installation of permanent fencing;
- d. Specifications for temporary and permanent fencing;
- e. Locations of maintenance access points; and
- f. Specifications for maintenance access crossovers and gates.

97. Land Management Co-operative Agreement

Prior to the issue of a statement of compliance for the last stage of the subdivision, the owner of the land must enter into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation, Forests and Lands Act 1987*, which:

- a. Must provide for the conservation and management of that part of the land shown as a conservation area in the *Quarry Hills Precinct Structure Plan, June 2016*;
- b. May include any matter that such an agreement may contain under the *Conservation, Forests and Lands Act 1987*;
- c. Makes application to the Registrar of Titles to register the agreement on the title to the land; and
- d. Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a LMCA in this condition does not apply to land or any lot or part of a lot within a conservation area that:

- i. Is identified in the incorporated PSP as public open space and is vested, or will be vested, in the council as a reserve for the purpose of public open space; or
- ii. Is identified in the incorporated PSP as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- iii. Is within a conservation area identified in the incorporated PSP for nature conservation and is vested or subject of an agreement with the secretary to the DELWP to be vested in the Secretary to the Department of Environment, Land, Water and Planning for conservation purposes; or

- iv. Is the subject of an agreement with the Secretary to the DELWP to transfer or gift that land to:
- a. The Secretary to the DELWP;
 - b. The Minister administering the *Conservation, Forests and Lands Act 1987*;
or
 - c. Another statutory authority.

To the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

98. Environmental Management Plan

Prior to the certification of the plan of subdivision or the commencement of buildings or works an Environmental Management Plan for the relevant works must be approved to the satisfaction of the Secretary to the DELWP and Responsible Authority, unless otherwise agreed by the Secretary to the DELWP and Planning and Responsible Authority.

99. Correct alignment of protective fencing

Buildings and works must not commence until written evidence confirming protection fencing has been erected, in accordance with an approved Conservation Area Fencing Plan, is provided by a suitably qualified land surveyor to the Department of Environment, Land, Water and Planning.

100. Works in Conservation Area

Works of any kind must not be undertaken on land identified as conservation area without prior written approval from the Secretary to the Department of Environment, Land, Water and Planning.

101. Land management plan for Conservation Area

Prior to the commencement of development, a land management plan for the Conservation Area land must be prepared by a suitably qualified consultant, submitted to, and approved by the Department of Environment, Land, Water and Planning. The land management plan must outline how the existing biodiversity values for the land will be maintained, including:

- a. How environmental weeds will be managed up until the securing of the conservation area.
- b. How any revegetation will be undertaken in coordination with weed management activities to prevent re-colonisation of weed species.
- c. How rubbish and hazards will be removed, and any contaminated material managed up until the securing of the conservation area.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning and the Responsible Authority.

102. Fire management and Conservation Area 33

Unless otherwise agreed to by the Department of Environment, Land, Water and Planning, buffer areas required to meet bushfire management objectives must be located outside of Conservation Area 33 where the land is intended to be vested to the Minister for Energy Environment and Climate Change.

103. Spatial definition of Conservation Area 34

The subdivision layout must reflect the boundary of Conservation area 34 as defined by dataset "MSA_BCS_CONS_AREA" available at DATA VIC (<https://www.data.vic.gov.au/>).

Country Fire Authority

104. Hydrants

Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

- a. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
- b. The hydrants must be identified with maker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

105. Roads

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

- a. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- b. Curves must have a minimum inner radius of 10 metres.
- c. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
- d. Road more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

Department of Transport

106. Cross Sections for roads identified as potential bus routes must be in accordance with the approved cross sections within the Quarry Hills Precinct Structure Plan. Any alteration of the approved cross section in the Quarry Hills Precinct Structure Plan must be referred to the Head Transport for Victoria for approval.
107. Any roundabout constructed on roads designed for a future public transport route within the subdivision, must be designed to accommodate ultra-low floor buses, to the satisfaction of Head, Transport for Victoria.
108. No compensation is payable under part 5 of the *Planning and Environment Act 1987* in respect of anything done under this permit.

PERMIT NOTES

Environment Management Plan (UGZ3) (IPO3)

Operation of Commonwealth Environmental Laws. On 5 September 2013 an approval under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval. Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC is not required.

AusNet Electricity Services Pty Ltd

It is recommended that, at an early date, the applicant commences negotiations with AUSNET ELECTRICITY SERVICES PTY LTD for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).

Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.

Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

Yarra Valley Water

Please send the Plan of Subdivision to Yarra Valley Water prior to certification.

Department of Environment, Land, Water and Planning

Operation of Commonwealth Environmental Laws. On 5 September 2013 an approval under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval. Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC is not required.

The Approved Functional Layout Plans and Landscape Plans for staged abutting the Conservation Area must show, as relevant, locations of vehicle crossovers for maintenance vehicle access to the conservation area, conservation area interface fencing and maintenance access gates consistent with the approved fencing plan. Guidance on interface requirements can be found in the *DELWP requirements for permanent fencing around conservation areas under the Melbourne Strategic Assessment*.

There are no salvage and translocation requirements that apply to the permit area. The mandatory salvage and translocation condition can be considered met.

Country Fire Authority

CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site (www.cfa.vic.gov.au)

Site and Surrounding Area

The land is referred to as 40-100 Bindts Road, Wollert, however 100 Bindts Road, Wollert was recently consolidated with other land to the north (former 130 and 150 Bindts Road, Wollert properties) to form a 124.4 hectare lot. This lot is generally rectangular in shape (excluding a section subdivided out under Permit 717388 and part which will be subdivided out under Permit PLN-37131) running 0.8km along Bindts Road south from Lehmanns Road, and approximately 1.5km east from Bindts Road.

Only 100 Bindts Road, Wollert and other relevant lots are discussed here as the former 130 and 150 Bindts Road, Wollert land is not within the extent of subdivision proposed by this application. The land to be subdivided comprises four rural lots of varying sizes and shapes.

- Prior to consolidation, 100 Bindts Road, Wollert was approximately 244,000m² with an approximately 200m frontage at the west to Bindts Road. This property was generally rectangular and ran east from Bindts Road for about 1.2km, crossing from Wollert into South Morang; and incorporated both a minor tributary of Findon Creek near Bindts Road, and the upper reaches of Darebin Creek further east inside the property. At a distance of 1.2km from Bindts Road, in Quarry Hills, the property abutts the T shaped lot of 130 Bindts Road, Wollert. This eastern end of the property will eventually form part of the Quarry Hills Regional Park.



Looking east from Bindts Road, house in centre. Property extends partly up hill in background.

Source: Google Street View, 2017.

The property incorporated a stone walled, metal roofed dwelling still in use, along with several outbuildings including a garage appearing to be constructed in recent decades, a dairy building adapted to a shed and a large rambling agricultural building, used as stables. This building is of bluestone construction in part and shows signs of having been set out to function as a dairy at one point. Several water tanks are also dotted around these buildings. Stone paved paths are also evident and there are dry stone walls nearby. This complex, which includes some large trees, is located on the high ground between the Findon Creek tributary and Darebin Creek and is protected by a Heritage Overlay in the Whittlesea Planning Scheme (including outbuildings and walls).



House viewed from Bindts Road. Decorative dry stone wall in foreground, outbuildings and tanks visible at left of house. Note raised ground.

Source: Council site inspection, 2020.

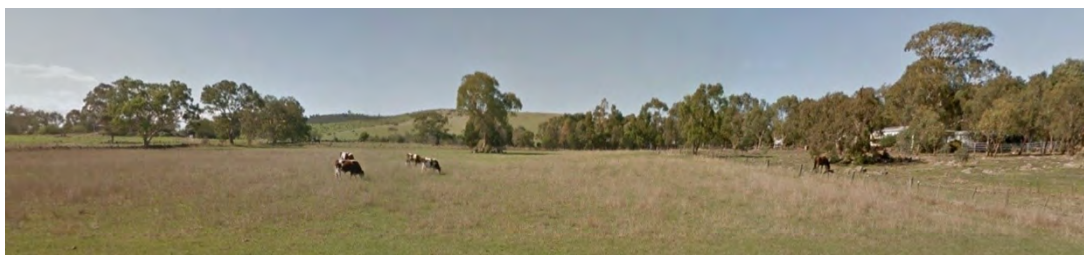


Detail of the largest outbuilding, internal and external views of some bluestone sections.

Source: Council site inspection, 2020.

The broader property is cleared of trees and used for grazing between the house and Bindts Road, excepting windrows in the adjoining property to the north along part of the boundary and part of the Bindts Road frontage. Fencing is mostly post and wire, with some sections of dry stone walling within the property in the area around the house and along the southern boundary. East of the shrubs along the Darebin Creek (which has a small steel bridge for vehicles), a few trees and shrubs are dotted along the northern boundary and around a small dam part way up the hill. Further shrubs and small trees are located around the eastern end of the property and into adjoining properties.

- 90 Bindts Road, Wollert, is approximately 285,700m² with an approximately 200m frontage at the west to Bindts Road. The property is generally rectangular in shape and runs east from Bindts Road, across the Darebin Creek and up to the Quarry Hills Regional Park. The eastern half of the property will become part of the Quarry Hills Regional Park. Within this rectangular shape, there is a square property inset within the future Quarry Hills Regional Park area which contains water reservoirs for reticulation of water across the Wollert area.



Looking east from Bindts Road. House in trees at right. Property extends up hill in background.

Source: Google Street View, 2017.

The portion of the property west of the Darebin Creek rises from Findon Creek and Bindts Road, which is fronted by a dry stone wall. The generally open paddock is enclosed by dry stone walls in part, and a treed driveway and portable dwelling are located along the southern side of the frontage. The main house is constructed of bluestone and brick construction and the outbuildings (also of bluestone and timber construction) are located within a secluded, well treed area on the rise between Findon Creek and Darebin Creek. Dry stone walls run from the northern property boundary, south towards the house, while some holding pens are located south of the outbuildings. From these outbuildings, a stone paved track runs down to and across the Darebin Creek, which is lined by native and introduced trees and windrows defining the lower paddock. The house and some outbuildings date from the 19th century (research suggests the house was constructed in 1885, outbuildings may be 1860s), although the dwelling has been partly renovated during the 1980s.

The area including the dwelling, most outbuildings and dry stone wall and other features generally on the west side of Darebin Creek, is protected by an Interim Heritage Overlay which was obtained after Council received a request to demolish the features. Council is pursuing a permanent Heritage Overlay for this part of the site.



Main dwelling viewed from north, showing 1980s additions to 1880s southern part, and open space towards Darebin Creek - Dry Stone Wall in foreground; 1860s outbuilding viewed from holding yard area; stone track down to and across Darebin Creek.

Source: Council site inspection, 2020.

Land east of the Darebin Creek is generally cleared pasture running up into the Quarry Hills, with the occasional tree. A small tributary of the Darebin Creek runs across the property via a dam, down to the Darebin Creek.

- 60 Bindts Road, Wollert, is a comparatively small parcel of approximately 60,720m² with an approximately 102m frontage at the west to Bindts Road. It is a rectangular subdivision of land which also runs from Bindts Road over the high ground from Findon Creek, down to Darebin Creek and part way up the Quarry Hills on the east of the Creek. Further east, the adjoining 40 Bindts Road, Wollert property widens and extends behind 60 Bindts Road, Wollert, to adjoin the Quarry Hills Regional Park.

The property includes dry stone walls on the north and western boundary in particular, west of Darebin Creek. A 1980s dwelling and large shed were located on the ridge (as with other dwellings) between Findon and Darebin Creeks. The house is screened by trees and accessed via a long driveway lined with trees and dry stone walls. The large shed was located near the northern boundary but has been removed following purchase for redevelopment. A stock race and holding pens or similar structure is positioned at the Bindts Road frontage of the property. The remainder is generally open land with scattered trees. Fencing between this property and 40 Bindts Road, Wollert does not appear to exist with shared paddocks in use.



Looking east from Bindts Road. Property does not extent up hill in background – that is part of adjoining 40 Bindts Road property.

Source: Google Street View, 2017.

- 40 Bindts Road, Wollert, is approximately 262,300m² with an approximately 102m frontage at the west to Bindts Road. The land, which shares paddocks and many features with 60 Bindts Road, widens behind that property and extends from the high ground between Darebin and Findon Creeks, across the Darebin Creek and east into open grazing land with a few scattered trees and dams as far as the existing Quarry Hills Regional park. It is crossed by the pipeline and access track from the water reservoir north, within 90 Bindts Road, Wollert. The frontage to Bindts Road and some other areas west of the Darebin Creek contain dry stone walls; and a number of sheds (mostly dairy related) remain near the Bindts Road frontage. A red brick or red brick clad house is located close to Bindts Road with the assorted outbuildings and tanks.



Looking north east from Bindts Road, house on left (among trees). Property extends up hill in background to right.

Source: Google Street View, 2017.

Restrictions and Easements

All four properties are subject to a Notice under Section 201UB of the *Planning and Environment Act 1987* (AN246945F dated 7/11/2016):

- The Section 201UB notice concerns the application by the Growth Areas Authority to notify 10 titles that a Growth Areas Infrastructure Contribution may be payable.

The following outline the agreements individual to each property:

40 Bindts Road is also subject to:

- An agreement under Section 173 of the *Planning and Environment Act 1987* (AG906574Y 04/12/2009). The Section 173 agreement is with Whittlesea City Council regarding the provision of land for the Quarry Hills Regional Park.
- Easement in favour of Yarra Valley Water (15 metres wide) and associated carriageway (8 metres wide).

60 Bindts Road is also subject to:

- An agreement under Section 173 of the *Planning and Environment Act 1987* (AG906651H 04/12/2009). The Section 173 agreement is with Whittlesea City Council regarding the provision of land for the Quarry Hills Regional Park.

90 Bindts Road is also subject to:

- An agreement under Section 173 of the *Planning and Environment Act 1987* (AH245260X 24/05/2010). The Section 173 agreement is with Whittlesea City Council regarding the provision of land for the Quarry Hills Regional Park.
- Easement in favour of Yarra Valley water pipeline and associated carriageways to access the Yarra Valley Water reservoir and connect to the land at the east.

150C Bindts Road (incorporating former 100 Bindts Road and other land) is also subject to:

- An agreement under Section 173 of the *Planning and Environment Act 1987* (AH172150K 20/04/2010). The Section 173 agreement is with Whittlesea City Council regarding the provision of land for the Quarry Hills Regional Park.
- Another agreement under Section 173 of the *Planning and Environment Act 1987* (AG906633K 40/12/2009). The Section 173 is with Whittlesea City Council regarding the provision of land for the Quarry Hills Regional Park.

All Section 173 agreements on title relate to the transfer of land to Council for the Quarry Hills Regional Park. This park is located on the opposite side of the Darebin Creek.

It is Council practice to require the provision of the Quarry Hills Regional Park's extra land in conjunction with adjacent development. This allows for the interface to be formally established and constructed and also provides passive surveillance into the parkland.

Public Notification

Pursuant to Clause 37.07-13 an application under any provision of the scheme which is generally in accordance with the Precinct Structure Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 63(1), (2) and (3) and the review rights of Section 82(1) of the Planning and Environment Act 1987.

On assessment of the application, the proposal is considered to be generally in accordance with the Quarry Hills Precinct Structure Plan, subject to conditions.

Notification under the Whittlesea Planning Scheme was also given to the State Government Department of Jobs, Precincts and Regions due to the land at 40 Bindts Road, Wollert (outside the area proposed for urban development in this permit) being within an Extractive Works Authority Buffer.

Community Consultation and Engagement

As identified in the Public Notification section, this application is considered to generally accord with the Quarry Hills Precinct Structure Plan.

It is noted that the Quarry Hills Precinct Structure Plan underwent public consultation before it was incorporated into the Whittlesea Planning Scheme.

Notification including the Metropolitan Planning Authority (now known as the Victorian Planning Authority) and Council undertaking non-statutory exhibition from 28 August 2014 until 29 September 2014, which included writing to landowners and affected parties as well as a notice in the Government Gazette and the Whittlesea Leader newspaper.

In April 2015, a 'notice of the preparation of the amendment under Section 19 of the Planning and Environment Act 1987' was sent to the same parties as were notified, seeking their view on the Precinct Structure Plan and related documents during April and May 2015.

An informal community information session was also held in September 2014.

Full details of the consultation and exhibition of proposed documents formed part of the Planning Panel Report for the relevant Whittlesea Planning Scheme amendment (C188), that informed the approval and gazettal of the Planning Scheme Amendment by the Minister for Planning in October 2016.

Referrals

This application has been referred within Council to the following Departments, Units, Teams or Council Officers, who provided input and suggestions towards the final design and proposed conditions:

- Heritage Coordinator (plus external consultants)
- Development Engineering
- Parks and Open Space
- Urban Design
- Strategic Planning (Projects)
- Strategic Planning (Strategic Infrastructure Planning)
- Strategic Planning (Policy)
- ESD Officer
- Land Management and Biodiversity
- Municipal Fire Prevention Officer

The application was referred to the following external authorities who gave consent subject to conditions:

- AusNet Electricity Services Pty. Ltd.
- Yarra Valley Water
- Melbourne Water
- Department of Transport
- Department of Environment, Land, Water and Planning
- Country Fire Authority

The following authority did not object and did not require conditions (though some did make comments which informed Council's assessment):

- Darebin Creek Management Committee

The following authority did not provide a response:

- APT O&M Services

Note that in accordance with Section 59(3)(a) of the *Act*, and Regulation 24 of the *Planning and Environment Regulations 2015*, Council may determine an application after the prescribed time (28 days) has passed, even if no response is received.

Zones

Urban Growth Zone, Schedule 3 (UGZ3)

Applies to most of the land intended for the multi-lot subdivision.

Clause 37.07-10 specifies a permit is required to subdivide land.

Clause 37.07-10 – Urban Growth Zone requires that:

- Any permit granted must be generally in accordance with the Precinct Structure Plan applying to the land.
- Any permit must include any conditions or requirements specified in the UGZ3 or in the Quarry Hills PSP.

Comments:

The proposal is considered to be generally in accordance with the Quarry Hills Precinct Structure Plan, subject to these standard conditions. A full assessment against the requirements of the Quarry Hills Precinct Structure Plan is provided as Appendix 1.

Clause 2.2 of Schedule 3 to the Urban Growth Zone specifies Applied Zone provisions. It states that the provisions of the following zones in the planning scheme apply to the subdivision of land set out below in Table 1:

Land as shown on Map 1 of this Schedule	Applied Zone provisions
Local Convenience center	Clause 34.01-Commercial 1 Zone
All other land	Clause 32.08 – General Residential Zone

Clause 3 of the Schedule 3 to the UGZ specifies a range of application requirements:

A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated for the proposed use and expected population and dwelling yields.	Provided with Request for Further Information response as part of Subdivision Layout Plan.
Subdivision and Housing Design guidelines, prepared to the satisfaction of the Responsible Authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design requirements and guidelines shown within the 'Housing element' of the <i>Quarry Hills Precinct Structure Plan, June 2016</i> incorporated into the scheme.	The applicant has provided detailed survey of slope showing lots on slopes greater than 10% relates to isolated stony rises and areas along the Boulevard Connector Road. Due to the isolated nature of these sites and interaction with the major road, it is therefore appropriate to accept that this matter can be appropriately conditioned simultaneous with FLP detail of each relevant stage.

A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels.	Provided with Request for Further Information response. Is generally acceptable subject to conditions as part of Subdivision Layout Plan information for missing connections.
A traffic Impact Assessment Report	Provided with Request for Further Information response and reviewed by Development Engineering.
A Stormwater Management Strategy that addresses the provisions, staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Melbourne Water.	Provided with application and reviewed by Development Engineering (as endorsed for earlier permit areas).
<p>An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following:</p> <ul style="list-style-type: none"> - What land may be affected or required for the provision of infrastructure works. - The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment. - The landscaping of any land. - The provision of public open space and land for any community facilities. - What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as “works in lieu” subject to the consent of the collecting agency. - Any other matter relevant to the provision of public infrastructure required by the Responsible Authority. 	Provided with Request for Further Information response. Reviewed by Council’s Strategic Infrastructure Planning team.
An application for subdivision must be accompanied by a Site Management Plan that addresses bushfire risk during, and where necessary after construction to be approved by the Responsible Authority and the Country Fire Authority.	Provided with Request for Further Information response and reviewed by Country Fire Authority.

<p>An application to develop land containing or abutting the Darebin Creek, its tributaries and environment should be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> - Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines and hilltops. - Recreation facilities to be provided within public open space. - Storm water facilities that are compliant with the relevant approved drainage strategy. - The retention and removal of vegetation and any re-vegetation. 	<p>Provided through various plans for existing features, through submitted Stormwater Management Strategy, and through proposed permit conditions regarding the recreation facilities.</p>
<p>An application to develop land for a sensitive use must be accompanied by a Phase 2 Environmental Site Assessment, including intrusive soil investigation of the Environmental Assessment Areas ranked as 'Medium Potential for Contamination' in the Phase 1 Environmental Site Assessment Quarry Hills Precinct Structure Plan (Cardno Lane Piper, May 2013). The assessment must provide for the following information:</p> <ul style="list-style-type: none"> - Further detailed assessment of potential contaminants on the relevant land; - Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE; 	<p>Provided with application.</p> <p>A condition will require further assessment as per the recommendations of the report for specific areas of the land.</p> <p>The assessment recommends the condition require the action prior to commencement of construction.</p>

<ul style="list-style-type: none"> - Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; - Recommended remediation actions for any potentially contaminated land. 	
<p>Kangaroo management Plan which includes:</p> <ul style="list-style-type: none"> ▪ Strategies to avoid land locking kangaroos, including staging of subdivision; ▪ Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; ▪ Management and monitoring actions to sustainability manage a population of kangaroos within a suitable location. <p>Where a Kangaroo Management Plan has been approved in respect of the land to which the application applies, the application must be accompanied by;...</p>	<p>Provided in Request for Further Information response.</p>
<p>A copy of the approved Kangaroo Management Plan.</p>	<p>Copy of approval provided in Request for Further Information response.</p>
<p>A design/management response statement outlining how the application is consistent with and gives effect to any requirements of the approved Kangaroo Management Plan.</p>	<p>Provided in Request for Further Information response.</p>

Clause 4 of the UGZ3 specifies a range of conditions which must be applied to any permit issued, as relevant:

- Subdivision permits that allow the creation of a lot/s of less than 300 square metres
- Subdivision and housing design guidelines
- Land required for community facilities
- Open space and natural systems
- Kangaroo Management Plan
- Salvage and translocation
- Protection of conservation areas and native vegetation during construction
- Land Management Co-operative Agreement
- Environment Management Plan
- Public Transport
- Road network
- Precinct Infrastructure Plan
- Use and develop land for a sensitive purpose – Environmental Site Assessment

Applied General Residential Zone

The Applied General Residential Zone (GRZ) applies to the land generally intended for residential subdivision with this application.

Clause 32.08-3 specifies a planning permit is required to subdivide land.

An application to subdivide land for 60 or more lots must meet all the objectives and should meet all of the standards of Clause 56 except Clause 56.03-5.

Comments:

An analysis of the requirements of Clause 56 is provided below in a later section of this report.

Rural Conservation Zone – Schedule 1

The Rural Conservation Zone Schedule 1 (RCZ1) applies to part of the broader lots being subdivided in the future Quarry Hills Regional Park area at the east of the site.

Clause 35.06-3 specifies that a permit is required to subdivide land and the minimum area of land in each lot must be 40 hectares. There is no schedule to indicate alternative minimum subdivision areas.

Clause 35.06-5 specifies that a permit is required to construct or carry out any earthworks specified in the schedule to the Zone if on land specified in a schedule. The schedule specifies all land, and that a permit is required for any earthworks which change the rate of flow or discharge point of water across a property boundary.

Comments:

The subdivision of the RCZ1 land may occur by being created as a lot in excess (or consolidated into a lot in excess) of 40 hectares and/or then subdividing all the relevant RCZ1 land out of it as a “Reserve” on the Plan of Subdivision. No permit is required to consolidate the land.

The current application does not propose any works within the RCZ1 land.

Rural Conservation Zone

The Rural Conservation Zone (RCZ) applies to the land along the Darebin Creek corridor. Clause 35.06-3 specifies that a permit is required to subdivide land and the minimum area of land in each lot must be 40 hectares. There is no schedule to indicate alternative minimum subdivision areas.

Of note, Clause 35.06-3 specifies some situations where smaller lots may be created, which do not apply to this case.

Clause 35.06-5 specifies that a permit is required to construct or carry out any earthworks specified in the schedule to the Zone if on land specified in a schedule. The schedule specifies all land, and that a permit is required for any earthworks which change the rate of flow or discharge point of water across a property boundary.

Comments:

The subdivision of RCZ land may occur generally by being created as a “reserve” on the Plan of Subdivision, consolidated with other RCZ land etc. This will require a permit condition to ensure it.

A problem exists where the applicant (with Council and DELWP support) proposes to retain a “heritage lot” which intrudes into the RCZ. This creates a lot less than 40 hectares in RCZ, and potentially in two zones. This is addressed under Clause 64.03 assessment, below.

Overlays**Development Contributions Plan Overlay – Schedule 13 (DCPO13) (Clause 45.06)**

Applies to all land west of the future Regional Park, including the Darebin Creek corridor. Clause 45.06-1 requires that a permit cannot be granted until a development contributions plan has been incorporated into the scheme.

Comments:

A development contributions plan has been incorporated into the Scheme as part of Amendment C188 with the PSP. The proposal accords with the DCP subject to a condition applying the provisions of it.

Environmental Significance Overlay – Schedule 6 (ESO6) (clause 42.01)

Applies to the portion of the land along the Darebin Creek corridor as per the RCZ land. Clause 42.01-2 requires a permit to carry out works, to subdivide land and remove, destroy or lop any vegetation including dead vegetation – all unless not required by a schedule.

- Clause 3.0 of Schedule 6 to the ESO specifies no permit is required to remove, destroy or lop any vegetation, including dead vegetation where the vegetation has been planted or grown for aesthetic or amenity purposes...shelter belts, woodlots, street trees, gardens or the like.
- Clause 5.0 of Schedule 6 to the ESO specifies that applications must be referred under Section 55 of the *Planning and Environment Act 1987* as specifies in the Schedule to Clause 66.04, to DELWP.

Comments:

The proposal includes the removal of a range of vegetation. Based on the above clauses, vegetation which is European in origin or has been formally planted could be removed while only native vegetation in a natural location will require removal. The application has been referred to DELWP and they do not oppose the application.

Heritage Overlay (HO) (Clause 43.01)

The Heritage Overlay applies to two parts of the site around two historic post-settlement farm complexes.

- Schedule 161 (100 Bindts Road)
Known as “Bindts Farm House”, the place includes *house, remnant drystone walls, outbuildings*. Outbuildings and fences are not exempt under Clause 43.01-4.



- Schedule 204 (90 Bindts Road)
Known as “Ewerds Farm Complex”, the place includes *farm house with basalt façade, two outbuildings, stone fences, a stone track, water tank, earth dam and grasslands with River Red Gum trees*. Tree controls apply to River Red Gums, and stone walls/fences and outbuildings are not exempt under Clause 43.01-4.
This site has an interim Heritage Overlay as an application to demolish the place was sought early in a proposed urban development of the land. Council is seeking to proceed with a permanent Heritage Overlay.



Clause 43.01-1 specifies a permit is required to subdivide land, to demolish or remove a building and to carry out works including fencing, roadworks and some street furniture – all where they impact on the appearance of the heritage place.

The Schedule to the Heritage Overlay for each property specifies the extent of the place. No prohibited use may be permitted.

Comments:

In both cases, no alterations to the site are proposed beyond the removal of certain features to allow urban development. Any specific works such as extensions, new domestic services etc. will have to be considered in separate future applications. Heritage considerations have been significant factors in the design and past objections to the proposal. The proposal for each property is considered against the Decision Guidelines of Clause 43.01-8, below:

Decision Guideline assessment (in the context of conversion from rural to urban land uses):

- HO161.
 - *The proposed removal of some remnant dry stone wall and various agricultural features away from the dwelling is not considered by the heritage experts to adversely affect the natural or cultural heritage significance of the place.*
 - *The background and historical research on this property have been considered by the experts providing advice on this site.*
 - *The proposed lots to be created do present the risk of bulk, form or appearance in future built form which will adversely affect the significance of the heritage place, and is not in keeping with the character and appearance of the historic buildings. However, this can be addressed through conditions to address the lots to the north-west in conjunction with the Heritage Overlay for future proposals.*

- *The proposed demolition and removal of some remnant dry stone wall and agricultural features is not considered to adversely affect the significance of the heritage place.*
 - *The proposed works do have the potential to adversely affect the significance through character and appearance at the periphery of the heritage place. This is managed through the various heritage conditions and detailed design considerations.*
 - *The proposed subdivision boundaries create the potential for adverse impacts from development on the significance of the heritage place, specifically to the north-west as outlined above.*
- H0204.
- *The proposed removal of grassland, stone fences, water tank, river red gum and minor agricultural structures, is not considered by the heritage experts to adversely affect the natural or cultural heritage significance of the place.*
 - *The background and historical research on this property have been considered by the experts providing advice on this site.*
 - *Due to the nature and extent of curtilage within the urban setting, surrounding lots do not present an unacceptable risk of bulk, form or appearance for future built form to adversely affect the significance of the place.*
 - *The proposed removal of grassland, stone fences, water tank, river red gum and minor agricultural structures is not considered to adversely affect the significance of the heritage place.*
 - *The proposed works do have the potential to adversely affect the significance through character and appearance at the periphery of the heritage place. This is managed through the various heritage conditions and detailed design considerations.*
 - *The proposed subdivision boundaries have been identified specifically to address Council Officers' and heritage expert concerns to avoid impacts from development on the significance of the heritage place.*

Clause 43.01-7 specifies an application must be accompanied by any information specified in the Schedule to this overlay. The Schedule specifies various application requirements. Where these are not provided up-front, Council's heritage advisors have indicated outstanding heritage items can be addressed via conditions concerning a Conservation Management Plan, and archival recording and a Heritage Interpretation Plan as part of the broader precinct. A Dry Stone Wall Management Plan has also been provided for which conditions can make it adequately compliant.

Incorporated Plan Overlay – Schedule 3 (Quarry Hills PSP) (IPO3) (Clause 43.03)

Applies to land within the Darebin Creek corridor subject to the Rural Conservation Zone.

A permit must be generally in accordance with the Quarry Hills PSP, as well as implementing any conditions specified in the Schedule to the Overlay.

Schedule 3 of the IPO specifies that the incorporated plan *Quarry Hills Precinct Structure Plan, June 2016* is incorporated in the scheme under Amendment C188.

Section 3.0 of Schedule 3 to the IPO requires a number of conditions to be included in any permit for subdivision as follows:

- Kangaroo Management Plan
- Salvage and translocation
- Protection of conservation areas and native vegetation during construction
- Land Management Co-operative Agreement
- Environment Management Plans

Comments:

The proposed subdivision is assessed against the requirements of the Quarry Hills PSP in the attached table. The specified conditions can be included.

Public Acquisition Overlay – Schedule 6 (MORR/E6 transport corridor) (PAO6) (Clause 45.01)

Applies to the portion of the site immediately east of Bindts Road for a width of approximately 177 metres (across all property frontages), for a planned road.

Clause 45.01-1 requires a permit to subdivide land.

Clause 45.01-3 specifies referral of an application to subdivide land to the acquiring authority.

Comments:

The application has been referred to Department of Transport acting as the Head, Transport for Victoria in accordance with Section 55 of the Planning and Environment Act 1987. Advice was received confirming they have no objection to the proposal.

Floodway Overlay (RFO) (Clause 44.03)

Applies to land subject to high flooding risk along the Darebin Creek.

Clause 44.03-1 requires a permit to carry out works including fences, roadworks if the water flow path is redirected or obstructed, bicycle paths and trails.

Clause 44.03-2 requires a permit to subdivide land. Subdivision is only allowed if no lots entirely in the overlay are created.

Clause 44.03-5 specifies referral of an application to the floodplain manager in accordance with Section 55 of the *Planning and Environment Act 1987*.

Comments:

The application proposes roadworks and paths which will alter the flow of water but no lot is proposed to be entirely within the RFO as the land nearer the creek is to be retained as large rural conservation reserves generally. The lot related to the Heritage area is not entirely within the RFO.

The application has been referred to Melbourne Water as the relevant floodplain manager. No objection has been received subject to conditions.

A permit can allow works which alter the flow of water, paths and trails.

Significant Landscape Overlay – Schedule 2 (SLO2) (Clause 42.03)

Applies to the land on the eastern part of the site including some Urban Growth Zone land, but also the area proposed for a Regional Park.

Clause 42.03-2 specifies that a permit is only required for various works and vegetation removal.

Comments:

No works or vegetation removal east of the Darebin Creek are proposed with this permit, thus no works within the SLO2 area are proposed with the current application. A condition can ensure none are added.

Assessment Against Clause 55 of the Whittlesea Planning Scheme

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

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

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

	✓ - Compliance X - Non compliance	Objectives	Standards	COMMENTS
C1	Policy Implementation	✓	✓	A response to policy is included within the applicant's assessment of this proposal.
C2	Compact and Walkable Neighbourhoods	Condition	Condition	This clause is applicable given the subdivision proposes 60 or more lots. A movement plan and other information show the clause is met when considering the site's constraints, subject to the additional details conditioned.
C3	Activity Centre objective	-	-	Not in an activity centre.
C4	Planning for Community Facilities	-	-	The location and provision of Community Facilities is not relevant to this application. The planning for Community Facilities has been accounted for in the preparation of the PSP.
C5	Built Environment	✓	Condition	<p>The Vision at 2.1 of the Quarry Hills PSP is part of the outcomes. It can be considered generally met because the applicant has reasonably demonstrated an intent to adhere to the PSP while showing various options and outcomes which are or are not acceptable through prior revisions to this proposal.</p> <p>However, the application does not clearly respond to several items including R20 and R22, while others are only met through various previous documents not part of this formal application.</p>

	✓ - Compliance X - Non compliance	Objectives	Standards	COMMENTS
				There is some lack of clarity in the two dimensional plans about how much alteration to landform will occur. These outstanding items do not have spatial implications on a two dimensional plan at least, so can be conditioned as necessary through detailed assessment. The retention of more heritage features than previously proposed, on large lots also helps this proposal increase compliance with the vision compared to the previous proposal.
C6	Neighbourhood Character	✓	Condition	Refer to above and heritage and character assessments.
C7	Lot Diversity and Distribution	✓	✓	Generally complies with PSP requirements.
C8	Lot Area and Building Envelopes	✓	✓	While Small Lot Housing Code applies to this land, the proposed new lot size and shape is generally commensurate with that seen in growth areas.
C9	Solar Orientation	✓	✓	Appropriate orientation for the landscape is generally provided.
C10	Street Orientation	✓	✓	Generally complies.
C11	Common Area	-	-	No common area is proposed with the subdivision.
C12	Integrated Urban Landscape	✓	Condition	Detailed landscape plans would be required to be provided and this is the type of matter that can be dealt with by permit conditions.
C13	Public Open Space Provision	Condition	Condition	The area of open space required by the PSP will be provided over multiple land parcels. While this permit area has a lesser amount than the PSP, it will only be allowed via conditions to ensure the total is correct.

	✓ - Compliance X - Non compliance	Objectives	Standards	COMMENTS
C14	Integrated Mobility	✓	Condition	Routes are dealt with by the Quarry Hills PSP. Necessary routes and paths are shown but the applicant has not demonstrated that paths are accessible to those with special needs. The subject land is constrained by slope. Extra details with this application and intervening discussion confirms street network generally responds to landscape and seeks to maximise accessibility. This may be confirmed via conditions given details show it may be some routes only which are not accessible due to natural slopes.
C15	Walking and Cycling Network	✓	Condition	Routes are dealt with by the Quarry Hills PSP. Necessary routes and paths are shown, but applicant has not demonstrated that paths are accessible to those with special needs This may be conditioned given details show it may be some routes only which are not accessible due to natural slopes.
C16	Public Transport Network	✓	✓	Dealt with by the Quarry Hills PSP. Bus capable route is required.
C17	Neighbourhood Street Network	✓	Condition	Extra details with this application and intervening discussions confirm street network mostly responds to landscape and seeks to maximise accessibility. There are some areas which are unclear, such as a stony rise and some heritage detail. Sufficient information to enable this to be conditioned has been provided.

	✓ - Compliance X - Non compliance	Objectives	Standards	COMMENTS
C18	Walking and Cycling Network Detail	✓	Condition	Routes are dealt with by the Quarry Hills PSP. Necessary routes and paths are shown, but applicant has not demonstrated that paths are accessible to those with special needs. This may be conditioned given details show it may be some routes only which are not accessible due to natural slopes.
C19	Public Transport Network Detail	✓	✓	Dealt with by the Quarry Hills PSP. Bus capable route is required.
C20	Neighbourhood Street Network Detail	✓	✓	A number of public roads will be created as part of the proposal. Conditions of any permit issued will require that they are designed and built to Council's standards.
C21	Lot Access	✓	✓	Some lots of less than 7.6m frontage exist without fronting laneways. This can be conditioned to be widened to at least 7.6m to facilitate crossovers, but due to the location, will have no significant spatial implications.
C22	Drinking Water Supply	✓	✓	The supply of drinking water will be provided to the lots in accordance with the requirements of the relevant water authority.
C23	Reused and Recycled Water	✓	✓	The supply of reused and recycled water will be provided to the lots in accordance with the requirements of the relevant water authority should it be available in the locality.
C24	Waste Water Management	✓	✓	The supply of waste water services will be provided to the lots in accordance with the requirements of the relevant water authority.

	✓ - Compliance X - Non compliance	Objectives	Standards	COMMENTS
C25	Urban Run- off Management	✓	✓	The proposed development will need to manage stormwater management in accordance with the requirements of Melbourne Water and the Responsible Authority.
C26	Site Management	✓	✓	The requirement for a site management plan can be included as a condition on any permit issued.
C27	Shared Trench	✓	✓	Can be required via a condition on permit.
C28	Electricity, Telecommunications and Gas	✓	✓	The supply of these services will be provided to the lots in accordance with the requirements of the relevant authority (although it is noted no responses to referrals from gas authority have been received at this time).
C29	Fire Hydrants	✓	✓	The applicant has stated the requirements will be met. FLPs can therefore be required to identify hydrant locations. Country Fire Authority has also provided conditions regarding this.
C30	Public Lighting	✓	✓	The supply of public lighting to the proposed street network will be done in accordance with the requirements of Council. A note on any permit issued will inform that Council's requirements must be met.

Public Open Space Contributions and Subdivision

Clause 53.01 of the Whittlesea Planning Scheme specifies that a person who subdivides land must contribute to Council for public open space.

The table in the schedule to Clause 53.01 specifies all land shown as UGZ3 in the Quarry Hills PSP, June 2016 is subject to a 3.5% contribution of land and/or cash in accordance with 3.5.1 of the Quarry Hills PSP, June 2016.

Comments:

This can be required as a permit condition.

Easements, Restrictions and Reserves

Clause 52.02 of the Whittlesea Planning Scheme specifies a permit is required under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction.

The applicant seeks a restriction to apply to all lots under 300m² where it is intended to allow the Small Lot Housing Code to apply. They request a restriction be required as a condition on any permit issued to apply Type A and B of the Code to all lots within the subdivision.

Comments:

This approach to conditioning the Small Lot Housing Code is common in multi-lot subdivision and a typical condition has been proposed to facilitate this.

The applicant has proposed both Type A and Type B lots. Council does not consider Type B lots (lesser setback and no maximum site area) appropriate for this location well outside walkable catchments. Therefore, our condition will add the requirement to show Type A only. This does not alter the number of lots allowable on the same land.

Native Vegetation

Clause 52.17 of the Whittlesea Planning Scheme specifies that a permit is required to remove, destroy or lop native vegetation including dead native vegetation.

Clause 52.17-2 specifies that any such application must comply with the application requirements specified in the *Guidelines*.

Clause 52.17-5 specifies that if a permit is required, the biodiversity impacts from the works must be offset in accordance with the *Guidelines* and that conditions on the permit must specify the offset requirements and timing to secure the offset.

The table to Clause 52.17-7 specifies exemptions from the above requirements for: Dead native vegetation unless a tree with trunk diameter of 40+ centimetres at a height of 1.3+m; planted native vegetation.

The table to Clause 1.0 of the Schedule to Clause 52.17 specifies within the UGB3 land, that scattered trees to be removed on Plan 8 of the Quarry Hills PSP are exempt where the removal is in accordance with the “Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013” pursuant to Section 146B of the *Environment Protection and Biodiversity Conservation Act, 1999*.

Comments:

Trees shown on Plan 8 of the Quarry Hills PSP are not the extent of native vegetation identified on the site. Therefore, in addition to that removal allowed directly by the Quarry Hills Precinct Structure Plan, the permit may allow removal of other native vegetation subject to a condition requiring the guidelines to be met.

Discussion with DELWP indicates that DELWP will practically consider a Melbourne Strategic Assessment levy as the only offset required for any vegetation removal in a PSP area, as to require a separate offset would be to seek two for the one land. The Whittlesea Planning Scheme does not match this practical outcome and a condition can require the guidelines to be met, but give an outlet should DELWP and the Responsible Authority be satisfied the necessary offsets are met.

Land adjacent to the Principal Road Network

Clause 52.29 specifies a permit is required to create or alter access to land in a Public acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.

A permit is also required to subdivide land adjacent to land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.

The proposed Outer Metropolitan Ring Road is the subject of the Public Acquisition Overlay.

Applications must be referred to the relevant authority (Head, Transport for Victoria) in this case.

Comments:

The site has the Public Acquisition Overlay for the Outer Metropolitan Ring Road pass through it. DoT, acting as the Head, Transport for Victoria, has been referred the application and has given consent. The permit may allow works and subdivision in and adjoining a Public Acquisition Overlay.

Post boxes and Dry Stone Walls

Clause 52.33 specifies a permit is required to demolish, remove or alter a Dry Stone Wall (DSW) constructed before 1940 on land specified in the schedule to the provision. This schedule clearly indicates all land in the site is subject to the requirement. An exemption exists for putting gates in a DSW.

Comments:

Consideration under this provision is separate from consideration of wall which is separately or also protected as part of a Heritage Overlay control. Like heritage itself, DSW removal has been a contentious matter on this site. This part of Bindts Road was identified by Council's 1991 Heritage Study (Gould) as part of the Harvest Home Lane Conservation Area, described as containing a very high concentration of dry stone walls dividing up paddocks into regular rectangular spaces: "[It is] unusual for its intensive extent, in combination with the rectilinear form and the large number of small farms, so that the landscape form produced is more European than the other Victorian locations cited", and "of regional significance as the best surviving example of extensive drystone walling and close settled small scale dairy farms near Melbourne."

This version of the application proposes an increased retention of DSW within this land area compared to previous proposals.

It is recommended that the permit specifically allow the removal of certain identified sections of wall only, so that they can be specified and no other wall can be overlooked.

There is the potential of nuance and very specific removal/retention outcomes pending the final design of roads. Therefore it is appropriate to specify the detail to be resolved at Functional Layout Plan assessment. This may enable slightly larger lengths than shown to be retained, such as through narrowing roads or shifting of services.

A specific condition is proposed by Council to identify the links through wall sections to be located in consultation with a qualified dry stone wall specialist to the satisfaction of Council. This will enable the most appropriate gaps in the wall to be used or created.

To address the applicant's construction needs in recognition of identified constraints with earlier applications, a condition is also proposed to specify where and how any gateways for access through a dry stone wall may be provided.

Subdivision of Land in more than one Zone

This provision controls how land can be subdivided where it otherwise does not comply with the Scheme. This is relevant to the proposal to retain the “Ewarts Farm” complex in one (private) property although part of it is in UGZ3 and part in RCZ. In particular, the RCZ limits subdivision to 40 hectares, which cannot be met for this heritage lot on its own.

Clause 64.03 specifies a permit may be granted to create one lot smaller than specified in the scheme if all of the following are met.

Provision of Clause 64.03	How met?
The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.	In this situation, the land has structures on both UGZ and RCZ portions of the land, and expert heritage advice supports the retention in a single lot. The PSP’s theoretical ideal outcome is impossible as that would place a local street through heritage structures also identified with potential for retention. In order to achieve general compliance with the PSP’s intent and orderly development, it is therefore not possible to comply with the minimum lot area specified in the Scheme
The proposed subdivision does not create lots where any lot extends into more than one zone.	To achieve this, the heritage lot must be created as two lots. This can be required, and they can be tied together in perpetuity via a legal agreement.
The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.	The only other land containing RCZ land as a result of the subdivision will be the portion along the west of Darebin Creek, which will be “reserve”. The remainder east of the creek as a lot will be able to comply through the consolidation of lots to create a lot in excess of 40 hectares until such time as the RCZ portions are further subdivided out as “reserves”, not “lots”. Therefore this can be met subject to a condition on any permit that the property outside the area shown for urban development under this permit must be consolidated into lot or lots greater than 40 hectares in area.

Other key issues

Cultural Heritage Management Plan

A Cultural Heritage Management Plan for the site approved by the Wurundjeri Land and Compensation Cultural Heritage Council Aboriginal Corporation on 19 December 2018 has been provided, by Jem Archaeology, dated 17 December 2018 titled Residential Subdivision, 40, 60, 90 and 100 Bindts Road, Wollert Victoria: Aboriginal Cultural Heritage Management Plan Number: 14489.

Bushfire

The proposed development does have Country Fire Authority approval of the Site Management Plan (Bushfire) by Terramatrix Pty. Ltd., titled *Permit Area 2 – 40-100 Bindts Road – Wollert: Site Management Plan – Bushfire*, dated March 2022. However, this proposal and the subdivision layout proposed result in lots with higher than standard Bushfire Attack Level rating, and rely on Council reserves in some cases to act as the buffer land. Council has concerns about the practicality of this in some cases. In Stage 9, BAL-19 lots are proposed with a 12.5m one-way road separating them from the Biodiversity Conservation Strategy land where fire risk cannot be reduced without ecological impact and without placing responsibility on the State government. Here, the BAL-19 outcome is acceptable. However, to the north in Stage 7, lots are separated from the BCS by only a 5m proposed paper road. This outcome is problematic as the Site Management Plan (Bushfire) identifies a 15m setback from the permanent fire threat is required. This means dwellings can only be built on the rear 11m of 21m deep, 6-7m wide lots. This is not considered a practical outcome and forms part of the reason that stage is to be required as a superlot, to allow further consideration of this area.

At the interface to the “Ewerts Farm” lot, no separation buffer exists. Discussions with Council’s Municipal Fire Prevention Officer confirmed that the risk to the adjoining regular lots can be managed through a condition and usual fire hazard monitoring.

Heritage interfaces

The heritage parcels have been determined through multiple reviews over several years. At 90 Bindts Road, Wollert, the “Ewerts Farm” lot has a curtilage which has been proposed by the applicant’s heritage expert and agreed by Council to be appropriate for the retention of the dwelling and buildings and related features. This site is challenging as it does not neatly comply with more general PSP expectations by intruding into the RCZ land. However, Council accepts some non-standard outcomes are required to ensure the heritage values of the site are properly protected.

At 100 Bindts Road, Wollert, the “Bindts Farm” lot has been expanded in this version to capture the relevant buildings. The lot is generally acceptable in the context of urban development, excepting to the north-west, where dwellings are proposed in close proximity. Here, while the applicant’s current expert advice supports the proposed curtilage, the proximity of similar lots to the dwelling was raised by another heritage expert as part of a prior VCAT matter. Council therefore sought clarification from a third external expert, who agreed the lots were too close as per the prior VCAT matter’s conclusions and observed that the lots now proposed are smaller than those considered in the VCAT matter. Smaller lots would likely encourage a taller built form.

These considerations have informed conditions proposed to pull regular residential development further from the heritage features and ensure appropriate interfaces are provided.

Other heritage features

The site has many heritage relevant features, such as fencing, sheds, and trees. For this reason, conditions are applied to specify they may not be removed unless specifically identified.

Contamination at heritage sites

A Phase 2 Environmental Site Assessment titled *Detailed Environmental, Hydrogeological & Geotechnical Site Investigation: 40-100 Bindts Road, Wollert, Vic* by Atma Environmental, dated 25 October 2019 has been supplied. This document advises that certain areas of the site require further investigation and remediation or management before residential development of the site. The areas specified are listed below with their reason summarised.

- Within workshop at 90 Bindts Road, Wollert due to lead detected in soil.
- Within the vehicle shed at 100 Bindts Road, Wollert due to lead detected in soil.
- Area surrounding buildings and structures on 60 and 90 and 100 Bindts Road, Wollert due to potential that weathering of galvanised iron may have caused zinc contamination of soil near structures (further investigation required).
- West of workshop, south of dwelling and east of dwelling at 90 Bindts Road, Wollert due to observed cement sheet on ground.
- West of dwelling on 90 Bindts Road, Wollert at suspected buried waste (further investigation required).
- West of dairy at 100 Bindts Road, Wollert due to above and suspected buried waste (further investigation required).
- North-west of buildings at 100 Bindts Road, Wollert due to stored tyres (which require disposal).

Because these areas relate to buildings and land within the Heritage Overlay in most cases, it will not necessarily be possible to carry out all recommendations of Atma Environmental in the form they propose. Some cases require only that the contaminant be removed, but in others such as lead in soil, their proposed remediation involves demolition of the structure as the most efficient way to complete the decontamination. This is not necessarily the only way to resolve or manage the potential contaminant, and a condition has been proposed which requires the carrying out of the recommendations, but at the same time prevents demolition just for that reason.

Noting that existing dwellings currently have septic systems, a condition has also been included to ensure the existing septic system is removed and the remaining buildings are connected to the new sewer network.

Native Vegetation and River Red Gums

The PSP as well as the Whittlesea Planning Scheme encourage the retention of trees and vegetation despite the urban development envisaged. The applicant has shown retention of all trees within the land which are required to be retained in accordance with the PSP.

However, a significant number of trees, including River Red Gum trees which are not identified in the PSP are currently shown for removal. Much of this loss is unavoidable, but some trees do have potential for retention within road reserves or parks etc, subject to detail design and Arboricultural assessment without impact on built form.

Consequently, the following trees have been identified with potential for retention appropriate for investigation. Introduced species (not weed species) are included noting the heritage sites nearby.

The applicant is required to identify the tree location for FLP purposes in any case, and therefore while assuming they will be lost, an appropriately worded condition can ensure they are considered for possible retention:

- Tree 34 and 35, 38 and 39 under the non-PSP background numbering system may be retainable. 137-140 (Monterey Pine), and some of G1 (English Elm on heritage site)
- 33/176 (RRG), 7/177 (RRG), 1/149 (RRG, poor health), 2/148 (RRG), 120 (Spotted Gum), Green Mallee (140)), 115 (Yellow box), 59/80 (RRG), 55/63 (RRG), 56/56 (RRG needing work), RRG (138)

Conservation Area works

The subdivision proposes construction of stormwater facilities and drainage works within the Conservation Corridor along the Creek. This will require independent approval from DELWP. The PSP envisages works may occur within this land, but should it not be accepted by DELWP and Melbourne Water in this location, an area is identified in the PSP on the opposite side of the Darebin Creek.

The subdivision also proposes the construction of various paths within the conservation corridor along the creek. The Barhill Boulevard Road reserve is shown of sufficient width that if necessary, required paths can all be placed outside the BCS land in response to the slope or other matters. A shared path through the conservation corridor land is indicated, but exact alignment (and resultant impact on dry stone wall and other features) can be provided as part of the detailed design (i.e., Functional Layout Plans).

A bridge across the creek in the northern part of the site is also shown in the PSP and has been required to be shown as a condition.

Dry stone wall

Dry stone wall retention and removal on this site has been problematic as the outcome which is ideal from a heritage perspective (retention in-situ) is not entirely possible for practical subdivision design reasons. Roads must pass through the wall, and appropriate lot sizes and shapes for urban development need to be also accommodated.

The applicant's Dry Stone Wall Management Plan itself requires corrections before it can be endorsed. However, the various other heritage documentation provided to Council and reviewed by Council's heritage experts as part of this application and the prior application for the land, mean Council can agree to the proposed relocation of the north-south wall between 90 and 100 Bindts Road, Wollert to the west. While this would not normally be acceptable, in the context of the property containing one of the highest concentrations of dry stone walls in the area (1991 Gould heritage study for Council) and that all other sections of wall within the property excepting where punctured by roads, are retained, this relocation can be accepted in the context of the applicant's indicated heritage interpretation for the wider area.

It is, however, considered that no wall to be retained on its current alignment should be removed entirely and replaced later. This detail feeds into conditions also relating to landform matters, below.

Landform

The proposal and its predecessors have challenged both Council and the applicant with regard to how to manage urban development while retaining the existing landform. The landform relates to “character” and “earthworks, embankment and retaining structure” requirements, guidelines and objectives of the PSP. The applicant has indicated, and Council accepts that some changes to natural surface levels are inevitable through construction of roads and services on the land.

However, it is important to retain the overall natural character of the landscape wherever possible, as outlined in the PSP assessment table. To address this, conditions will require detail of any cut and retaining structures to be shown at FLP detail.

The applicant has particularly raised the need to entirely remove a very prominent stony rise on the boundary of 90 and 100 Bindts Road, Wollert. This is a key landscape feature, and also the removal of it would mean the complete removal of a large part of dry stone wall 9. This is not considered an appropriate response to the landscape feature. Cross sections provided indicate a proposed road parallel to the DSW is to be graded at 1:17 for a long length at its steepest and indicates a 1-2m difference between existing and proposed heights. Council’s Development Engineering Department advise a desirable maximum of 1:10 is identified in the Engineering Design and Construction Manual. It is therefore appropriate to require closer adherence to the natural levels.

The construction of dwellings on the rise abutting this land is also problematic as no detail of the Small Lot Housing Code product to address a slope has been provided. This section will therefore be conditioned as a superlot to enable further detailed consideration of this interface.

Previous Application’s VCAT Considerations

The Victorian Civil and Administrative Tribunal hearing, which considered a similar design of subdivision for the same (and other) land at Bindts Road in 2020 was an extensive hearing running for over a week, involving legal experts for both the applicant and Council, various expert witnesses and expert submissions on matters of engineering, heritage and dry-stone walls. The matter was heard by two experienced planning and legal members of the Tribunal, who appreciated the detail and complexity of the site.

The details raised in that hearing and the previous application are not directly relevant to the current application, which is considered independently of any previous application, although they provide guidance on the shortcomings and focus areas. The Tribunal’s findings provided direction on interpretation of matters where Council and the applicant had held opposing views, such as on what details are required with the application (or can be conditioned), and the hierarchy of competing planning policy in this site’s context.

In forming a view to support Council's position, the Tribunal identified specific matters relating to management of landform, poorly resolved width and pedestrian access arrangements of the boulevard collector road, appropriate management of heritage and dry-stone walls as well as sufficient bushfire buffers and management.

It was on this basis that the proposal could not be considered as appropriately meeting the requirements of the PSP.

In response to the detailed Victorian Civil and Administrative Tribunal findings, the applicant modified the proposed subdivision and provided additional supporting information upfront to ensure that many shortcomings with the earlier proposal were addressed as part of the current application. Matters including heritage in particular have been advanced significantly since the previous submission.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

The application has been assessed against the Whittlesea Planning Scheme and is deemed to show a satisfactorily level of compliance subject to modifications as outlined above. It is considered that the subdivision has been designed to fit within the strategic expectations of the Quarry Hills Precinct Structure Plan area given all the matters which have previously been worked through to get to this point. It will make a positive contribution to the future character of the precinct (on the basis the precinct must change to residential use). The proposal is broadly consistent with the Quarry Hills Precinct Structure Plan subject to the conditions proposed and does not adversely prejudice or otherwise impact on any adjoining or nearby land.

The proposed subdivision addresses the issues associated with the delivery of necessary road and open space infrastructure that is required to provide for the orderly development of the site. Accordingly, it is recommended that the proposal be supported subject to conditions.



QUARRY HILLS PRECINCT STRUCTURE PLAN ASSESSMENT

Objectives			
IMAGE, CHARACTER AND HOUSING			
Number	PSP description	Complies ?	Description of compliance
O1	Create a high amenity urban environment including well designed housing, attractive streets and open space.	Yes – Subject to conditions	The layout provided facilitates potential for appropriate streets and open spaces via conditions and detail design matters. While housing is largely outside the control of this planning permit, a separate approval will be required for dwellings in proximity to heritage features (via the Heritage Overlay), and through restrictions on title for Housing Design Guidelines and related matters.
O2	Promote a diverse range of universally accessible, well-designed housing in order to respond to the environmental and topographical features of the precinct and meet the needs of the future community	Yes – Subject to conditions	While housing is largely outside the control of this planning permit, a separate approval will be required for dwellings in proximity to heritage features (via the Heritage Overlay), and through restrictions on title for Housing Design Guidelines and related matters.
O3	Create logical, permeable and connected subdivision layouts which respond to, and maximise the natural character features of the precinct.	Yes – Subject to conditions	The application has partially demonstrated through cross sections and similar, how the natural character and features of the landscape will be responded to. There remains a lack of detail especially regarding slopes, but sufficient detail with the application exists to enable refinement through FLP matters.
O4	Create a neighbourhood which has convenient and efficient access to local open space, the community centre, the school and the Village Town Centre.	Yes	To the extent provided for by the PSP, appropriate facilities (or sites for facilities), and access is provided.
O5	Create a high amenity, indigenous planted landscape within the streets, open space networks and the Darebin Creek corridor.	Yes – subject to condition	This detail may be conditioned as part of future landscape plans.



O6	Ensure development protects and enhances the historical, landscape and environmental characteristics of the site including the hills and ridgelines associated with the Quarry Hills and the Darebin Creek environs.	Yes – Subject to conditions	Matters such as dealing with slope require further resolution through conditional submissions, but spatially the proposal respects the identified parts of the landscape and attempts to preserve the landscape and environmental character to the extent which can be accommodated within the scope of the PSP. Certain detail matters require changes or clarification through conditions.
O7	Ensure development appropriately responds to the natural landform of the precinct, particularly where there is an interface with the Quarry Hills Regional Parkland.	Yes – Subject to conditions	Refer to above.
EMPLOYMENT, TOWN CENTRES AND COMMUNITY FACILITIES			
O8	Create a high amenity, centrally located Village Town Centre to provide for the day to day needs of the future community and provide for local employment opportunities.	N/A	
O9	Create a 'main street' focused Village Town Centre with a high quality pedestrian environment that provides safety and comfort for pedestrians and encourages community interaction.	N/A	
O10	Create a Village Town Centre with a sense of place, unique identity and local character.	N/A	
O11	Provide a Village Town Centre that is pedestrian friendly and accessible by all modes including public transport, while enabling private vehicle access.	N/A	
O12	Provide a fully integrated, diverse use community facility which provides a range of services to meet the needs of local residents and maximises shared use potential with the adjoining government primary school.	N/A	
OPEN SPACE AND NATURAL SYSTEMS			
O13	Create a precinct which is linked to its natural surrounds through an integrated open space network, incorporating the Quarry Hills Regional Parkland, Darebin Creek, local passive parks, sports reserve and community facilities.	Yes	The Local Park is linked to the BCS reserve/ Darebin Creek area by local streets.
O14	Create accessible local neighbourhood parks to cater to all ages and abilities in the community.	Yes	Local park is accessible from residential area via paper roads and local streets.
O15	Protect and enhance interfaces with the Darebin Creek and the Quarry Hills Regional Parkland.	Yes – Subject to conditions	A road is provided between the lots and the Darebin Creek/ BCS in parts and appropriately elsewhere subject to conditions relating to batters and interface detail design.
BIODIVERSITY, THREATENED SPECIES AND BUSHFIRE MANAGEMENT			



O16	Protect and create high quality habitat for the Growling Grass Frog within the Darebin Creek corridor.	Yes	In that DELWP approval is required, and requirements can be required by condition on permit.
O17	Plan for the long term conservation and enhancement of areas of biodiversity.	Yes	Can be required by condition on permit.
O18	Ensure that bushfire protection measures are considered in the layout and design of the local street network.	Partially – with conditions.	While the applicant's Site Management Plan (Bushfire) considers the interfaces to be appropriate, this view is not supported by Council officers or advice of the Municipal Fire Prevention Officer, in the current form. Conditions will remove the problem area for further detailed re-consideration.
O19	Identify bushfire hazards and specify bushfire protection measures for affected subdivisions and buildings and works.	Partially – with conditions.	Refer above. Conditions remove, or require special fencing and related treatment for area of concern to Council.
TRANSPORT AND MOVEMENT			
O20	Establish an integrated and permeable transport network to encourage walking, cycling, reduce car dependency and maximise connectivity.	Yes	To the extent allowed for in PSP, appropriate path connections and bus capable routes are indicated.
O21	Establish a road network with links to key external road networks and key destinations located within and outside of the precinct.	Yes	To the extent possible in the constrained site with single mid-long-term exit route.
INTEGRATED WATER MANAGEMENT AND UTILITIES			
O22	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures the environmental health of waterways and bays, protects public health, delivers affordable essential water services and contributes towards a sustainable and green urban environment.	Yes	To extent required. No special system is proposed, though applicant states system will be developed "to the satisfaction of the relevant water authority". A restriction for recycled water pipes to be included, is required.
O23	Plan for the development of gas and electricity infrastructure capable of supporting the future community of the precinct.	Yes	Referral authorities have not raised any issues in this regard.
PRECINCT INFRASTRUCTURE PLAN AND STAGING			
O24	Require all lots to be provided with potable water, electricity, reticulated sewerage, drainage, gas and telecommunications.	Generally.	Referral authorities have not raised any issues in this regard. Gas authority has not advised, but is not absolutely essential.
O25	Design street cross sections to ensure that the installation of essential services does not	Yes	Applicant has provided wide cross sections, and many areas where



	impede the ability to plant large canopy trees in streets and along easements.		narrower than standard cross sections are shown, this is due to non-standard interfaces which themselves allow for potential plantings and all are subject to FLP level assessment to confirm spatial arrangements are accepted.
O26	Ensure pre-development property structure does not impede the realisation of cohesive and integrated neighbourhoods.	Yes	The application proposes a subdivision across all four parcels on the west side of the Darebin Creek.
O27	Ensure that development staging is co-ordinated with the delivery of key local and state infrastructure.	Yes – Subject to conditions.	This development requires a permit condition necessitating it to follow only after the completion of roads and services through Permit 717388 land, and Permit PLN-37131 land as this is the only access point.
Landscape Character Requirements			
R1	Viewlines to the CBD, Quarry Hills Regional Parkland and Mount Disappointment shown on Plan 4 must be protected through the development of an attractive and diverse road network.	N/A	No view lines identified in this area by the PSP.
R2	Streets and pedestrian and cyclist networks must connect to Central Park and local parks, the Quarry Hills Parkland and the Darebin Creek through the provision of perimeter roads, access ways and path networks.	Yes – subject to conditions.	Adequate networks of paths are mostly shown in the provided Movement Plan, with detail as part of FLPs. However, east west link over creek is omitted.
R3	Streetscapes must be of a high quality, incorporating public art and plantings with seating infrastructure into the broader subdivision layout.	Yes – subject to conditions.	Detail relating to public art, planting and streetscapes can be conditioned (should a permit issue) to form part of the future landscape plan submission. Some details such as retaining walls along streetscape are also to be resolved via FLP level details.
R4	Streetscape planting, along with parks and other public spaces must include native and indigenous plantings which are suitable for inclusion into the local environs to the satisfaction of the responsible authority.	Yes – subject to condition.	Can be resolved as part of landscaping plan details which can be required by permit condition.
R5	Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding: 8 – 10 metre intervals for trees with a canopy of less than 10 metres	Generally yes – can be enforced by condition	Can be required as part of landscaping plan details.



	10 – 12 metre intervals for trees with a canopy of between 10-15 metres 12 – 15 metre intervals for trees with a canopy great than 15 metres		
R6	Key landscape features including natural topography, the Darebin Creek and the Quarry Hills Regional Parkland must be protected through a sensitive subdivision design layout.	Yes – subject to condition.	Appropriate setback from Creek is unclear because the creek valley widens outside the BCS area. Given the level of detail provided, the design guidelines and related detailed assessment will be adequate to ensure residential interface with creek is appropriate as slope does appear to have been accounted for in lot design.
Landscape Character Guidelines			
G1	Subdivision design should integrate with the precinct landform and physical character through: <ul style="list-style-type: none"> • Site responsive location and alignment of roads, trails and paths. • Site responsive location and design of public spaces 	Yes – subject to conditions	Proposal does not fully respond to physical character such as slopes of land or design of roads and subdivision around trees other than those specifically protected or heritage places. These matters have all been addressed through conditions.
G2	Drainage and stormwater should be designed and incorporated into the overall street network as a visual feature and build on the existing landscape features of the precinct to the satisfaction of the responsible authority and Melbourne Water.	Yes – subject to conditions	Can be required by standard engineering conditions on permit.
G3	Streets which abut conservation areas, parks, the Darebin Creek and the Quarry Hills Regional Parkland should be landscaped with the same plant and tree species palette as within the adjacent open space to further extend the open space character into the street network.	Yes – subject to conditions	Can be resolved as part of landscape plans to Council's satisfaction through landscape conditions.
G4	Feature street trees should be selected to provide local landmarks and definition to key nodes, the Village Town Centre, park frontages, key intersections and entrances.	Yes – subject to condition	Detail relating to street trees can be included in a landscape plan submission should a permit issue. It is noted that no trees have been identified as 'landmarks' on the plan.
G5	Trees not requiring protection within the Biodiversity Conservation Strategy (BCS) or as nominated for retention on Plan 8, should be retained within streetscapes and public spaces where possible.	Yes – subject to conditions	While the applicant has not nominated extra trees outside heritage lots for retention, conditions can require investigation of retention of native trees throughout the site as



			part of more detailed design resolution.
G6	Where trees are retained, applications for subdivision should apply Tree Protection Zones as identified within Appendix 4.3 of the Quarry Hills Precinct Structure Plan.	Yes – with conditions	TPZs of retained trees generally shown as per Council standard, as confirmed by Council's Parks and Open Space team. PSP conditions can be applied.
G7	A consistent suite of lighting and furniture should be used across individual subdivisions and the wider precinct, appropriate to the type and role of street or public space, to the satisfaction of the responsible authority.	Yes – subject to conditions	Can be enforced by condition on permit (if a permit was to issue) to ensure detailed design includes standard features.
Non Residential Interface Requirements			
R7	Development must provide for active frontages to the Darebin Creek Conservation Area, the Quarry Hills Regional Parkland or any other area set aside for open space or a waterway corridor. See Figure 1 for open space interface guidance. Side fences and back fences may not abut the Darebin Creek Conservation Area.	Yes	Generally complies. No side fences directly abutting Darebin Creek.
R8	Development must provide an active frontage to the E6 reservation and the transmission line easement.	Yes	Road and park interface is provided.
Non Residential Interface Guidelines			
G8	Subdivisions should be designed to provide for a road or paper road separating development from the Quarry Hills Regional Parkland, the Darebin Creek conservation area, waterways, the E6 Reservation, and the transmission easement. Where this is not possible due to slope constraints, design and layout options should demonstrate: <ul style="list-style-type: none"> • The use of rear lane access with active frontages to key interfaces • Avoidance of side or rear fence treatments • Opportunities for informal passive surveillance. 	Yes	<p>A road interface is provided to the Darebin Creek via the collector road, except south of the proposed bridge which is a 5m wide paper road. It is acknowledged that no detail is proposed for the area around the superlot at this time.</p> <p>The interface to LP-01 is a combination of road, paper road and property fence with the heritage property (it is unclear of the fencing treatment in this location, but heritage conditions will address fencing of this place)</p> <p>A road is provided along most of the E6 corridor except for the lots north west of the heritage property. This is proposed as a laneway and it is unclear if an active interface will be provided to the E6 corridor as the frontage is proposed to the Local Park.</p>



G9	Subdivisions should be designed to allow for a continuous pedestrian and cyclist network at the interface of the Quarry Hills Regional Parkland.	N/A	Outside the scope of this application.
G10	Development abutting open space should be well articulated and facilitate passive surveillance from windows, balconies, and pedestrian access points.	Yes – subject to conditions	Generally paper roads or roads are provided to ensure some outlook. Where sides walls occur, this can be enforced by condition on permit for some corner lots and similar.
G11	Where fencing is required it should be low in scale and permeable to facilitate public safety and surveillance.	Yes -subject to conditions	Can be enforced by condition on permit.
G12	Linear corridors adjoining or within road or tree reservations should incorporate park seating adjacent to paths at least every 400 metres.	Yes – subject to conditions	Can be resolved as part of detailed design and landscaping plans.
G13	Landscaping of development and streets should integrate with the adjoining open space design.	Yes – subject to conditions	Can be enforced by permit condition as part of detailed design of landscape in public realm.
G14	Applicants within the buffer of the Extractive Industry Works Area as identified on Plan 2 should liaise with the responsible authority and the Earth Resource Regulation Section of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), prior to lodging any permit application for residential or commercial development.	N/A	Not within this permit area as shown in the PSP. Extended buffer as provided in 2019 by DJPR includes some of 40 Bindts Rd and application was referred accordingly. No further advice was received from the Department.
Earthworks, Embankments and Retaining Structures Requirements			
R9	Subdivision, engineering, landscape design and buildings and works must provide a sensitive response to current landforms and minimise the need for excavation and cut and fill earthworks.	Yes – subject to condition	Conditions for FLP level detail consider many slope matters. The most problematic area of the site being removed for future consideration via another condition.
R10	Earthworks, retaining structures and embankments must be carefully and sensitively designed to transition gradually into natural contours.	Yes – subject to condition	Refer above.
R11	Where lawns are utilised for embankments in public areas, the gradient must be in accordance with Council standards.	Yes – subject to condition	Could be required by permit condition as part of detailed design of landscape in public realm. This will result in changes to cross sections and batters.
Earthworks, Embankments and Retaining Structures Guidelines			
G15	Retaining walls over 1 metre should be avoided along the street edge.	Yes – subject to condition	Some indicative cross sections are provided which show no retaining wall over 0.9m. Conditions ensure this where it is a risk.
Heritage Requirements			



R12	Any subdivision and/or development of land surrounding a heritage site identified in a Heritage Overlay in the <i>Whittlesea Planning Scheme</i> must have regard to the heritage significance of the site and provide a sensitive interface.	Yes – subject to conditions	Council's heritage experts generally accept the curtilage proposed for retained features and viewlines etc with the exception of the proximity to the north-west of the Bindts Dwelling, for which conditions can address.
R13	Development of land close to heritage sites identified in a Heritage Overlay in the <i>Whittlesea Planning Scheme</i> must ensure that heritage becomes a prominent component of the urban structure which is conveniently accessible to the wider community.	Yes – subject to conditions	Refer above. Additionally, the Heritage Overlay will remain applying to a broader area and therefore permits for constructions on nearby land can be used to control adjoining development without specific restrictions applied via this permit.
R14	Subdivision of land in proximity to heritage elements identified on Plan 4 as 'Potential European Historic Sites' must ensure that heritage becomes a prominent component of the urban structure and is conveniently accessible to the wider community.	Generally complies	The proposed outcomes, accepted by Council's heritage advisors, ensure retention of relevant features. Conditions on the permit and other permits require the developer to provide interpretation of the heritage in the area, and ensure views are retained. Without the PSP prescribing a government agency is to acquire the features, the "accessibility" of the feature to the community is a more challenging aspect to implement.
R15	Dry stone walls which are identified on Plan 1 and Plan 4 must: <ul style="list-style-type: none"> • Be situated within public open space or road reserve to the satisfaction of the responsible authority. • Have a suitable landscape interface to minimise maintenance requirements (for example mulch, garden bed or gravel) and must not encourage public access immediately adjacent to the retained walls. • Be checked by a professional craftsperson for any loose stones. Any loose stones are to be reinstated in the wall in secure positions. • Retain post and wire or post and rail fences situated within the walls, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed. • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. 	Yes – subject to conditions	Walls are to be situated within public land. Walls are to be given adequate buffers around them. A condition will require detail of walls to be checked and repaired. A condition will specify detail regarding retention of features within the walls. Many wall sections are retained in-situ. The major north-south section is to be relocated for various reasons as specified elsewhere. All sections of wall which do not require removal for road or as above will be retained in situ via conditions. For



	utilisation of existing openings for vehicle and pedestrian access).		this reason in part, a section of the property has been deferred due to its interface.
R16	Installation of services across the alignment of retained dry stone walls is to be undertaken by boring rather than open trenching. If open trenching or disturbance to the wall is unavoidable, a minimum section of wall may be temporarily removed and then reinstated to original condition.	Yes – subject to condition	While services generally follow roads, a condition can require this to be done and resolved as part of the FLP and detailed design.
R17	Any reinstatement or repair of walls must be undertaken by a professional craftsperson and is to be consistent with the construction style of the original wall.	Yes – subject to condition	Where walls are to be retained, can be confirmed by permit condition through the Dry Stone Wall Management Plan assessment.
R18	Reinstatement is to use stone from (in order of priority): <ul style="list-style-type: none"> • The original wall in that location (including fallen stone adjacent to the wall). • A nearby section of the wall approved to be removed. • Any adjacent paddock containing wall parts which can be recovered. • Walls approved to be removed in the nearby area (including any stone which has been stockpiled by Council). A list of professional craftspeople can be obtained by Council and the Dry Stone Walls Association of Australia.	Yes – subject to condition	Can be confirmed by permit condition through the Dry Stone Wall Management Plan assessment.
R19	Aboriginal cultural heritage must be protected and conserved through the incorporation of identified areas of importance into the overall design of the precinct in agreement with the Registered Aboriginal Party.	Yes	Plan provided with consent from Wurundjeri Tribe Land and Compensation Cultural Heritage Council Incorporated. This is regulated via another Act, outside the Planning processes.
Heritage Guidelines			
G16	Where retention of dry stone walls in their current state is not feasible, walls (or parts of walls) in high profile and/or strategic locations should be re-built by a master craftsperson to integrate with the development to the satisfaction of the responsible authority.	Yes subject to conditions	Can be confirmed by permit condition through the Dry Stone Wall Management Plan assessment.
G17	Any development of land within a Heritage Overlay in the <i>Whittlesea Planning Scheme</i> should be in accordance with the relevant incorporated document relating to the heritage site as contained in the Schedule to the Heritage Overlay in the <i>Whittlesea Planning Scheme</i> .	N/A	No incorporated Document.
G18	Where existing dry stone walls are to be removed, land owners should consult with	Yes – subject to condition	Can be confirmed by permit condition through the Dry Stone



	Council to determine whether the material may be used internally within the precinct or transferred for landscaping purposes.		Wall Management Plan assessment.
G19	Heritage items located adjacent to conservation areas, or local parks, should be considered for public or commercial uses.	Generally accepted	Refer to R14.
G20	Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. Where lots with direct frontage are provided, they should be sufficiently set back from the waterway corridor to allow for the provision of pedestrian and service vehicle access to the front of those lots, to the satisfaction of Melbourne Water and the responsible authority.	Yes	Roads interface Darebin Creek, and no direct interfaces are proposed excepting a very special case – the heritage site consisting of “Ewerts Farm” lot.
Housing Requirements			
R20	Subdivision layout and lot diversity must respond to the natural features of the area, including topographical features, the Quarry Hills Regional Parkland and the Darebin Creek.	Yes – Subject to conditions	Generally this is occurring for flatter areas. However some smaller lots are shown on steep sites without detail of how the interface will work. This is generally resolved by removing those lots from this approval.
R21	The built form of dwellings located at the interface with the Quarry Hills Regional Parkland must be designed to avoid dominating views to and from the parkland through design features such as reduced overall building heights and split level design.	N/A	Not relevant to this area of multi-lot subdivision.
R22	An application for subdivision which includes land located on slopes greater than 10% must be accompanied by Subdivision and Housing Design Guidelines, as required by Clause 3.1 of Clause 37.07-3 of the Whittlesea Planning Scheme. The guidelines must demonstrate how the development will minimise landscape scarring, including minimising large amounts of cut and fill.	Yes – Subject to conditions.	Small parts of the site are on land steeper than 10% slopes. The development in these areas is able to be conditions. Due to its isolated nature, it has been deemed appropriate to condition the Subdivision and Housing Design Guidelines in this specific situation.
R23	Planning permit applications must demonstrate how a development proposal will deliver a diversity of housing.	Yes	This subdivision in conjunction with surrounding approved and proposed subdivisions provides an adequate range of lot sizes comparable with other recent subdivisions in the area.
R24	Where medium density residential development is proposed, it must be located in close proximity to the Village Town Centre	Generally accepted – subject to conditions	The PSP also identifies medium density near to parks and the BCS land. Therefore this permit area



	and/or open space, including the Growling Grass Frog Conservation Area.		contains a lot of SLHC sites. Conditions ensure the appropriate for of SLHC dwelling is provided to avoid a town centre-like environment.
R25	Subdivision applications must include indicative layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitably demonstrate: <ul style="list-style-type: none"> • Potential dwelling yield. • Active interfaces with adjacent street, open space and waterways. • Safe and effective internal vehicle and pedestrian circulation. • The delivery of dwelling diversity and lot sizes. • Servicing arrangements. 	N/A	Full site is shown subdivided, without “superlots”.
R26	Lots must front (in order of priority where a lot fronts multiple elements): <ul style="list-style-type: none"> • Local access streets • Waterways and public open space • Connector roads • Transmission line easements • The E6 road reservation 	Yes	Of note some lots front collector roads rather than local streets, but this is to in turn overlook waterway, and is considered a preferable outcome.
R27	Specialised housing forms such as lifestyle communities, retirement living or aged care facilities must be designed to ensure that clear and logical pedestrian and cyclist permeability is not impeded, and should have convenient access to the town centre, community facilities and public transport networks.	N/A	None proposed.
Housing Guidelines			
G21	Subdivision of land should create an overall average density greater than 16 dwellings/NDH. Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this guideline.	Yes	Overall density of approximately 17 dwellings/ NDA is calculated. Given the large areas of heritage lots and difficult site, this closeness to the average may be appropriate, and the potential loss of a small number of lots through conditions can be accepted.
G22	Subdivisions should, for each stage, cater for the provision of three or more dwelling types, as listed in Table 3, as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives.	Yes	This subdivision in conjunction with surrounding approved and proposed subdivisions provides an adequate range of lot sizes.
G23	Subdivision of land within 400 metres walkable catchment of the Village Town Centre or designated public transport route should create a range of lot sizes suitable for	N/A	



	medium or high density housing types listed in Table 4.		
G24	Residential lots which maintain an interface with the Quarry Hills Regional Parkland should provide larger lots to transition from residential development to the Quarry Hills Regional Parkland.	N/A	
G25	Neighbourhood character should be influenced or created through the implementation of diverse allotment sizes and residential dwelling typologies.	Generally	The combination of SLHC, standard, and the heritage lots containing large areas of land give a non-standard diversity, but add to the PSP's likely overall diversity of lots.
G26	Opportunities for lots to accommodate for natural demographic change should be provided. This may include utilising building envelope plans and avoiding the use of single dwelling covenants on title in order to not prevent the construction of two dwellings on a single lot through the life of the precinct.	N/A	No prescriptive details of buildings lots are proposed as part of the application.
G27	Subdivisions should be designed to allow for maximum sustainability outcomes to be achieved.	Yes – subject to conditions	Conditions will require the maximum that Council is able to require.
G28	Front fences should be avoided. If unavoidable, front fences should be no less than 50% transparent and no higher than 1.2 metres.	Yes – subject to condition	Not specifically proposed and can be enforced by permit condition.
G29	Subdivision layouts should guide pedestrians to key entry points into the Quarry Hills Regional Parkland, as nominated on Plan 11.	N/A	Outside scope of multi lot subdivision.
G30	Street activation within residential areas should be encouraged through the inclusion of street furniture and incidental meeting spaces.	Yes – subject to conditions	Can be enforced by permit condition for street furniture and design detail.
Employment Requirements			
R28	Use and development of the Village Town Centre must be generally in accordance with the layout of land uses and road structure shown in the concepts in Plan 5 - Village Town Centre Concept Plan.	N/A	
R29	The Village Town Centre must provide for a town square of 650sqm, located generally in accordance with the concept shown in Plan 5.	N/A	
R30	The masterplanning of the Village Town Centre must ensure that the opportunity for the provision of major public art is considered.	N/A	
R31	Road and path networks within the Village Town Centre must promote pedestrian and bicycle trips through a clear, direct layout and design.	N/A	
R32	The Village Town Centre must provide for a range of employment opportunities through the development of a centre which supports a mix of retail, commercial, leisure and community services.	N/A	
R33	Public and private spaces including streets, town squares and Central Park, must be designed and	N/A	



	developed to create a strong sense of social interaction and vibrancy.		
Built Form Requirement			
R34	Buildings on corner sites within the Village Town Centre must be built to the street edge and use height or other form definition to highlight the entry to the main street.	N/A	
R35	Buildings with a frontage to the 'main street' must use clear glazing to allow for visibility from the street to internal rooms and avoid the use of white washed windows and window advertising.	N/A	
R36	All facades fronting the 'main street' must achieve a high level of activation through windows and pedestrian entries.	N/A	
R37	Developments must locate building entries and the most active functional uses towards the main street edge so that they are visible from the street.	N/A	
R38	Buildings fronting the 'main street' must provide a continuous built form edge with fine grain development and outward facing built form.	N/A	
R39	Supermarkets/ big box retail must be sleeved by single fronted small retail at the main street edge.	N/A	
R40	The supermarkets must be located in a key position and have convenient access to car parking, while maximising activity within the 'main street' and public spaces/thoroughfares.	N/A	
R41	Community facilities and the Potential Government School must front the main street with active facades and minimal setbacks provided to the street.	N/A	
R42	Buildings must front public streets and spaces to create a safe and vibrant public realm and reinforce the public movement network.	N/A	
Built Form Guidelines			
G31	All retail should have a main entrance which addresses the main street and avoid the use of internal malls and double fronted retail.	N/A	
G32	Continuous lengths of blank walls should be avoided, and visual interest provided through: <ul style="list-style-type: none"> • Breaking up the length with windows and doors • Strong vertical and horizontal elements • Façade articulation • Varied facade materials 	N/A	
G33	Increased height in built form must be encouraged in order to take advantage of key viewlines to the CBD, the Quarry Hills Regional Parkland and the Darebin Creek.	N/A	
G34	Corner sites form key entries to the centre and should be celebrated with features of interest to provide visual prominence. Corner sites: <ul style="list-style-type: none"> • Should be designed to provide built form anchors where the "main street" intersects the Harvest Home road. This could be 	N/A	



	achieved, for example, through the use of a substantial multi – storey building at the corners; • Should not be developed for standard single storey fast food outlets; and • Should be developed to have a ground floor retail floor space component to the "main street" frontage.		
G35	Mechanical plant and services structures on roofs should be included within roof lines or otherwise hidden from view.	N/A	
G36	Service areas should be internalised wherever possible. Where internalised service areas cannot be provided, they should be secured and sensitively screened at the rear of buildings. Where service areas are accessible from car parks, they should present a well-designed and secure façade to public areas.	N/A	
G37	Adequate allowance should be made for trolley return areas but they must not be placed within public squares, forecourts or open spaces.	N/A	
G38	The built form should create a high visual standard and quality of development along street frontages.	N/A	
G39	Key pedestrian entries should be signified through materials or design.	N/A	
Movement Network Requirements			
R43	Widened footpaths must be incorporated into the main street cross section to improve and prioritise pedestrian movements and to allow for the inclusion of outdoor dining zones.	N/A	
R44	The 'main street' design and layout must prioritise pedestrian movement.	N/A	
Movement Network Guidelines			
G40	Village Town Centre connector streets, including the north south and east west connector streets should link into key shared paths to the Darebin Creek, Central Park and the Quarry Hills Regional Parkland.	N/A	
G41	The design of building frontages on the main street should incorporate the use of pedestrian canopies to provide for weather protection particularly at pedestrian entries. Lighting should be designed to avoid unnecessary spill to sides or above.	N/A	
G42	Quality footpath and shopfront lighting should be provided in the centre for night-time visibility and pedestrian safety.	N/A	
G43	Street furniture should be located in areas that are highly visible, where pedestrian movements are not compromised and close	N/A	



	to or adjoining pedestrian desire lines/gathering spaces.		
G44	Level changes between building entries from public streets should be minimised.	N/A	
G45	The 'main street' precinct should be designed to encourage traffic to conform with a speed environment of 40km/h or less.	N/A	
G46	Bicycle parking should be provided within the street network in highly visible locations and close to pedestrian desire lines and gathering spaces.	N/A	
Vehicular Access/Parking Requirements			
R45	Off-street car parking must be located to the rear of buildings sleeved behind buildings fronting the main street.	N/A	
R46	Heavy vehicle movements (i.e. loading and deliveries) must not front the main street and must be located to the rear of the retail premises.	N/A	
Vehicular Access/Parking Guidelines			
G47	Parallel on-street parking should be provided to encourage short stay parking.	N/A	
G48	Car parking ingress and egress crossovers should be grouped and limited.	N/A	
G49	Vehicle ingress and egress and car parking areas accommodating heavy vehicle movements should be designed to limit the potential for pedestrian/vehicle conflict and maximise the visibility of pedestrians by drivers.	N/A	
G50	Car parking areas should provide for appropriate landscaping including planting of canopy trees.	N/A	
Diversity and Adaptability Requirements			
R47	Fine grain retail opportunities must be provided fronting the main street.	N/A	
Diversity and Adaptability Guidelines			
G51	Shopfronts should have varying widths and floor space areas to promote a diversity of use and trading opportunities throughout the Village Town Centre.	N/A	
G52	Flexibility (including floor to ceiling heights) should be incorporated into building design to enable a range of uses and future adaptability including promoting localised non-retail commercial uses in the town centre.	N/A	
G53	Facilities such as childcare and medical centres, gyms, dance schools, places of assembly etc. are encouraged within or adjacent to the Village Town Centre.	N/A	
G54	Centre design should seek to minimise amenity and noise impacts resulting from the mix of uses.	N/A	
G55	Mixed use development with retail, restaurant and café activities at street level and	N/A	



	commercial/residential opportunities above are encouraged.		
G56	Appropriately designed and sited medium density residential should be located surrounding the town centre. This housing should be designed to front streets and public spaces and utilise rear lanes or other alternative access measures to minimise garage frontage to streets.	N/A	
Community Participation and Integration Requirements			
R48	Community facilities and the Potential Government School must front the main street with active facades and minimal setbacks provided to the street.	N/A	
R49	<p>The design and provision of a centrally located 'Town Square' along the main street must be provided that:</p> <ul style="list-style-type: none"> • Is a minimum of 650m². • Is central to the Village Town Centre and provide a focus for the local community. • Is located at a high intensity node where core uses are concentrated. • Includes a combination of soft and hard landscaping, furniture and fixtures to reinforce a sense of place and identity. • Includes cafes, restaurants and active retail at its edges so that outdoor dining and other activity can 'spill out' into the public space. • Is appropriately scaled to accommodate a range of activities including outdoor dining and pedestrian movements. • Is oriented to ensure good solar access and also provides protection from prevailing winds and adverse weather conditions. • Achieves a high degree of visual enclosure through surrounding built form. 	N/A	
Local Identity and Legibility Guidelines			
G57	Development should complement and enhance the character of the surrounding area by responding appropriately to key visual cues associated with the topography, natural features of the site and its surrounds.	Yes – subject to conditions.	Conditions and deletion of problematic areas of subdivision from the current proposal will address topography, while other conditions address vegetation and other natural features.
G58	Key view lines/sight lines into, and out of, the Village Town Centre should be incorporated in the overall design to promote way finding and accessibility.	N/A	
G59	Streets and paths should be located in response to landform and natural features.	Yes – subject to conditions.	Conditions to detail road design, are in this case acceptable given the extra level of detail and cross sections provided by the applicant as part of the application so that Council understands the generally approach and scale of any changes which might be needed.



G60	Orientate medium density residential development to engage with the main street and public open spaces.	Yes	Generally this has occurred.
G61	The main street should use feature canopy street trees to define the street.	N/A	
Local Convenience Centre Guidelines			
G62	The Local Convenience Centre should be located as illustrated on Plan 2.	N/A	
G63	The design of the Local Convenience Centre should consider inclusion of two storey built form and ensure that all buildings are well articulated and of a high quality urban design that reflects its location as a key community hub within the precinct.	N/A	
G64	The Local Convenience Centre should feature a high degree of permeability and clear circulation to ensure that key destinations within the centre are easily accessible by walking and cycling.	N/A	
G65	The Local Convenience Centre should be designed in accordance with Appendix 4.4 Local Convenience Centre Guidelines.	N/A	
Community Facility Requirements			
R50	The Community Facility must be co-located with the Village Town Centre, Central Park and Potential Government School and be reflective of the Quarry Hills Precinct Structure Plan Village Town Centre Concept Plan (Plan 5).	N/A	
R51	Community Facilities must reflect a high quality architectural outcome, and be in keeping with the design and built form outcomes of the Village Town Centre with respect to height, orientation and activation.	N/A	
R52	The floor plan of the Community Facility must be designed to maximise flexibility in the range of uses which can occur at the site.	N/A	
R53	The Community Facility must be designed to front, and be directly accessed from the main street, with secondary access to be provided from the Potential Government School and Central Park.	N/A	
R54	Change room and toilet facilities associated with the Community Facility, must be oriented to ensure ease of access for users of Central Park.	N/A	
R55	Any educational, community or civic infrastructure not shown on the Quarry Hills Village Town Centre Concept Plan must be located within or proximate to the town centre.	N/A	
Community Facility Guidelines			
G66	Community Facilities, including Central Park and Potential Government School should be planned and designed concurrently to ensure integrated delivery and shared use of services and facilities.	N/A	
G67	Any private childcare, medical or similar facility is encouraged to locate proximate to the Village Town Centre.	N/A	



G68	The design and layout of Community Facilities and Central Park should be integrated and allow for easy pedestrian access between the two.	N/A	
G69	Detailed masterplanning of the Community Hub should include opportunities for the development of Community Gardens and associated infrastructure including garden beds, garden sheds, seating and water tanks.	N/A	
G70	The location of key entries to the Community Facilities and school should allow for safe and convenient pedestrian and cyclist access for all ages and abilities.	N/A	
G71	<p>The built form of the Community Facility and school should be architecturally designed to be responsive to the site and surrounds by:</p> <ul style="list-style-type: none"> • Providing strong built form definition of streets. • Providing increased height at key corners of the Village Town Centre. • Incorporating design elements to minimise energy and resource use. • Incorporating principles for universal access (all ages and all abilities) into the design of the Community Facility and broader hub area. • Minimising the use and height of perimeter site fencing in favour of the use of appropriate landscape treatments. • Fencing in excess of 1.8 metres should be avoided. If fences are unavoidable, they should be semi transparent and less than 1.2 metres <p>Buildings and works associated with the development of the primary school and Quarry Hills Community Facility must be generally in accordance with the Quarry Hills Precinct Structure Plan Village Town Centre Concept Plan (Plan 5).</p>	N/A	
Open Space and Natural Systems Requirements			
R56	Open space must be provided in accordance with Table 6 of this document.	Yes – Subject to conditions	The park area shown needs to be confirmed for area with the land to the north and is conditioned accordingly.
R57	A diverse range of local parks must be provided to the meet the needs of the community and be constructed to be fit for purpose	Yes	Provided to the extent required by the PSP.
R58	Where playspaces are to be provided by the developer, the design and development of the space must be in accordance with the City of Whittlesea Playspace Planning Framework and Policy.	Yes – subject to condition	Can be resolved as part of landscape plans.
R59	The local open space network must be integrated into the broader open space network including the Quarry Hills Regional Parkland and the Darebin Creek corridor through the development of key pedestrian and cyclist links.	Yes – subject to condition	Generally indicated on the Movement Plan, but detail can be resolved as part of FLPs, including by inclusion of pedestrian bridge alignment etc.



R60	The open space network must link into surrounding existing and proposed open space through the use of pedestrian and cyclist links.	Yes – subject to condition	Generally indicated on the Movement Plan, but detail can be resolved as part of FLPs.
R61	Highly permeable pedestrian and cyclist links must be provided to the Quarry Hills Regional Parkland and Darebin Creek and connect to existing networks external to the precinct.	Yes – subject to condition	Generally indicated on the Movement Plan, but detail can be resolved as part of FLPs.
R62	Any fencing of open space, whether encumbered or unencumbered, must be low scale and visually permeable to facilitate public safety and surveillance. Fences other than vehicle exclusion bollards or pedestrian exclusion fencing to prevent access to conservation areas are to be avoided.	Yes – subject to condition	Can be resolved as part of landscape plans.
R63	Vehicle exclusion bollards must be placed at any formal entry into the Quarry Hills Regional Parkland. During development phases, interim post and wire fencing must be provided along the boundary of the Quarry Hills Regional Parkland.	N/A	
R64	The design of waterway corridors, conservation areas, wetlands and retarding basins and any other encumbered open space must seek to enhance the amenity value of that open space and provide for a range of flexible recreational opportunities. This is to be prioritised when such land abuts unencumbered passive or active parkland where this does not conflict with the primary function of the encumbered area.	Yes – subject to condition	Can be resolved as part of landscape plans.
R65	Planting at the periphery of the Quarry Hills Regional Parkland, Darebin Creek Environs and conservation areas must be indigenous and assist with enhancing the overall habitat and amenity values of the precinct.	Yes – subject to condition	Can be resolved as part of landscape plans.
R66	Planting within the private realm at the interface of the Quarry Hills Regional Parkland should be low in scale and must not impede passive surveillance of the parkland.	N/A	
R67	Physical infrastructure associated with open space areas including seating and play infrastructure must be designed and developed to the satisfaction of the responsible authority.	Yes – subject to condition	Can be confirmed through Council standard conditions and detail design approval processes.
R68	The layout (including design and width) of open space and natural systems must be to the satisfaction of the responsible authority. The layout of drainage infrastructure, including waterway corridors, open channels, wetlands and retarding basins must be to the satisfaction of the responsible authority and Melbourne Water.	Yes	Subject to the conditions to confirm areas of creditable space, this area is acceptable to Council. Melbourne Water has implied support through their referral response.

Open Space and Natural Systems Guidelines



G72	Planting of open spaces should complement existing vegetation found throughout the precinct.	Yes – subject to condition	Can be resolved as a general part of landscape plans.
G73	Open space areas should be located and designed to contribute to the protection and enhancement of existing environmental, habitat and historical values of the precinct.	Yes	Open space generally only seeks to protect trees required for retention by the PSP. Equally, open space is in general locations shown in the PSP. With applicant's additional areas of open space, this version of the proposal provides additional land to enhance viewlines of historical values within the urbanised site.
G74	Passive parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities.	Yes – subject to condition	Can be resolved as part of landscape plans.
G75	Any pedestrian link through a drainage reserve or adjoining the road network should include provision of park seating at appropriate intervals to the satisfaction of the responsible authority.	Yes – subject to condition	Can be resolved as part of landscape plans.
G76	Existing vegetation should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region and the precinct.	Yes – subject to condition	Outside of heritage lots, no existing vegetation beyond that which <i>must</i> be retained or to relate it to habitat and movement corridors has been shown. Conditions will consider what other vegetation can be retained in addition.
G77	Open spaces should have a road frontage to all edges except where a direct pedestrian connection is being provided to the Community Hub or where housing fronts open space with a paper road.	Generally complies	Road frontage provided in some cases, while some rear is necessary due to constrained nature of the site to address other matters.
G78	Linear open space corridors adjoining or within road tree reserves should incorporate park seating adjacent to paths at least every 400m.	Yes – subject to condition	Can be resolved as part of detailed design.
G79	The design of waterways, wetlands (other than Growling Grass Frog wetlands), retarding basins and other encumbered land should maximise the potential for the integration of local parks and / or sports reserve where this does not conflict with the primary function of the land.	Yes	As waterway is BCS reserve, integration is limited.
G80	Where fencing of local parks, active sporting field and conservation areas within parks is required it should be low scale (max. 1.2m) and be designed to guide appropriate	Yes – subject to condition	Can be resolved as part of standard FLP and detailed design.



	<p>movement and access rather than as an impenetrable barrier. Design and materials should complement the park and conservation setting. Preferred fence types include:</p> <ul style="list-style-type: none"> • Timber post with timber beams, pipe, wire or chain. • Timber post and chain wire may be required for critical areas. 		
G81	Local parks which are incorporated into conservation or tree retention areas should be designed to ensure that activities and play opportunities are low in impact.	Yes – subject to condition	Can be resolved as part of detailed landscape design.
G82	In order to provide safe and pleasant open spaces, design principles known as “Crime Prevention Through Environmental Design” (CPTED) should guide the design of open spaces and associated infrastructure.	Yes – Subject to conditions	Can be resolved as part of detailed design. This is assisted by conditions requiring lots not fronting open space to provide features for passive surveillance. The presence of heritage structures without an identified use or outcome makes it impossible to determine this.
G83	Park infrastructure such as playgrounds, shelters, BBQs, picnic tables and toilets should be located with reference to the Village Town Centre Concept Plan (Plan 5).	N/A	
G84	Path networks associated with open space located inside and outside of the precinct should include way finding signage which clearly identifies key destinations.	Yes – subject to condition	Can be resolved as part of detailed design.
G85	Public areas should be lit to Australian standards and to the satisfaction of the responsible authority.	Yes – subject to condition	Can be resolved as part of detailed design.
G86	Water Sensitive Urban Design principles should be used so that excess run-off water from within, or where appropriate, external to the park, is directed to support park planting and / or rain gardens rather than being diverted to drains, to the satisfaction of the responsible authority.	Yes – subject to condition	Can be resolved as part of detailed design.
Quarry Hills Sports Reserve Requirements			
R69	The sports reserve must be designed to ensure that a range of recreational uses can occur at the site and be generally in accordance with the Quarry Hills Precinct Structure Plan Village Town Centre Concept Plan (Plan 5).	N/A	
R70	The sports reserve must provide a strong physical and visual connection with the Community Facility, Potential Government School and Village Town Centre.	N/A	
R71	The sports reserve area must be incorporated into the broader open space network through a series of pedestrian and cyclist links.	N/A	
R72	Links between the northern end of the sports reserve into the Community Facility must be clearly	N/A	



	signed and designed to maximise multiuse potential and the sharing of facilities (such as change rooms and toilets).		
Quarry Hills Sports Reserve Guidelines			
G87	Pedestrian and cyclist networks should ensure that the sports reserve are a key destination point and easily accessible from all parts of the precinct.	N/A	
G88	The sports reserve should be planned generally in accordance with the Village Town Centre Concept Plan (Plan 5), to the satisfaction of the responsible authority.	N/A	
G89	Structures located within the open space area should be low in scale and reflective of the character of the precinct.	N/A	
G90	Planting within the Central Park area should not obstruct physical and visual links to the Community Facility and Potential Government School to the satisfaction of the responsible authority.	N/A	
Biodiversity and Threatened Species Requirements			
R73	Development abutting any conservation area must be in accordance with Figure 2, or in exceptional circumstances, Figure 3, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning. Side fences and back fences must not be the property interface to the conservation area.	Yes	Conservation area is separated by Connector road as per PSP, or local road broadly as per Figure 2, and one area as per Figure 3. DELWP approval of this is taken from no objection received with their referral response.
R74	Any public paths or infrastructure located within a conservation area must be designed to avoid/minimise disturbance to vegetation or Growling Grass Frog (GGF) habitat. Public paths are to be generally located in accordance with the GGF Conservation Area Concept Plan (Plan 9) to the satisfaction of the Department of Environment, Land, Water and Planning, Melbourne Water and the responsible authority.	Yes – subject to conditions	An indicative alignment is shown, though no DELWP or Melbourne Water approval has been provided. Perhaps alignment can be confirmed as part of FLP. Acceptance from DELWP and Melbourne Water is provided by way of their referral responses to the application.
R75	Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to any Growling Grass Frog conservation area, except where agreed by the Secretary to the Department of Environment, Land, Water and Planning.	Yes – subject to condition	Can be resolved as part of detailed design.
R76	Any passive open space areas integrated within the Growling Grass Frog Conservation Area, must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.	Yes – subject to condition	Confirmed by DELWP acceptance of proposal subject to conditions as advised to VCAT.
Biodiversity and Threatened Species Guidelines			
G91	Public recreation and open space areas should be co-located with significant	Yes	Within the constraints of topography which will be resolved through



	conservation areas and waterways to create and/or enhance any conservation area.		conditions, the link between conservation area and LO-01 can be achieved, as was accepted for the permit area to the north.
G92	The layout and design of the waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the stormwater drainage system) should integrate with biodiversity and natural systems to the satisfaction of the responsible authority.	Yes	To the extent necessary to be demonstrated at this level of detail.
G93	Planting in streetscapes and parks abutting waterways should make use of indigenous species to the satisfaction of Melbourne Water and the responsible authority.	Yes – subject to condition	Can be resolved as part of detailed landscape design in consultation with Council's Parks and Open Space team.
G94	Street trees and public open space landscaping should provide habitat for indigenous fauna species, in particular arboreal animals and birds, where practical.	Yes – subject to condition	Can be resolved as part of detailed landscape design.
G95	Where a lot interfaces with the Growling Grass Frog Conservation Area, the dwelling should front the conservation area and be designed generally in accordance with Figure 3.	Yes	While not in accordance with Figure 3 directly, lot layout appears to account for this in context of the Boulevard Connector Road and paper road at 5m width. Bushfire impacts of this narrower width are considered elsewhere.
G96	Local roads that interface with the Growling Grass Frog Conservation Area should be designed generally in accordance with Figure 2.	Yes – subject to condition	The applicant has proposed narrower 12.5m, rather than 14.5m road reserves as a one-way loop. Development Engineering has concern about services (which can be shown or widened with FLP detail. However, as a one-way proposal due to the constrained site, a letter width can be considered. Bushfire impacts of this narrower width are considered elsewhere.
Infrastructure within the Growling Grass Frog Conservation Area Requirements			
R77	Applications to construct infrastructure within the Growling Grass Frog conservation area must be generally in accordance with the specifications and locations shown in this PSP and DCP and be approved to the satisfaction of Secretary to the Department of Environment, Land, Water and Planning.	Yes – subject to condition	Can be resolved as part of detailed landscape design and demonstrated to be acceptable in principle by DELWP's response to VCAT.
Public Transport Requirements			



R78	Bus stop provision must be designed as an integral part of the Village Town Centre and activity generating land uses such as the school and sports reserve.	N/A	Town Centre, school and sports reserves not in this stage. Connector road has provision for space to be used for bus stops.
R79	The road network must be designed to ensure 95 % of all households are located within 400 metres of public transport services.	Yes	To the extent provided for by the PSP, lots are within 400m of a bus capable road (the Boulevard Connector road).
R80	Any roundabouts on roads shown as 'bus capable' on Plan 11 must be constructed to accommodate ultralow- floor buses in accordance with the 'Public Transport Guidelines for Land Use and Development'.	Yes – Subject to condition	A roundabout has been shown, and as part of FLP detail, can be conditioned to accommodate these buses.
Walking and Cycling Requirement			
R81	Walking and cycling path networks must be permeable, and linked to key destinations in and around the precinct area including the Village Town Centre, the Quarry Hills Regional Parkland and the Darebin Creek as per Plan 11.	Yes – subject to condition	Can be resolved as part of FLP and detailed. General indicative alignments shown on the Movement Plan are nominally adequate.
R82	The location of walkways or pedestrian and cycle paths in addition to those described through the standard cross sections must be designed and located to ensure maximum passive surveillance.	Yes – subject to condition	Can be resolved as part of FLP and detailed. General indicative alignments shown on the Movement Plan are nominally adequate.
R83	Road and path networks must be designed to encourage daily walking and cycling trips and reduce car dependency.	Yes	To the extent allowed for in the PSP, the required routes and road network has been provided to provide reasonable access within this portion of the overall potential development.
R84	The design of all streets must give key priority to needs of pedestrians and cyclists by providing: <ul style="list-style-type: none"> • Footpaths of at least 1.5 metres of both sides of all streets and roads unless otherwise specified by the Quarry Hills PSP. • A network of shared paths where shown on Plan 11 or as shown on cross sections illustrated at Appendix 4.2, which allow for quick and convenient access to key destinations including the community facility, Potential Government School, Local Parks, Central Park and other pathway networks. • Safe and convenient crossing points of connector roads and local streets at all intersections and at key desire lines, including those associated with bus stops. • Pedestrian and cyclist priority crossings at roundabouts. 	Yes – subject to condition	Generally shown adequately, detail can be resolved as part of FLP and detailed.



	<ul style="list-style-type: none"> • Safe and convenient transition between on and off road bicycle networks. <p>All to the satisfaction of the responsible authority.</p>		
R85	<p>Shared and pedestrian paths along waterways must:</p> <ul style="list-style-type: none"> • Be delivered by development proponents generally in accordance with the network shown on Plan 11. • Be above 1:10 year flood levels with a crossing of the waterway designed to maintain a hydraulic function of the waterway. • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 11, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard, such as crushed rock or similar granular material. <p>All to the satisfaction of Melbourne Water.</p>	Yes – subject to conditions	As demonstrated by Melbourne Water's approval subject to conditions. Detail can be resolved as part of FLP and detailed design to ensure compliance with R85 and Melbourne Water.
R86	The alignment of the off-road bicycle path must be designed for cyclists travelling up to 30 km/h	Yes – subject to condition	Alignment is generally satisfactory. Detail can be resolved as part of FLP and detailed design.
R87	Bicycle priority at intersections of minor streets must be achieved through strong and consistent visual and physical clues and supportive directional and associated road signs.	Yes – subject to condition	Alignment is generally satisfactory. Detail can be resolved as part of FLP and detailed design.
R88	On a construction or engineering plan approved by a subdivision permit, specification of any bike path on a connector road must be to the satisfaction of Public Transport Victoria and the relevant Road Authority.	Yes – subject to condition	A condition can require review by PTV, while relevant road authority is Council, which will review the plans.
Walking and Cycling Guidelines			
G97	Lighting should be installed along shared, pedestrian and cycle paths linking to key destinations, unless otherwise agreed to by the responsible authority.	Yes – subject to condition	Can be resolved as part of FLP and detailed design.
Road Network Requirement			
R89	Street layouts within the precinct must be permeable, efficient, direct and focused on providing convenient access to key destinations for pedestrians, cyclists and vehicles.	Yes	Street layout provides direct access through the site.



R90	Road networks must provide efficient connections to employment opportunities and higher order public transport outside of the precinct area.	Yes	To the extent possible, the road network supports easy connection to other facilities and services.
R91	Road networks and street types must be designed and developed in accordance with the cross sections located at Appendix 4.2, unless otherwise agreed to by the responsible authority.	Yes – Subject to condition.	To the extent required to be shown at Subdivision Layout Plan level detail, road design has been shown adequately. Some variation has been proposed and indicative plans provided, which can be confirmed with all spatial details at FLP stage.
R92	Water Sensitive Urban Design Initiatives, including rain gardens and swales, must be in accordance with current best practice and nominated Council standards, to the satisfaction of the responsible authority.	Yes – Subject to condition.	No detail has been provided to respond to this or demonstrate how it is to be met, but it can be required to be detailed as part of detail design plans.
Road Network Guidelines			
G98	Street layouts should provide multiple convenient routes to major destinations such as the Village Town Centre and the arterial road network.	Yes	The subdivision layout proposes only one form of access in and out, that being the boulevard connector road. However, the likelihood of providing other access points is limited due to the extent of Local Park LP-01 on the site to the immediate north, which prevents a secondary access point. As further outlined in R110, the development of this site is based on the delivery of the permits to the immediate north.
G99	Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles.	Yes	Streets are at upper limits of acceptable length but not necessarily too long given constrained site.
G100	Cul-de-sacs should be avoided throughout subdivisions. Where unavoidable, they should not detract from convenient pedestrian and vehicular connections.	Yes	The application includes a cul-de-sac for the land between the E6 and the Local Park. This is unavoidable as the Local Park extends across the property to the immediate north, which prevents a road access. While not shown on the Subdivision Layout Plan, path access across the Local Park is possible.



			To the south a single road into development has been provided, but again no workable alternative has been identified.
G101	Slip lanes should be avoided in areas of high pedestrian activity and only be provided at any other intersection between connector roads and arterial roads where they are necessitated by high traffic volumes/turning movements, to the satisfaction of the coordinating road authority.	Yes	None proposed.
G102	The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) should be minimised through the use of a combination of: <ul style="list-style-type: none"> • Rear loaded lots with laneway access. • Vehicular access from the side of a lot. • Combined or grouped crossovers. • Increased lot widths. 	Yes – subject to condition	Can be resolved as part of FLP and detailed design.
Integrated Water Management Requirements			
R93	Development must have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and Yarra Valley Water, including any approved Integrated Water Management Strategy and Development Services Strategy.	Yes – subject to condition	The provided Storm Water Management Plan generally directs this matter and can be required to be followed.
R94	Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Strategy, prepared by the responsible authority and to the satisfaction of Melbourne Water.	Yes – subject to condition	It is understood that no Development Services Strategy exists for Quarry Hills. Therefore, the Developer's Storm Water Management Plan directs this, and will be approved by Melbourne Water and Council.
R95	Consistent with Clauses 56.01-2 and 56.07 of the <i>Whittlesea Planning Scheme</i> , Victorian Planning Provision (VPP) Practice Note 39 and any requirements and guidelines in this PSP, a subdivision application of 60 or more lots must include an Integrated Water Management Plan.	Yes – subject to condition	The provided Storm Water Management Plan generally directs this matter and can be followed.
R96	Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management (as amended or superseded) prior to discharge to receiving waterways and as outlined on Plan 12, unless otherwise approved by Melbourne Water and the responsible authority.	Yes – subject to condition	The provided Storm Water Management Plan generally directs this matter and can be followed.



R97	Where a waterway is shown as 'natural' on Plan 12, development works must: <ul style="list-style-type: none"> • Not encroach past the Growling Grass Frog Conservation Area defined in this PSP, unless otherwise agreed by responsible authority and Melbourne Water. • Minimise earthworks and impact on the existing landform of the waterway. • Retain existing vegetation as part of waterway landscaping. All to the satisfaction of Melbourne Water and the responsible authority.	Yes – subject to conditions	Can be confirmed as part of detailed and functional design.
R98	Final design and boundary of constructed waterways, waterway corridors, retarding basins, stormwater quality treatment infrastructure, associated paths, boardwalks, bridges and planting must be to the satisfaction of Melbourne Water and the responsible authority.	Yes – Subject to conditions	Design and arrangement can be controlled through detail design plans and Referral Authority conditions.
R99	Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, all to the satisfaction of Melbourne Water and the responsible authority.	Yes – subject to condition	The provided Storm Water Management Plan generally directs this matter and can be followed.
R100	Avoid placement of any stormwater quality treatment assets or Growling Grass Frog Wetlands within 10 metres of the top of bank of the waterway (to allow for a riparian corridor, any future waterway maintenance requirements and to avoid adverse impacts to Growling Grass Frog habitat). These assets must be appropriately offset from the Darebin Creek to the satisfaction of Melbourne Water, Department of Environment, Land, Water and Planning and the responsible authority.	Yes – subject to conditions	Can be confirmed as part of detailed and functional design.
R101	The Access Street Level 1 along the boundary of the Quarry Hills Regional Park must be designed having regard for overland flows coming down from the steeper land in the regional park to the east.	N/A	
Integrated Water Management Guidelines			
G103	The design and layout of roads, road reserves and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design (WSUD) initiatives	Yes – subject to conditions	Can be confirmed as part of detailed and functional design, to comply with Council expectations.



	such as rain gardens and / or locally treated stormwater for irrigation to contribute to a sustainable and green urban environment.		
G104	Integrated water management systems should be designed to: <ul style="list-style-type: none"> • Maximise habitat values for local flora and fauna species. • Enable future harvesting and/or treatment and re-use of stormwater, including those options or opportunities outlined in Plan 12. 	Yes – subject to conditions	The Storm Water Management Plan does not reference harvesting or re-use of water, but does specify treatment. The design is not exactly as per the PSP, but has the water authority's conditional support. DELWP has indicated support for the extra asset within the BCS land.
G105	Where practical, and where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recharge or sewer mining) should be incorporated within the precinct open space system as depicted on Plan 7 subject to the approval of the responsible authority.	Yes – subject to conditions	See above.
G106	Development should reduce reliance on potable water by increasing the utilisation of fit-for- purpose alternative water sources such as stormwater, rain water and recycled water.	Yes – subject to conditions.	The proposal includes restrictions to require provision for recycled water connections.
Utilities Requirements			
R102	Delivery of underground services must be coordinated, located and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges to the satisfaction of the responsible authority.	Yes – subject to conditions	Can be required by permit condition.
R103	All new electricity supply infrastructure (excluding substations and cables of a voltage greater than 66kV) must be provided underground.	Yes – subject to conditions	Can be required by permit condition.
R104	Where existing above ground electricity cables of 66kV voltage are retained along road ways, underground conduits are to be provided as part of the upgrade of these roads to allow for future undergrounding of the electricity supply.	N/A	High voltage wires are on other side of Bindts Road, outside scope of this permit application or the PSP, but are on road fronted by the lot to be subdivided. The road upgrade (closure) is not directly within the scope of the applicant's development.
R105	Before development commences on a property, functional layout plans are to be submitted of the road network showing the location of all: <ul style="list-style-type: none"> • Underground services. 	Yes – subject to conditions	Can be enforced by typical permit conditions required by Council.



	<ul style="list-style-type: none"> • Driveways/crossovers. • Street lights. • Street trees. <p>A typical cross section of each street is also to be submitted showing above and below ground placement of services, street lights and trees.</p> <p>The plans and cross sections must demonstrate how services, driveways and street lights will be placed so as to achieve the road reserve width (consistent with the road cross sections outlined in Appendix 4.2 in this PSP) and accommodate the minimum level of street tree planting (as outlined in this PSP). The plans and cross sections are to be approved by the responsible authority and all relevant service authorities before development commences.</p>		
R106	Above ground utilities must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood and to minimise amenity impacts and be designed to the satisfaction of the relevant authority. Where that infrastructure is intended to be located in public open space, the land required to accommodate that infrastructure will not be counted as contribution to public open space requirements classified under Clause 52.01 or the Quarry Hills Development Contributions Plan.	Yes	No above ground utilities have been identified and it is understood from the application that none are proposed.
R107	Utility infrastructure must be placed outside any designated conservation areas as shown on Plan 9. Utilities must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of the Melbourne Water and the responsible authority.	Yes – subject to conditions	Can be resolved as part of FLP and detailed design, with specific condition part.
R108	Irrespective of whether Yarra Valley Water has entered into an agreement as contemplated, any plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.	Yes – subject to conditions	Can be enforced by permit condition.
R109	The electricity transmission line easement must be embellished with appropriate landscaping to increase its visual amenity, to the satisfaction of the responsible authority.	N/A	



Utilities Guidelines			
G107	Above ground utility infrastructure should be located outside of key view lines and screened with vegetation or architectural features, as appropriate, to the satisfaction of the responsible authority.	Yes	No above ground utilities are proposed.
G108	Existing above ground 66kV electricity cables should be removed and placed underground as part of the upgrade of existing roads.	N/A	High voltage wires are on other side of Bindts Road, outside scope of this permit application, but are on road fronted by the lot to be subdivided. The applicant is not (directly) responsible for upgrade (closure) of this road.
G109	Design and placement of underground services in new or upgraded streets should utilise the service placement guidelines outlined in Appendix 4.2.	Yes – subject to conditions	Can be resolved as part of FLP and detailed design.
G110	Utility easements to the rear of lots should only be provided where there is no practical alternative, to the satisfaction of the responsible authority.	Yes – subject to conditions	Can be resolved as part of FLP and detailed design, and is generally dependent on landscape.
G111	Landscape screening must be established or maintained where existing adjacent to Work Authority 102 (WA102) as identified on Plan 1.	N/A	
G112	Significant vegetation should be retained in the vicinity of the transmission line pylons to assist with visual screening and lessening the visual definition of the easement's edge.	N/A	
G113	Shared paths should deviate within the transmission line easement to create varied viewlines and direct views out of the easement.	N/A	
G114	Back fences should not adjoin the transmission line easement. Side fences, where deemed to be appropriate, must be at least 25% visually permeable.	N/A	
G115	Trunk services should be placed along the general alignments shown on Plan 13, subject to any refinements as advised by the relevant servicing authorities.	Yes – subject to conditions	Can be resolved as part of FLP and detailed design.
Development Staging Requirements			
R110	Development staging must provide for the timely provision and delivery of: <ul style="list-style-type: none"> • Connector streets and connector street bridges. • Street links between properties, constructed to the property boundary. • Connection of the on- and off-road pedestrian and bicycle network. 	Yes – subject to conditions	This development requires a permit condition necessitating it to follow only after the completion of roads and services through Permit PLN-37131 land, as this is the only access point.

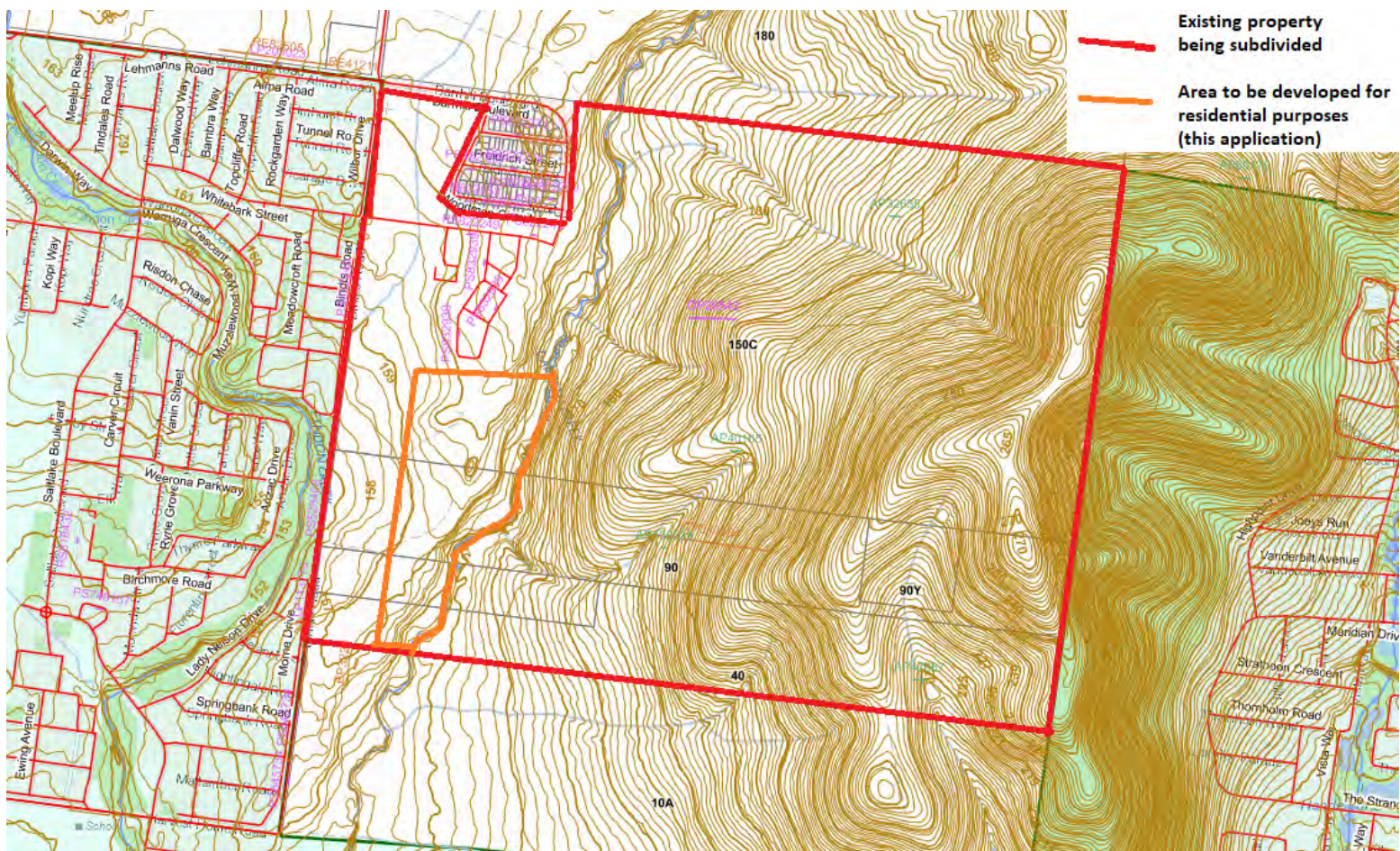


			Other paths and services are to be required through detail design of each stage.
R111	<p>Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> • Connector roads and local streets. • Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the Quarry Hills Precinct Development Contributions Plan (DCP). • Council approved fencing and landscaping (where required) along key roads. • Local shared, pedestrian and bicycle paths along local roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections and barrier crossing points (except those included in the DCP). • Bicycle parking as required in this document. • Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space. • Basic improvements to local parks and open space (refer to the open space delivery below). • Local drainage system. • Local street or pedestrian path crossings of waterways unless included in the DCP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan. • Infrastructure as required by utility service providers including water, sewerage, drainage, electricity, gas, and telecommunications. • Remediation and / or reconstruction of dry stone walls where required. 	Yes – subject to conditions	<p>The proposed bridge alignment is not shown within its location as per Plan 2 of the PSP. It is noted that this may affect DCP requirements and the developer would be responsible to cover cost additions (if necessary) for the realigned bridge.</p> <p>However in general the developer will cover the costs as listed within the requirement and DCP items can be delivered as 'Works in Kind'</p>
R112	<p>OPEN SPACE DELIVERY</p> <p>All public open space (where not otherwise provided via the DCP) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including:</p> <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines and stockpiles. 	Yes – subject to conditions	Can be resolved as part of standard FLP and detailed design.



	<ul style="list-style-type: none"> • Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). • Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points must also be provided to land identified as an active reserve. • Planting of trees and shrubs. • Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and maintenance access points. • Installation of park furniture including BBQ's, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 4). 		
R113	Development of land within Work Authority 102 (WA102) must undertake remediation works associated with soil stabilisation to the satisfaction of the responsible authority prior to development.	N/A	
R114	Applications must be accompanied by an assessment prepared by a suitably experienced and qualified person, which demonstrates that a variation to the <i>Recommended separation distances for industrial residual air emissions</i> (EPA publication number 1518 March 2013) is justified and provides sufficient confidence that a sensitive use can be safely developed within 500 metres of any quarrying activity at WA102.	N/A	
Development Staging Guidelines			
G116	Staging will be determined largely by the development proposals on land within the precinct, having regard to existing constraints (including the ongoing operation of the quarry) and the availability of infrastructure services. Development staging should, to the extent practicable, be integrated with adjoining developments. Access to each new lot must be via a sealed road.	Yes – Subject to conditions.	This development requires a permit condition necessitating it to follow only after the completion of roads and services through Permit PLN-37131 land, as this is the only access point.
G117	The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority.	Yes – Subject to conditions.	The local park is currently proposed for Stage 8, the 4 th stage of development, but abuts the first and second stages. A condition can require the park section of Stage 8 to be included with Stage 6 instead.

MAP OF SITE



PHOTOGRAPHS OF SITE

East along driveway at 100 Bindts Road. 20 May 2020



Northeast from 100 Bindts Road driveway towards Bindts dwelling. 20 May 2020



East southeast along dry stone wall at boundary of 100 and 90 Bindts Road from driveway at 100 Bindts Road. Stony rise in background. 20 May 2020



West view taken from land north of Bindts outbuildings (to become Local Park LP-01). 20 May 2020



East northeast from applicant's lookout. Darebin Creek in middle distance. 20 May 2020



Northwest from applicant's lookout (along wall towards Bindts farm). 20 May 2020



Southwest from applicant's lookout. Wall 8 in foreground, Wall 9 in distance. 20 May 2020



Southeast from applicant's lookout. Land to be developed, road this side of DSW, then Boulevard Connector Road parallel to creek. 20 May 2020



South southeast from applicant's lookout. Stony rise at right on slope up from creek. 20 May 2020



Southeast from north western side of junction of walls 8 and 9 and 10. 20 May 2020



South from parking area near applicant's lookout showing west face of dry stone wall 8 and stony rise in background. 11 May 2020



Northeast from applicant's lookout over residential lot sites, with Boulevard Connector road below the large tree and Darebin Creek beyond. 11 May 2020



North northeast from driveway to Bindts dwelling. 20 May 2020



Southwest towards north-eastern corner of large outbuilding at Bindts Road (from future park, near eastern road edge). 20 May 2020



South on eastern side of Bindts farm complex (along edge of park and future relocated DSW space.
20 May 2020



Northeast from south side of Bindts dwelling. 20 May 2020



Northeast from drive at the south-east corner of Bindts dwelling. Modern vehicle shed in background. 20 May 2020



Northeast from north side of Bindts dwelling. 20 May 2020



Southwest from northeast corner of Bindts dwelling. 20 May 2020



East southeast along northern wall of Bindts dwelling. 20 May 2020



East southeast from bottom of main slope on east side of dry stone wall 10. 20 May 2020



East southeast from bottom of main slope on east side of dry stone wall 10. 20 May 2020



South along slope below dry stone wall 10. Ewerts dwelling visible through tree.
2020

20 May



East southeast from east side of southern end of dry stone wall 10.

20 May 2020



Northeast from east side of southern end of dry stone wall 10. White stake marks centre of Boulevard Connector Road near turn to cross creek on bridge. 20 May 2020



North northeast from southern end of dry stone wall 10 northeast of Ewart dwelling. White stake marks centre of Boulevard Connector Road before it turns to cross the creek 20 May 2020



East southeast from northern fence to Ewart dwelling garden showing slope on land. 20 May 2020



South into garden on east side of Ewart dwelling in land nominally supposed to be within conservation area, part of proposed variation. 20 May 2020



Northeast along paved track to creek east of outbuildings at Ewert farm.

20 May 2020



North towards south side of Ewert dwelling.

20 May 2020



East showing west wall of outbuildings south of Ewert dwelling.

20 May 2020



Northeast along Darebin creek from high ground at southeast corner of outbuildings south of Ewert dwelling.

20 May 2020



West southwest from yard between outbuildings showing north wall of southern outbuildings. 20 May 2020



West from yard between northern and southern outbuildings. 20 May 2020



East southeast along north wall of main southern outbuilding.



South between main southern outbuilding and smaller outbuilding from west end of yard. 20
May 2020



Northeast to open space on south side of Ewert dwelling.

20 May 2020



East southeast to northern side of larger outbuildings facing Ewert dwelling. 20 May 2020



West northwest into smaller outbuilding to southwest of Ewert dwelling.

20 May 2020



Northeast from southwest corner of Ewert dwelling. 20 May 2020

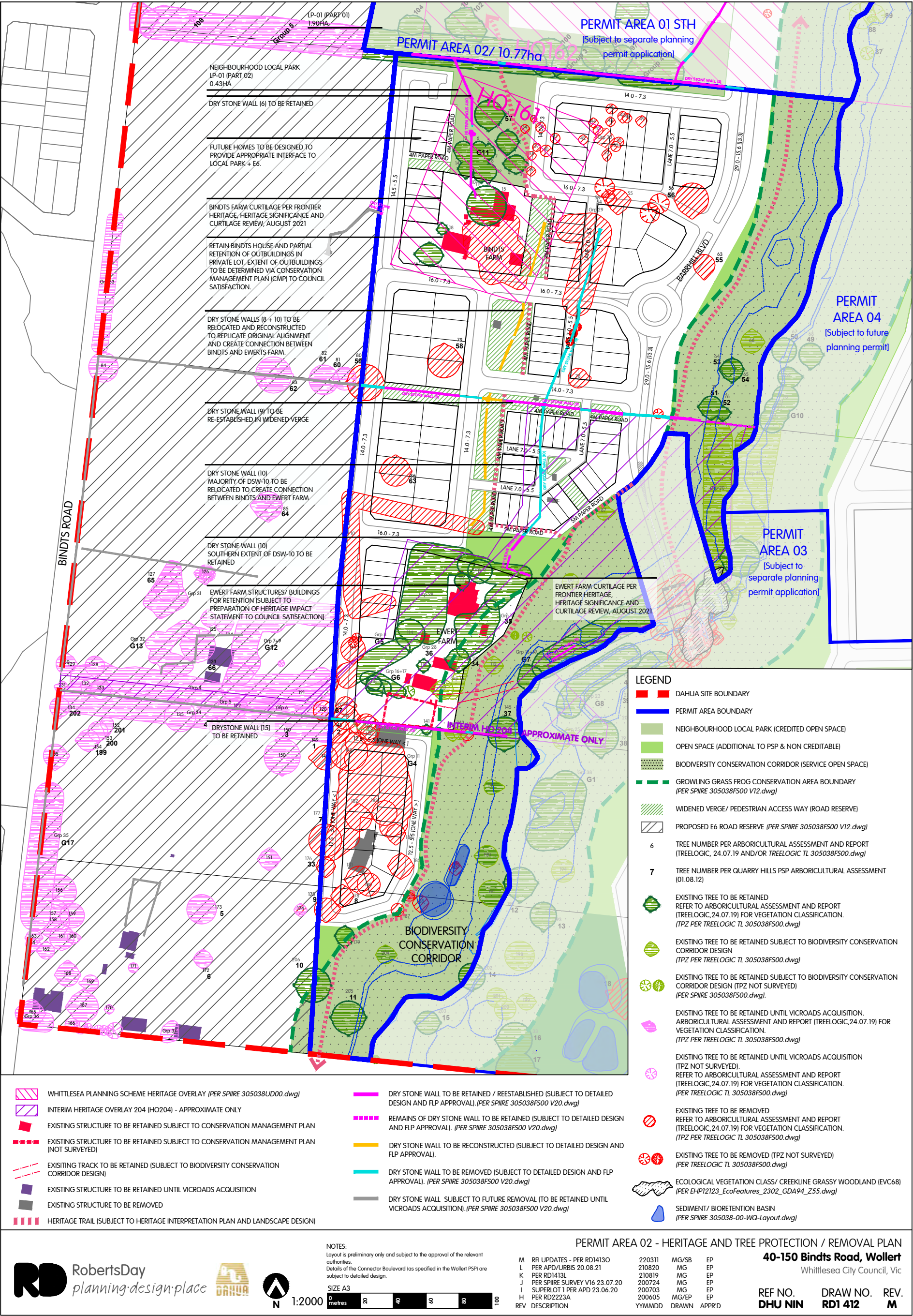


Southeast from driveway at 90 Bindts Road. 20 May 2020



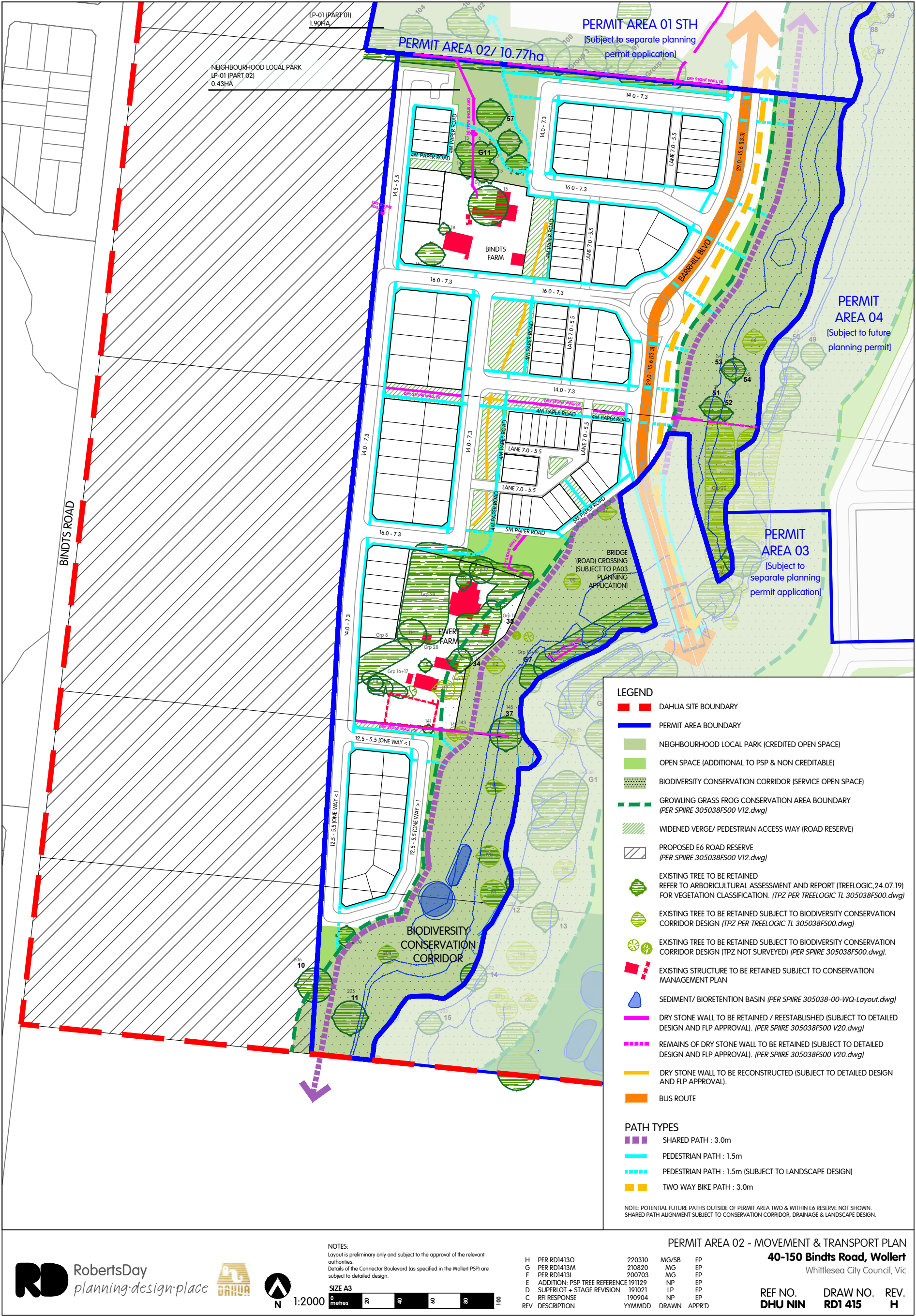




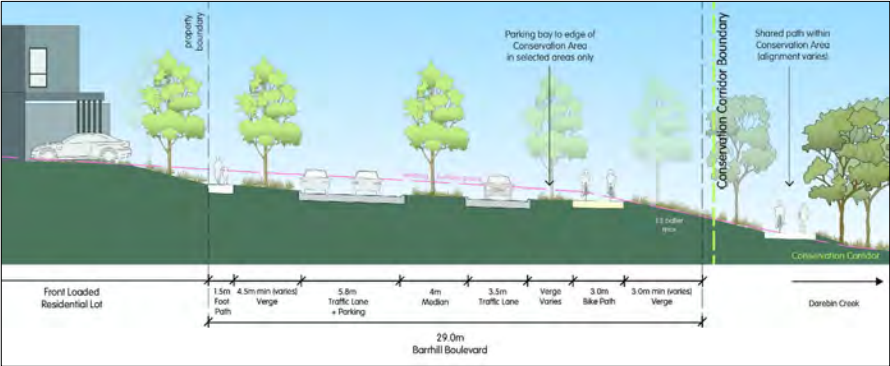


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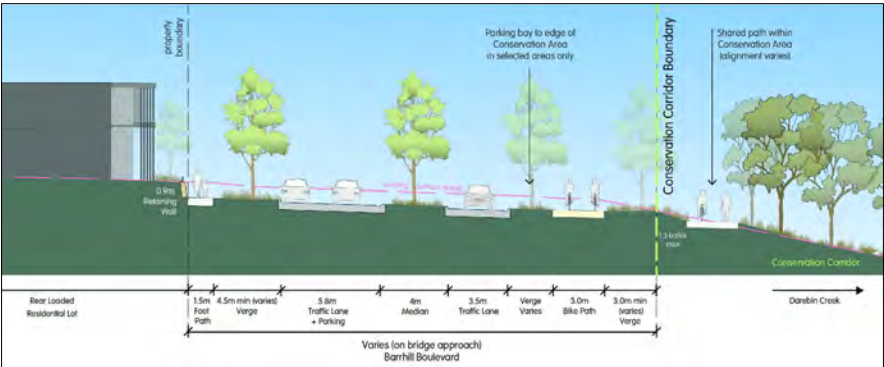




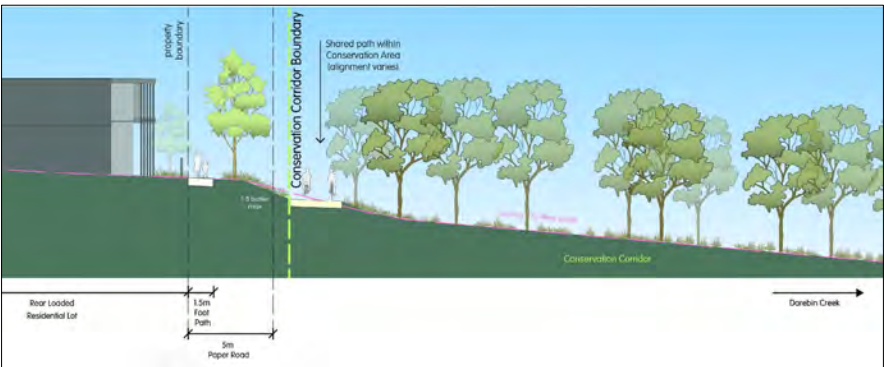
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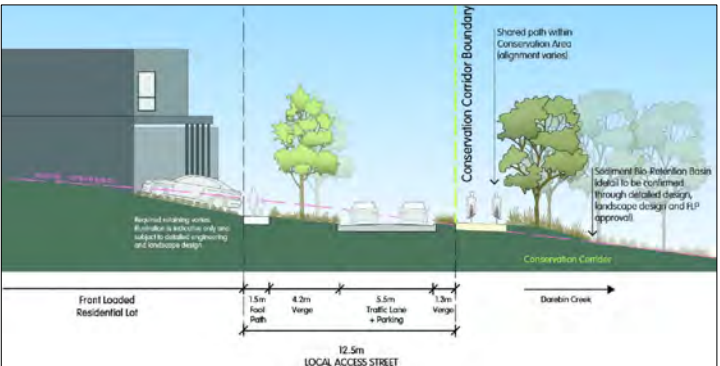
A. Barhill Boulevard | Residential (Front Loaded) and Connector Street interface to Biodiversity Conservation Corridor/ Darebin Creek (indicative cross section)



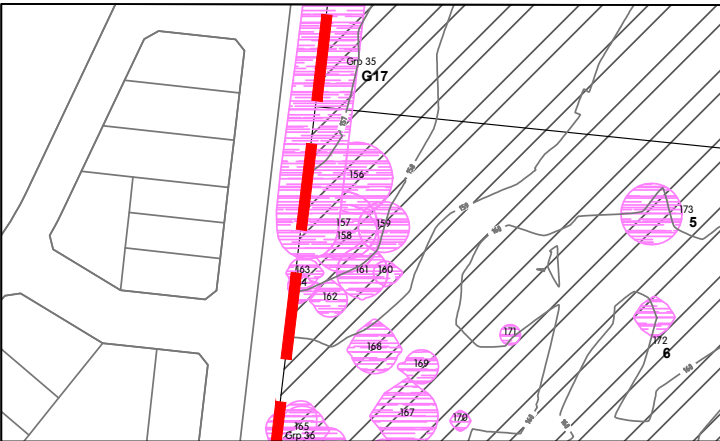
B. Barhill Boulevard | Residential (Rear Loaded) and Connector Street interface to Biodiversity Conservation Corridor/ Darebin Creek (indicative cross section)



C. Barhill Boulevard | Residential (Rear Loaded) and Paper Road interface to Biodiversity Conservation Corridor/ Darebin Creek (indicative cross section)



D. Residential (Front Loaded) and Local Access Street interface to Biodiversity Conservation Corridor/ Darebin Creek (indicative cross section)



LEGEND

- DAHUA SITE BOUNDARY
- PERMIT AREA BOUNDARY
- NEIGHBOURHOOD LOCAL PARK (CREDITED OPEN SPACE)
- OPEN SPACE (ADDITIONAL TO PSP & NON CREDITABLE)
- BIODIVERSITY CONSERVATION CORRIDOR (SERVICE OPEN SPACE)
- GROWLING GRASS FROG CONSERVATION AREA BOUNDARY (PER SPIRE 305038FS00 V12.dwg)
- WIDENED VERGE/ PEDESTRIAN ACCESS WAY (ROAD RESERVE)
- PROPOSED E6 ROAD RESERVE (PER SPIRE 305038FS00 V12.dwg)
- TREE NUMBER PER ARBORICULTURAL ASSESSMENT AND REPORT (TREELOGIC, 24.07.19 AND/OR TREELOGIC TL 305038FS00.dwg)
- TREE NUMBER PER QUARRY HILLS PSP ARBORICULTURAL ASSESSMENT (01.08.12)
- EXISTING TREE TO BE RETAINED. REFER TO ARBORICULTURAL ASSESSMENT AND REPORT (TREELOGIC, 24.07.19) FOR VEGETATION CLASSIFICATION. (TPZ PER TREELOGIC TL 305038FS00.dwg)
- EXISTING TREE TO BE RETAINED SUBJECT TO BIODIVERSITY CONSERVATION CORRIDOR DESIGN (TPZ PER TREELOGIC TL 305038FS00.dwg)
- EXISTING TREE TO BE RETAINED SUBJECT TO BIODIVERSITY CONSERVATION CORRIDOR DESIGN (TPZ NOT SURVEYED) (PER SPIRE 305038FS00.dwg)
- EXISTING TREE TO BE RETAINED UNTIL VICROADS ACQUISITION. ARBORICULTURAL ASSESSMENT AND REPORT (TREELOGIC, 24.07.19) FOR VEGETATION CLASSIFICATION. (TPZ PER TREELOGIC TL 305038FS00.dwg)
- EXISTING TREE TO BE RETAINED UNTIL VICROADS ACQUISITION (TPZ NOT SURVEYED). REFER TO ARBORICULTURAL ASSESSMENT AND REPORT (TREELOGIC, 24.07.19) FOR VEGETATION CLASSIFICATION. (PER TREELOGIC TL 305038FS00.dwg)
- EXISTING TREE TO BE REMOVED. REFER TO ARBORICULTURAL ASSESSMENT AND REPORT (TREELOGIC, 24.07.19) FOR VEGETATION CLASSIFICATION. (TPZ PER TREELOGIC TL 305038FS00.dwg)
- EXISTING TREE TO BE REMOVED (TPZ NOT SURVEYED) (PER TREELOGIC TL 305038FS00.dwg)
- DRY STONE WALL TO BE RETAINED / REESTABLISHED (SUBJECT TO DETAILED DESIGN AND FLP APPROVAL). (PER SPIRE 305038FS00 V20.dwg)
- REMAINS OF DRY STONE WALL TO BE RETAINED (SUBJECT TO DETAILED DESIGN AND FLP APPROVAL). (PER SPIRE 305038FS00 V20.dwg)
- DRY STONE WALL TO BE RECONSTRUCTED (SUBJECT TO DETAILED DESIGN AND FLP APPROVAL).
- EXISTING STRUCTURE TO BE RETAINED SUBJECT TO CONSERVATION MANAGEMENT PLAN
- SEDIMENT/ BIORETENTION BASIN (PER SPIRE 305038-00-WQ-Layout.dwg)
- FIRE SETBACK (PER TERRAMATRIX, SITE MANAGEMENT PLAN - BUSHFIRE, MAR 2022)
- PATH TYPES
 - SHARED PATH : 3.0m
 - TWO WAY BIKE PATH : 3.0m

NOTES:
Layout is preliminary only and subject to the approval of the relevant authorities.
Details of the Connector Boulevard (as specified in the Wollert PSP) are subject to detailed design.

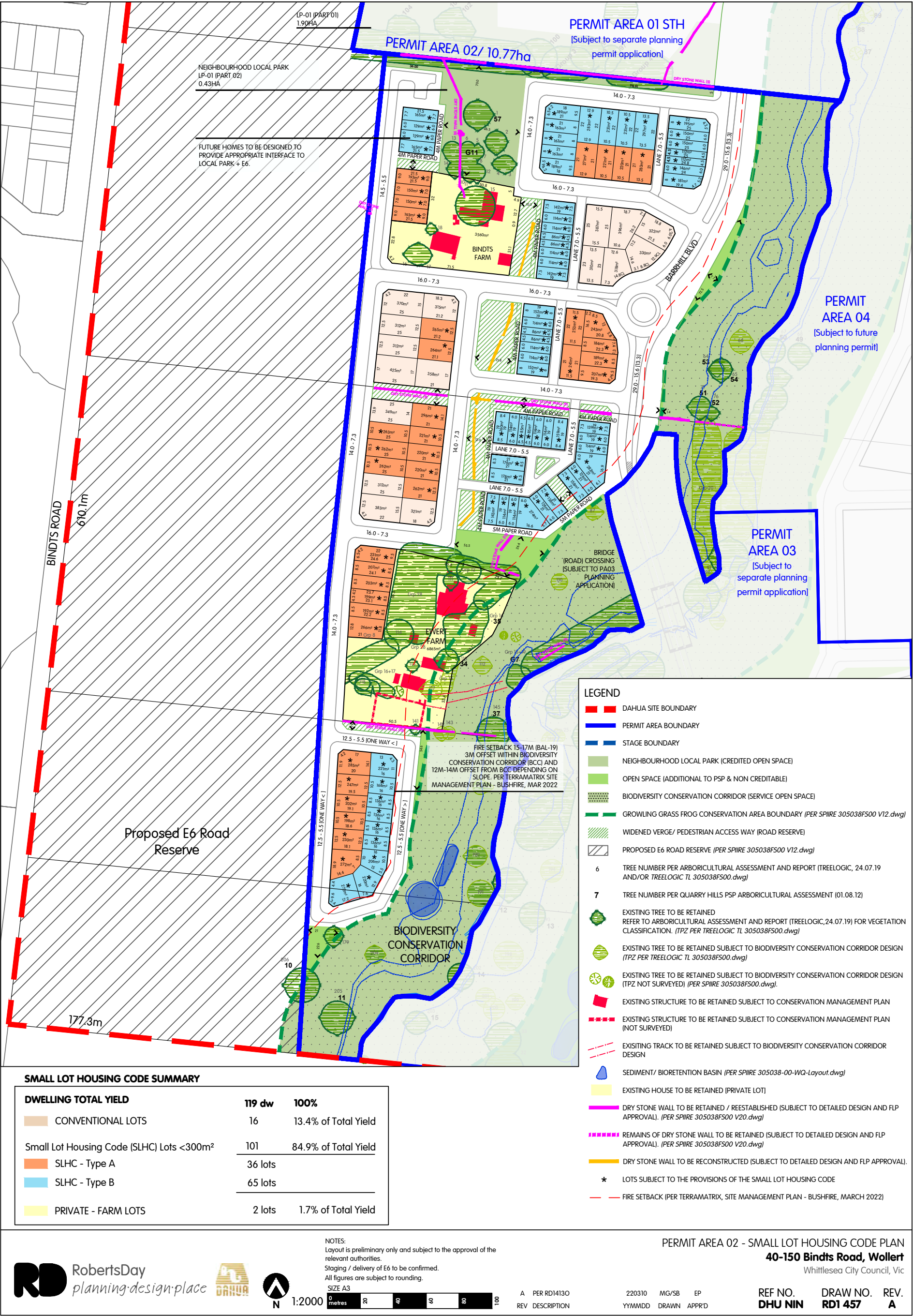
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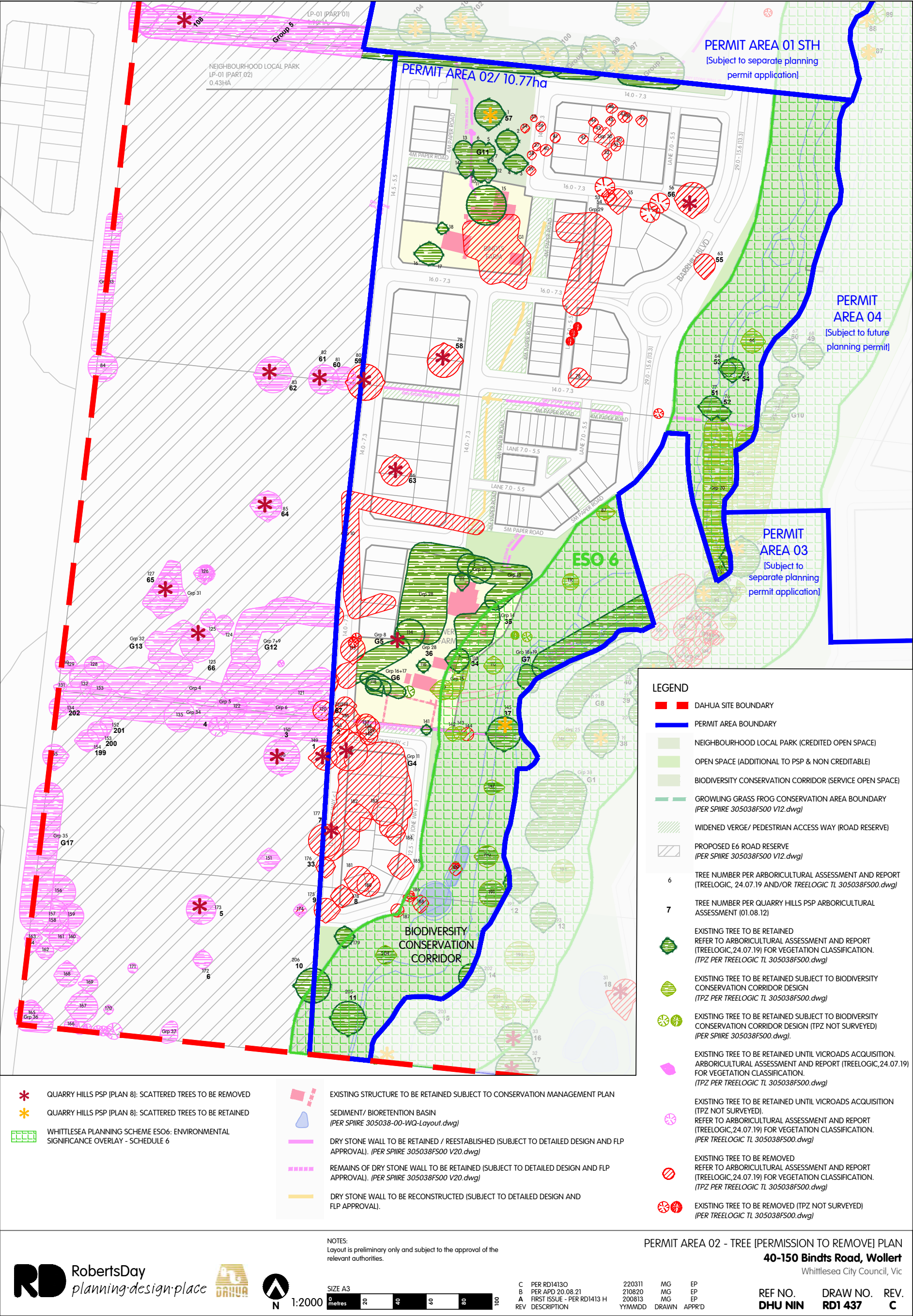
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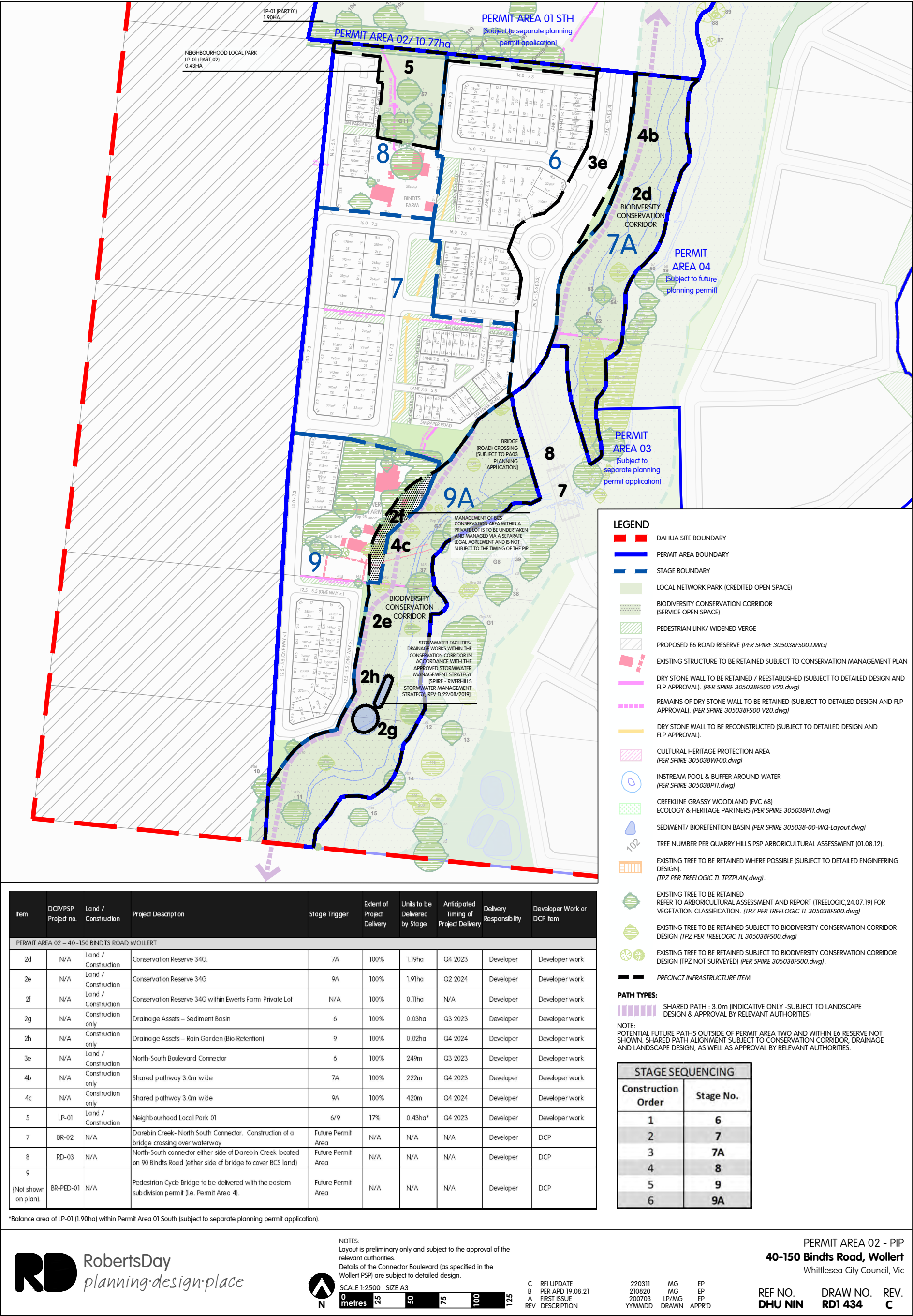
PERMIT AREA 02 - INTERFACE PLAN
40-150 Bindts Road, Wollert
Whittlesea City Council, Vic

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DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED DESIGN AND SURVEY







5.3 Strong Local Economy

5.3.1 Whittlesea Kindergarten Reform Implementation Plan

Responsible Officer	Director Community Wellbeing
Author	Jodie Turner, Unit Manager Community Precincts
In Attendance	Agata Chmielewski, Manager Strategic Projects

Attachments

1. DET advice - implementation and phasing of hours [5.3.1.1 - 5 pages]
2. CONFIDENTIAL REDACTED - Draft Kindergarten Reform Implementation Plan 11 May 2022 [5.3.1.2 - 120 pages]

This attachment has been designated as confidential by the Director Community Wellbeing, under delegation from the Chief Executive Officer, in accordance with Rule 53 of the Governance Rules 2021 and 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. In particular the attachment contains information regarding proposed partnership negotiations and capital projects that require further consultation and investigation before they can be announced.

Purpose

The purpose of this report is to:

- Present a summary of key consultation findings and further analysis since Council endorsed the Kindergarten Reform Options Paper in December 2021;
- Present Council's approach to phasing up (or roll-out) of three-year-old kindergarten hours;
- Identify Council's proposed two-stage approach for infrastructure projects required to meet the forecast need generated by the Victorian Government's Three-Year-Old Kindergarten Reform;
- Present the Draft City of Whittlesea Kindergarten Reform Implementation Plan (**Attachment One (Confidential)**) for in-principal endorsement, including:
 - A short-list of capital projects to meet forecast kindergarten demand proposed for a Building Blocks Partnership Agreement (Stage 1) with the Department of Education and Training.
 - Updated capital and operational costs associated with the Victorian Government's Three-Year-Old Kindergarten Reform (to be finalised through the Building Blocks Partnership Agreement negotiation process).

Brief Overview

On 6 December 2021, Council resolved to endorse the Kindergarten Reform Options Paper for consultation with key stakeholders and prospective partners. This was a confidential report due to discussion of site and planning information relating to third parties (non-Council).

The Draft City of Whittlesea Kindergarten Reform Implementation Plan (**Attachment One (Confidential)**) follows from the Options Paper. The proposals in the Draft Implementation Plan have been updated and refined to reflect feedback obtained through stakeholder consultation and further feasibility assessment.

These documents form part of Council's response to the Victorian Government's Kindergarten Reform agenda to introduce universal access to 15 hours of three-year-old kindergarten by 2029, with an investment of \$5 billion over ten years.

Recommendation

That Council:

1. **Notes the Kindergarten Reform Options Paper stakeholder consultation findings outlined in this report.**
2. **Notes Council's introduction of three-year-old kindergarten service hours described in Table 1 of this report and that this approach is in line with the Department of Education and Training's directive on 9 March 2022 to all Victorian Councils for 2023 implementation (Attachment Two);**
3. **Notes Council's infrastructure responses required to meet the forecast need generated by the Victorian Government's Three-Year-Old Kindergarten Reform will be delivered in a staged approach described in Table 2 of this report, (including Stage 1 from 2022/23 to 2026/27 and Stage 2 from 2027/28 to 2028/29), and that a Building Blocks Partnership Agreement will be negotiated with the Department of Education and Training to reflect these stages.**
4. **Endorses the Draft City of Whittlesea Kindergarten Reform Implementation Plan (Attachment One (Confidential)) which includes:**
 - a) **A short-list of capital projects to meet forecast kindergarten demand (Attachment One, Section 8.4, Table 6 (Confidential)) to inform negotiations for Council's Building Blocks Partnership Agreement (BBPA);**
 - b) **The estimated capital cost to meet forecast kindergarten demand up to financial year 2026/27 (BBPA Stage 1 period) as detailed in Attachment One, Section 9.4 (Confidential);**
 - c) **The estimated operational cost from 2022/23 to 2026/27 for kindergarten services (BBPA Stage 1 period) as detailed in Attachment One, Section 9.6 (Confidential).**

5. Authorises the CEO to undertake negotiations with the Department of Education and Training to enter into a Building Blocks Partnership Agreement on behalf of Council, based on the short-list of capital projects outlined in the Draft City of Whittlesea Kindergarten Reform Implementation Plan (Attachment One (Confidential)).
6. Notes a Building Blocks Partnership Agreement will be brought to Council for consideration and endorsement which will be a publicly available document.
7. Notes a revised City of Whittlesea Kindergarten Reform Implementation Plan will be brought to Council for consideration and endorsement as a publicly available document, including a Community and Stakeholder Engagement Plan.
8. Notes that the proposed Council 2022/23 budget will be updated to reflect capital and operational costs outlined in the Draft City of Whittlesea Kindergarten Reform Implementation Plan (Attachment One, Section 9 (Confidential)).
9. Notes that following finalisation of a Building Blocks Partnership Agreement and the City of Whittlesea Kindergarten Reform Implementation Plan, Council may need to update its Long-Term Financial Plan, and that this work will be undertaken as part of the 2023/24 budget process.
10. Notes both the revised City of Whittlesea Kindergarten Reform Implementation Plan and the Whittlesea Established Areas Infrastructure Plan 2017 will be incorporated into the early years section of the Whittlesea 2040 Long-Term Community Infrastructure Plan to be presented to Council in mid-2023.

Key Information

Previous Council resolution

At the 6 December 2021 Council Meeting, Council resolved to:

1. *Endorse the City of Whittlesea Kindergarten Reform Options Paper for consultation with key stakeholders and prospective partners.*
2. *Receive a City of Whittlesea Kindergarten Reform Implementation Plan for consideration on 16 May 2022 that includes:*
 - a) Stakeholder consultation findings*
 - b) Proposed infrastructure projects for Council endorsement as part of both the Early Years section of Council's Long-Term Community Infrastructure Strategy and those that may be part of a Building Blocks Partnership Agreement with the Department of Education and Training*
 - c) A proposal on the phased introduction of three-year-old kindergarten hours delivered by kindergarten services contracted by Council within the municipality*
 - d) Indicative project costing and external funding analysis.*
3. *Undertake advocacy initiatives to reduce the financial impact of the Victorian Government's Three-Year-Old Kindergarten Reform on Council, including operational costs.*

Purpose of the Draft City of Whittlesea Kindergarten Reform Implementation Plan

The Draft Whittlesea Kindergarten Reform Implementation Plan (Draft Implementation Plan) articulates the proposed approach for the roll-out of Three-Year-Old Kindergarten Reform (the Reform) in the City of Whittlesea, specifically:

- The approach to transitioning up to 15 hours of three-year-old kindergarten hours for services contracted by Council to deliver kindergarten
- Proposed kindergarten infrastructure projects to meet unmet kindergarten demand
- Capital and operational costs to implement the Three-Year-Old Kindergarten Reform
- A pipeline of projects for realisation through a Building Blocks Partnership Agreement with the Department of Education and Training

Approach to the ‘transitioning up’ of three-year-old kindergarten hours

The Options Paper presented to Council in December 2021 identified three ways to manage the ‘transitioning up’ of kindergarten hours between 2022 and 2029. The transition would be delivered by services contracted by Council to deliver kindergarten and implemented via lease and service agreements with these providers.

These included:

- **Free market approach:** Council does not prescribe the number of funded kindergarten hours provided.
- **Prescribed approach with exemptions:** Council prescribes a minimum baseline number of hours.
- **Prescribed approach without exemptions:** Council prescribes the number of hours provided.

On 9 March 2022, the Department of Education and Training (DET) formally confirmed a directive for the transitioning up of three-year-old kindergarten hours (refer **Attachment Two**). Referred to as a ‘flexible approach’, the funding and policy parameters states that “...in 2023, the priority is to give as many Victorian children access to funded Three-Year-Old Kindergarten as possible”. DET’s guidance affords flexibility to providers to increase the number of hours provided, where service capacity can facilitate this. Whilst the flexible approach is a DET policy directive, it aligns with the ‘prescribed approach with exemptions’ model presented in the Options Paper.

The transition rates were applied consistently in Kindergarten Infrastructure Services Plans across Victoria. Unmet demand across all KISPs was based a transition of from 5 hours in 2022 to 15 hours in 2029, as detailed in Table 1. This description has now been enhanced by confirmation of a flexible ‘exemptions’ approach.

Table 1 – Transition of three-year-old kindergarten hours applied in KISPs

Year	2022	2023	2024	2025	2026	2027	2028	2029
3-year-old kindergarten hour transition used to determine service capacity	5	7.5	9	10	12	13	14	15
The 'transitioning up' of kindergarten hours between 2022 and 2029 described in the row above will be supported by a model in which providers have the flexibility to increase the number of hours provided, where their service capacity can facilitate this. This aligns to Council's 'Prescribed approach with exemptions' model in which a minimum number of hours is prescribed as a baseline, but also allows for exemptions where the service provider can accommodate this.								

Staging of infrastructure projects to meet kindergarten demand

During consultation DET indicated the option to phase the infrastructure project pipeline in the Building Blocks Partnership Agreement (BBPA). A phased approach allows flexibility to adapt projects later in the Kindergarten Reform in response to emerging issues, trends and data (such as uptake of three-year-old kindergarten, long day care market share etc).

Council's proposed staging is as described in Table 2 below.

Table 2 - Proposed staging for infrastructure projects

Stage	Period	Description
BBPA Stage 1	From 2022/23 to 2026/27	A pipeline of specific infrastructure projects is agreed for the earlier part of Reform rollout.
BBPA Stage 2	From 2027/28 to 2028/29	Unresolved demand from 2027/28 to 2028/29 is noted in the BBPA, with an agreement that suitable future projects are to be identified and agreed between Council and DET. The later timing of the unmet demand affords time for monitoring of demand levels and supply generated by other providers.

Proposed infrastructure responses for BBPA Stage 1

The forecast unmet demand by 2029 for kindergarten places (after committed projects are delivered) is 1,232 places. The infrastructure projects proposed for inclusion in BBPA Stage 1 would resolve approximately 50% (612 places), leaving 50% of unmet demand (634 places) to be resolved in BBPA Stage 2.

Details of each project are provided in the Draft Implementation Plan (**Attachment One, Appendix 4 (Confidential)**). **Attachment One** (the Draft Implementation Plan) has been designated as confidential by the Director Community Wellbeing, under delegation from the Chief Executive Officer, in accordance with Rule 53 of the Governance Rules 2021 and 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. In particular, the report contains information regarding proposed partnership negotiations and capital projects that require further consultation and investigation before they can be described in the public domain.

Community Consultation and Engagement

Over twenty internal stakeholders and over thirty stakeholders representing early years services/managers were consulted about the proposals in the Options Paper, illustrated in Figure One below.

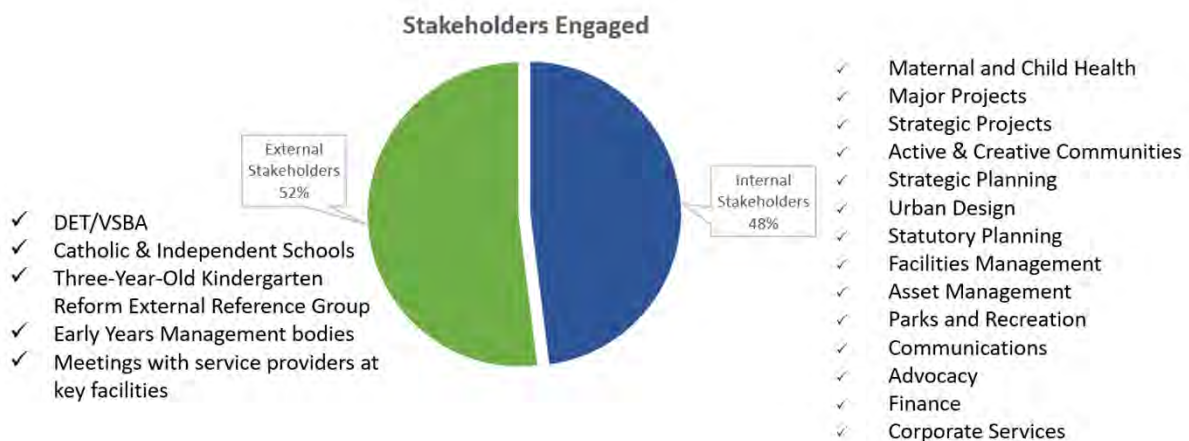


Figure 1. Stakeholders consulted about the Options Paper

The engagement provided stakeholder insights about:

- Feasibility of proposed infrastructure interventions
 - Site selection and feasibility
 - Co-location and integration needs
 - Built form and site impacts
 - Costs and service coordination
 - Asset and facility management considerations
- Service models, including session lengths and group sizes
- Introduction and roll-out of the Reform
 - Quantum of hours provided
 - Workforce capacity
 - Communicating with families

- Advocacy initiatives
 - Funding arrangements
 - Consistent planning and processes
 - Monitoring supply and demand

Key engagement findings are summarised in Figure Two below and a full engagement report is provided in **Attachment One, Appendix 5 (Confidential)**. The full engagement report has not been made public as some information relates to sites or potential projects which contain information regarding proposed partnership negotiations and capital projects that require further consultation and investigation before they can be described in the public domain. This report aims to provide a full description of other non-confidential stakeholder feedback received during the consultation period.

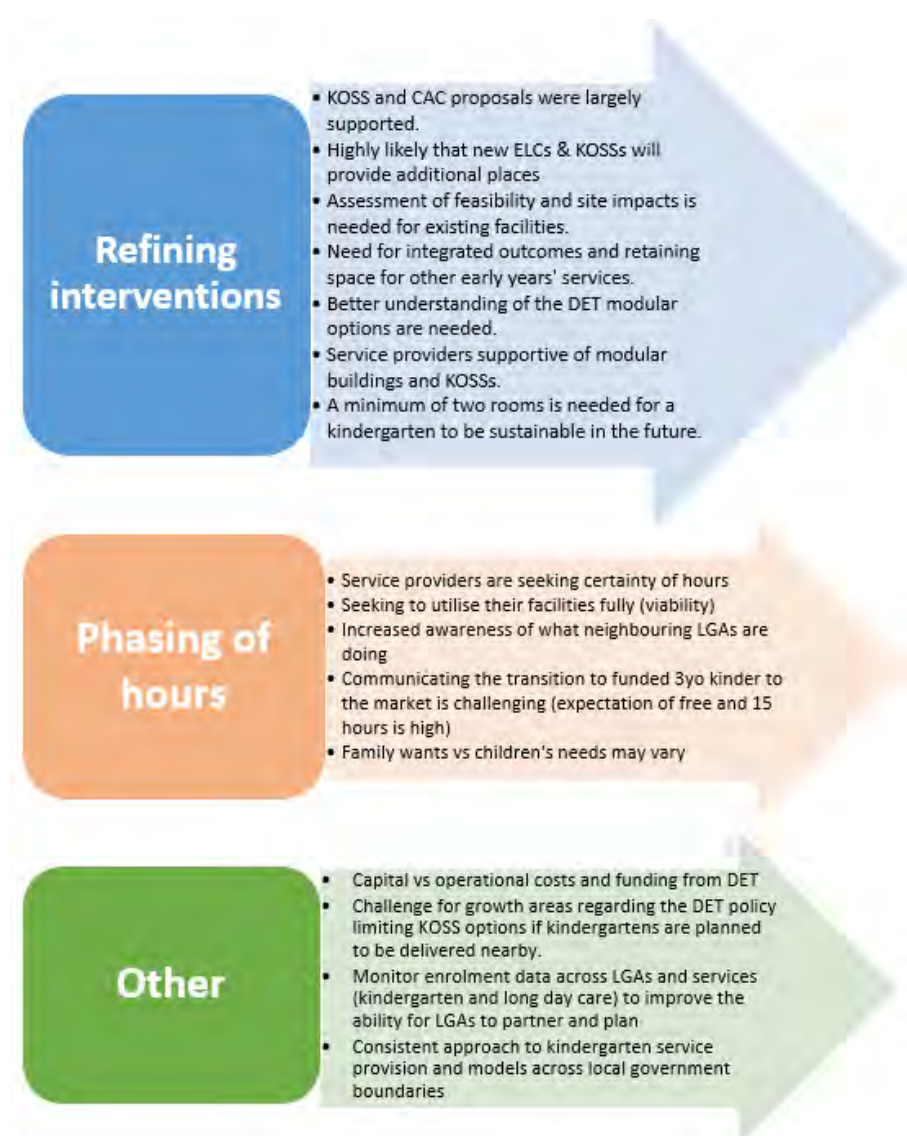


Figure 2. Options Paper consultation findings

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Strong local economy

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

Strong local economy

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.

Victorian Government:

- State Budget 2019/20, Strategy and Outlook, Options Paper No. 2, announced the commitment to three-year-old kindergarten as part of their 'World Class Education System'
- Building Blocks: Three-Year-Old Kindergarten Infrastructure Strategy 2020
- Education State Early Childhood Reform Plan, 2017 and Roadmap to Reform, 2016 (although these reforms pre-date the introduction of three-year-old kindergarten, they outline the Victorian Government's vision for the early years)
- Precinct Structure Plans

Council:

- Community Plan 2021-2025
- Community Building Strategy
- Established Areas Infrastructure Plan (EAIP), 2017
- Early Years Policy
- Thriving Children, Young People and Families Strategy
- City of Whittlesea Integrated Planning Framework.

In early 2021, Council adopted an Integrated Planning Framework to consolidate and align work across Council. The framework is aligned to deliver Council's overarching community plan (Whittlesea 2040 – A Place for All), through eight major strategies and will replace approximately 200+ such documents across the organisation.

One of these seven documents is the Long-Term Community Infrastructure Strategy (LTCIP). Once developed, the LTCIP will be a roadmap for Council's infrastructure investment across all community service areas (leisure, sport and recreation, libraries, early years, aged and disability services, arts and culture, youth etc).

The LTCIP will draw on the City of Whittlesea Kindergarten Reform Implementation Plan to inform its Early Years section and associated actions. Once endorsed, the Early Years section of the LTCIP will supersede the EAIP and future investment decisions in Council's early years infrastructure will be informed by this document.

The Victorian Government's Kindergarten Reform agenda has caused considerable disruption to Council's existing policy positions and capital planning. If Council resolves to proceed with Kindergarten Reform interventions, additional capital and operational investment will be required, as well as a review of scope for kindergarten infrastructure projects in Council's Long-Term Financial Plan and EAIP.

Considerations

Environmental

Environmentally sustainable design is considered in the design and feasibility phase of individual capital projects as a part of business case development.

Social, Cultural and Health

There is clear national and international evidence that two years of kindergarten delivered by qualified teachers delivers lifelong benefits to the child and the community. In the City of Whittlesea, approximately 1 in 5 children are vulnerable on one developmental domain at the time of entering primary school, according to the Australian Early Development Census. The National Quality Framework identifies that early education and care shapes a child's future, laying the foundation for healthy development. Research has identified that positive learning experiences in the first five years of a child's life result in optimal brain development. Evidence from Australia and internationally shows that providing access to high-quality three-year-old kindergarten programs lays the foundation for high quality outcomes later in life.

Under Whittlesea 2040 – A Place for All, Council's response to the Kindergarten Reform needs to balance other needs and opportunities within the community. The proposal to undertake a principle-based review of Council's current and future role in kindergarten provision has enabled a careful assessment of how Council can best respond to the Reform and continue to make a balanced response to delivering the Community Vision.

Economic

Education is directly linked to long-term economic prosperity and the development of self-sufficient individuals. For every dollar invested in early years education, Australia receives two dollars of benefit over the life course (source: [two-years-of-quality-kindergarten-evidence-fact-sheet.pdf](https://www.education.vic.gov.au/two-years-of-quality-kindergarten-evidence-fact-sheet.pdf) ([education.vic.gov.au](https://www.education.vic.gov.au)))

Financial Implications

The phasing of the Building Blocks Partnership Agreement (BBPA) and development of the LTCIP will have financial implications that will be brought to Council for consideration at the following stages:

1. BBPA Stage 1: this report identifies potential infrastructure projects required to deliver an additional 612-672 kindergarten places between 2022/23 and 2026/27 and associated capital and operational costs (**Attachment One, Section 9.4 (Confidential)**).
2. BBPA Stage 2: identifies potential infrastructure projects required to deliver an additional 620 kindergarten places between 2027/28 and 2028/29 (Council's contribution to be determined through BBPA negotiations), (**Attachment One, Section 9.7 (Confidential)**).
3. The early years section of the LTCIP, including:
 - a. Kindergarten infrastructure renewal, including review and incorporation of EAIP projects.
 - b. Infrastructure needs (new, renewal, surplus) for the full suite of early years services until 2040.

Link to Strategic Risk

Strategic Risk *Financial Sustainability - Inability to meet current and future expenditure*

The costing analysis in the Implementation Plan assumes Council will receive the maximum Department of Education and Training funding amount for each infrastructure project through the BBPA. If this position cannot be realised through the BBPA the financial modelling and/or identified potential infrastructure projects will need to be revised.

At this time, the Victorian Government is not providing local governments with funding towards the operational costs of the Kindergarten Reform as part of Building Blocks Partnership Agreements.

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

As a growth area municipality, Council was planning for the kindergarten demands of a rapidly growing community. This externally driven Reform will result in a doubling of the number of children requiring kindergarten by 2029.

The Draft Implementation Plan makes recommendations to ensure Council's future role is sustainable and delivers local access to this universal service. However, the extent to which the state-wide assumptions underpinning all KISPs in Victoria eventuate locally has potential to impact when and how unmet demand presents.

Strategic Risk Life Cycle Asset Management - Failure to effectively plan for the construction, on-going maintenance and renewal of Council's assets

By the end of 2022, Council will own 38 kindergarten facilities, and some are at the end of their effective life or do not meet the ideal service infrastructure requirements. For example, many older rooms accommodate 30 children and current funding is optimal for 33 children per room.

The need to maintain these assets was addressed by the adoption of the Established Areas Infrastructure Plan in 2017 which ensures existing infrastructure will be progressively maintained and refurbished. As this plan pre-dates the Reform, EAIP projects will be reviewed and incorporated into the Early Years section of the Long-Term Community Infrastructure Plan.

In addition, there is considerable escalation costs associated with design and construction across all sectors (residential, commercial, community/ government) at present with global commodity prices/ supply and labour shortages affecting capital project cost. This means Council's risk profile is elevated for Council managed construction projects vs Department of Education and Training managed projects (such as KOSS).

Strategic Risk Community and Stakeholder Engagement - Ineffective stakeholder engagement resulting in compromised community outcomes and/or non-achievement of Council's strategic direction

Council's response to the Reform will impact families with young children and kindergarten service providers. Stakeholder engagement was undertaken about the proposals in the Options Paper and stakeholder and community engagement will continue to be undertaken throughout the implementation of the Reform.

Implementation Strategy

Communication

It is proposed that Council endorses:

- The Draft Implementation Plan to inform a negotiation process for a Building Blocks Partnership Agreement with DET
- Communicating the model for phasing up of three-year-old kindergarten hours with services contracted by Council to deliver kindergarten

A description of Council's work and approach in responding to the Reform will continue to be communicated through existing and ongoing engagement tools such as Council's regular Three-Year-Old Kindergarten Reform Community Newsletter and early years forums. The next edition of this newsletter is in mid-2022; and will include a high-level summary of key (non-confidential) information outlined in this report.

Critical Dates

The dates below outline the next steps and critical dates for progression:

- **16 May 2022:** Implementation Plan presented at Scheduled Council Meeting, seeking endorsement to negotiate a BBPA with DET and implement the 'prescribed with exemptions' approach to phasing up of three-year-old kindergarten hours.
- **Commencing May 2022:** BBPA negotiations with DET.
- **Late 2022:** For Council consideration and endorsement – Whittlesea Kindergarten Reform Implementation Plan and BBPA.
- **Following Council endorsement:** BBPA publicly announced.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

These documents form part of Council's response to the Victorian Government's Kindergarten Reform agenda to introduce universal access to 15 hours of three-year-old kindergarten by 2029, with an investment of \$5billion over ten years.

Three-Year-Old Kindergarten Reform presents both opportunities and challenges for Council to work in partnership and play a significant role in achieving community outcomes and benefits with respect to the provision of early years' services.

The Draft Implementation Plan (**Attachment One (Confidential)**) with the Options Paper proposes a means by which Council's future role in the Reform delivers local access to this universal service and articulates the significant financial implication.

It provides the depth of understanding required for Council to negotiate a 'co-investment' project pipeline with DET that optimises community outcomes.



Department of Education and Training

Early Childhood Education

2 Treasury Place
East Melbourne Victoria 3002
Telephone: 03 9637 2000
DX210083

Dear service provider

As we commence the first year of funded Three-Year-Old Kindergarten being available across Victoria, I would like to thank teachers, educators, support staff, providers and services for the work you have done to introduce this historic reform.

I understand that your hard work over the past two years to deliver this reform has been complicated by the impact of the COVID-19 pandemic. The Department of Education and Training (DET) recognises your professionalism and resilience during this time.

As you know, two years of quality kindergarten programs provide a strong foundation for children to thrive while they are young and go on to live fulfilling lives. This commitment to improve children's life outcomes sits behind the Victorian Government's almost \$5 billion investment over this decade, ensuring that Victorian children will have access to 15 hours of Three-Year-Old Kindergarten by 2029.

Below is an outline of the key funding and policy parameters that will assist you continue to deliver Three-Year-Old Kindergarten programs in 2022 and support your planning for 2023, which is another important year for the reform's roll-out. DET Area teams will continue to work with you to plan for and implement Three-Year-Old Kindergarten programs within your services.

Introduction of flexible hours in 2023

Flexible hours will be introduced state-wide in 2023. This flexible hours approach has already been introduced in the 2020 and 2021 roll-out locations, and will now be expanded across Victoria. This will allow providers more scope to determine how many hours — between five and 15 per week — of funded Three-Year-Old Kindergarten they offer, within set parameters. Services will be funded pro-rata for the program hours delivered.

In 2023, the priority is to give as many Victorian children access to funded Three-Year-Old Kindergarten as possible. The Department requires that, where places are limited, the participation of children be prioritised over the number of weekly program hours delivered.

In practice, this means that:

- Providers should not increase their Three-Year-Old Kindergarten program hours beyond what was offered in 2022, if this would result in the number of 2023 three or four year old kindergarten enrolments offered across the service being lower than the number of enrolments in 2022. The Department will not fund an increase in hours in this circumstance.
- Exceptions can be granted, subject to sufficient capacity to accommodate children being available in 2023 at other local services. If you are interested in this, you should discuss it with your local Early Childhood Improvement Branch.

- If offering more than your 2022 Three-Year-Old Kindergarten program hours does not reduce your number of enrolments in either three-year-old or four-year-old programs, you do not need Departmental approval to increase your hours. You will need to ensure you have sufficient space and staffing to manage this increase.

This approach will be reviewed annually to support both participation and the expansion in hours offered, as workforce supply and space increases across the sector as part of the roll-out.

In the coming weeks, DET will release the 2023 Services Intention Survey. This short survey will collect data on the number of hours services intend to deliver in 2023, as well as information on workforce, recruitment and Building Blocks capacity grants. Responses to this survey will continue to inform workforce and infrastructure programs that support children and families to access high-quality kindergarten programs.

Three-Year-Old Kindergarten funding requirements and rates

As with Four-Year-Old Kindergarten, programs must meet conditions outlined in the *Kindergarten Funding Guide* to receive funding for Three-Year-Old Kindergarten. Programs must meet the educator-to-child ratios as set out in the National Quality Framework (NQF) and be delivered by a degree-qualified early childhood teacher.

Funding rates such as Per Capita, Kindergarten Fee Subsidy and Ratio Supplement for Three-Year-Old Kindergarten will match the rates of Four-Year-Old Kindergarten, with services delivering fewer than 15 hours to be funded on a pro-rata basis. For example, a kindergarten delivering a five-hour Three-Year-Old Kindergarten program will receive one-third of the applicable rate of funding available. Funding rates for 2022 are available on the Department's [Kinder Funding Rates webpage](#).

School Readiness Funding (SRF) will continue to be applied to funded Three-Year-Old Kindergarten programs. Estimated Three-Year-Old Kindergarten enrolments have been included in 2022 SRF allocations and you will be informed later this year of your SRF allocations for 2023. State-funded Three-Year-Old Kindergarten programs with eligible children can also access the Kindergarten Inclusion Support and Pre-School Field Officer programs, in the same way as for Four-Year-Old Kindergarten.

Consistent with Four-Year-Old Kindergarten, in 2023 children are not able to access a funded Three-Year-Old Kindergarten place at more than one service.

Early Start Kindergarten

[Early Start Kindergarten \(ESK\)](#) will continue to provide 15 hours of free or low-cost kindergarten to all eligible children in Victoria.

This includes children who identify as Aboriginal and Torres Strait Islander, are from refugee or asylum seeker backgrounds, or those known to Child Protection. Access to a funded 15-hour kindergarten program should be prioritised for these children.

It is important that service providers ensure children eligible for ESK are enrolled for the full 15 hours of funded kindergarten as an ESK enrolment. Children accessing ESK can be enrolled in a three-year-old group, a four-year-old group, a mixed-age group, or a combination of groups to access 15 hours of kindergarten.

Priority of Access criteria

Funded kindergarten services must use the [Priority of Access \(PoA\)](#) criteria to prioritise specified children where there is a higher demand than places available. This helps to ensure that children who are experiencing vulnerability, disadvantage or who have a disability are supported to access a kindergarten program that best meets their needs. Please note that PoA is a funding requirement for placement of both Three and Four-Year-Old Kindergarten enrolments.

To ensure equity for both three and four-year-old children with the introduction of Three-Year-Old Kindergarten, the PoA criteria requires:

- services with separate three and four-year-old groups to apply the PoA policy to each age group separately, and
- in mixed-age groups, equally prioritise three and four-year-old children who the PoA policy applies to.

As outlined above, children who are eligible for ESK continue to have PoA to a place in a 15-hour-a-week kindergarten program, regardless of how many hours of a funded Three-Year-Old program are being offered.

You should continue to prioritise access to children residing in your local government area (LGA) before considering applications from families outside your LGA.

Once all PoA children have been accommodated, service policies outlining additional priorities such as those enrolled from a previous year, those with a sibling in the service and/or those living within a specified catchment area may be applied.

Minimum age of attendance

In line with the school starting age in Victoria (which stipulates children born between January and April can start school at four years of age), some children will be two years old when their Three-Year-Old Kindergarten year starts.

For services that can accommodate the required ratios, eligible two-year-old children will be able to attend a program from the start of the year. For other services, these children will be able to attend once they turn three years of age. DET will fund services for the full duration of their enrolment, even before they are able to attend. Services are required to hold places for these children after they are enrolled regardless of when they start attending.

If two-year-old children cannot attend from the beginning of the kindergarten year, fees cannot be charged by a service for the period they cannot attend. Where an enrolment deposit is charged by a service, this should be deducted from the fees that apply once the child starts attending.

Services should work with families to carefully consider the best time for a child to start kindergarten, including helping them to understand how this interacts with the age a child will start school. You can encourage families to talk to your kindergarten teachers and other early childhood professionals such as Maternal Child Health nurses to help inform their decision. A [fact sheet for families](#) is also available on the DET website.

It is also expected that, in line with the Victorian Early Years Learning and Development Framework (VEYLDF), kindergarten programs accommodate children with a range of different strengths and abilities, regardless of their birth date.

An additional year of funded kindergarten

Children in a Four-Year-Old Kindergarten program who have developmental delays in two or more key areas of development and would benefit from another year of kindergarten can access an additional year of funded Four-Year-Old Kindergarten. This requires an assessment by an early childhood teacher.

To assist decisions regarding transitions to school being made as close as possible to school age, all children in Three-Year-Old Kindergarten will be expected to transition to Four-Year-Old Kindergarten in the following year. A funded additional year of kindergarten will only be available for children in the Four-Year-Old program who meet the above criteria.

Planning for 2023: Building enrolment and staffing capacity

To ensure the greatest possible number of three-year-old children across Victoria can access a kindergarten program in 2023, the Department encourages you to consider how any unused capacity within your existing service(s) could provide more children access where it is available. This includes:

- offering additional programs
- operating for more days a week
- offering longer days or sessions
- operating with larger groups and a third educator
- introducing mixed-age groups or rotational models, and
- offering a shorter day or sessional program within your long-day-care service.

Your local Early Childhood Improvement Branch is available to work with you to consider options that may be available to your service/s (see the end of this letter for contact details).

Further information and support

The [Kindergarten Funding Guide](#) includes further information about policy and funding for the roll-out of Three-Year-Old Kindergarten. For more on the Victorian Government's investment in early childhood infrastructure and workforce attraction, see DET's [Three-Year-Old Kindergarten](#) webpage.

Staff in the regional Early Childhood Improvement Branches are available to work with you. They can help you understand any specific issues facing your service and plan and develop tailored solutions to support delivery of your funded Three-Year-Old Kindergarten programs. Please contact your local Early Childhood Improvement Branch (details overleaf) if you need any additional information or support.

I congratulate you in this inaugural year of state-wide funded Three-Year-Old Kindergarten and thank you again for the commitment of your organisation in providing two years of funded kindergarten to Victorian children. I look forward to continuing to work with you in 2022 and beyond.

Yours sincerely



Kim Little

Deputy Secretary
Early Childhood Education
Department of Education and Training



Department of Education and Training

Early Childhood Education

2 Treasury Place
East Melbourne Victoria 3002
Telephone: 03 9637 2000
DX210083

Department of Education and Training – Early Childhood Improvement Branch contacts

ECIB Branch	Emails
Barwon	earlychildhood.improvement.barwon@education.vic.gov.au
Bayside Peninsula	earlychildhood.improvement.bp@education.vic.gov.au
Brimbank Melton	earlychildhood.improvement.bm@education.vic.gov.au
Central Highlands	earlychildhood.improvement.ch@education.vic.gov.au
Goulburn	earlychildhood.improvement.goulburn@edumail.vic.gov.au
Hume Moreland	ec.improvement.huma@education.vic.gov.au
Inner Eastern Melbourne	earlychildhood.improvement.ie@education.vic.gov.au
Inner Gippsland	earlychildhood.improvement.ig@education.vic.gov.au
Loddon Campaspe	earlychildhood.improvement.lc@education.vic.gov.au
Mallee	earlychildhood.improvement.Mallee@education.vic.gov.au
North Eastern Melbourne	earlychildhood.improvement.nem@education.vic.gov.au
Outer Eastern Melbourne	earlychildhood.improvement.oe@education.vic.gov.au
Outer Gippsland	earlychildhood.improvement.og@education.vic.gov.au
Ovens Murray	earlychildhood.improvement.om@education.vic.gov.au
Southern Melbourne	earlychildhood.improvement.sm@education.vic.gov.au
Western Melbourne	earlychildhood.improvement.wm@education.vic.gov.au
Wimmera South West	earlychildhood.improvement.wsw@education.vic.gov.au

5.4 Sustainable Environment

5.4.1 2021-143 Glass Recycling Bin Supply

Responsible Officer	Director Infrastructure & Environment
Author	Jack Jansen, Directorate Projects Executive
In Attendance	Amanda Dodd, Manager Sustainable Environment

Attachments

1. CONFIDENTIAL REDACTED - Tender 2021-143 Glass Recycling Bin Supply Evaluation Summary FINAL [5.4.1.1 - 3 pages]

This attachment has been designated as confidential by the Director of Infrastructure and Environment, under delegation from the Chief Executive Officer, in accordance with Rule 53 of the Governance Rules 2021 and sections 66(5) and 3(1) of the *Local Government Act 2020* on the grounds that it contains private commercial information, being information provided by a business, commercial or financial undertaking that—

- (i) relates to trade secrets; or
- (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

In particular the attachment contains information regarding tender amounts submitted by tenderers and tender evaluation scoring prepared by Council officers. The release of this information could reasonably be expected to prejudice the commercial position of the persons who supplied the information or to confer a commercial advantage on a third party.

Purpose

It is proposed that contract number 2021-143 for Glass Recycling Bin Supply is awarded to SULO MGB Australia Pty Ltd.

Brief Overview

The tender evaluation panel advises that:

- Three (3) tenders were received.
- The recommended tender was the highest ranked and is considered best value because it is the lowest priced tender and has demonstrated that it has the ability to deliver this project in accordance with Council's specified requirements.
- Consideration was given to collaboration with other councils and public bodies or utilising collaborative procurement arrangements.
- This was a collaborative tender conducted with the Municipal Association of Victoria.

Recommendation

That Council:

1. **Accept the tender submitted by SULO MGB Australia Pty Ltd for the following contract:**
Number: 2021-143
Title: Glass Recycling Bin Supply
Cost: The accepted schedule of rates is detailed in the confidential attachment. Total expenditure is limited to \$2,515,150.28 (excluding GST) unless otherwise approved by Council.
Term: 1 June 2022 to 31 October 2022

subject to the following conditions:

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

Key Information

The purpose of this contract is the supply and distribution of mobile bins to residential households across the municipality to facilitate the introduction of a residential kerbside glass recycling service.

Tenders for the contract closed on Wednesday 16 February 2022. The tendered prices and a summary of the evaluation are detailed in the confidential attachment.

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

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

- | | |
|------------------|------|
| • Price | 60 % |
| • Capability | 15 % |
| • Capacity | 15 % |
| • Sustainability | 10 % |

The weightings reflect the relative importance of each element to this particular contract. They were determined as being most appropriate after considering numerous factors including (but not restricted to) the time, quality, risk, and contract management requirements which were likely to have the most impact on the achievement of best value. Only tenders that were conforming and competitive were fully scored. Tender submissions that were evaluated as non-conforming or not sufficiently competitive were set aside from further evaluation. In cases where this occurred the reasons for that outcome are detailed in the confidential attachment.

The evaluation outcome was as follows:

Tenderer	Conforming	Competitive	Score	Rank
Tenderer A SULO MGB Australia Pty Ltd	Yes	Yes	98.2	1
Tenderer B	Yes	Yes	85.4	2
Tenderer C	Yes	Yes	83.4	3

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

Community Consultation and Engagement

In accordance with the *Local Government Act 2020*, consideration was given as to whether there were any opportunities to collaborate with other councils and public bodies or to use any existing collaborative procurement arrangements. The outcome was as follows:

- All members of the Municipal Association of Victoria panel for the supply of Mobile Garbage Bins (contract NPN1.11-3) were invited to respond to Council's tender.

Community consultation and engagement around the introduction of a municipal wide residential glass recycling service has to date been conducted in two stages - a general discussion around the need and support for glass recycling through the development of Council's Rethinking Waste Plan 2021-2030; and more specific engagement around the service model and community understanding of glass recycling.

Rethinking Waste Plan 2021-2030

Council's consultation program for development of the Rethinking Waste Plan 2021-2030 resulted in over 1,200 individual contributions. Several key themes were identified and incorporated into the final Plan, including:

- The need for accessible and convenient services.
- Increased incentives and education for waste avoidance.
- Desire for closed loop recycling systems.

Of the 141 respondents to the Rethinking Waste Plan 2021-2030 survey, 92% were supportive of glass recovery with 52% favouring kerbside collection and 40% favouring a container deposit scheme (CDS). However, 55% of respondents would not be willing to travel more than five (5) kilometres to participate in a CDS, making the utilisation of a kerbside collection service more likely for a large percentage of those who initially indicated a preference for the CDS.

Glass Recycling Introduction

From 9 February 2022, the City of Whittlesea engagement platform provided an overview of the glass recycling introduction project, and related information such as the State Government policy and a glass recycling fact sheet. The engagement platform also included a community survey to collect structured feedback, as well as a 'Q&A' section to allow for ad hoc feedback. Community members were directed to the engagement platform and survey through Council's media channels, with the survey also being mailed out to all households within multi-unit developments.

The volume of responses to these engagement activities was:

- 816 unique visitors to the engagement platform [excludes individual return visits].
- 784 survey responses.
- Over 150 comments and just under 300 reactions on Council's Facebook page.

The survey, which closed at midnight on 15 March 2022, provided the following insights:

- 60.84% of respondents are unaware of the type of glass products that can be recycled.
- 89.54% of respondents believe a 120-litre bin collected monthly would satisfy their glass recycling needs.
- 69.26% of respondents believe that there is not enough space for them to safely and appropriately place three bins on the kerb for collection.
- 73.71% of respondents believe that they have enough space to store the glass bin.
- 44.24% of respondents would be willing to travel up to five (5) kilometres to participate in a Container Deposit Scheme, while 25.13% said they would not participate at all.

Social media discussion mainly related to:

- Household need - Saying they don't use enough glass containers to justify a separate service or asking if they can opt out.
- Household impact - Expressing concern about where they will store the glass bin.
- The service - Asking how it will work, and what can go in the glass bin.
- The cost - Questioning whether ratepayers will be paying for the new service.

The insights gained from this feedback will be addressed in the lead-up to service commencement through:

- Educational and communications activities aimed at:
 - Raising awareness around the environmental benefits of a separate glass recycling service.
 - Outlining what can and cannot go in the glass bin.
 - Understanding the State-wide mandate.
 - Describing how the glass recycling service differs from the Container Deposit Scheme.
 - Confirming the service model.
 - Clarifying the waste service cost recovery process.
 - Specific interventions to address:
 - Bin storage capacity within multi-unit development settings.
 - Barriers to presenting three (3) bins at the kerbside once every month.
- Existing budget will be used to employ a fixed term resource to investigate and resolve the concerns raised by residents.

While the final timeline depends on negotiations with appointed contractors, the expectation at this stage is that new bins will be delivered during September 2022 and the service will commence late September/early October 2022.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Sustainable environment

We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space, and address climate change.

The implementation of a glass recycling service is identified as a priority action within Council's *Rethinking Waste Plan 2021-2030*, with service commencement to occur during 2022-23.

A separate glass service will see a reduction of material sent to landfill and contribute to a circular economy.

Considerations

Environmental

The introduction of a residential glass recycling service allows for the separation of glass from other recyclables. This is of particular benefit for paper and cardboard which are currently prone to contamination through exposure to broken glass.

A separate glass service allows even very small glass fragments to be recovered. In a mixed recycling bin these fragments commonly become embedded in other recyclable materials, resulting in both being sent to landfill. A separate glass service also allows for the application of glass specific collection and delivery practices which can help to minimise the level of breakage and reduce the sorting effort.

The greater the quality of recyclable material delivered to processing contractors, the higher the potential for re-use, and the lower the volume of material being sent to landfill or sourced from natural resource reserves.

The selection of a glass recycling bin supplier considered, amongst other things, the use of recycled materials in bin manufacture to further improve the environmental outcomes of this project. Bins supplied by the recommended tenderer consist of 80% recycled material.

Social, Cultural and Health

A successful glass recycling service will necessitate changes in a household's waste management practices - how they sort their recycling; how they store their additional bin; how they manage the presentation of bins for kerbside collection. An effective education and support program will be critical aspects of this project.

Economic

Improving the overall quality of collected recyclable material increases its commodity value and facilitates the development of a viable circular economy.

Financial Implications

With joint funding provided through the Department of Environment, Land, Water and Planning's Waste Transition grant and Council's Waste Reserve, sufficient financial allowance has been made for this contract.

Council's net costs for Glass Recycling are factored into the annual waste charge model.

Link to Strategic Risk

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

The State Government's *Recycling Victoria, A new economy* policy requires the introduction of a standardised four bin kerbside collection service for all households to simplify sorting, and to increase resource recovery levels by maximising material values and reducing cross contamination leading to a reduction in the volume of recyclable material sent to landfill. This policy establishes the requirement for all Victorians to have either a separate bin for glass recycling or access to glass services by 2027. Within Council's *Rethinking Waste Plan 2021-2030*, the implementation of a glass recycling service was identified as a priority action with service commencement to occur during 2022-23.

Through the development of our *Rethinking Waste Plan*, we heard that our community are committed to reducing waste and keeping waste out of landfill. By commencing a kerbside glass recycling service before 2027, we are providing our residents with a service that will improve the amount of quality recyclable material collected sooner, while also ensuring that Council complies with the State Government's policy requirements.

Implementation Strategy

Communication

A decision to award this contract will be communicated via the standard communication channels for Council Meeting outcomes and Council's engagement platform.

Details of the physical distribution timeframe will be communicated to households through Council's various communications channels, including direct mailout and Council's engagement platform.

Critical Dates

The initial contract term will commence on 1 June 2022 and end on 31 October 2022. However, the physical distribution of glass recycling bins will be aligned with the introduction of the kerbside glass recycling collection service.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, Council 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.

Conclusion

The tender from SULO MGB Australia Pty Ltd was determined to be best value and it is considered that this company can perform the contract to the required standards.

5.5 High Performing Organisation

5.5.1 Confirmation of minutes and associated actions of CEMAC meetings held 7 April 2022 and 2 May 2022 and extension of independent member term.

Responsible Officer Executive Manager Governance & Strategy

Author Frank Joyce, Executive Manager Governance & Strategy

Attachments

1. CONFIDENTIAL REDACTED - CEMAC minutes - 7 April 2022 [5.5.1.1 - 3 pages]
2. CONFIDENTIAL REDACTED - CEMAC minutes - 2 May 2022 with attachments [5.5.1.2 - 17 pages]

These attachments have been designated as confidential by the Executive Manager Governance & Strategy, under delegation from the Chief Executive Officer, in accordance with Rule 53 of the Governance Rules 2021 and sections 66(5) and 3(1) of the *Local Government Act 2020* on the grounds that they contain personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs. In particular the attachments contain information regarding the CEO's employment, performance and remuneration.

Purpose

To inform Council of the Chief Executive Officer (CEO) Employment Matters Advisory Committee (CEMAC) minutes and recommendations relating to the employment and performance of the CEO.

For Council to endorse the extension of appointment of Margaret Devlin as Independent Chair of the CEMAC committee until 31 December 2022.

Brief Overview

The CEMAC is a formally appointed Advisory Committee of the City of Whittlesea. CEMAC's role is to report to Council and provide recommendations, appropriate advice and information on matters relevant to the CEMAC terms of reference.

Ms Margaret Devlin was appointed as independent member of CEMAC for a two-year term from 7 July 2020 until 6 July 2022 following an expression of interest and interview process. It is recommended that Council extend the appointment of Ms Devlin until 31 December 2022 to provide consistency of Committee until the end of this calendar year, noting the value Ms Devlin has provided the committee since appointment.

Mr Craig Lloyd was appointed Chief Executive Officer (CEO) commencing 12 October 2020 for a five-year term following an extensive recruitment process.

CEMAC meetings were held on 7 April 2022 and 2 May 2022. The main items in discussion at the meetings were the CEO six monthly performance report against the established performance indicators and remuneration review considerations for the upcoming annual review in October 2022.

Recommendation

That Council:

- 1. Note the Minutes of the CEO Employment Matters Advisory Committee (CEMAC) meetings held on 7 April 2022 and 2 May 2022 (attachments 1 and 2)**
- 2. Endorse the CEMAC feedback to the CEO on his performance, indicating significant achievement and reform across the organisation and supporting the CEO priorities identified for the next 6 months.**
- 3. Endorse the recommendations of CEMAC including supporting the change of timing for the CEO performance and remuneration reviews to be based on a financial year cycle to better align with the budget and community Plan reporting.**
- 4. Authorise the Executive Manager Governance and Strategy to extend Margaret Devlin's appointment as the independent member of the CEMAC from 7 July 2022 to 31 December 2022, in accordance with the existing terms of engagement and in line with the CEO Employment and Remuneration Policy.**

Key Information

The CEMAC is a formally appointed Advisory Committee of the City of Whittlesea. CEMAC's role is to report to Council and provide recommendations, appropriate advice and information on matters relevant to the CEMAC terms of reference.

CEMAC meetings were held on 7 April 2022 and 2 May 2022. The main items in discussion at the meetings were the CEO six monthly performance report against the established performance indicators and remuneration review considerations for the upcoming annual review in October 2022.

Community Consultation and Engagement

Council appointed Ms Margaret Devlin as Independent member of the CEMAC from 7 July 2022 until 6 July 2022 following an extensive recruitment process. As independent member, Ms Devlin has provided valuable contribution in the recruitment and performance review of the CEO.

It is recommend to extend this appointment until 31 December 2022 in accordance with the CEO Employment and Remuneration Policy. This will provide continuity of the Committee for the second year of the CEO's contract.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

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 CEMAC supports effective decision making in relation to CEO contractual and performance matters.

Considerations

Financial Implications

The cost associated with the work of CEMAC, including independent member fees and the employment of the CEO are included in the current budget.

Link to Strategic Risk

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

The CEMAC makes recommendations to Council to support good governance in relation to CEO contractual and performance matters.

Implementation Strategy

Communication

The CEO was provided direct feedback from CEMAC on his performance at the meeting held 2 May 2022.

Confirmation of the extension of appointment of the independent member will be provided to Ms Margaret Devlin once confirmed by Council.

Critical Dates

The next CEMAC meeting will be held in October 2022 and will include the annual CEO performance review.

In accordance with the CEO Employment and Remuneration Policy, Council will need to call for expressions of interest from interested persons to be an independent member of the Committee in late 2022 for their term to commence in early 2023.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

CEMAC has prepared minutes outlining its work at meetings held on 7 April and 2 May 2022. This work included undertaking a review of the performance of the CEO for the previous six month period noting significant achievements over this period.

The current independent member of the CEMAC's initial term ceases 7 July 2022 and it is recommended to extend the term of the appointment until 31 December 2022.

5.5.2 Proposed Motions - MAV State Council Meeting

Responsible Officer	Executive Manager Governance & Strategy
Author	Amanda Marijanovic, Coordinator Governance Administration
Attachments	No Attachments

Purpose

That Council support the submission of the following motions for consideration at the MAV State Council Meeting on 24 June 2022.

Brief Overview

The MAV State Council meets twice a year and considers proposed motions from member Councils. It is proposed that Council submit four motions to the State Council meeting scheduled to be held on 24 June 2022.

Recommendation

That Council support the submission of the following motions for consideration at the MAV State Council Meeting on 24 June 2022:

1. That the MAV State Council advocates to the Victorian State Government to:
 - a. Amend the *Domestic Animals Act 1994* to introduce standardised domestic animal (cat and dog) registration fees across Victoria; and
 - b. Include the following matters in the terms of reference for the development of the upcoming Victoria Cat Management Strategy, for implementation within the first two years:
 - i. Consistent cat confinement laws across Victoria; and
 - ii. Mandatory cat desexing for all newly registered cats in Victoria; unless registered through an applicable cat organisation or as a domestic animal business.
2. That the MAV State Council advocates to the State Government to overhaul the Maternal and Child Health (MCH) Program including:
 - a. A review of the Key Age and Stage (KAS) framework and development of MCH workforce strategy by the end of 2023; and
 - b. Funding a new IT infrastructure system, to replace the outdated not fit for purpose Child Development Information System (CDIS) database by the end of-2024.
3. That the MAV State Council advocates to the State Government for the delivery of an integrated Bin Day App that:
 - a) Allows all residents of Victoria equal access to accurate information about bin collection days; and

- b) Supports the standardisation of kerbside bin contents, through consistent and timely messaging, eliminating confusion and ensuring quality product to recyclers; and
 - c) Integrates into the Service Victoria App.
4. That the MAV State Council advocates to the State Government for the Environment Protection Agency to appoint an Officer for the Protection of the Local Environment (OPLE) to each local council in Victoria to ensure a consistent coordinated approach to education and enforcement of State and Local Government environment protection matters.

Key Information

The proposed motions align with and promote Council's operational priorities and ongoing advocacy efforts to other levels of government.

The proposed motions, if adopted by the MAV, will further Council's advocacy efforts with other levels of government aimed at:

- Standardising cat and dog registration fees, cat confinement laws and introducing mandatory cat desexing for all newly registered cats in Victoria;
- Reviewing the Maternal and Child Health Program;
- Improving the diversion of municipal waste from landfill through an integrated Bin Collection Day App; and
- Making the Officers for the Protection of Local Environment (OPLE) program permanent and rolling it out to all Councils.

It is proposed that Council submit the four Motions to the MAV State Council Meeting being held on 24 June 2022:

Animal Management in Victoria: Standardising Cat and Dog Registration Fees and Victorian Cat Management Strategy Terms of Reference

Proposed motion:

That the MAV State Council advocates to the Victorian State Government to:

- a. Amend the *Domestic Animals Act 1994* to introduce standardised domestic animal (cat and dog) registration fees across Victoria; and
- b. Include the following matters in the terms of reference for the development of the upcoming Victoria Cat Management Strategy, for implementation within the first two years:
 - i. Consistent cat confinement laws across Victoria; and
 - ii. Mandatory cat desexing for all newly registered cats in Victoria; unless registered through an applicable cat organisation or as a domestic animal business.

Council's rationale for the motion:

Pet Registrations

In Victoria, each of the 79 local councils are responsible for managing pet registrations on behalf of the Victorian State Government, including setting and collecting annual registration fees.

This has led to inconsistencies across the state. In Victoria, registration fees vary from:

\$86.30 to \$259.10 for entire dogs

\$30 to \$81.10 for desexed dogs

\$63 to \$216 for entire cats

\$20.80 to \$72 for desexed cats.

In New South Wales and Western Australia, the respective State Governments set pet registration fees.

In New South Wales, a lifetime registration fee is set and collected by the New South Wales State Government.

In Western Australia, the State Government sets fees for one year, three years and lifetime registration, which are collected by the relevant council.

Pet registration fees subsidise councils' delivery of important responsible pet ownership initiatives and animal management activities outlined in Domestic Animal Management Plans.

It is therefore important that fees are set at an appropriate level to ensure these important activities can continue to be performed by local councils.

Having one fee across Victoria will not disadvantage smaller, rural councils as their services are scaled to meet the needs of their population.

Victorian Cat Management Strategy Terms of Reference

The new cat management strategy being developed by the Victorian State Government is a welcome initiative; as Councils across the state grapple to deal with the same cat welfare issues; including:

- Cat confinement laws
- Mandatory desexing
- Overpopulation of cats
- Semi-owned cats
- Protecting wildlife
- Nuisance complaints from the community cause by roaming cats.

In relation to cat confinement, of the 79 Victorian councils:

- 10 have a 24 hour cat curfew
- 27 have a sunset to sunrise cat curfew
- 17 are considering introducing a curfew as part of their 2021-2025 Domestic Animal Management Plans
- 25 do not have plans to introduce a curfew.

In relation to mandatory cat desexing, of the 79 Victorian Councils:

- 21 have mandatory cat desexing laws
- Three (3) have mandatory cat and dog desexing laws
- 54 either are considering or do not have mandatory desexing laws.

A consistent approach would ensure that cats' welfare is being upheld consistently across Victoria, along with protecting our precious wildlife and reducing community frustration caused by irresponsible pet ownership.

To ensure that the strategy is effective and addresses these issue, the terms of reference for the development of the 10 year strategy should include implementation of the following items within the first two years:

- Consistent cat confinement laws across Victoria
- Mandatory cat desexing for all newly registered cats in Victoria unless registered through an applicable cat organisation or as a domestic animal business.

Reviewing the Maternal and Child Health ProgramProposed motion:

That the MAV State Council advocates to the State Government to overhaul the Maternal and Child Health (MCH) Program including:

- a) A review of the Key Age and Stage (KAS) framework and development of MCH workforce strategy by the end of 2023; and
- b) Funding a new IT infrastructure system, to replace the outdated not fit for purpose Child Development Information System (CDIS) database by the end of-2024.

Council's rationale for the motion:

The Maternal and Child Health service is provided in partnership between State and Local Government, with State Government taking a lead role in providing the strategic framework for the MCH Service. The MCH service is an essential program providing comprehensive screening of children for the emergence of problems that can impact on their development, and for mothers on the emergence of issues such as family violence, ability to parent and post-natal depression. Local residents rely on these locally place based services to ensure the ongoing health and wellbeing of their infants, children, and families.

Over the past 5 years, new programs have been included in the MCH KAS Framework, increasing the content to be delivered at each appointment, which has not been matched by a commensurate increase in time allocation and funding. This has resulted in increasing the pressure and demand on the time for the MCH nurses to deliver a quality service and for parents to receive a service relevant to their needs. A review of the KAS framework to ensure the time allocation and associated funding matches the volume and complexity of content to be delivered in each session, will decrease the pressure on the workforce, as well as ensure that families receive appropriate care through the MCH program.

The City of Whittlesea is one of the fastest growing municipalities in Victoria, is struggling to keep up with the increasing demand for MCH services and requires additional support to be provided ahead of the growing population. This essential service has struggled to respond to the demands of our growing population, which has been exacerbated as a result of the COVID-19 pandemic, alongside the existing workforce shortages within the sector. The City of Whittlesea is requesting that the State Government develop a workforce strategy for the MCH Service; and implement plans to attract and retain additional qualified nurses into the sector to address the workforce shortages that are impacting upon the delivery of this critical service. The workforce strategy should have a focus on addressing these shortages and service waitlists in growth areas as a priority. A coordinated state-wide approach to growing this critical workforce will complement the work that many Councils currently do with tertiary education providers at a local level.

The current IT System is not fit for purpose, for example, it does not allow for online bookings and does not provide for a positive customer experience for parents seeking to book appointments. Council is requesting that new funding be allocated to support a new IT infrastructure system to replace the current program. Addressing the IT system issues within the MCH service, will result in:

- Efficiency improvements and time savings for MCH nurses,
- Improvements to the customer experience for parents,
- Greater efficiencies in a service which is already facing extreme pressures due to workforce shortages and increase demand, as well as more accurate business reporting for the sector.

It is worth noting that both the Interface and Eastern Group Councils have raised these issues through separate MCH Issue Papers (late 2021).

Integrated Bin Day App

Proposed motion:

The MAV State Council advocates to the State Government for the delivery of an integrated state-wide Bin Day App that:

- a. Allows all residents of Victoria equal access to accurate information about bin collection days; and
- b. Supports the standardisation of kerbside bin contents, through consistent and timely messaging, eliminating confusion and ensuring quality product to recyclers; and
- c. Integrates into the Service Victoria App.

Council's rationale for the motion:

The mandated 4-bin waste and recycling service has provided an opportunity for the Victorian Government to collaborate with Council's to establish a consistent State-wide Bin-Day App.

Under the 4-bin system, each week residents will need to remember a different combination of bins to be placed on the kerbside. The City of Whittlesea saw an increase of customer error due to the changes of collection schedules during the soft launch of the food organic waste service. An increase in customer enquiries placed further demands on staff to coordinate the calls, as well as servicing the bins. Misunderstanding bin frequencies and collection days may increase the chances of contamination across all streams and may cause recyclable waste to end up in landfill. This is due to some bins becoming 'full' and residents becoming frustrated and simply putting the material into the other bins that still have space. Contaminated loads of material, missed collections and extra phone calls relating to the waste service, both add significant cost pressures to Councils.

A few Councils have already commenced with a Council specific bin collection day app. This includes Macedon Ranges Shire Council and Hobsons Bay Council. Most Councils have functionality on their council websites to assist residents to find their bin collection day. This is often one of the most frequently visited pages on Council websites. Rather than each Council having to build and maintain their own system it is logical to have one Victoria Wide platform. Eliminating the bin night confusion especially for the newly introduced monthly collection will aid in building confidence and trust in using the service.

The Covid-19 Pandemic has seen most Victorians download the Service Victoria app onto their mobile devices. With waste now considered an essential service - there is a significant opportunity to leverage the Service Victoria app to also provide information on waste bin collection days and the standardisation of kerbside bin contents.

There is additional opportunity to leverage off and/or connect to the Commonwealth government funded new "Recycle Mate" app which uses artificial intelligence to identify waste and recyclables using phone cameras. This app allows people to find the best local disposal option for waste whether it is within the 4-bin system or needs to be disposed of another way.

The Bin Day application would:

- Remove confusion around when each bin should be presented for collection, greatly reducing the instance of missed collection opportunities.
- Allow households to sort their waste consistently and appropriately, contributing to a reduction in contamination, and ensuring a higher quality product is delivered to recyclers.
- Support Councils and communities to smoothly transition to the 4-bin service, eliminating barriers to participation.

A state-wide application:

- Reduces costs of individual Council's having to build and maintain specific bin day apps.
- Provides the opportunity to communicate the soon to be legislated standardised bin contents lists and provides an opportunity to instantly communicate any changes.
- Allows Victorian residents moving throughout the state, or visitors to the state, to easily identify the waste and recycling routines relevant to their current location.
- May take advantage of a widely used and familiar method of accessing information of state significance via the Service Victoria platform.

Officers for the Protection of the Local Environment ProgramProposed motion:

That the MAV State Council advocates to the State Government for the Environment Protection Agency to:

- a) Appoint an Officer for the Protection of the Local Environment (OPLEs) to each local council in Victoria to ensure a consistent coordinated approach to education and enforcement of State and Local Government environment protection matters.

Council's rationale for the motion:

The Victorian Government, in its response to the 2016 Ministerial Advisory Committee inquiry into the Environment Protection Agency (EPA), implemented the Officers for the Protection of the Local Environment (OPLE) pilot.

The OPLE pilot commenced in 2017. It was successful and effective in embedding EPA officers in councils in effectively coordinating the combined efforts of the more extensive State Government regulatory powers of the EPA with local council powers in reducing environmental and amenity impacts of waste and pollution issues at a local level.

Although the pilot was initially focused on supporting lower-complexity waste and pollution issues at a local level, more serious events such as illegal waste dumping, including asbestos and contamination, and the storage of illegal waste and recycling in commercial areas arose. OPLE Officers, with their ability to enforce State Government regulations, become invaluable in the approach to working with councils to prevent, mitigate and educate in these complex matters.

Due to the success of the pilot and the importance of the environment and emerging complex waste matters, this program needs to continue ongoing and be imbedded more broadly across all councils in Victoria. Local councils are not authorised in the same manner as the EPA to manage pollution issues in communities including dust, odour, noise and small-scale organised illegal dumping, illegal chemical and waste stockpiling.

Community Consultation and Engagement

Council has been advocating to State Government for Maternal and Child Health changes as proposed. The community has been recently consulted on the draft Domestic Animal Management Plan including consideration of animal registrations and cat curfews. Council consulted the community during the development of the recently adopted Rethinking Waste Plan and through the planning of the new glass bin service.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

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**Environmental**

In relation to cat confinement the same issues exist across the state in relation to cat welfare, wildlife protection and nuisance complaints from community members caused by roaming cats.

A consistent approach would ensure that cats' welfare is being upheld consistently across Victoria, along with protecting our precious wildlife and reducing community frustration caused by irresponsible pet ownership.

Supporting communities to recycle correctly will see more material stay out of landfill and reduce carbon emissions.

Continuing and embedding the OPLE program in each council would reduce environmental and amenity impacts of lower-risk and lower-complexity waste and pollution issues for which, in some circumstances, local councils are not authorised to manage matters such as lower-risk pollution issues in communities including dust, odour, noise and small-scale organised illegal dumping, illegal chemical and waste stockpiling

Social, Cultural and Health

The Maternal and Child Health (MCH) service is an essential program, which local residents rely on to ensure the ongoing health and wellbeing of their infants, children and families.

Economic

No implications

Financial Implications

In relation to Cat and Dog registration fees it is important fees are set at an appropriate level to ensure the delivery of important responsible pet ownership initiatives and animal management activities outlined in Domestic Animal Management Plans can continue to be performed by local councils.

In relation to Maternal and Child Health services, the City of Whittlesea is one of the fastest growing municipalities in Victoria, it is struggling to keep up with the increasing demand for MCH services and requires additional support to be provided ahead of the growing population.

An integrated state-wide Bin Day app would avoid the need for the City of Whittlesea to have to fund the building and maintenance of a stand-alone bin day app.

There are no financial implications to Council of continuing and embedding the OPLE program as this position is funded by the EPA.

Link to Strategic Risk

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

Implementation Strategy

Critical Dates

Submission of motions closes at midnight on 27 May 2022.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

It is recommended that Council support the proposed motions for consideration at the MAV State Council meeting including:

- Standardising cat and dog registration fees, cat confinement laws and introducing mandatory cat desexing for all newly registered cats in Victoria;
- Reviewing the Maternal and Child Health Program;
- Improving the diversion of municipal waste from landfill through an integrated Bin Day App; and
- Making the Officers for the Protection of Local Environment (OPLE) program permanent and rolling it out to all Councils.

5.5.3 Quarterly Corporate Performance Report - Q3 ended 31/3/2022

Responsible Officer Interim Director Corporate & Shared Services

Author Rahul Shah, Unit Manager Financial Strategy

In Attendance Aaron Gerrard, Acting Chief Financial Officer

Attachments

1. Attachment 1 March Corporate Performance Report [5.5.3.1 - 23 pages]
2. 2021-2025 Performance Snapshot Q 3 2021-2022 [5.5.3.2 - 1 page]
3. Project Progress Report Q3 [5.5.3.3 - 6 pages]
4. Grants Status Report March 2022 [5.5.3.4 - 1 page]
5. Proposed Budget Adjustments Quarter 3 [5.5.3.5 - 1 page]
6. Carry Forwards 2021-22 [5.5.3.6 - 3 pages]
7. Reserve Details March 2022 [5.5.3.7 - 2 pages]

Purpose

That Council notes the Quarterly Corporate Performance Report for the period ended 31 March 2022 (Attachment 1).

Recommendation

That Council:

1. Notes the Quarterly Corporate Performance report for March 2022 (Attachment 1).
2. Notes the outcome of the 2021-22 Quarter 3 Forecast review.
3. Notes the progress made against the key initiatives and actions included in the Community Plan 2021-2025 and Action Plan 2021-2022 (Attachments 2).
4. Notes the Capital Works Program Performance for the period ended 31 March 2022 and progress of projects as outlined in Project Progress Report (Attachment 3).
5. Notes the status of the infrastructure grants as at the end of March 2022 as outlined in Grants Status Update (Attachment 4).
6. Approve the proposed capital budget adjustments as listed in the Proposed Capital Budget Adjustments (Attachment 5).
7. Notes the Financial Performance for the period ended 31 March 2022.

Brief Overview

Community Plan

The Community Plan 2021-2025, including the Community Plan 2021-2022 Action Plan, was adopted at an additional Council meeting held on 25 October 2021.

- The Community Plan 2021-2025 includes 61 key initiatives. 116 related key actions are included in the Community Plan Action Plan for delivery in the 2021-2022 financial year.
- Of the 116 key actions included in the Community Plan Action Plan 2021-2022 scheduled to commence this financial year:
 - 20 are reported “Completed”
 - 84 are reported “On Track”
 - 7 are reported “Monitor”
 - 1 key action is “On Hold”
 - 4 are reported “Off Track”.

Capital Works

- The 2021-22 Adopted Annual Budget is \$76.42 million, comprising of \$68.39 million of new Capital Works projects and \$8.03 million carried forward from the 2020-21 financial year. Currently, 11% of projects identified in the Adopted Annual Budget have been completed with 59% of projects expected to be completed by year end.
- YTD Capital Works actual expenditure is \$38.14 million against YTD Annual Budget of \$65.90 million which is a variance of \$27.76 million. Based on Annual Budget, 19% of projects identified in the Annual Budget have been completed with 63% of projects expected to be completed by year end.
- The proposed project adjustments result is in an increase of \$0.37 million (pending approval of proposed adjustments in this report) to the previously approved Revised Budget of \$86.84 million at the second quarter providing for a revised total Capital Works Program budget of \$87.21 million at the third quarter. These adjustments are a result of removal of projects no longer proceeding, amendments due to successful grant funding and an increase in costs of services and materials. An itemised listing is provided in Attachment 5.
- Forecast estimates expenditure of \$62.35 million against the Adopted Annual Budget of \$76.42 million which is \$14.07 million under the Adopted Annual Budget excluding projects proposed to be carried forward into 2022-23.
- The COVID-19 pandemic has impacted the ability of Council to deliver on projects throughout the year by way of restrictions, contractor availability and supply chain issues in procurement of materials. This has resulted in an expected carry forward of \$18.37 million.

Below table includes summary of the Capital Works program.

	Capital Works Budget \$'000
Adopted Annual Budget	76,418
Additional Carry forwards from 2020-21	9,567
Annual Budget	85,985
Anticipated Carry Forwards 2022-23	18,369
Budget Adjustments	5,268
End of year forecast at Quarter 3	62,348

	Proposed Capital Works Budget Adjustments \$'000
Annual Budget	85,985
Quarter 1 adjustments (Approved)	3,565
Approved Revised Budget at end of Quarter 1	89,550
Quarter 2 adjustments (Approved)	(2,717)
Approved Revised Budget at end of Quarter 2	86,833
Quarter 3 adjustments (subject to Council approval)	375
Proposed Revised Budget at end of Quarter 3	87,207

Financial Performance

- For the nine months ended 31 March 2022, Council recorded an operating surplus of \$63.93 million, which is (\$14.57 million) unfavourable to the year-to-date budget.
- This surplus is reported based on the Australian Accounting Standards and 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.
- The outcome of the Forecast review is that Council is anticipating a full year operating surplus of \$147.3 million, which is \$0.85 million favourable to the Adopted Budget. The favourable variance is explained by unbudgeted capital grant income of \$4.47 million and operating grant income of \$3.49 million. This favourable variance is offset by an anticipated increase in employee costs of (\$2.2 million). This is largely because of outcomes of an organisation wide review of resourcing required to deliver Council services. Further, there is an anticipated increase in depreciation costs of (\$2.1 million) due to revaluations, a number of gifted assets being recognised after the budget was adopted and a reduction in user fees of (\$1.72 million) mainly due to a reduction in fees for leisure and community facilities during COVID-19 closures.
- For the nine months ended 31 March 2022, Council incurred direct COVID-19 related expenditure of \$0.69 million. In addition, Council recorded reduced revenue of \$1.75 million, largely due to forced facility closures during the State Government imposed COVID-19 lockdown restrictions and Council resolution to waive fees as part of COVID-19 pandemic recovery. The combined impact of additional expenditure and reduced revenue totalled (\$2.44 million) for the nine months ended March 2022.

Rationale for Recommendation

The recommendation is in accordance with the requirement of Section 97 of the *Local Government Act 2020*, that as soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a quarterly financial report is presented to the Council at a Council meeting which is open to the public.

Impacts of Recommendation

Council has been presented with a Quarterly Corporate Performance Report in accordance with the *Local Government Act 2020* that shows Council's Operating and Capital performance against the Annual Budget 2021-2022 and an update on Community Plan progress.

What measures will be put in place to manage impacts

Financial performance against Budget and Community Plan progress is monitored closely and presented to the Executive Leadership Team and Council on a regular basis.

Key Information**Introduction**

Council is required by the *Local Government Act 2020* (the Act) to prepare a Council Plan containing the strategic objectives of Council, strategies for achieving those objectives, and indicators to monitor the achievement of those objectives. The City of Whittlesea's Council Plan is incorporated in the Community Plan 2021-2025 alongside the Municipal Public Health and Wellbeing Plan, the Disability Action Plan and pandemic recovery actions. This Plan was adopted at a special Council meeting held on 25 October 2021.

The attached report (Attachment 1) includes a comprehensive summary of:

- Progress of Community Plan key actions to 31 March 2022
- 2021-22 Capital Works Program to 31 March 2022
- Council's financial performance to 31 March 2022.

To comply with the Act, the report includes the following comparisons for the nine months ended 31 March 2022:

- Actual and budgeted operating revenues and expenses
- Actual and budgeted capital revenues and expenses
- Actual movements in the balance sheet
- Actual movements in the cash flow statement.

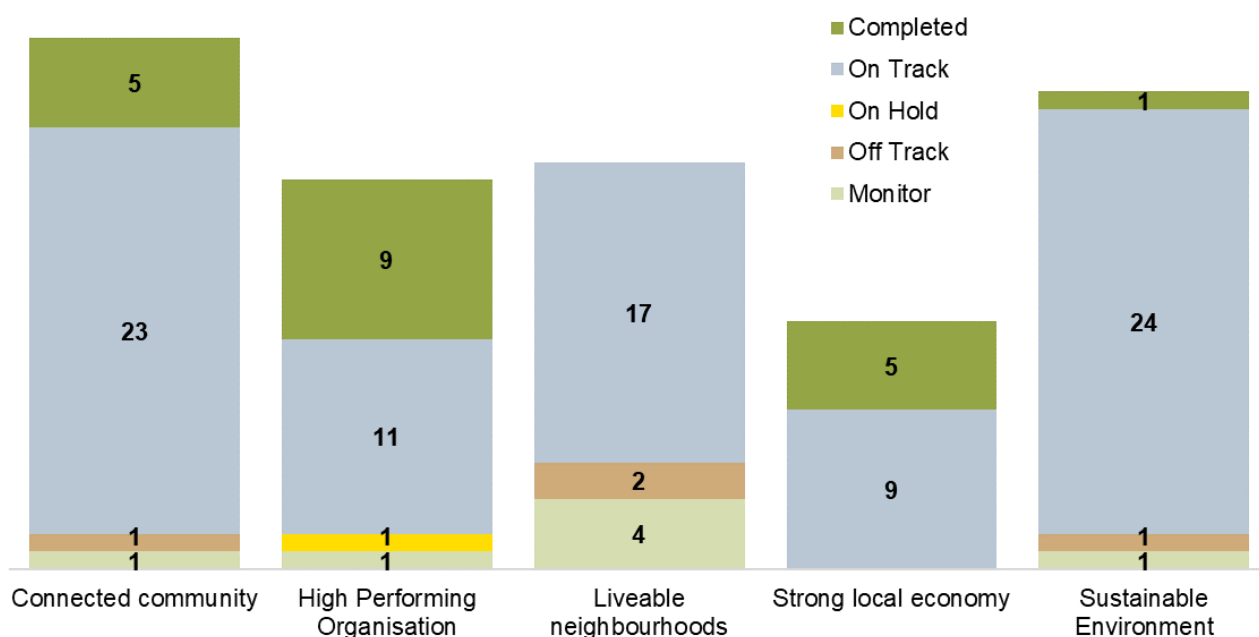
The impacts of the COVID-19 pandemic on Council's services and financial circumstances are expected to continue. This has been the subject of several previous Council reports.

Community Plan Performance

Council adopted the Community Plan 2021-2025, including the Community Plan Action Plan 2021-2022 on 25 October 2021. The Community Plan is the key strategic document providing direction over the Council term. It covers the key initiatives Council works towards across the four years and incorporates Council's Municipal Public Health Plan, Council Plan, Disability Action Plan and Pandemic Recovery actions. Annual Action Plans are developed as an accompaniment to the Community Plan which include key actions to be achieved each year.

- The Community Plan 2021-2025 Includes 61 key initiatives, 116 related key actions are included in the Community Plan Action Plan for delivery in the 2021-2022 financial year.
- Of the 116 key actions included in the Community Plan Action Plan 2021-2022 scheduled to commence this financial year:
 - 20 are reported “Completed”
 - 84 are reported “On Track”
 - 7 are reported “Monitor”
 - 1 key action is “On Hold”
 - 4 are reported “Off Track”.

Community Plan Action Plan 2021 - 2022 Key Actions by Goal



2021-2022 Key actions that are reported “Monitor”, “Off Track” or “On Hold” are outlined below:

Key actions	Status	Comment
Goal 1: Connected community		
Deliver the 2021-2022 Infrastructure Accessibility Program	Off Track	While the pandemic caused some delays in delivery, we have prepared detailed action plan packages and construction for priority facilities will commence by June.
Upgrade the Whittlesea Dardi Munwurro facility to support programs for Aboriginal men and young people, and finalise tenure arrangements	Monitor	We are finalising the construction tender evaluation and award to complete the work required.

Goal 2: Liveable neighbourhoods		
Establish additional dog off leash areas in various locations (2021-2022 program)	Off Track	We have completed the dog off-leash area for Lyndarum Wetlands and are designing the concept for the Whittlesea Public Gardens area. We have recruited additional project management resources in order to finalise design and commence construction.
Implement the Whittlesea Public Gardens Master Plan	Off Track	We have commenced construction on Stage 1 of the Whittlesea Public Gardens redevelopment by removing the existing playground and commencing earthworks for the new playground. We have encountered delays with the approval of the Cultural Heritage Management Plan and the supply of playground equipment. This is a multi-year project and Stage 1 of the redevelopment is expected to be completed in late 2022.
Renew playgrounds and general landscape improvements (2021-2022 program)	Monitor	We have completed the Hendersons Creek Park upgrade and have tendered the works for Narina Way Park. We are tendering the Winamurra Park upgrade in April. We have commenced works to upgrade Fir Street Park and are commencing works to upgrade Symon Park in May. We are designing the Chantal Park and playground upgrade.
Commence developing new Public Toilet Amenity Plan and upgrade public toilet facilities	Monitor	We have opened the public toilet for Mernda Adventure Park. We have installed utility services for the new public toilet facility at the Whittlesea courthouse and have awarded the installation contract for the new toilet in April. We expect to open the facility in late 2022.
Improve disability access to public transport in line with the Disability Discrimination Act 1992 (2021-2022 program)	Monitor	We are seeking quotes to install concrete hardstands at three locations on The Boulevard in Thomastown, to be completed by June 2022.

Streets for people - Study and implement local area traffic management areas 26 and 32 in Mill Park and 09 in Thomastown	Monitor	We are designing traffic calming devices for Prince Of Wales Ave, Romeo Way, Manning Clarke Rd, The Fred Hollows Way and Shared Paths in the Mill Park Recreation Reserve.
Goal 4: Sustainable environment		
Engage with Wurundjeri Woiwurrung Cultural Heritage Aboriginal Council and relevant fire ecology experts to advise on landscape fire management practices	Off Track	Engagement with the Wurundjeri Woiwurrung Cultural Heritage Aboriginal Council and sharing of knowledge about traditional fire practice will remain an ongoing action. We are already regularly engaging and building relationships with the Narrap Team and will continue to do so. Our engagement activities so far have included: Consultation meeting with Whittlesea staff and Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation (WWCHAC) for land management advice provided for 6 stony knoll sites; Cultural Heritage Permit application submitted for one stony knoll site (to pave the way for many more), as recommended through consultation meeting; Culturally sensitive land management training led by WWCHAC was held for Council's Conservation Management Team and key contractors on 1 April 2022.
Deliver the Street Light Bulk Replacement Program (2021-2022 program)	Monitor	Key achievements so far include; Surplus Sylvania LED street lights and Surplus Aldridge LED street lights sold and the creation of Victorian Energy Efficiency Certificates (VEECs) underway. The installation of the decorative street lights will be tendered by Council as the MAV Vendor Panel had limited installers. This will delay the installation of the lights to 2022-2023.

Goal 5: High performing organisation		
Improve customer experience with a new Council website	On Hold	We are improving the content and customer journey of our existing website while deferring the new website to 2023-2024 to better align with the Digital Strategy.
Develop the 2022-2031 Asset Plan	Monitor	We are progressing the Draft Asset Plan for endorsement within the legislated timeline.

Please refer to Attachment 2 for the summarising Community Plan Performance Snapshot.

Capital Program

Council adopted the 2021-22 Capital Works Program on 1 June 2021 with a budget of \$68.39 million plus \$17.59 carry forward, providing a total Annual Budget of \$85.98 million.

The financial expenditure performance of the Capital Works Program to 31 March 2022 is detailed below.

	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Adopted Budget \$'000	Annual Budget \$'000	Quarter 3 Forecast \$'000
Property	8,862	15,681	6,819	23,281	24,344	13,545
Plant and equipment	1,370	1,715	345	2,515	2,515	2,644
Infrastructure	27,903	48,500	20,597	50,622	59,126	46,159
	38,135	65,895	27,760	76,418	85,985	62,348
Represented by:						
New assets	13,599	21,763	8,163	25,146	29,823	22,230
Asset renewal	18,415	28,853	10,438	34,215	35,947	25,939
Asset expansion	102	325	223	550	550	430
Asset upgrade	6,018	14,955	8,936	16,507	19,664	13,749
Total Capital works	38,135	65,895	27,760	76,418	85,985	62,348

As at end of March 2022 capital expenditure of \$38.14 million was \$27.76 million behind budget.

In addition to year to date spend, there was a further \$28 million of commitments by way of issued contracts and purchase orders. Commitments are not reflected in the reported capital expenditure and indicate that many projects are well progressed or have contracts in place. Further detail on the progress of individual projects is reported in the Project Progress Report (Attachment 3).

COVID-19 Impact Analysis

The COVID-19 pandemic has impacted a large number of projects disrupting planning, tendering and construction activities. The two week construction industry lockdown and restrictions, contractor availability and ongoing supply chain issues in procurement of materials are continuing to influence the deliverability of this year's program.

Due to these impacts, it is anticipated that projects to the value of \$18.37 million will be carried forward to the 2022-23 financial year.

Project Budget Adjustments

The proposed project adjustments result in an increase to the previously approved Revised Budget of \$0.37 million, giving a revised total Capital Works Program budget following the third quarter of \$87.21 million.

These adjustments are a result of successful grant funding, removal of projects no longer proceeding due to change of project scope and increase in costs of services and materials. An itemised listing is provided in Attachment 5.

Infrastructure Grants

A summary of recent infrastructure grants outcomes is included in the Grants Status Report (Attachment 4). A total of \$4.9 million in applications have been successful so far this financial year, including \$3.5 million in Growing Suburbs Funding. Applications to the value of \$4.27 million are awaiting outcomes/announcements.

Financial Performance

The Financial Performance Report for the period ended 31 March 2022 includes the following financial statements included in Quarterly Corporate Performance Report (Attachment 1):

- Comprehensive Income Statement
- Balance Sheet
- Statement of Cash Flows
- Statement of Capital Works
- Summary of Reserves

	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Adopted Budget \$'000	Quarter 3 Forecast \$'000
Operating					
Income	233,866	245,773	(11,908)	375,786	382,628
Expenditure	169,940	167,283	(2,657)	229,335	235,331
Surplus (deficit)	63,925	78,490	(14,565)	146,451	147,297
Capital and other revenue					
Share of other comprehensive income of associate accounted for using the equity method	-	-	-	-	-
Capital non-recurrent grants	(3,855)	(15,913)	12,058	(16,260)	(20,728)
Developer contributions	(11,222)	(12,434)	1,212	(121,418)	(121,028)
Adjusted underlying surplus	48,848	50,143	(1,295)	8,773	5,540

For the month ended 31 March 2022, Council has recorded an operating surplus of \$63.93 million, which is (\$14.57 million) unfavourable to the year-to-date budget.

The forecast for the year ending 30 June 2022 is expected to have an operating surplus of \$147.3 million, which is \$0.85 million favourable to Adopted Budget.

Further detail and analysis on key financial variances is included in Attachment 1 to this report.

This surplus is reported based on the Australian Accounting Standards and 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.

The operating result is a key figure to assess Council's financial performance. Although Council is a not-for-profit organisation, it should still generate a surplus to ensure future financial sustainability.

COVID-19 Impact Analysis

A comprehensive review of Council's budgeted revenue and expenditure for the remainder of the financial year has been undertaken to quantify the impacts of the pandemic on service delivery and financial performance.

As at the end of March 2022, the financial impact of the COVID-19 pandemic to date is as follows:

- Direct COVID-19 expenditure to the end of March is \$0.69 million
- Income impact of \$1.75 million, which relates to community and leisure facility closures and Council resolution to waive fees as part of COVID-19 pandemic recovery.

Community Consultation and Engagement

Reported information has been sourced and discussed with line management and project managers across the organisation. Consultation has also been undertaken with the Executive Leadership Team.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High performing organisation

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

Considerations

Environmental

The actions in the Community Plan Action Plan contribute towards the goal of a sustainable environment.

Social, Cultural and Health

The actions in the Community Plan Action Plan contribute towards the goals of connected community and strong local economy and include municipal public health and wellbeing and disability action plan actions.

Economic

The actions in the Community Plan Action Plan contribute towards the goal of a strong local economy.

Financial Implications

All matters raised in this report, which have a financial implication, have been reflected in the Quarterly Corporate Performance Report for the quarter ended 31 March 2022 (Attachment 1).

Link to Strategic Risk

Strategic Risk *Financial Sustainability - Inability to meet current and future expenditure*

This report provides Council with an oversight of the City of Whittlesea's key financial information and performance obligations to enable monitoring and to ensure City of Whittlesea's financial position is sustainable.

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

Performance reporting is an effective existing treatment enhancing governance of Council's operations.

Implementation Strategy

Critical Dates

This report is intended to go to the Audit and Risk Committee meeting on 26 May 2022.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

For the quarter ended 31 March 2022, Council's operating surplus showed an unfavourable year to date variance of (\$14.57 million) against budget. Council's Capital Works program was \$27.76 million behind budget.

Despite the impact of COVID-19 on Council operations, 104 of 116 Community Plan action plan key actions commenced are reported on track or have been completed. Council is closely monitoring progress and investigating mitigating actions where necessary to ensure timely progress.



Monthly Corporate Performance Report

for the period ended 31 March 2022

A place for all



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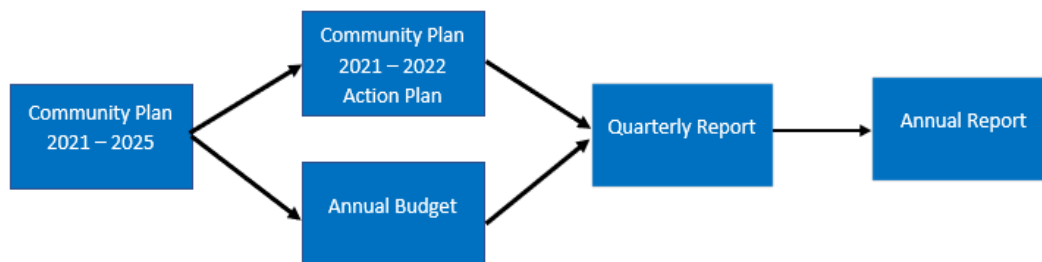


Introduction and Key Highlights

Community Plan

The Community Plan Action Plan 2021-2022 and Annual Budget are two of Council's key accountability documents to the community and represent Council's annual response to the four-year Community Plan.

On a quarterly basis Council reports progress on the achievement of Community Plan 2021-2022 Action Plan items, as well as financial and capital performance against the Annual Budget. At the conclusion of the financial year Council reports the final outcomes of Action Plan initiatives and its financial performance through the Annual Report.



The 2021-22 financial year marks the first year of Council's new four-year Community Plan. Council's Community Plan 2021-2025 was adopted at a special meeting of Council held on 25 October 2021.

- The Community Plan 2021-2025 includes 61 key initiatives. 116 related key actions are included in the Community Plan Action Plan for delivery in the 2021-2022 financial year.
- Of the 116 key actions included in the Community Plan Action Plan 2021-2022 scheduled to commence this financial year:
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Quarter 3 adjustments (subject to Council approval)	375
Proposed Revised Budget at end of Quarter 3	87,207

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Developer contributions	(11,222)	(12,434)	1,212	(121,418)	(121,028)
Adjusted underlying surplus	48,848	50,143	(1,295)	8,773	5,540

- Direct COVID-19 related expenditure incurred by Council to 31 March 2022 was \$0.69 million, with an additional \$1.28 million in revenue losses stemming from forced facility closures during state government lockdown restrictions and Council resolution to waive fees as part of COVID-19 pandemic recovery. The combined impact of additional expenditure and reduced revenue totalled \$1.97 million for the nine months ended March 2022.



Community Plan Performance

The Community Plan 2021-2025 is the key strategic document providing direction over the Council term. Community Plan Action Plans are developed annually as an accompaniment to the Community Plan. They include the key actions to be achieved each year.

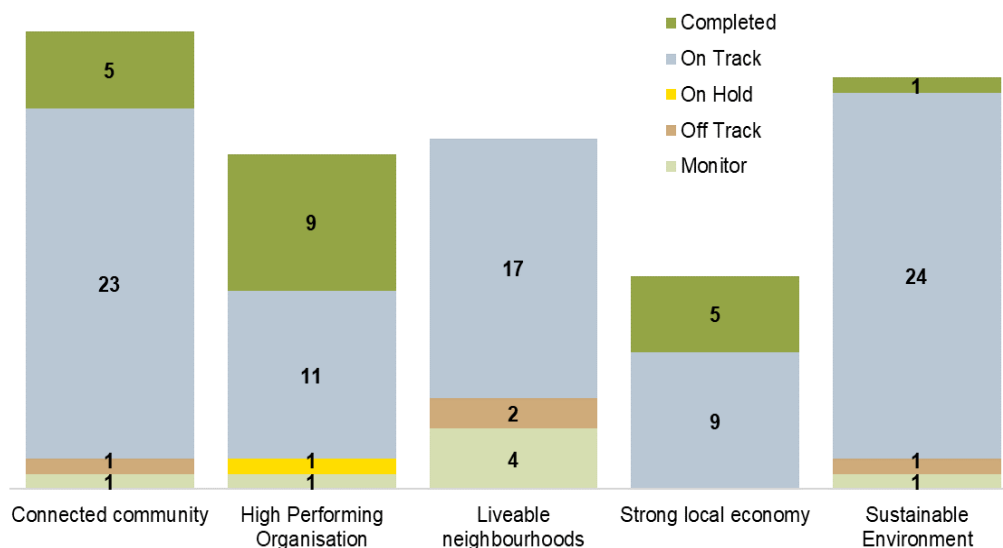
The approach to reporting on the Community Plan Action Plan performance now reports against progress on the annual key actions, as opposed to the four-yearly key initiatives.

A key driver for this change is feedback among delivery managers relating to complex reporting against key initiatives, which included delivery of key actions which other departments are responsible for.

Of the 116 key actions included in the Community Plan Action Plan 2021-2022 scheduled to commence this financial year:

- 20 are reported "Completed"
- 84 are reported "On Track"
- 7 are reported "Monitor"
- 1 key action is "On Hold"
- 4 are reported "Off Track".

Community Plan Action Plan 2021 - 2022 Key Actions by Goal





2021-2022 Key actions that are reported “Monitor”, “Off Track” or “On Hold” are outlined below:

Key actions	Status	Comment
Goal 1: Connected community		
Deliver the 2021-2022 Infrastructure Accessibility Program	Off Track	While the pandemic caused some delays in delivery, we have prepared detailed action plan packages and construction for priority facilities will commence by June.
Upgrade the Whittlesea Dardi Munwurro facility to support programs for Aboriginal men and young people, and finalise tenure arrangements	Monitor	We are finalising the construction tender evaluation and award to complete the work required.
Goal 2: Liveable neighbourhoods		
Establish additional dog off leash areas in various locations (2021-2022 program)	Off Track	We have completed the dog off-leash area for Lyndarum Wetlands and are designing the concept for the Whittlesea Public Gardens area. We have recruited additional project management resources in order to finalise design and commence construction.
Implement the Whittlesea Public Gardens Master Plan	Off Track	We have commenced construction on Stage 1 of the Whittlesea Public Gardens redevelopment by removing the existing playground and commencing earthworks for the new playground. We have encountered delays with the approval of the Cultural Heritage Management Plan and the supply of playground equipment. This is a multi-year project and Stage 1 of the redevelopment is expected to be completed in late 2022.



Renew playgrounds and general landscape improvements (2021-2022 program)	Monitor	We have completed the Hendersons Creek Park upgrade and have tendered the works for Narina Way Park. We are tendering the Winamurra Park upgrade in April. We have commenced works to upgrade Fir Street Park and are commencing works to upgrade Symon Park in May. We are designing the Chantal Park and playground upgrade.
Commence developing new Public Toilet Amenity Plan and upgrade public toilet facilities	Monitor	We have opened the public toilet for Mernda Adventure Park. We have installed utility services for the new public toilet facility at the Whittlesea courthouse and have awarded the installation contract for the new toilet in April. We expect to open the facility in late 2022.
Improve disability access to public transport in line with the Disability Discrimination Act 1992 (2021-2022 program)	Monitor	We are seeking quotes to install concrete hardstands at three locations on The Boulevard in Thomastown, to be completed by June 2022.
Streets for people - Study and implement local area traffic management areas 26 and 32 in Mill Park and 09 in Thomastown	Monitor	We are designing traffic calming devices for Prince Of Wales Ave, Romeo Way, Manning Clarke Rd, The Fred Hollows Way and Shared Paths in the Mill Park Recreation Reserve.
Goal 4: Sustainable environment		
Engage with Wurundjeri Woiwurrung Cultural Heritage Aboriginal Council and relevant fire ecology experts to advise on landscape fire management practices	Off Track	Engagement with the Wurundjeri Woiwurrung Cultural Heritage Aboriginal Council and sharing of knowledge about traditional fire practice will remain an ongoing action. We are already regularly engaging and building relationships with the Narrap Team and will continue to do so. Our engagement activities so far have included:



		Consultation meeting with Whittlesea staff and Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation (WWCHAC) for land management advice provided for 6 stony knoll sites; Cultural Heritage Permit application submitted for one stony knoll site (to pave the way for many more), as recommended through consultation meeting; Culturally sensitive land management training led by WWCHAC was held for Council's Conservation Management Team and key contractors on 1 April 2022.
Deliver the Street Light Bulk Replacement Program (2021-2022 program)	Monitor	Key achievements so far include; Surplus Sylvania LED street lights and Surplus Aldridge LED street lights sold and the creation of Victorian Energy Efficiency Certificates (VEECs) underway. The installation of the decorative street lights will be tendered by Council as the MAV Vendor Panel had limited installers. This will delay the installation of the lights to 2022/2023.
Goal 5: High performing organisation		
Improve customer experience with a new Council website	On Hold	We are improving the content and customer journey of our existing website while deferring the new website to 2023/2024 to better align with the Digital Strategy.
Develop the 2022-2031 Asset Plan	Monitor	We are progressing the Draft Asset Plan for endorsement within the legislated timeline.

Please refer to Attachment 2 for the summarising Community Plan Performance Snapshot.



Capital Performance

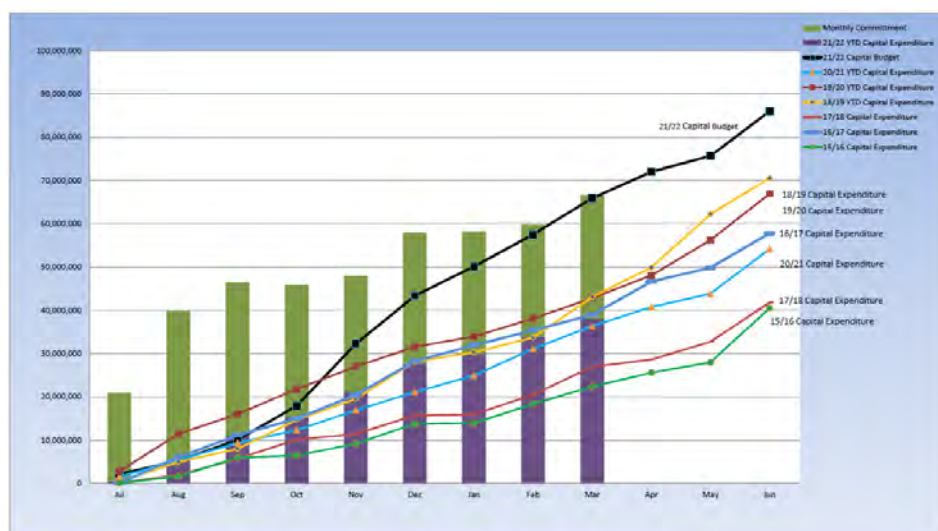
Financial Update

As at 31 March 2022, year to date Capital Works expenditure of \$38.14 million was \$27.76 million behind budget.

	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Adopted Budget \$'000	Annual Budget \$'000	Quarter 3 Forecast \$'000
Property	8,862	15,681	6,819	23,281	24,344	13,545
Plant and equipment	1,370	1,715	345	2,515	2,515	2,644
Infrastructure	27,903	48,500	20,597	50,622	59,126	46,159
	38,135	65,895	27,760	76,418	85,985	62,348
Represented by:						
New assets	13,599	21,763	8,163	25,146	29,823	22,230
Asset renewal	18,415	28,853	10,438	34,215	35,947	25,939
Asset expansion	102	325	223	550	550	430
Asset upgrade	6,018	14,955	8,936	16,507	19,664	13,749
Total Capital works	38,135	65,895	27,760	76,418	85,985	62,348

In addition to year to date spend there was a further \$28 million of commitments by way of issued contracts and purchase orders. Commitments are not reflected in the reported capital expenditure and indicate that many projects are well progressed or have contracts in place. Further detail on the progress of individual projects is reported in the Project Progress Report (Attachment 3).

The below Financial Summary Graph outlines 2021-22 year to date capital performance against historical comparisons.



The chart above provides a financial summary on the status of the Capital Works Program as at the end of March 2022. The value of work completed to the end of March is \$38.14 million (purple column)



with contracts and purchase orders committing another \$28 million (green column). The black line indicates the accumulative original approved budget for 2021-22 including the carry forward (The lines below show previous years' expenditure).

COVID-19 Impact Analysis

The COVID-19 pandemic has impacted a large number of projects disrupting planning, tendering and construction activities. The two week construction industry lockdown and restrictions, contractor availability and ongoing supply chain issues in procurement of materials are continuing to influence the deliverability of this year's program.

It is anticipated that projects to the value of \$18.37 million will be carried forward to the 2022-23 financial year. Further updates to project impacts will be provided as further information comes to hand.

Project Budget Adjustments

The proposed project adjustments result in an increase to the previously approved Revised Budget of \$0.37 million, giving a revised total Capital Works Program budget following the third quarter of \$87.21 million.

These adjustments are a result of successful grant funding, removal of projects no longer proceeding due to change of project scope and increase in costs of services and materials. An itemised listing is provided in Attachment 5.

Infrastructure Grants Update

A summary of recent infrastructure grants outcomes is included in the Grants Status Report (Attachment 4). A total of \$4.9 million in applications have been successful this financial year; including \$3.5 million in Growing Suburbs Funding. Applications to the value of \$4.27 million are awaiting outcomes / announcements.

Financial Performance

Operating Performance

For the month ended 31 March 2022, Council has recorded an operating surplus of \$63.93 million, which is (\$14.57 million) unfavourable to the year-to-date budget.



	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Adopted Budget \$'000	Quarter 3 Forecast \$'000
Operating					
Income	233,866	245,773	(11,908)	375,786	382,628
Expenditure	169,940	167,283	(2,657)	229,335	235,331
Surplus (deficit)	63,925	78,490	(14,565)	146,451	147,297
Capital and other revenue					
Share of other comprehensive income of associate accounted for using the equity method	-	-	-	-	-
Capital non-recurrent grants	(3,855)	(15,913)	12,058	(16,260)	(20,728)
Developer contributions	(11,222)	(12,434)	1,212	(121,418)	(121,028)
Adjusted underlying surplus	48,848	50,143	(1,295)	8,773	5,540

The forecast for the year ending 30 June 2022 is expected to have an operating surplus of \$147.3 million, which is \$0.85 million favourable to Adopted Budget.

This surplus is reported based on the Australian Accounting Standards and 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.

After eliminating non-recurrent capital grants and other items, the adjusted underlying surplus is \$48.85 million, which is (\$1.3 million) behind budget. An underlying surplus is the net surplus for the year adjusted for non-recurrent capital grants and contributions. It is an accepted measure of financial sustainability as it is not impacted by non-recurring or once-off items of revenue and expenses that can often mask the operating results.

Financial position

	YTD Actual \$'000	Annual Budget \$'000	Audited 2021 \$'000
Financial assets	255,614	207,200	216,818
Restricted funds	152,277	139,900	143,930
Unrestricted cash and cash equivalents	103,337	67,300	72,888
Intended allocations	84,923	35,886	95,030
Net Available cash	18,414	31,414	(22,142)

The financial position as at 31 March 2022 shows a cash and investment balance of \$255.61 million



compared with \$216.82 million as at 30 June 2021.

The cash and investment balance was sufficient to meet restricted cash of \$152.28 million and intended allocations of \$84.92 million at the end of March.

Restricted cash is the amount of cash holdings Council requires to meet external restrictions such as trust funds and statutory reserves. Cash for intended allocations includes cash held to fund future capital works and project works.



Financial Statements

Comprehensive Income Statement

Comprehensive Income Statement
for the period ended 31 March 2022

	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Adopted Budget \$'000	Quarter 3 Forecast \$'000
Income					
Rates and charges	178,202	177,367	835	178,288	178,288
Statutory fees and fines	14,437	15,020	(583)	18,473	17,638
User fees	3,744	4,263	(518)	7,261	5,543
Grants - operating	18,018	15,091	2,927	27,820	31,308
Grants - capital	3,855	17,063	(13,208)	17,410	21,878
Contributions - monetary	11,222	12,434	(1,212)	17,338	16,948
Contributions - non-monetary assets	-	-	-	104,080	104,080
Net gain on disposal of property, infrastructure, plant and equipment	430	-	430	-	203
Other income	3,957	4,535	(578)	5,116	6,742
Total income	233,866	245,773	(11,908)	375,786	382,628
Expenditure					
Employee benefits	70,955	70,304	(651)	98,108	100,308
Materials and services	56,962	55,994	(968)	76,393	78,139
Depreciation	30,448	29,310	(1,139)	39,081	41,181
Amortisation - intangible assets	-	77	77	102	102
Amortisation - right of use assets	96	90	(6)	120	120
Bad and doubtful debts	-	-	-	418	418
Borrowing costs	148	119	(29)	158	215
Finance costs - leases	-	23	23	30	30
Other expenses	11,331	11,367	36	14,925	14,818
Total expenditure	169,940	167,283	(2,657)	229,335	235,331
Total comprehensive result	63,925	78,490	(14,565)	146,451	147,297
Share of other comprehensive income of associate accounted for using the equity method	-	-	-	-	-
Total comprehensive result	63,925	78,490	(14,565)	146,451	147,297
Less					
Capital grants - non recurrent	(3,855)	(15,913)	12,058	(16,260)	(20,728)
Capital contributions	(11,222)	(12,434)	1,212	(121,418)	(121,028)
Underlying surplus/(deficit)	48,848	50,143	(1,295)	8,773	5,540



Total year to date income is (\$11.91 million) unfavourable to Budget, which is largely due to unfavourable variances in the following:

- (\$13.21 million) in capital grants due to recognition of grants income being in line with year to date capital works expenditure, which is lower than anticipated
- (\$1.21 million) in monetary contributions with development contributions being behind budget as a result of delay in completing building developments
- (\$0.58 million) in other income mainly due to interest on investments following significant interest rate reductions and reduction in sales income as a result of closure of Plenty Ranges Arts and Convention Centre (PRACC) as per State Government's COVID-19 restrictions and being used as a vaccination hub
- (\$0.54 million) in Home and Support services for aged care due to a reduction of support during the pandemic
- (\$0.52 million) in user fees primarily due to leisure and community facilities being closed as a result of COVID-19 closures and food safety registrations renewals reduced by 50% as per Council resolution.

These variances are offset by the following favourable variances:

- \$0.42 million in plan checking and supervision fees due to higher than anticipated work relating to industrial construction
- \$0.43 million in net gain income due to disposal of council fleet vehicles, which were not budgeted
- \$0.84 million in rates income due to supplementary rate income being higher than anticipated
- \$2.93 million in operating grant income mostly due to additional grants being received for COVID-19 Pandemic Recovery and various other programs, which were not budgeted.

Total year to date expenditure is (\$2.66 million) unfavourable to budget, which is largely due to unfavourable variances in the following:

- (\$1.14 million) in depreciation as a result of revaluations and significant gifted assets being recognised after the budget was adopted, and therefore not factored into depreciation budget
- (\$0.97 million) in materials and services primarily due to contract works expenditure for facilities maintenance as a result of increased number of condition audit assessments and expenditure relating to the Platform Estate Development. City of Whittlesea is the lead collection agent for this Developer Contribution Plan and is required to make payments to both Mitchell and Hume Council's for their share of the contributions received. These payments are fully funded through contributions collected from the developer. In addition, agency and labour hire is significantly unfavorable to budget due to backfilling vacant positions across the organisation. This is partially offset by savings relating mainly to consultancy costs across the organisation.



- (\$0.65 million) in employee costs, which is the total cost of all wages and benefits paid to employees. This includes wages and salaries, allowances, leave entitlements, employer superannuation, redundancy payments and fringe benefits.

The forecast for the year ending 30 June 2022 is expected to have an operating surplus of \$147.3 million, which is \$0.85 million favourable to budget. Key variances contributing to this unfavourable variance to budget include:

- (\$2.2 million) in employee costs, which is the total cost of all wages and benefits paid to employees. This includes wages and salaries, allowances, leave entitlements, employer superannuation, redundancy payments and fringe benefits.
- (\$2.1 million) in depreciation as a result of revaluations and significant gifted assets being recognised after the budget was adopted, and therefore not factored into depreciation budget
- (\$1.75 million) in materials and services primarily due to additional costs for software licenses and maintenance cost, unbudgeted contract payment relating to Growling Frog Golf Course. In addition, agency and labour hire is expected to be significantly over budget due to backfilling vacant positions across the organisation. This is partially offset by anticipated savings across the organisation relating to software subscription for information services infrastructure and food and beverage costs.
- (\$1.72 million) in user fees primarily due to leisure and community facilities being closed as a result of COVID-19 and food safety registrations renewals reduced by 50% as per Council resolution
- (\$0.84 million) in in home and support services for aged care support during the pandemic and parking enforcement not issuing infringements till late October as a result of COVID-19
- (\$0.39 million) in monetary contributions due to development contributions being behind budget as a result of delayed completion of building developments.

These unfavourable variances are partially offset by the following favourable variances:

- \$0.2 million in net gain income due to the disposal of council fleet vehicles, which were not budgeted
- \$1.63 million in other income primarily due to unbudgeted workcover and insurance reimbursements and unbudgeted profit share relating Growling Frog Golf Course as per agreement in place
- \$3.49 million in operating grants primarily due to financial assistance grant from the Victoria Grant Commission is expected to be received higher than anticipated
- \$4.47 million in Capital grants primarily due to additional and unbudgeted grants received for Whittlesea Public Garden Master Plan, Quarry Hills Priority Links, Shared Path constructions and Mill Park Library outdoor community space.

Financial Position

Balance Sheet as at 31 March 2022

	YTD Actual \$'000	2020-21 Actual \$'000	Net Movement \$'000
Current assets			
Cash and cash equivalents	110,342	136,818	(26,476)
Trade and other receivables	74,145	30,175	43,970
Other financial assets	145,271	80,000	65,271
Inventories	353	327	26
Other assets	166	1,238	(1,072)
Total current assets	330,278	248,558	81,720
Non-current assets			
Investment in associate	2,911	2,911	0
Other financial assets	22	22	0
Property, infrastructure, plant and equipment	4,003,691	4,034,260	(30,569)
Intangible assets	770	770	0
Right of use assets	734	830	(96)
Total non-current assets	4,008,129	4,038,793	(30,569)
Total assets	4,338,406	4,287,351	51,151
Current liabilities			
Trade and other payables	53,948	42,707	11,241
Trust funds and deposits	19,994	16,005	3,989
Provisions	19,910	21,622	(1,712)
Lease liabilities	148	148	(0)
Interest-bearing liabilities	955	788	167
Total current liabilities	94,954	81,270	13,684
Non-current liabilities			
Provisions	1,715	1,715	(0)
Lease liabilities	687	687	0
Interest-bearing liabilities	13,627	1,753	11,874
Total non-current liabilities	16,028	4,155	11,873
Total liabilities	110,983	85,425	25,558
Net assets	4,227,423	4,201,926	25,497
Equity			
Accumulated surplus	2,742,853	2,721,657	21,196
Reserves	1,484,571	1,480,269	4,302
Total equity	4,227,423	4,201,926	25,497



Cash balance

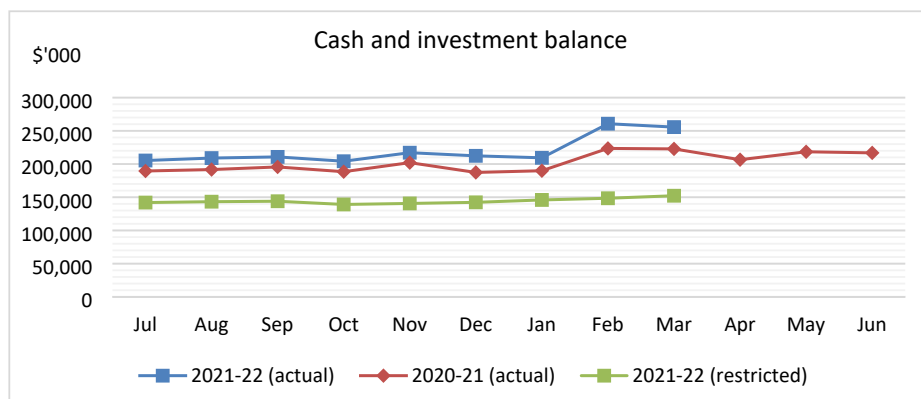
The chart below shows Council's cash balance year to date for 2021-22 against the cash balance from the 2020-21 and restricted cash. The chart portrays:

- Actual 2021-22 cash balance
- Actual 2020-21 cash balance
- Restricted cash.

Restricted cash includes:

- Trust funds and deposits
- Non-discretionary reserves including developer contributions and subdivision levy (parkland contributions)

The cash and investments balance is currently \$48.41 million favourable to the budgeted year end position. Every opportunity is taken to invest surplus cash to maximise investment returns.



Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet.

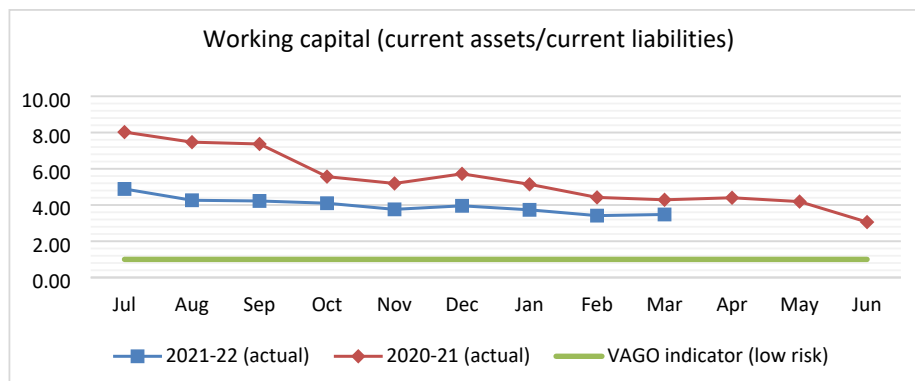


Working capital

The chart portrays:

- Actual 2021-22 working capital
- Actual 2020-21 working capital

Council's working capital is forecast to remain well above the Victorian Auditor-General's Office (VAGO) liquidity indicator as shown below.

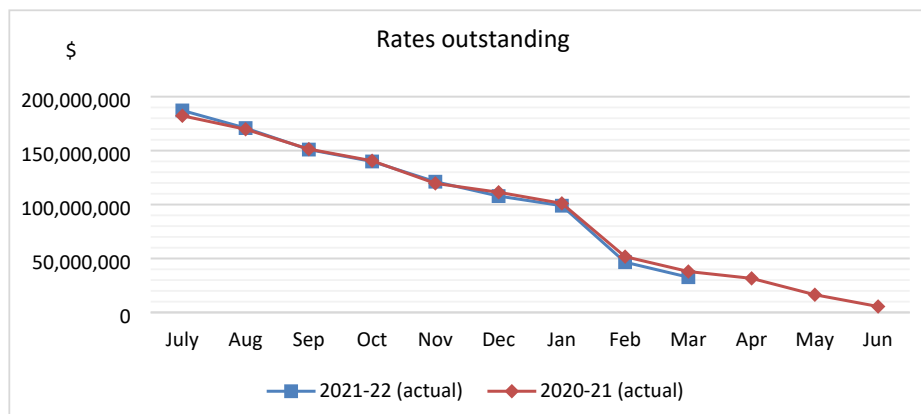
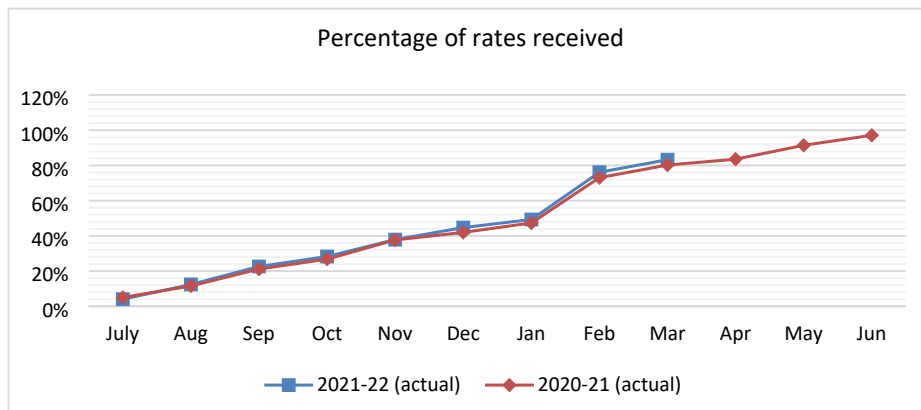




Rates debtors

As at 31 March 2022, \$195.08 million was raised in rates and charges including supplementary valuations that have been generated by changes to Council's property base. At 31 March 2022, 83% of the rates raised have been collected compared to the same period of the 2020–21 financial year of 80%.

The following graphs show that current collection trends are slightly ahead of the 2020–21 collection trend.





Cash Flows

Statement of Cash Flows for the period ended 31 March 2022

	2021-22 Inflows / (Outflows) YTD Actual \$'000	2020-21 Inflows / (Outflows) Actual \$'000
Cash flows from operating activities		
Rates	140,042	165,630
Statutory fees and fines	13,193	15,554
User fees	(1,683)	1,145
Grants - operating	18,018	33,520
Grants - capital	3,855	11,377
Contributions - Monetary	11,222	19,332
Trust funds and deposits taken	22,296	7,455
Other receipts	4,382	5,403
Interest received	648	1,150
Net GST refund	861	811
Payments to employees	(72,667)	(99,518)
Payments to suppliers	(60,102)	(65,113)
Short-term, low value and variable lease payments	(337)	(679)
Trust funds and deposits repaid	(3,615)	(7,554)
Other payments	(11,331)	(15,372)
Net cash provided by (used in) operating activities	64,781	73,141
Cash flows from investing activities		
Payments for infrastructure, property, plant and equipment	(38,308)	(54,334)
Proceeds from sale of property, infrastructure, plant and equipment	430	759
Payments for investments	(65,271)	50,000
Loans and advances made	-	-
Redemption of deposits	-	-
Net cash provided by (used in) investing activities	(103,150)	(3,575)
Cash flows from financing activities		
Finance costs	(148)	(220)
Proceeds from borrowings	13,000	-
Repayment of borrowings	(959)	(6,546)
Interest paid - lease liability	-	(16)
Repayment of lease liabilities	(0)	(255)
Net cash provided by (used in) financing activities	11,893	(7,037)
Net increase (decrease) in cash and cash equivalents	(26,476)	62,529
Cash and cash equivalents at the beginning of the year	136,818	74,289
Cash and cash equivalents at the end of the period	110,342	136,818



Capital Works

Statement of Capital Works for the period ended 31 March 2022

	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	Adopted Budget	Annual Budget \$'000	Quarter 3 Forecast \$'000
Property						
Land	-	-	-	1,200	1,200	-
Building	6,470	10,267	3,797	14,247	14,531	9,623
Building improvements	2,392	5,413	3,022	7,834	8,614	3,922
Total Property	8,862	15,681	6,819	23,281	24,344	13,545
Plant and equipment						
Plant, machinery & equipment	938	1,405	467	1,950	1,950	1,955
Fixtures, fittings & furniture	66	160	94	251	251	301
Computers & telecommunications	366	150	(216)	314	314	388
Total plant and equipment	1,370	1,715	345	2,515	2,515	2,644
Infrastructure						
Roads	17,249	23,897	6,648	23,777	26,030	21,778
Bridges	-	150	150	100	150	175
Footpaths & cycleways	1,587	2,494	907	2,400	3,034	3,660
Drainage	292	704	413	675	704	688
Recreation, leisure & community facilities	1,874	4,012	2,139	4,110	6,207	4,433
Parks, open space & streetscapes	5,784	13,010	7,227	14,080	17,299	11,421
Carparks	553	1,313	759	1,325	1,368	1,204
Other infrastructure	565	2,919	2,354	4,155	4,334	2,800
Total infrastructure	27,903	48,500	20,597	50,622	59,126	46,159
Total capital works	38,135	65,895	27,760	76,418	85,985	62,348
Represented by:						
New assets	13,599	21,763	8,163	25,146	29,823	22,230
Asset renewal	18,415	28,853	10,438	34,215	35,947	25,939
Asset expansion	102	325	223	550	550	430
Asset upgrade	6,018	14,955	8,936	16,507	19,664	13,749
Total capital works	38,135	65,895	27,760	76,418	85,985	62,348



Reserves

Summary of Reserves as at 31 March 2022

	2020-21 Actual \$'000	Net transfers \$'000	2021-22 YTD Actual \$'000
Discretionary reserves			
LASF defined benefit plan liability	3,739	(0)	3,739
Native vegetation offset site maintenance (App. 5)	1,241	268	1,509
Strategic investment reserve (App. 1)	32,414	(0)	32,414
Strategic properties reserve (App. 6)	4,878	(59)	4,819
Synthetic turf replacement reserve	1,880	-	1,880
Technology improvement fund reserve (App. 3)	5,678	0	5,678
Transport Infrastructure reserve	28	0	28
Waste reserve (App. 2)	4,864	(0)	4,864
	54,723	209	54,932
Non-discretionary reserves			
Community Infrastructure Levy	8,445	914	9,358
Developers contributions	92,617	1,681	94,298
Donnybrook Woodstock ICP	3,331	2,640	5,971
Epping Plaza DC	983	3	986
Net gain compensation	3,273	11	3,284
Non standard street lighting contribution	3,528	(0)	3,528
Parklands contributions (open space)	7,486	(1,445)	6,041
Planning permits drainage (App. 4)	10,024	286	10,310
Plenty Road duplication	67	-	67
Purchase of Lutheran Church and Cemetery	380	-	380
Street tree contributions reserve	458	0	458
Traffic lights construction	783	-	783
	131,376	4,090	135,466
Total Reserves	186,099	4,299	190,399
Reconciliation to balance sheet			
Asset revaluation reserve	1,294,173	-	1,294,173
	1,294,173	-	1,294,172
	1,480,269	4,299	1,484,571

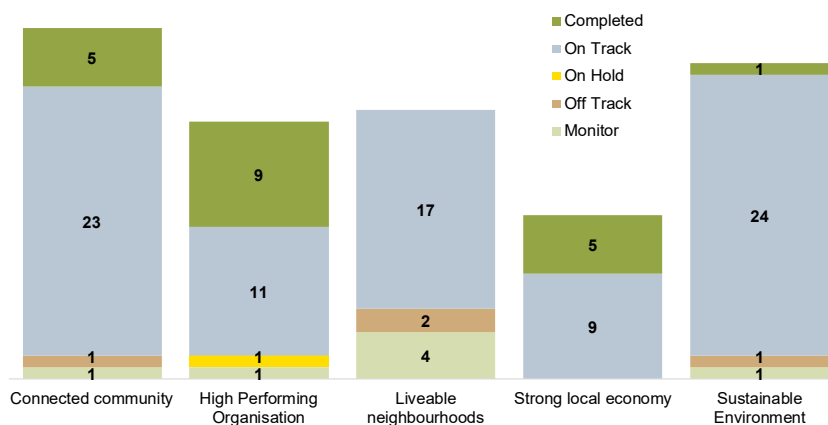
Community Plan 2021–2025



Quarter 3 Performance Snapshot January to March 2022

Key Actions Status (as at 31 March 2022)

Community Plan Action Plan 2021 - 2022 Key Actions by Goal



Highlights

- Vaccinations were administered between January and March at the Plenty Ranges Arts and Convention Centre; many brave 5-11 year-olds received their COVID-19 vaccine here
- Artists performed live at the March Farmers' Market, the Community Forum at Whittlesea, Summer Series live music at six sites across the municipality and the Community Festival in the Civic Centre lawns, with more than 5,000 community members embracing the return of our local events scene.
- Administrators promoted the Community Leadership Program at the Community Forum in Whittlesea and the Community Festival. The introductory 'Exploring Community Leadership' module is scheduled for 7 April, with the core curriculum commencing in May to establish six new community gardens and re-invigorate six existing ones
- We received significant community feedback on the proposed use of Council land at Ashline St in Wollert for the purposes of affordable housing
- Following community consultation, we have updated the Granite Hills Major Community Park design in the Quarry Hills Regional Park and construction is on track to commence in early 2023
- On 28 March, the Federal Government announced a \$1.48 billion investment into the Beveridge Intermodal Freight Terminal and related infrastructure, which is expected to draw more than 20,000 jobs and further investment to the region
- The Strong Local Economy Strategy was endorsed in February 2022
- Work is progressing on the Arthurs Creek Road reconstruction east of Plenty Road. We expect completion in April 2022
- We expect to finalise the Findon Road extension - Williamsons Road to Danaher Drive by June 2022 once the final electrical utility works and traffic signal works are completed
- We have established a dedicated team to support residents experiencing financial hardship
- We are delivering ten workshops as part of the Gardening Together Again Program commencing in April, with a view to establish six new community gardens and re-invigorate six existing ones
- Planting commenced in March 2022 with approximately 2,700 planting sites identified
- We have completed two Gender Impact Assessments reviewing the Strong Local Economy Strategy and Community Grants Review








2021-22 Capital Works Program
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PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
Favourable	<div></div>	Completed
Favourable	<div></div>	Ahead of Schedule
Favourable	<div></div>	On Track
Neutral	<div></div>	Not Yet Commenced
Neutral	<div></div>	Behind Schedule
Unfavourable	<div></div>	Project Not Proceeding
Unfavourable	<div></div>	On-Hold

























Carry forward projects from 2020/21

Project Code	Project Name	Actual YTD Expenditure	Budget YTD Expenditure	Variance Expenditure	Annual Budget	Revised Budget Q3	Forecast	Progress	Comments
Bridges									
CW-10274	Boardwalk/ bridges refurbishment	0	49,930	49,930	49,930	49,930	49,930	<div></div>	Replacement decking of boardwalks and viewing platforms around Mernda Village Wetlands. Contract has been awarded and timber has been delivered to storage yard. Works to commence in week after Easter for completion in June.
CW-10893	21-22 Boardwalk / bridges refurbishment	0	100,000	100,000	100,000	100,000	125,450	<div></div>	Replacement decking of boardwalks and viewing platforms around Mernda Village Wetlands. Contract has been awarded and timber has been delivered to storage yard. Works to commence in week after Easter for completion in June.
Total Bridges		0	149,930	149,930	149,930	149,930	175,380		
Drainage									
CW-10382	Construct Wash Bay - Rural Works Depot, Whittlesea	632	354,400	353,768	354,400	354,400	354,400	<div></div>	The tender for construction of has been awarded. Construction scheduled to commence in April 2022 and be completed by June 2022
CW-10683	WSUD (Water Sensitive Urban Design) Asset Renewal	2,834	100,000	97,166	100,000	100,000	70,000	<div></div>	An external consultant has been engaged to undertake WSUD asset audit to define future scope of works. A design for Carlingford Wetlands is also in progress.
CW-10817	21-22 Drainage improvement works - Various Locations	288,136	250,000	-38,136	250,000	250,000	263,481	<div></div>	Various works have been completed in Whittlesea, Eden Park, Lalor, Doreen, South Morang.
Total Drainage		291,601	704,400	412,799	704,400	704,400	687,881		
Footpaths and Cycleways									
CW-10026	Improve disability access (DDA) to public transport	66,926	69,300	2,374	69,300	69,300	69,300	<div></div>	Project completed with 3 bus stop hardstands being installed along Yea Road, Whittlesea.
CW-10049	Construct shared path - Bruce's Creek reserve - Kinglake Views to Yea Road	3,218	200,000	196,782	200,000	200,000	200,000	<div></div>	Bruce's Creek Stage 1B shared path construction from Oakbank Boulevard through the Kinglake Views in Whittlesea including furniture, fencing and tree planting. Tender has been awarded with works to commence on site in Q4 which is later than planned.
CW-10105	Safe Routes to Schools	-48,300	0	48,300	0	0	-48,300	<div></div>	All projects allocated for this financial year have been completed at the following locations: Al Siraat College and Edgars Creek Primary School.
CW-10165	Construct shared path - McDonalds Road (north side) - Darebin Creek to Civic Dr	0	50,000	50,000	100,000	100,000	0	<div></div>	Engineering survey has been received and is being reviewed.
CW-10185	Construct shared path - Hendersons Road Drain - Childs Road to Findon Road	160,689	415,197	254,508	415,197	1,415,197	900,000	<div></div>	Stages 1 & 2 are complete and open for public use. Stage 3 & 4 to be commence in May.
CW-10186	Construct shared path - Park Street - High Street to Darebin Creek	0	0	0	110,000	0	0	<div></div>	Shared path has been completed at south side of Park Street from Dalton Road to High Street in 2020-21. Residual budget is no longer required and has been removed from the 2021-22 Capital Works Program in Q2.
CW-10187	Construct Shared Paths - Findon Road to Gordons Road South Morang	9,695	387,500	377,805	387,500	387,500	387,500	<div></div>	Construction on first section (Clearwater Tce- Gordons Rd) to commence in April 2022
CW-10237	Construct shared path - High Street - Childs Road to Keon Parade	0	50,000	50,000	50,000	50,000	50,000	<div></div>	Civil, traffic signal and landscaping designs are in progress. Awaiting feedback from authorities.
CW-10316	Pathways to Stations	38,278	66,828	28,551	66,828	66,828	66,828	<div></div>	Design of High Street Shared Path between Keon Parade and Station Street is in progress
CW-10358	Lighting of Shared-User Paths	0	50,000	50,000	100,000	100,000	0	<div></div>	Consultation with Metro train for the land use agreement for lighting is underway.
CW-10375	Huskisson Reserve Shared Path	391,451	295,123	-96,328	295,123	365,853	391,451	<div></div>	Works have been completed and path is open to the public.
CW-10429	Construct shared path - Edgars Creek Trail - Main Street to Kingsway Drive	0	50,000	50,000	80,000	80,000	40,000	<div></div>	Design is currently being completed.
CW-10454	Construct shared path - Yan Yean Pipe Track - Childs Road to Bush Boulevard	1,000	50,000	49,000	50,000	50,000	50,000	<div></div>	Landscape and shared apth designs are being finalised. Shared Pathway Agreements are currently being sought with Melbourne Water and Yarra Valley Water.
CW-10455	Construct shared path - Yan Yean Pipe Track - Darebin Creek Trail to Childs Road	218,512	0	-218,512	0	1,000,000	218,512	<div></div>	The road crossings are under contraction, however the commencement of construction of the trail is subject to execution of the Shared Pathways Agreement with Melbourne Water / Yarra Valley Water. This project is likely to be carried forward to 2022/23.
CW-10771	Footpath Reconstruction / Renewal	0	250,000	250,000	500,000	500,000	250,000	<div></div>	Works are scheduled to commence in final quarter of this Financial Year.
CW-10774	Edgars Creek Trail between Main Street and Thomas Street Reserve	156,881	0	-156,881	0	180,000	180,000	<div></div>	Pathway works are complete. Awaiting delivery and installation of seating.
CW-10797	21-22 Improve disability access (DDA) to public transport	22,700	85,000	62,300	85,000	85,000	85,000	<div></div>	Concrete hardstands are proposed to be construction in three location in The Boulevard, Thomastown and quotes are being sought for the works to be completed by June 2022.
CW-10822	21-22 Bicycle facilities - provide new on-road & off-road paths	111,166	115,000	3,834	115,000	115,000	115,000	<div></div>	Henderson creek shared path realignment (Axa Way and Xavier Way) works have been completed.
CW*-10825	Quarry Hills Regional Park Implementation – Connecting Trails 1, 2 & 4	0	0	0	0	0	50,000	<div></div>	The design of the Quarry Hills Trails, rest stops and looks outs have commenced. Project to commence construction early 2023.
CW-10833	21-22 Kerb Ramp DDA Upgrades - Kerb Alignment	4,553	50,000	45,447	100,000	100,000	114,553	<div></div>	Programming and planning of works has been completed for the construction of DDA kerb ramps with construction to commence in the final quarter of 2021/2022 Financial Year
CW-10858	21-22 Safe Routes to Schools	39,872	60,000	20,128	60,000	60,000	39,872	<div></div>	Construction of footpath link and pedestrian crossing to new school at De Rossi Blvd, Wollert has been completed.
CW-10882	21-22 Missing Footpath Links Program - Various locations	410,067	250,000	-160,067	250,000	250,000	500,000	<div></div>	Missing footpaths have been constructed in the following locations: Horne Street, Thomastown (Chaffey St - Edgars Rd) Bromwich Court to Morang Drive, Mill Park Miller Street, Epping (Rufus St - Houston St) Walnut Street, Whittlesea (Arnold St - Forest St) Duffy Street Reserve Sycamore Reserve
Total Footpaths and Cycleways		1,586,707	2,493,948	907,241	3,033,948	5,174,678	3,659,716		
Off street car parks									
CW-10017	Car Park rehabilitation - various	258,808	192,863	-65,945	192,863	258,807	258,808	<div></div>	Stage 1 works have been completed at Wollert Community Centre.
CW-10516	Construct shared car parking - Edgars Creek (for CAC, ovals and pavilion)	700	45,000	44,300	100,000	100,000	10,200	<div></div>	Project scoping is underway in conjunction with CW-10071 Construct AFL/Tennis/Cricket Pavilion - Edgars Creek
CW-10699	Mill Park Library Car Park Upgrade (Stage 4)	83,190	725,000	641,810	725,000	725,000	725,000	<div></div>	Car park construction commenced mid-March 2022 and programmed for completion mid-June 2022.
CW-10767	All Abilities Play Space - Overflow Car Park	210,676	350,000	139,324	350,000	350,000	209,826	<div></div>	Temporary car park has been installed. Traffic study is in progress to determine a longer term solution.
Total Off street car parks		553,374	1,312,863	759,489	1,367,863	1,433,807	1,203,835		
Other Infrastructure									








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Carry forward projects from 2020/21

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CW-10230	SIP - Street Light bulk replacement program	22,111	1,435,000	1,412,889	1,500,000	1,500,000	900,000		Almost 1,300 decorative LED street lights have been purchased through a public tender process to replace old technology mercury vapour street lights. Installation of the street lights have been delayed due to the shortage of contractors, but is scheduled to commence in June 2022
CW-10317	Traffic Management Around Schools	166,887	178,991	12,104	178,991	178,991	165,207		Works have been completed.
CW-10325	Review of security measures at Council sites	52,081	140,000	87,919	202,107	202,107	52,081		Minor electrical upgrades were completed to replace existing exterior building lights with energy efficient LED lights. The balance of this project has been on hold due to the use of PRACC as a vaccination hub. Electrical contractors can now be engaged to recommence the external lighting works.
CW-10471	Aboriginal Gathering Place	99,177	125,000	25,823	250,000	250,000	230,000		Preliminary feasibility study has been completed and a preliminary Cultural Heritage Management Plan is currently underway. The design of the access road and utility services is progressing and a tender evaluation / recommendation has been finalised for the engagement of a design consultant for the new facility. A community engagement process has commenced to support the Planning Scheme Amendment process that will commence in late 2022.
CW-10669	Regional Sports and Aquatic Facility - Utility Provision	8,828	150,000	141,172	500,000	500,000	100,000		Business Case being developed for the Regional Sports and Aquatic Centre
CW-10676	Heritage Bus Shelter Replacement Program	0	100,000	100,000	100,000	0	0		Project scoping has identified similarities with CW-10812 Bus Shelter Replacement Program - this project has been discontinued and the budget removed from the 2021/22 program as reported in Q2.
CW-10689	Public Lighting in Local Streets	22,900	100,000	77,100	100,000	100,000	100,000		Works have been completed at Church/Lime Street, Whittlesea Works are underway at Harvest Home Road, Epping. Solar powered lighting to be installed on Gordons Road, South Morang awaiting advice from contractor on installation date.
CW-10708	Epping Depot Rainwater Harvesting Project	17,425	135,000	117,575	250,000	250,000	250,000		The tender for the installation of a rainwater harvesting and reuse system at Epping works has been awarded with works to occur April-June. Works include the installation of a 90kL rainwater tank, a harvesting system to collect workshop building roof run-off, reuse system for truck washing and tanker filling. This will result in reduced potable water consumption at the Epping works depot.
CW-10709	Install Smart City Water Devices	16,917	20,000	3,083	60,000	60,000	60,000		The aim is to install up to 20 water quality sensors in the Plenty River catchment in 2022 and 2023. One sensor has been installed in Botanica Park lake to help monitor lake upgrade works. A second sensor has been installed in Janefield wetland. A third water quality sensor is being installed in an aquarium in the entrance of the Whittlesea Tech School in Epping to facilitate community engagement. Local school students will be learning how to code and build these sensors at the Tech School.
CW-10867	21-22 Planning and Feasibility Studies for Future Projects	177,104	375,000	197,896	750,000	750,000	750,000		Multiple site assessments and preliminary design studies underway to determine feasibility of identified future projects.
CW-10898	21-22 Traffic Management Around Schools	1,000	300,000	299,000	395,000	395,000	15,000		Community consultation is in progress for roundabout works of Arthur Phillips Way / Pindari Avenue, Mill Park. Construction tender to be awarded on completion of the community consultation. Due to the delay the works will likely be carried over into 2022/23.
CW-10906	21-22 Water Efficiency Program	6,600	0	-6,600	250,000	250,000	200,000		Design is complete for Water Efficiency works at Whittlesea and Epping Depot. Works are scheduled to commence in April 2022 and be completed by June 2022.
CW-10998	Duffy Street Works Storage Depot	25,930	0	-25,930	0	30,000	30,000		Safe earth batter has been established as an interim solution. Structural engineer is engaged for detailed design of retaining structure is in progress
Total Other infrastructure		616,959	3,058,991	2,442,032	4,536,098	4,466,098	2,852,288		
Parks, open space and streetscapes									
CW-10005	Renewal of playgrounds and general landscape improvements	644,899	450,000	-194,899	456,841	456,841	456,841		Construction of Darebin Creek Parklands Playground in Epping is complete and open to the public. Poplar Park in Thomastown is currently in construction and scheduled to be complete by the end of May.
CW-10020	Whittlesea Public Gardens Master Plan - Stage 1 Implementation	100,113	3,750,000	3,649,887	3,791,906	3,791,906	1,850,000		Construction has commenced on Stage 1 of the Whittlesea Public Gardens Redevelopment. The existing playground has been removed and earthworks have commenced for the new playground. Delays have been encountered with approval of the Cultural Heritage Management Plan and also with the supply of the playground equipment. This is a multi year project and Stage 1 of the redevelopment is expected to be completed in late 2022.
CW-10021	Granite Hills Major Community Park Implementation	53,470	806,094	752,624	2,306,094	2,306,094	167,470		A concept design was developed for a major community park and playspace at Granite Hills Park, located within Quarry Hills Parklands. This concept was exhibited to the community over August- September 2022 for feedback and the design was updated with the feedback from the community. This is a multi-year project and it is anticipated that the project will commence construction in early 2023.
CW-10182	Epping Recreation Reserve Master Plan	26,546	420,000	393,454	899,010	1,199,010	600,000		Contract awarded for Stage 1 car park works. Construction works have now commenced.
CW-10207	Streetscape improvements program - Lalor High Street Shops	614,898	886,714	271,816	1,011,757	1,011,757	765,000		Stage 2 & 3 Streetscape Improvements works have been completed including new public toilet, David Street/Station Street roundabout, Cypress Street car park and May Road Central Walkway.
CW-10211	Streetscape improvements program - Thomastown High Street Shops	596,804	716,946	120,142	794,713	794,713	610,000		Stage 1 & 2 Streetscape Improvements works have been completed including footpath replacements, new public toilet and upgrade of the War Memorial site.
CW-10235	Huskisson Reserve - Master Plan - Tennis Facility	0	60,000	60,000	400,000	400,000	0		Planning and feasibility underway including Business Case preparation.
CW-10246	Redleap Reserve Master Plan Development and Implementation	57,423	200,000	142,577	245,740	245,740	81,423		The design for a new municipal level playspace and picnic area at Redleap Recreation Reserve are complete and construction works have been tendered. A contract was awarded in January 2022, however contractor withdrew their tender. The works will be retendered and a new contract is anticipated to be awarded at the Council meeting in May 2022, with works scheduled to commence in July.
CW-10318	Jardier Park playground, South Morang	49,894	55,000	5,106	55,000	55,000	49,894		Construction complete and park and playground are open to the public
CW-10349	Mernda Village Adventure Playground Upgrade	360,839	879,116	518,277	879,116	1,029,116	1,010,000		The redevelopment and revitalisation of the play space (including surrounding infrastructure) and construction of public toilet amenity building at Mernda Adventure Park is progressing well. A contract has been awarded for the design and construction of the play space redevelopment. Decking installation has commenced and equipment installation is scheduled for April 2022. The anticipated completion of works of the play space is expected in June 2022. The public toilet amenity building has been installed and opened with minor landscape work surrounding the public toilet amenity is to be undertaken in May 2022.
CW-10359	Norris Bank Reserve - West Park Precinct	23,862	290,000	266,138	553,372	553,372	27,312		A design for the upgrade of the western precinct at Norris Bank Reserve is currently being undertaken. This upgrade will create a space which caters to youth and will include an upgraded basketball court, social gathering spaces, informal stage and performance area, events spaces and opportunities for art projects. The design is now complete and will commence construction late 2022








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












Carry forward projects from 2020/21

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CW-10368	Riverside Reserve Park and Playground Renewal	707,237	729,046	21,809	729,046	729,046	729,046		The major upgrade to Riverside Recreation Reserve includes a new playspace with flying fox, secondary picnic shelter and BBQ, upgraded basketball half court and outdoor fitness equipment. Construction is underway and the works are expected to be completed in June 2022.
CW-10371	Bellavista Park Upgrade, Wollert	79,825	91,935	12,110	91,935	91,935	84,725		Works completed and park and playground open to the public.
CW-10380	CAP - Rochdale Square, Town Centre Improvement	429,762	577,932	148,170	577,932	577,932	429,762		Rochdale Square and Park are now complete and open to the public.
CW-10400	Upgrade open space - Implement WA Smith and Sycamore Reserve Masterplan	13,850	80,000	66,150	80,000	80,000	37,000		Consultant has been awarded the works. Project inception meeting and site walk-through are being arranged. Community engagement plan is underway.
CW-10458	Streetscape Improvements - Gorge Road Shopping Precinct	11,096	40,000	28,904	80,000	80,000	40,000		Community Consultation has commenced. The delivery team will be undertaking Trader workshops and Community Workshops to gather initial ideas and feedback for the space. Consultancy tender has been republished due to low responses being received this impact on the project schedule.
CW-10690	Laurimar Reserve West Oval Upgrade	1,085,068	870,000	-215,068	900,000	1,255,916	1,165,068		Project is nearing completion with minor items being finalised. Temporary fencing remains in place to prevent access during turf establishment period.
CW-10698	CAP - Streets for people - Study and Implementation of LATM areas 26 and 32 in Mill Park and LATM 09 in Thomastown	39,000	310,000	271,000	500,000	500,000	50,000		The design of traffic calming devices is underway for Prince Of Wales Ave, Romeo Way, Manning Clarke Rd, The Fred Hollows Way and shared paths in the Mill Park Recreation Reserve. Request for quote will soon be issued for installation works. This is a multi-year program.
CW-10702	Whittlesea Park Master Plan, Whittlesea Township	23,150	39,000	15,850	50,000	50,000	50,000		A master plan is being prepared to address the issue of aged infrastructure and the suitability for a regional level playspace. Initial site analysis and stakeholder meetings are underway and a landscape architectural consultant has been engaged. Concept design will be exhibited to the community mid-year.
CW-10703	Rochdale Square and Stockade Park Public Lighting, Lalor	104,400	38,000	-66,400	38,000	138,000	104,400		Project complete - including lighting installation and landscaping.
CW-10706	Asset Expansion - Laurimar Recreation Reserve	0	10,000	10,000	30,000	30,000	0		Project scope is being reviewed.
CW-10707	Peter Hopper Lake renewal and upgrade	13,655	140,000	126,345	200,000	200,000	40,000		Tenders have been received for consultancy services with award expected to take place in April 2022.
CW-10711	Raingarden Upgrades in Epping North	22,844	32,535	9,691	32,535	32,535	32,535		Project complete.
CW-10726	Asset Renewal Carlingford Wetlands	13,132	30,000	16,868	50,000	50,000	50,000		Engineering consultancy have been engaged to redesign Carlingford Park (Gillwell Park) Lalor. A detailed design will be completed June/July for rectification works to commence in the new financial year.
CW-10728	Kelynack Reserve Master Plan Implementation	4,690	50,000	45,310	150,000	150,000	4,690		The constructions works for the upgrade to Kelynack Recreation Reserve is at tender. This contract is scheduled for May 2022 Council Meeting for award. Works are anticipated to commence in July 2022.
CW-10756	Epping North Conservation Reserve - historic wall reconstruction	0	35,708	35,708	35,708	35,708	31,000		Project involves the reconstruction of a historic stone wall. Works are scheduled to commence May 2022.
CW-10758	Landscape and Street Tree Planting Works at Woodcrest Estate, Wollert	546,809	0	-546,809	0	0	645,641		Landscape and tree planting works are complete and under within maintenance period.
CW-10759	Landscape and Street Tree Planting Works at College Crest and Glencrest Estate, Doreen	47,987	0	-47,987	0	0	47,987		Landscape and tree planting works are complete and under within maintenance period.
CW-10768	Main Roads and High Profile Streetscapes Planting Program	18,135	150,000	131,865	300,000	300,000	300,000		The on ground scoping for this year's planting component is underway with contractors on site and nursery stock being sourced. Planting will commence late April/May in line with usual planting seasons.
CW-10769	Parks Tree and Major Facilities Planting Program	0	130,000	130,000	350,000	350,000	350,000		The on ground scoping for this year's planting component is underway with contractors on site and nursery stock being sourced. Planting will commence late April/May in line with usual planting seasons.
CW-10770	Conservation Reserves Tree Planting Program	4,520	50,000	45,480	100,000	100,000	100,000		All Requests for Quotation received for supply and install of planting works. Planting works scheduled to commence in Autumn/Winter 2022.
CW-10792	21-22 Renewal of playgrounds and general landscape improvements	26,538	1,010,000	983,462	1,450,000	1,450,000	900,000		Hendersons Creek Park and playground upgrade has been completed. Narina Way Park and playground upgrade has been tendered. Winamurra Park and playground upgrade is planned to be tendered in April 2022. Symon Park and playground upgrade has been contracted out and works are expected to commence
CW-10812	21-22 Installation bus shelters - Various Locations	20,100	23,000	2,900	23,000	23,000	23,000		The hard stand constructions works are in progress on The Blvd Thomastown and the bus shelter will be installed by end of May 2022.
CW-10877	21-22 Vehicle Exclusion Fencing	13,015	60,000	46,985	100,000	100,000	100,000		Works completed at Rockbank court/Quarry Hills interface to prevent unauthorised trail bike access into Conservation reserve. Internal Fencing to be upgraded in Epping recreation reserve in line with endorsed masterplan and recommendations. Upgrade of perimeter vehicle exclusion fencing at Red Oak park to be tendered in April.
CW-10925	CAP - 21-22 Residential Street Tree Renewal Planting Program	78,852	242,000	163,148	450,000	450,000	450,000		Street tree selection survey has closed with results finalised. Letters have been issued to residents in January 2022 to advise of the outcome. The street trees have been procured and street tree removals will commence in March 2022, with installations planned in April/May 2022. Palm Street tree selection has been referred to a Council Meeting following a petition from residents.
CW-10935	Irrigation Network Improvements - Main Street Recreation Reserve	13,350	100,000	86,650	120,000	120,000	120,534		Works will involve an upgrade to existing water supply assets at Main St Reserve, excluding irrigation assets on the sports fields. Works to be undertaken in April/May 2022.
Total Parks, open space and streetscapes		5,845,763	13,353,026	7,507,263	17,831,705	18,737,621	11,503,327		
Recreational, leisure and community facilities									
CW-10000	Implement Sportsfield Strategy - Sportsfield Upgrades	660,453	1,550,000	889,547	1,767,382	1,557,382	1,504,102		Synthetic pitch redevelopment works at HR Uren Recreation ongoing. Earthworks and capping layer installation complete. Perimeter concrete works commenced with middle path scheduled for completion early April to enable home games to be played. Playing surface profile installation to commence early April. Project works have been delayed due to COVID isolation of contractor and suppliers. Anticipated project completion including testing and certification is late April 2022. Design works for sandy loam ground redevelopment at Redleap Recreation Reserve (including new sports lighting infrastructure) to be undertaken in preparation of future budget availability.
CW-10076	Cricket Practice Net Upgrade (various locations)	194,989	190,000	-4,989	293,424	293,424	194,989		Cricket net upgrades at Epping Recreation Reserve are completed.
CW-10078	Redevelop Mill Park Leisure Centre	165,935	160,000	-5,935	525,576	525,576	365,674		The Project is complete.








2021-22 Capital Works Program
Project Progress Report - Third Quarter

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
Favourable		Completed
Favourable		Ahead of Schedule
Favourable		On Track
Neutral		Not Yet Commenced
Neutral		Behind Schedule
Unfavourable		Project Not Proceeding
Unfavourable		On-Hold





























Carry forward projects from 2020/21

Project Code	Project Name	Actual YTD Expenditure	Budget YTD Expenditure	Variance Expenditure	Annual Budget	Revised Budget Q3	Forecast	Progress	Comments
CW-10084	Growing Frog Golf Course - course improvement works	0	0	0	20,000	20,000	20,000		Project scoping underway. Works to commence in April 2022
CW-10093	Establishment of additional dog off leash areas - Various Locations	387,821	300,000	-87,821	428,410	428,410	387,821		Upgrades to Creek Park in Mernda and Lyndarum Dog Park in Epping North are complete and open to the public. Upgrades included improvements to surface conditions, additional park furniture (including shelters, drink fountains and seating), additional garden beds and a quiet dog zone.
CW-10367	Mernda Recreation Reserve (Schotter's Road) site upgrades	123,923	200,000	76,077	200,000	200,000	185,000		All works complete, including installation of portable changerooms, amenities and umpires room.
CW-10370	Sporting Infrastructure Major improvement works - Sport Club Contribution Policy	0	37,000	37,000	62,000	62,000	62,000		Project proposals from community sporting clubs have been assessed and works to commence April/May 2022.
CW-10386	Whittlesea Community Skate Park Activation	185,179	933,438	748,259	937,438	937,438	937,438		The upgrade to the skate park include a new street style section and expanded transitional section, secondary shelter and asphalt pump track. Delays in construction have been experience due COVID 19 impacts but are progressing with an anticipated completion date of end of May.
CW-10465	Construct Tennis Courts at Edgars Creek Community Reserve – Steen Ave Wollert	0	50,000	50,000	50,000	50,000	0		Feasibility study currently underway to confirm project cost and scope. Study to be completed mid 2022, followed by design stage.
CW-10686	Harvest Home Road Recreation Reserve Upgrade	0	0	0	100,000	100,000	30,000		Project scoping underway with project sponsor and key stakeholders.
CW-10715	Hazel Glen College Outdoor Netball Courts	0	50,000	50,000	535,000	535,000	0		A grant application has been submitted to Sport & Recreation Victoria seeking funding towards an acrylic surface, sports court lighting and construction of a roof structure. This application is pending outcome.
CW-10716	Epping Recreation Reserve Outdoor Netball Courts	0	50,000	50,000	60,000	60,000	0		Design is on hold while project scope is reviewed.
CW-10717	Whittlesea Showgrounds Outdoor Netball Courts	0	50,000	50,000	60,000	60,000	0		Design is on hold while project scope is reviewed.
CW-10844	21-22 Upgrade Coaches Boxes - Various Locations	0	20,000	20,000	20,000	0	0		Coaches boxes have been installed at Laurimar Reserve west oval as part of the sports field upgrade project.
CW-10856	21-22 Establishment of additional dog off leash areas - Various Locations	21,596	100,000	78,404	300,000	300,000	50,000		The dog off-leash area for Lyndarum Wetlands has been completed. The dog off-leash area for the Whittlesea Public Gardens site is in concept design phase with construction works likely to be carried over to 2022-23.
CW-10863	21-22 Cricket Wickets Upgrade (various locations)	46,548	65,000	18,452	65,000	72,600	70,420		Works comprise a new cricket wicket at Lalor Reserve, new wicket cover storage compounds at Lalor Reserve and AF Walker Reserve, and new wicket cover / spindle / storage rack at Laurimar Reserve west oval. All works complete.
CW-10888	21-22 Sports Ground Lighting Upgrade - Various Sites	3,510	200,000	196,490	250,000	250,000	302,595		Contract has been awarded for lighting upgrade works at Laurimar Recreation Reserve on the East Oval. Lighting will be upgraded to 100LUX lighting infrastructure with capacity to operate lights at 50LUX for training purposes. Issues with perched water table in footing depth. Works to recommence on site pending engineering advice.
CW-10902	21-22 Public Toilet Amenity Plan Implementation	60,856	24,285	-36,571	500,000	290,000	290,000		The public toilet amenity for the Mernda Adventure Park has been completed and is opened. The services for the new public toilet amenity facility have been installed at the Whittlesea Township. The tender evaluation for the new toilet has been completed and a contract will be awarded in April 2022 to install a new toilet. This is a multi-year program and the completion of the Whittlesea Township public toilet amenity is planned for late 2022.
Total Recreational, leisure and community facilities		1,850,810	3,979,723	2,128,913	6,174,230	5,741,830	4,400,038		
Roads									
CW-10054	CAP - SIP - Construct Findon Road extension - Williamsons Road to Danaher Drive	2,276,634	3,296,511	1,019,877	3,296,511	3,296,511	2,650,000		The extension of Findon Road (from Williamsons Drive to Danaher Drive) is substantially complete with the exception of traffic signal works at the intersection of Findon Road and Williamsons Road. Further delays have been experienced due to electrical utility works and the project is expected to be completed in the final quarter of 2022.
CW-10094	Construct road - Lehmans Road - Epping Road to E6 extension (Bindits Road)	0	0	0	500,000	500,000	500,000		Construct this section of road completed by Developer with Council to provide a contribution towards the works. Agreement is in progress.
CW-10097	Signalise intersection - Plenty Rd and Everton Gardens (Regional Sports and Aquatic Facility)	13,167	202,213	189,046	202,213	202,213	33,167		Design completed for 3 leg intersection. Land acquisition is progress. Quotation requested for 4 leg intersection design.
CW-10192	Signalise intersection - Ferres Blvd/Findon Rd	-84,764	0	84,764	0	0	0		Project complete.
CW-10194	Pedestrian Operated Signals - Civic Drive and Bush Boulevard	6,600	350,000	343,400	350,000	350,000	6,600		Public tender has been issued for installation of pedestrian operated signals at Bush Boulevard.
CW-10195	Signalise intersection - Sackville Street and Bridge Inn Road Intersection	560,557	750,000	189,443	1,000,000	1,000,000	800,000		Civil Construction has been completed. Installation of traffic signal controller and activation of signals and public lighting expected in May.
CW-10360	Station Road upgrade between car park and Plenty Road. Mernda	13,400	350,000	336,600	350,000	350,000	266,650		Construction contract has been awarded and works are planned to commence mid April 2022
CW-10362	Edgars Road and Eaststone Avenue Traffic Signal Completion and Switch On	15,070	0	-15,070	0	0	0		Traffic controller installed and site activated.
CW-10384	Reconstruction of Arthurs Creek Road	1,800,396	2,067,982	267,586	2,067,982	2,067,982	2,067,982		The reconstruction of Arthurs Creek Road (east of Plenty Road) has been substantially completed. Minor works with regards to the swale drain and line marking will be completed in April 2022.
CW-10645	SIP - Bridge Inn Road/ Cravens Road/ Galloway Drive traffic signal remodel	8,285	14,952	6,667	14,952	14,952	8,285		All Works to the traffic signal phasing changes from a partially controlled right turn signal to a fully controlled right turn signal have been completed.
CW-10646	SIP - Findon Road Pedestrian Operated Signals west of Maserati Drive	232,204	243,285	11,081	243,285	243,285	243,285		Traffic signals have been installed, and signal activation is scheduled for early April 2022.
CW-10647	Lyndarum/Manor House/Greenfields roundabout upgrade	21,761	31,600	9,839	31,600	31,600	21,761		Works have been completed.
CW-10685	21-22 Kerb and Open Drainage Upgrade Program	0	150,000	150,000	250,000	250,000	66,400		Identified locations are being reviewed and scoped.
CW-10688	Intersection Signalisation - Rockfield Street and Edgars Road, Epping	55,096	675,000	619,904	675,000	675,000	675,000		A construction contract was awarded in March 2022 and works have commenced for the signalisation of Rockfield Street and Edgars Road. The works are expected to be completed in May 2022.
CW-10697	Masons Road Traffic Management	470,978	450,000	-20,978	450,000	450,000	506,978		Raised pavements have been installed and culvert works completed. Guardrail works are in progress.
CW-10701	Baltrum Drive Extension	0	250,000	250,000	300,000	0	0		Project has been postponed and removed from the 2021-22 Capital Works Program as reported in Q2.
CW-10713	Koukoura Drive - construct slip lane	0	50,000	50,000	300,000	0	0		Project has been postponed and removed from the 2021-22 Capital Works Program as reported in Q2.








2021-22 Capital Works Program
Project Progress Report - Third Quarter

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
Favourable		Completed
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Neutral		Not Yet Commenced
Neutral		Behind Schedule
Unfavourable		Project Not Proceeding
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Carry forward projects from 2020/21

Project Code	Project Name	Actual YTD Expenditure	Budget YTD Expenditure	Variance Expenditure	Annual Budget	Revised Budget Q3	Forecast	Progress	Comments
CW-10730	Road safety treatments - Manor House Drive, Epping (between Lyndarum Dr & O'Herns Rd)	6,348	65,348	59,000	65,348	65,348	6,348		Works have been completed.
CW-10782	21-22 Local Road Resurfacing Works	9,993,178	7,750,000	-2,243,178	7,750,000	7,750,000	11,467,157		Local road resurfacing works are progressing well and the program of works for this year is on track for completion by 30 June 2022.
CW-10787	21-22 Local Road Reconstruction / Rehabilitation	1,754,003	6,400,000	4,645,997	7,128,000	7,128,000	2,023,409		Local road reconstruction/rehabilitation works are progressing well and the program of works for this year is on track for completion by 30 June 2022.
CW-10802	21-22 Traffic control devices - un-programmed works	14,802	240,000	225,198	240,000	240,000	120,000		Rosemary Drive, Epping - Design completed and public consultation is underway. Chapel Street Thomastown - Design completed and public consultation is underway. Public lighting design for above location is underway.
CW-10807	21-22 Collector Road traffic management - Various locations	11,650	100,000	88,350	165,000	165,000	26,495		Design of two roundabout on Barry Road and shared path /landscaping work - nearing completion. Design and construction of 5 Speed humps on Barry Road - awaiting community consultation to be completed prior to commencing detailed design.
CW-10828	21-22 Upgrade disabled parking bays to DDA requirements - Various locations	0	50,000	50,000	50,000	50,000	50,000		Detail design is completed and the construction works are scheduled to commence end of April 2022.
CW-10839	21-22 Roadside hazard protection	30,835	100,000	69,165	100,000	100,000	60,997		Priority site upgrades on bridges on Grants Road and Glenburnie Road are scheduled for April 2022.
CW-10945	Black Spot - Redleap Avenue, Mill Park	9,659	0	-9,659	0	127,680	127,680		Design has been completed. Community consultation is in progress. Construction expect to commence at the end of May 2022.
Total Roads		17,209,858	23,586,891	6,377,033	25,529,891	25,057,571	21,728,194		
Computers and telecommunications									
CW-10941	IT - Hardware	331,803	150,000	-181,803	213,500	353,435	353,435		Replacement of monitors and upgrade of audio visual equipment in Civic Centre meeting rooms is nearing completion.
CW-10942	IT - A0 Plotters / Scanners and IM Scanner	34,640	0	-34,640	100,000	34,640	34,640		Replacement scanners have been purchased. Due to a reduction in the need for large form printing the planned replacement of the plotter is no longer required this financial year.
Total Computers and telecommunications		366,443	150,000	-216,443	313,500	388,075	388,075		
Fixtures, fittings and furniture									
CW-10011	Acquisition of Visual Art - Civic Centre	0	10,000	10,000	10,000	10,000	10,000		A series of 22 large photos of ancient River Red Gums in the municipality have been acquired for Council's Civic History Collection. The Acquisitions Advisory Group will meet in April to review further potential acquisitions for the Cultural Collection.
CW-10018	Furniture and fittings for halls and CACs - Various Locations	83	100,000	99,917	180,000	180,000	80,000		Due to Covid restrictions, furniture purchases were placed on hold while community centres were closed. Orders to be placed for furniture items at Spring St Hall, Mill Park Community Centre and Epping Memorial Hall.
CW-10944	Design and Delivery of Public Art (Murals)	0	50,000	50,000	61,000	61,000	61,000		Six public art murals are currently in progress. They will be located in Thomastown, Epping, Epping North, Mernda and Bundoora. Four are funded by the State Government as part of the Creative Outdoor Activation Fund. The murals will be located on Epping Memorial Hall, Epping Views Family and Community Centre, the Carrington Children's Centre, Nick Ascenzo Community Centre, Coles Wall at Bundoora Square and the Mernda Villages Social Support Centre.
CW-10967	DET Service Approval Fitout - Eucalyptus Parade Kindergarten	65,750	0	-65,750	0	0	150,000		Furniture and fit out of the Eucalyptus Parade kindergarten is in progress.
Total Fixtures, fittings and furniture		65,833	160,000	94,167	251,000	251,000	301,000		
Plant, machinery and equipment									
CW-10003	Replacement of Council Fleet - Ongoing Program	802,344	1,275,000	472,656	1,700,000	1,700,000	1,700,000		Ongoing program for the replacement of existing fleet items. 43% of changeover completed.
CW-10004	Furniture and equipment purchases	20,592	30,000	9,408	50,000	50,000	50,000		Ongoing program for the purchase of furniture and equipment to address OHS requirements.
CW-10143	Implementation of Signage Management Plan - Various	115,346	100,000	-15,346	200,000	200,000	205,000		21 signs installed to date this financial year. 16 additional signs being fabricated for installation by end of June.
Total Plant, machinery and equipment		938,282	1,405,000	466,718	1,950,000	1,950,000	1,955,000		
Building improvements									
CW-10117	Civic Precinct - HVAC and Refurbishment	-1,040	0	1,040	0	0	0		Reimbursement of electrical meter validation
CW-10137	Energy Efficiency Program - Various	400,621	690,000	289,379	810,000	810,000	810,000		Installation of the first of nine solar PV / battery systems is to commence in April 2022 at Hillside Pavilion. The current round of the solar PV / battery System roll-out will deliver an additional 155 kW of solar PV and 200 kWh of battery storage on community facilities substantially reducing the cost of electricity for the community groups using the facilities.
CW-10138	Refurbish building - Whittlesea Aquatic Facility	54,825	4,228	-50,597	4,228	4,228	80,000		Finalisation works including Pool Hoist to 25M Pool scheduled for completion by June 2022.
CW-10208	CAP - Upgrade building - McLeans Road Kindergarten	1,091,586	1,919,000	827,414	2,794,000	2,794,000	1,101,586		Building works complete and facility is open to public.
CW-10283	Upgrade building- Stables Kindergarten	0	100,000	100,000	250,000	250,000	0		Project delayed while awaiting final approval of the Kindergarten Infrastructure Service Plan (KISP).
CW-10284	Construct Kindergarten - Thomastown Primary School	10,041	0	-10,041	0	0	10,041		Works have been completed and facility currently operating as licencing approval was received from Department of Education & Training.
CW-10312	Vasey Park Preschool - additional room	0	0	0	100,000	100,000	0		Existing site investigations and feasibility concepts completed. Project currently being reviewed by Council in line with the Kindergarten Reform Program / Kindergarten Infrastructure Service Plan (KISP).
CW-10333	Mill Park Library - New Outdoor Community Space Project (Stage 3)	609,124	613,203	4,079	703,203	703,203	663,203		Works complete and access open to the public.
CW-10364	Refurbishment and recommissioning of Laurel St modular facility	0	77,000	77,000	500,000	500,000	0		Project delayed while awaiting final approval of the Kindergarten Infrastructure Service Plan (KISP).
CW-10365	Epping Soccer Stadium - Essential BCA upgrade	3,314	10,000	6,686	200,000	200,000	200,000		Contract for construction awarded and works scheduled to commence in April 2022 and be complete by June 2022.
CW-10872	21-22 Planned renewal - Minor works	21,030	1,400,000	1,378,970	2,300,000	2,300,000	500,000		A program of work is currently being finalised following a condition assessment of all buildings.
CW-10910	21-22 Minor Improvements Program	123,674	150,000	26,326	300,000	300,000	150,000		E-waste & chemical storage options have been installed at works depot.

2021-22 Capital Works Program
Project Progress Report - Third Quarter

PHYSICAL PROGRESS LEGEND		
Traffic Light Definitions		
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Carry forward projects from 2020/21

Project Code	Project Name	Actual YTD Expenditure	Budget YTD Expenditure	Variance Expenditure	Annual Budget	Revised Budget Q3	Forecast	Progress	Comments
CW-10920	21-22 Disability Action Plan - Ongoing Program	20,317	199,998	179,681	300,000	300,000	215,000		Site inspections are continuing to assess the scope of rectification and improvements required for all of Council's facilities. High priority works have been identified and will be scheduled for delivery either as part of Council's maintenance program or as individual projects if they are large. While COVID-19 restrictions have impacted on the progress of this project, the delivery of some key works are scheduled from April to June 2020.
CW-10940	Office Refurbishment and Alterations	16,370	110,000	93,630	150,000	150,000	150,000		Ongoing program involving improvements to offices to provide greater flexibility and occupational functionality.
Total Building Improvement		2,349,861	5,273,429	2,923,568	8,411,431	8,411,431	3,879,830		
Buildings									
CW-10063	Regional Sports and Aquatic Facility - Recreation and Leisure Centre	43,543	150,000	106,457	624,390	624,390	100,000		Business Case being developed for the Regional Sports and Aquatic Centre
CW-10065	Construct Social Support Services Facility - Mernda Villages CAC (DPC)	477,709	1,762,347	1,284,638	2,292,122	2,502,123	1,684,000		The project is progressing well and is on schedule to be completed late 2022.
CW-10067	Construct Community Centre (Wollert East) - west of Epping Road	3,724,344	4,292,893	568,549	4,292,893	4,292,893	3,920,022		Works complete and facility open including kindergarten, Hall and MCH facilities.
CW-10071	Construct AFL/Tennis/Cricket Pavilion - Edgars Creek	0	110,000	110,000	150,000	150,000	0		Feasibility study currently underway to confirm project cost and scope. Study to be completed mid 2022, followed by design stage.
CW-10135	Upgrade pavilion - HR Uren Reserve	41,790	761,953	720,163	1,920,014	1,920,014	440,000		Construction contract awarded in March 2022. Works are due to commence in May 2022 with construction anticipated for completion mid 2023.
CW-10308	CAP - Mill Park Basketball Stadium Redevelopment	1,729,902	1,990,000	260,098	3,026,724	3,026,724	2,408,000		The upgrade of the change rooms and amenities for two courts, multi-purpose space, canteen, kitchen, reception, office and storage areas are expected to be completed in April 2022 and will be opened before works commence on the change rooms and amenities for the final two courts. The building works are expected to be completed in September 2022. The tender evaluation and recommendation has been made to engage a contractor for the forecourt upgrade. These works are expected to commence in May 2022.
CW-10323	Mernda Town Centre - Community Facility	1,115	45,000	43,885	176,565	176,565	1,115		Council Officers are working with the new developers of Mernda Town Centre to ensure a masterplan which supports the wellbeing of the community.
CW-10343	Construct Community Activity Centre - Patterson Drive, Donnybrook	15,820	350,000	334,180	648,000	648,000	100,000		Design Tender advertised and closed on 1 March 2022 and scheduled for Award in early April 2022.
CW-10571	Repairs to Epping Memorial Hall.	175,986	320,000	144,014	500,000	500,000	410,000		Structural repair works complete. Minor items to be completed in the coming months. Rear hall reopened for use.
CW-10649	Regional Sports and Aquatic Facility - Indoor Sports Stadium	10,500	135,000	124,500	400,000	400,000	50,000		Business Case is being developed for the Regional Sports and Aquatic Centre
CW-10914	21-22 Detailed Design Preparedness	239,039	350,000	110,961	500,000	500,000	500,000		Detail design and specifications for multiple projects are underway to increase delivery readiness and opportunities for future grant applications.
Total Buildings		6,459,746	10,267,193	3,807,446	14,530,708	14,740,709	9,613,137		
Land									
CW-10385	Regional Sports and Aquatic Facility - Acquire land Plenty Road/Everton Drive Intersection	0	0	0	1,200,000	0	0		Land acquisition process is underway.
Total Land		0	0	0	1,200,000	0	0		
Total Capital Works Program		38,135,238	65,895,394	27,760,156	85,984,704	87,207,150	62,347,700		

2021-22 Capital Works Program
Third Quarter Grant Applications Status Update

Applications Submitted											
Round/Y ear	Grant ID	Candidate Projects	Grant Name	Organisation / Department	Funding Type	Application Grant Amount	Council Contribution	Other Contribution	Total Project Cost	Application Status	Funding Announcement Date
2021-22	GCW-10158	Infrastructure Investment, Black Spot Programme 2022-23, Bridge Inn Road/ Wellington Street	Federal Blackspot Programme, 2021-22	VicRoads/DoT	Federal	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	Pending	TBC
2021-22	GCW-10157	Infrastructure Investment, Black Spot Programme 2022-23, Harvest Home Rd at Edgars Road and Redding Rise Intersections	Federal Blackspot Programme, 2021-22	VicRoads/DoT	Federal	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00	Pending	TBC
2021-22	GCW-10156	Infrastructure Investment, Black Spot Programme 2022-23, O'herns Road/ Manor House Drive, Epping	Federal Blackspot Programme, 2021-22	VicRoads/DoT	Federal	\$ 450,000.00	\$ -	\$ -	\$ 450,000.00	Pending	TBC
2021-22	GCW-10200	Local Sports Infrastructure Fund - Female Friendly Facilities 2021-22	Female Friendly Facilities 2021-22, Hazel Glen Netball Redevelopment	DJPR	State	\$ 800,000.00	\$ 500,000.00	\$ 1,300,000.00	\$ 2,600,000.00	Pending	May-22
2021-22	GCW-10203	Implementation of Signage Management Plan	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 150,000.00	\$ 225,000.00	\$ -	\$ 375,000.00	Pending	TBC
2021-22	GCW-10204	Footpath Reconstruction/Renewal (includes Plenty Rd & Mosaic)	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	Pending	TBC
2021-22	GCW-10205	Local Road Resurfacing Works	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00	Pending	TBC
2021-22	GCW-10206	Delacombe Park, South Morang - Dog Off Leash Park Upgrade	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00	Pending	TBC
2021-22	GCW-10207	Car Park Rehabilitation (includes Wollert Hall)	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 150,000.00	\$ 75,000.00	\$ -	\$ 225,000.00	Pending	TBC
2021-22	GCW-10208	Quarry Hills Drainage Interface	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 225,000.00	\$ -	\$ -	\$ 225,000.00	Pending	TBC
2021-22	GCW-10209	PRACC & PRACC North Services Upgrades	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 300,000.00	\$ 1,000,000.00	\$ -	\$ 1,300,000.00	Pending	TBC
2021-22	GCW-10210	2022-23 Public Toilet Amenity Plan Implementation	Local Roads and Community Infrastructure, Phase 3	DITRDC	Federal	\$ 209,816.00	\$ 300,000.00	\$ -	\$ 509,816.00	Pending	TBC
						\$ 4,274,816.00					

Unsuccessful Applications											
Round/Y ear	Grant ID	Project Name	Grant Name	Organisation / Department	Funding Type	Grant Application Amount	Council Contribution	Other	Total Project Cost	Application Status	Funding Announcement Date
2021-22	GCW-10173	Yan Yean Pipe Track Shared Path Stage 6	2021 TAC Local Government Grant Program - Infrastructure	VicRoads/DoT	State	\$ 100,000.00	\$ 350,000.00		\$ 21,406,064.00	Unsuccessful	5/11/2021
2021-22	GCW-10176	Bubup Wilam for Early Learning Facility Extensions	Aboriginal Community Infrastructure Program/DJPR 2021-22 (Round 5)	DJPR	State	\$ 1,599,000.00	\$ -	\$ -	\$ 1,599,000.00	Unsuccessful	31/11/2021
2021-22	GCW-10178	Aboriginal Gathering Place	Aboriginal Community Infrastructure Program/DJPR 2021-22 (Round 5)	DJPR	State	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	Unsuccessful	31/11/2021
2021-22	GCW-10180	Aboriginal Gathering Place, Mernda	Growing Suburbs Fund 2021-22	DJPR	State	\$ 4,000,000.00	\$ 7,310,000.00	\$ -	\$ 11,310,000.00	Unsuccessful	31/12/2021
2021-22	GCW-10187	Harvest Home Recreation Reserve: Synthetic soccer pitch Redevelopment	SRV, The World Game Facilities Fund 2021-22	DJPR	State	\$ 500,000.00	\$ 1,126,714.00	\$ -	\$ 1,626,714.00	Unsuccessful	31/01/2022
2021-22	GCW-10175	South Morang Pre-school, TH Hurrey Tennis Pavilion, Harry Jenkins Tennis Pavilion	Sustainability Victoria, Community Climate Change and Energy Action - Stream 2	Sustainability Victoria	State	\$ 40,450.00	\$ 40,450.00	\$ -	\$ 80,900.00	Unsuccessful	
						\$ 6,289,450.00					

Successful Applications											
Round/Y ear	Grant ID	Candidate Projects	Grant Name	Organisation / Department	Funding Type	Successful Grant Amount	Council Contribution	Other Contribution	Total Project Cost	Application Status	Funding Announcement Date
2021-22	GCW-10123	Bubup Wilam Aboriginal Child and Family Centre Refurbishment and Extension	Early Childhood Refurbishment and Minor Works (Major Grants Stream), Refurbishment and Minor Works - Major Grants Program	DET	State	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	Successful	21/12/2021
2021-22	GCW-10186	Cricket Training Nets - Olivine	Community Cricket Program 2021-22	DJPR	State	\$ 100,000.00	\$ 112,960.00	\$ -	\$ 212,960.00	Successful	31/11/2021
2021-22	GCW-10179	Plenty Ranges Arts and Convention Centre Customer Experience Upgrade	Growing Suburbs Fund 2021-22	DJPR	State	\$ 225,000.00	\$ 337,200.00	-	\$ 562,200.00	Successful	4/01/2022
2021-22	GCW-10181	Patterson Drive Community Centre, Donnybrook	Growing Suburbs Fund 2021-22	DJPR	State	\$ 2,000,000.00	\$ 7,149,500.00	\$ 3,459,500.00	\$ 12,609,000.00	Successful	4/01/2022
2021-22	GCW-10182	South Morang Precinct Improvements	Growing Suburbs Fund 2021-22	DJPR	State	\$ 425,000.00	\$ 425,000.00	\$ -	\$ 850,000.00	Successful	4/01/2022
2021-22	GCW-10183	Huskisson Reserve Pedestrian and Cycling Access	Growing Suburbs Fund 2021-22	DJPR	State	\$ 325,000.00	\$ 325,000.00	\$ -	\$ 650,000.00	Successful	4/01/2022
2021-22	GCW-10184	Worchester Park Bushfire Regeneration	Growing Suburbs Fund 2021-22	DJPR	State	\$ 275,000.00	\$ 275,000.00	\$ -	\$ 550,000.00	Successful	4/01/2022
2021-22	GCW-10185	Community Energy Transition Program	Growing Suburbs Fund 2021-22	DJPR	State	\$ 250,000.00	\$ 250,000.00	\$ -	\$ 500,000.00	Successful	4/01/2022
2021-22	GCW-10188	Patterson Drive Community Centre Spoke Library	2021-22 Living Libraries Infrastructure Program	DJPR	State	\$ 709,500.00	\$ 337,200.00	\$ -	\$ 1,046,700.00	Successful	4/01/2021
						\$ 4,809,500.00					

Proposed Capital Works Budget Adjustments

Proposed Q3 Adjustments								
Report to Council	Project ID	Project Name	Income		Expenditure		Net	Comment
			Original Budget	Revised Budget	Original Budget	Revised Budget		
Q3	CW-10182	Epping Recreation Reserve - Car Park Delivery	0	0	899,010	1,199,010	300,000	Construction contract awarded at 31 January 2022 Council Meeting. As part of the contract award it was requested that in awarding this contract \$300k of the budget allocation from 2022-23 be brought forward to enable this work to be completed by the end of June 2022. The \$300k is proposed to be funded from savings within the Capital Works Program as part of year end.
Q3	CW-10942	IT - A0 Plotters / Scanners and IM Scanner	0	0	100,000	34,640	(65,360)	Due to a reduction in the need for large form printing the planned replacement of the plotter is no longer required this financial year. Savings of \$65,360 are proposed to offset the additional funds required for CW-10941 IT Hardware.
Q3	CW-10941	IT - Hardware	0	(74,575)	213,500	353,435	65,360	In addition to the planned monitor replacement this year there has been a need to upgrade audio visual equipment in the Civic Centre meeting rooms to enable meetings to be held in a hybrid way (online and in person). The additional funds of \$139,935 are proposed to be sourced from savings in CW-10942 IT A0 Plotters & Scanners (\$65,360) and the Technology Reserve (\$74,575).
		Sum of Q3 adjustments		(74,575)		374,575	300,000	
		Proposed Q3 Revised Budget		(24,323,386)		87,207,150		
Approved Q2 Adjustments - Council Meeting 21 February 2022								
Q2	CW-10186	Construct shared path - Park Street - High Street to Darebin Creek	0	0	110,000	0	(110,000)	Project budget no longer required. Originally planned to be delivered as a multi year project however full scope of works was delivered in 2020/21 due to cost savings in delivering as one package.
Q2	CW-10385	Mernda Sports Hub- Acquire land Plenty Road/Everton Drive intersection	0	0	1,200,000	0	(1,200,000)	Due to the completion of the land acquisition process being uncertain it is proposed to remove this project from the New Works Program.
Q2	CW-10676	Heritage Bus Shelter Replacement Program	0	0	100,000	0	(100,000)	A further assessment of this project scope has identified similarities with the Bus Shelter Replacement Program - it is proposed to discontinue the Heritage Bus Shelter Replacement Program
Q2	CW-10701	Baltrum Drive Extension	0	0	300,000	0	(300,000)	Project scope has been reviewed - project will not proceed.
Q2	CW-10713	Koukoura Drive - construct slip lane	0	0	300,000	0	(300,000)	Project scope has been reviewed - project will not proceed.
Q2	CW-10772	Quarry Hills Priority Links	0	0	0	0	0	A successful grant of \$1M was reported to the Q1 Council Meeting for inclusion in 2021/22 program. Due to tendering issues the project is unlikely to commence in 2021/22 and will be included in the 2022/23 New Works Program.
Q2	CW-10017	Car Park Rehabilitation	0	0	192,863	258,807	65,944	During construction works at Wollert Community Centre Car Park a number of unforeseen items needed to be addressed including; soft spot treatments, access road widening, excess rock excavation. It is proposed to fund this over spend from surplus derived from CW-10186 Construct Shared Path - Park Street
Q2	CW-10375	Huskisson Reserve Shared Path	(240,000)	(240,000)	295,123	365,853	70,730	Due to waterlogged site conditions additional materials were required to complete the project in alignment with grant milestones.
Q2	CW-10998	Duffy Street Works Storage Depot	0	0	0	30,000	30,000	Immediate earthworks on the embankment at 51-59 Duffy St Epping are required and design of a retaining wall to divert storm water run off to abutting property.
Q2	CW-10065	Construct Social Support Services Facility - Mernda Villages CAC	(1,639,973)	(1,639,973)	2,292,123	2,502,123	210,000	As part of the Mernda Social Support project an Accessible Public Toilet is to be installed. This is to be funded from CW-10902 Public Toilet Amenity Plan .
Q2	CW-10902	21-22 Public Toilet Amenity Plan Implementation	0	0	500,000	290,000	(210,000)	An Accessible Public Toilet is to be installed at the Mernda Social Support Facility. \$210,000 is proposed to be redirected from the Public Toilet Amenity Plan to contribute to these works.
Q2	CW-10690	Laurimar Reserve West Oval Upgrade	0	0	900,000	1,255,916	355,916	Construction contract awarded at 6 September 2021 Council Meeting. Tenders received higher than original Opinion of Probable Costs and require a budget adjustment to reflect the contract value. It is proposed to offset \$210,000 from CW-10000 Implement Sportsfield Strategy and \$20k from CW-10844 21-22 Upgrade Coaches Boxes with the balance to be found in general savings within the New Works Program.
Q2	CW-10000	Implement Sportsfield Strategy - Sportsfield Upgrades	0	0	1,767,382	1,557,382	(210,000)	Savings in this project are to contribute to the additional funds required above on CW-10690 Laurimar Reserve West Oval Upgrade
Q2	CW-10844	21-22 Upgrade Coaches Boxes - Various Locations	0	0	20,000	-	(20,000)	The location for the Coaches Boxes this year is Laurimar Reserve - it is proposed to reallocate this funding to CW-10690 Laurimar Reserve West Oval Upgrade as the works will be delivered as part of the overall Laurimar Reserve contract.
		Sum of Q2 adjustment		1,000,000		(2,717,410)	292,590	
		Approved Q2 Revised Budget		(24,248,811)		86,832,575	(1,717,410)	
Approved Q1 Adjustments - Council Meeting 8 November 2021								
		Annual Budget	(21,683,531)		85,984,705			
Q1	CW-10772	Quarry Hills Priority Links	0	(1,000,000)	0	1,000,000	0	Successful application through DELWP - Suburban Parks Program. These works are fully funded by the grant.
Q1	CW-10703	Rochdale Square and Stockade Park Public Lighting, Lalor	0	(100,000)	38,000	138,000	0	Successful application through Neighbourhood Activity Centre Renewal Fund 2020-21.
Q1	CW-10455	Construct shared path - Yan Yean Pipe Track - Darebin Creek Trail to Childs Road	0	(1,000,000)	0	1,000,000	0	Successful application through DELWP Local Parks Program, Northern Metropolitan Trail Program. Project is fully funded by the grant and allows these works to be brought forward.
Q1	CW-10185	Construct shared path - Hendersons Road Drain - Childs Road to Findon Road	0	(1,000,000)	415,197	1,415,197	0	Successful application through DELWP Local Parks Program, Northern Metropolitan Trail Program. Project is partially funded by the grant and allows the next stage of works to be brought forward.
Q1	CW-10774	Edgars Creek Trail between Main Street and Thomas Street Reserve	0	(180,000)	0	180,000	0	Successful application through DELWP Local Parks Program, Northern Metropolitan Trail Program. Project is fully funded by the grant and allows these works to be brought forward.
Q1	CW-10349	Mernda Village Adventure Playground Upgrade	0	(150,000)	879,116	1,029,116	0	Successful application through 2020/21 Growing Suburbs Fund of \$150k towards Public Amenity at the Mernda Village Adventure Park.
Q1	CW-10945	Black Spot - Redleap Avenue, Mill Park	0	(127,680)	0	127,680	0	Successful application through 2021-22 Federal Blackspot Program. Project is fully funded by the grant and allows these works to be brought forward.
Q1	CW-10863	21-22 Cricket Wickets Upgrade (various locations)	0	(7,600)	65,000	72,600	0	Successful application through Cricket Australia - Australian Cricket Infrastructure Fund 2020-2 towards Lalor Reserve Centre Cricket Wicket Upgrade
		Sum of Q1 adjustment		(3,565,280)		3,565,280	0	
		Approved Q1 Revised Budget		(25,248,811)		89,549,985		

Capital Works - Forecast Carry Forward

Project Code	Project Name	Forecast Carry Forward	Comments
CW-10020	Whittlesea Public Gardens STAGE 1 Implementation	1,941,906	Commencement of construction was delayed due to COVID-19 restrictions, and a backlog of work that the contractor was required to complete before commencing construction.
CW-10021	Granite Hills Major Community Park Implementation	2,138,624	It is expected that this project will be delayed approximately seven months. This is due to consultation and engagement plan changes as a result of COVID-19 restrictions, which required an extension of time and the integration of the Aboriginal Gathering Place joint use enhanced road and services. Additional investigations are being conducted as part of the Aboriginal Gathering Place project, which has an impact on the implementation of Granite Hills Park. The project is currently unable to progress to detailed design, pending additional design work required for the Aboriginal Gathering Place project.
CW-10054	Construct Findon Road extension - Williamsons Road to Danaher Drive	646,511	Works have been delayed throughout the year due to COVID-19 restrictions, design amendments, weather and service authority approvals. Traffic signal and electrical works are yet to be completed. A carry forward may be require to complete final contract payments.
CW-10063	Regional Sports and Aquatic Facility - Recreation and Leisure Centre	524,390	Progression of this project is awaiting the completion of the Regional Sports & Aquatic Centre business case before design can progress.
CW-10065	Construct Social Support Services Facility - Mernda Villages CAC (DPC)	818,123	Delays in the completion of design and procurement of structural steel have impacted on construction timeline. This is a multi year project that is scheduled to be completed in 2022-23.
CW-10071	Construct AFL/Tennis/Cricket Pavilion - Edgars Creek	150,000	Feasibility study currently underway to confirm project cost and scope. Study to be completed mid 2022, followed by design stage. Progress has been delayed due to resource limitations internally and externally.
CW-10097	Signalise intersection - Plenty Rd and Everton Gardens (Regional Sports and Aquatic Facility)	169,046	This project is linked to the Regional Sports & Aquatic Centre and required land acquisition. Further investigations and design options are being explored for the intersection.
CW-10135	Upgrade pavilion - HR Uren Reserve	1,480,014	This project has been delayed due to COVID-19 restrictions impacting the availability of external consultants. A construction contract has been awarded with works to commence in May and be completed in 2022-23.
CW-10165	Construct shared path - McDonalds Road (north side) - Darebin Creek to Civic Dr	100,000	This project has been delayed due to COVID-19 restrictions on site investigation work required to inform the business case.
CW-10182	Epping Recreation Reserve - Car Park Delivery	599,010	Construction works have commenced however contractors have recently advised of concrete pipe shortages that may impact on the project schedule.
CW-10185	Construct shared path - Hendersons Road Drain - Childs Road to Findon Road	515,197	Successful grant funding towards this project has resulted in works being brought forward. Delays in external organisation approvals have impacted the project schedule and will result in the project being completed in 2022-23.
CW-10194	Pedestrian Operated Signals - Civic Drive and Bush Boulevard	343,400	Construction contract to be retendered. Due to the timeframe required for this process it is likely that the works will be carried forward and completed in 2022-23.
CW-10207	Streetscape improvements program - Lalor High Street Shops	246,757	Residual pavements in May Road and Station Street are currently being inspected and may require footpath reconstruction works to complete the streetscape improvement works in this area.
CW-10230	Deliver the Street Light Bulk Replacement Program	600,000	Street light replacements have been purchased. Due to a limited number of contractors able to complete installations the works are scheduled to commence in June which will likely result in works being completed in 2022-23.
CW-10235	Huskisson Reserve - Master Plan - Tennis Facility	400,000	Master Plan and business case are currently being developed with additional options being explored which has delayed commencement of the design phase.
CW-10246	Redleap Reserve Master Plan Development and Implementation	164,317	Construction contract awarded in January 2022 however successful contractor has withdrawn. A new contract is anticipated to be awarded in May 2022 with construction works planned to commence in July 2022.
CW-10283	Upgrade building- Stables Kindergarten	250,000	This project has been placed on hold while awaiting final approval of the Kindergarten Infrastructure Service Plan (KISP) which will inform the sequencing of kindergarten project delivery.
CW-10308	Mill Park Basketball Stadium Redevelopment	618,724	Construction progress has been impacted by COVID-19 construction industry restrictions and supply of materials.
CW-10312	Vasey Park Preschool - additional room	100,000	This project has been placed on hold while awaiting final approval of the Kindergarten Infrastructure Service Plan (KISP) which will inform the sequencing of kindergarten project delivery.
CW-10323	Mernda Town Centre - Community Facility	175,450	Project scope is being assessed to align with the new development plans. A carry forward may be required to continue the planning and design works.

Capital Works - Forecast Carry Forward

Project Code	Project Name	Forecast Carry Forward	Comments
CW-10325	Review of security measures at Council sites	150,026	Project has been on hold while Plenty Ranges Arts and Convention Centre (PRACC) has been used as a COVID-19 Vaccination Centre due to high risk of the power supply being disturbed. Works can now recommence but are unlikely to be completed before the end of June 2022.
CW-10343	Construct Community Activity Centre - Patterson Drive, Donnybrook	548,000	Due to the increase in construction costs and site constraints the project scope and designs were reassessed, delaying the detailed design phase being tendered. This will result in the bulk of the detailed design being completed in 2022-23.
CW-10359	Norris Bank Reserve - West Park Precinct	526,060	Delay in site investigation works due to COVID-19 restrictions and construction industry lockdown. Construction contract to be retendered due to lack of responses which will add an additional 3 months to the project schedule. This project is multi-year delivery and will be completed in 2022-23.
CW-10364	Refurbishment and recommissioning of Laurel St modular facility	500,000	This project has been placed on hold while awaiting final approval of the Kindergarten Infrastructure Service Plan (KISP) which will inform the sequencing of kindergarten project delivery.
CW-10400	Upgrade open space - Implement WA Smith and Sycamore Reserve Masterplan	43,000	Impact of COVID-19 lockdown restrictions on the ability to undertake community consultation and site assessments. A consultant has been engaged and design is forecast to be completed in the first quarter of 2022-23.
CW-10429	Construct shared path - Edgars Creek Trail - Main Street to Kingsway Drive	40,000	Delay in community consultation due to COVID-19 restrictions and the need to retender for design services.
CW-10455	Construct shared path - Yan Yean Pipe Track - Darebin Creek Trail to Childs Road	781,488	Project currently on hold until the Melbourne Water Shared Path Agreements are executed.
CW-10458	Streetscape Improvements - Gorge Road Shopping Precinct, South Morang	40,000	Design contract to be retendered due to insufficient submissions. This has impacted on the project schedule and designs will not be completed until 2022-23.
CW-10465	Construct Tennis Courts at Edgars Creek Community Reserve – Steen Ave Wollert	50,000	Feasibility study currently underway to confirm project cost and scope. Study to be completed mid 2022, followed by design stage. Progress has been delayed due to resource limitations internally and externally.
CW-10471	Aboriginal Gathering Place	20,000	Delay experienced in awarded design tender due to large amount of submissions interest for design tender and time required to evaluate. This extended the tender award period. This is a multi year project with design planned and budgeted to continue into 2022-23.
CW-10516	Construct shared car parking - Edgars Creek (for CAC, ovals and pavilion)	89,800	Feasibility study currently underway to confirm project cost and scope. Study to be completed mid 2022, followed by design stage. Progress has been delayed due to resource limitations internally and externally.
CW-10649	Regional Sports and Aquatic Facility - Indoor Sports Stadium	350,000	Awaiting completion of the Regional Sports & Aquatic Centre business case before design can progress.
CW-10669	Regional Sports and Aquatic Facility - Utility Provision	400,000	Awaiting completion of the Regional Sports & Aquatic Centre business case before design can progress.
CW-10683	WSUD (Water Sensitive Urban Design) Asset Renewal	30,000	A consultant has been engaged to undertake an audit of WSUD assets. Due to late commencement of this engagement it is likely that the outcome report will not be completed by June 2022.
CW-10686	Harvest Home Road Recreation Reserve Upgrade	70,000	Scope of work is currently under review which has delayed completion of works.
CW-10698	Streets for people - Study and Implementation of LATM areas 26 and 32 in Mill Park and LATM 09 in Thomastown	450,000	Delay in community consultation, road safety and lighting audit investigations due to COVID-19 lockdown and restrictions.
CW-10706	Asset Expansion - Laurimar Recreation Reserve	30,000	Due to the asset audit currently being undertaken these works have been postponed to 2022-23.
CW-10707	Peter Hopper Lake renewal and upgrade	160,000	Issuing of a Consultancy tender has been delayed by the need to review the scope of work. This is a multi year project which is budgeted and planned to continue into 2022-23.
CW-10715	Hazel Glen College Outdoor Netball Courts	535,000	Delay due to ongoing negotiations with Hazel Glen College regarding the scope of the project and joint use agreement. A grant application has been submitted through Sport & Recreation Victoria. Construction expected to be delayed until 2022-23.
CW-10716	Epping Recreation Reserve Outdoor Netball Courts	60,000	Project on hold while scope and suitable location are reviewed.

Capital Works - Forecast Carry Forward

Project Code	Project Name	Forecast Carry Forward	Comments
CW-10728	Kelynack Reserve Master Plan Implementation	145,310	Multi-year project with construction works to be completed in 2022-23. It was anticipated that construction works would commence toward the end of this financial year however low capacity in the construction industry, and delay in the tender process have pushed commencement out.
CW-10792	21-22 Renewal of playgrounds and general landscape improvements	550,000	Due to the restricted capacity in internal resources and within the construction industry 3 playgrounds will not reach completion by the end of the June 2022.
CW-10807	21-22 Collector Road traffic management - Various locations	138,505	This project has recently been successful in a \$81,000 grant through Department of Transport - Road Safety Calming. A carry forward will be required to complete the construction works to align with this commitment.
CW-10856	21-22 Establishment of additional dog off leash areas - Various Locations	250,000	Delay in site investigations due to COVID-19 restrictions and resource limitations. The design component was pushed back to commence design in the second half of the year. The construction works will commence in 2022-23 which will align with the Skate Park/Landscape and Car Park works also occurring at Whittlesea Public Gardens.
CW-10898	21-22 Traffic Management Around Schools	380,000	Delay in community engagement due to COVID-19 restrictions has impacted on the ability to complete design and construction. Construction works will likely be postponed to 2022-23.
CW-10906	21-22 Water Efficiency Program	50,000	Works have been awarded and are scheduled to commence in April. A small carry forward may be required to complete final contract payments.
18,368,658			

APPENDIX 1 - STRATEGIC INVESTMENT RESERVE

YEAR	OPENING BALANCE	TRANSFERS		CLOSING BALANCE	COMMENT
		CONTRIBUTION (IN)	ALLOCATION (OUT)		
2017-18	641,354	20,492,048 *	10,773,193	10,360,209	Transfer out funded early repayment of loan parcel
2018-19	10,360,209	8,899,410	3,000,000	16,259,619	Transfer from surplus (17/18) \$8,899,410 Funding for New Works \$2,827,475
2019-20	16,259,619	9,381,151	4,368,287	21,272,483	Transfer from surplus (18/19) \$9,381,151 Funding for Signalisation intersection Ferres Boulevard & Findon Road (PID 2039 \$1,000,000), Reconstruct courts - Dr Harry Jenkins Reserve (PID 0259 \$200,000), Construct Findon Road extension - Williamsons Road to Danaher Drive (PID 1218 \$920,913), Construct Community Activity Centre Edgars Creek (PID 1419 \$641,354), Plant Reserve \$1,606,020
2020-21	21,272,483	11,141,843	-	32,414,326	Transfer from surplus (19/20) \$11,141,843 Transfer from closure of discretionary reserves: Plant Replacement Reserve \$1,703,005, Tip Replacement Reserve \$4,806,229, Aged & Disability Minor Capital Reserve \$322,305
2021-22	32,414,326	-	-	32,414,326	Nil movement

* Reserve created with transfers from accumulated surplus \$9,292,048.28 and Tip Replacement Reserve \$6,600,000 and Plant Replacement Reserve \$4,600,000

APPENDIX 2 - WASTE RESERVE

YEAR	OPENING BALANCE	TRANSFERS		CLOSING BALANCE	COMMENT
		CONTRIBUTION (IN)	ALLOCATION (OUT)		
2020-21	-	4,864,335 *	-	4,864,335	Transfer from Environmental Reserve
2021-22	4,864,335	-	-	4,864,335	Nil movement

* Transfer from Environmental reserve to form this reserve

APPENDIX 3 - TECHNOLOGY IMPROVEMENT FUND RESERVE

YEAR	OPENING BALANCE	TRANSFERS		CLOSING BALANCE	COMMENT
		CONTRIBUTION (IN)	ALLOCATION (OUT)		
2017-18	4,392,719	1,546,126 *	278,003	5,660,842	
2018-19	5,660,842	1,381,232	1,530,292	5,511,782	Transfer from accumulated surplus \$1,381,232 New Works funding for \$1,530,291
2019-20	5,511,782	950,527	1,598,660	4,863,649	Transfer from accumulated surplus (18/19) \$950,527 and balance of garden waste Funding for IT computer hardware (PID 225 \$232,247), Salesforce implementation (\$1,001,711), Smart Cities program (\$132,000), Enterprise Project Management Office implementation (\$120,702), Internet of Things implementation (\$100,000), Finance System (\$12,000)
2020-21	4,863,649	1,036,201	222,182	5,677,669	Transfer from accumulated surplus \$1,036,201 Enterprise Project Management Office implementation (\$92,968), PC Replacement (\$69,154) and Network Infrastructure (\$69,154)
2021-22	5,677,669	-	-	5,677,669	Nil movement

* Transfers from accumulated surplus (2016-17) \$1,500,000 and consolidation of Telemetry Conduit Reserve \$5,540 and Computer Equipment Reserve \$40,586.14.

APPENDIX 4 - PLANNING PERMIT DRAINAGE RESERVE

YEAR	OPENING BALANCE	TRANSFERS		CLOSING BALANCE	COMMENT
		CONTRIBUTION	ALLOCATION		
2017-18	2,127,641	282,285	1,048,959	1,360,968	Funding for Queenscliff Rd drainage (PID 1884) \$1,012,235, Drainage Improvement works (PID 1064) \$36,724
2018-19	1,360,968	287,486	60,000	1,588,454	Funding for Drainage Improvement works (PID 1064) \$60,000
2019-20	1,588,454	202,222	60,000	1,730,676	Funding for Drainage Improvement works (PID 1064) \$60,000
2020-21	1,730,676	8,543,462	250,000	10,024,138	Funding for Drainage Improvement works \$250,000
2021-22	10,024,138	286,052	-	10,310,190	Planning Permit Levy contributions \$286,052

APPENDIX 5 - NATIVE VEGETATION OFFSET SITE MAINTENANCE

YEAR	OPENING BALANCE	TRANSFERS		CLOSING BALANCE	COMMENT
		CONTRIBUTION	ALLOCATION		
2017-18	921,367	141,408	290,534	772,242	Funding for Various Native Vegetations \$290,534
2018-19	772,242	985,437	222,704	1,534,975	Funding for Various Native Vegetations \$290,534
2019-20	1,534,975	148,337	442,750	1,240,562	Funding for Various Native Vegetations \$173,199
2020-21	1,240,562	-	-	1,240,562	Nil movement
2021-22	1,240,562	315,655	47,439	1,508,778	Funding for Various Native Vegetations \$268,000

APPENDIX 6 - STRATEGIC PROPERTIES RESERVE

YEAR	OPENING BALANCE	TRANSFERS		CLOSING BALANCE	COMMENT
		CONTRIBUTION (IN)	ALLOCATION (OUT)		
2017-18	574,234	160,000	-	734,234	Sale of 182 & 214W Greenhills Rd, Bundoora
2018-19	734,234	3,544,149	-	4,278,384	Sale of 30 Brand Drive (net proceeds)
2019-20	4,278,384	513,820	-	4,792,204	Nil movement
2020-21	4,792,204	86,255	-	4,878,458	Bridge Inn Road and Epping Road (net proceeds)
2021/22	4,878,458	-	58,964	4,819,494	Purchase of 135 Williamson Road and 30 Danaher

5.1 Insurance Renewal – Delegation of authority to CEO

Responsible Officer	Executive Manager Governance & Strategy
Author	Brett Davidson, Coordinator Risk Management
In Attendance	Samantha Boyle, Unit Manager Governance & Risk
Attachments	No Attachments

Purpose

The purpose of this report is to for Council to delegate authority to the Chief Executive Officer (CEO) for approval of the procurement of Council's 2022/23 insurance program.

Brief Overview

Procuring the necessary insurance policies is one risk management strategy to protect Council financially from sudden losses.

In 2019, the CEO approved (via authority delegated by Council) the award of the insurance brokerage and policies tender to Jardine Lloyd Thompson (JLT), Council's incumbent insurance broker for a period of two years, with two optional one year extensions.

Each year, the CEO has approved (also via authority delegated by Council) the Municipal Association of Victoria (MAV) be engaged for Public Liability/Public Indemnity and Commercial Crime insurances.

Each year, insurances are renewed with JLT and MAV to ensure the best value insurance policies are obtained for Council for the upcoming 12 month period.

Council cannot risk being uninsured, however, the insurance renewal process is not expected to be completed until late June 2022, not in time for the June 2022 Council meeting.

Recommendation

That Council:

- 1. Delegate authority to the CEO to approve the extension of the Jardine Lloyd Thompson brokerage and insurance contract for one year commencing 1 July 2022.**
- 2. Delegate authority to the CEO to approve engaging the Municipal Association of Victoria Insurance to provide Public Liability/Professional Indemnity and Commercial Crime Insurances for one year commencing 1 July 2022.**

Key Information

Procuring the necessary insurance policies is one risk management strategy to protect Council financially from sudden losses. Council's current insurance policies (except for Workcover) are outlined below:

- Commercial Crime Insurance
- Public Indemnity/Professional Liability
- Property/Industrial Special Risks (Building, Contents, and Community Infrastructure)
- Motor Vehicle Fleet
- Councillors' and Officers' Liability
- Personal Accident
- Corporate Travel
- Environmental Impairment
- Cyber
- Community Liability.

Council's Procurement Policy confirms that professional services unsuitable for tendering, including Insurance and Legal Services are exempt from the public tendering process.

In 2019, City of Whittlesea, along with five (5) other Councils, engaged Procurement Australia to undertake a tender for brokerage of insurance for the two-year period 2019/20-2020/21 (with two optional one-year extensions). In 2019, the insurance brokerage contract was awarded to JLT, Council's incumbent Insurance Broker for the two-year period to 30 June 2021. In 2021, the first of the two optional extensions was enacted.

Annually, through the insurance policy renewal process, the premiums, terms and coverage for each policy are reviewed to ensure that the policy that best meets Council's needs is obtained.

Historically, this has resulted in premiums obtained through JLT and the Municipal Association of Victoria (MAV). On the 30 June 2021, the CEO approved (via authority delegated by Council) payment of the 2021/22 insurance policies (inclusive of GST and fees) as follows:

- \$857,171.76 to MAV for Public Liability/Public Indemnity and Commercial Crime insurance policies; and
- \$986,826.97 to JLT for insurance brokerage and other insurance policies.

The renewal process will be completed prior to 30 June 2022 to ensure insurance coverage continues into the new financial year. The second and final instalment of the optional one-year contract extensions commences on 1 July 2022.

Community Consultation and Engagement

Internal consultation has occurred to obtain accurate information to inform the insurance renewal process. Each year, JLT, in performing the broking service perform a tender to ensure best value insurance policies are obtained. In addition, the brokerage tender in 2019 was a collaborative tender and consultation occurred with the other participating councils and Procurement Australia, who conducted the tender.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High performing organisation

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

Effective management of the insurance policies ensures that Council obtains the best value policy with regard to premium costs as well as adequate coverage. Delegation of the approval of these costs ensures that Council can maintain a robust renewal process.

Considerations

Environmental

The Environmental Impairment Liability Policy ensures that Council is financially supported for claims of pollution of the local environment. This provides protection for Council's decommissioned landfills should there be events that lead to leachate discharge.

Social, Cultural and Health

Providing financial protection of Council's public assets, in particular our sporting facilities and playgrounds, ensures that we can continue to support active participation in sports and recreation from our community members.

Economic

Insurance provides financial stability to Council and ensures that we can continue to support and contribute to the local economy.

Financial Implications

The cost of procuring insurances for the 2022/23 financial year is included in the draft 2022/23 operating budget. The insurances policies are anticipated to be over \$1 million for 2022/23 which is above the CEO's current financial delegation. It is recommended Council delegate authority to the CEO so appropriate insurances can be maintained for 2022/23.

Link to Strategic Risk

Strategic Risk *Financial Sustainability - Inability to meet current and future expenditure*

The procurement of insurance policies, including the right coverage and best value for money, is one risk management strategy to ensure that there is appropriate financial protection for the range of services and infrastructure we deliver to the community and protect Council from sudden financial losses.

Implementation Strategy

Communication

Council will be advised confidentially of the outcomes of the insurance renewal process and the final costs once the insurance renewal has been finalised.

Critical Dates

It is anticipated that the renewal process will be completed in late June 2022. Council's current insurance expires 30 June 2022. The proposed one-year extension will commence 1 July 2022 and provide coverage until 30 June 2023.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* and Rule 47 of the Governance Rules 2021, 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.

Conclusion

To ensure Council maintains appropriate insurance coverage from 1 July 2022 it is recommended that the CEO be delegated authority to approve the procurement of insurances for the 2022/23 financial year.

6 Notices of Motion

No Notices of Motion

7 Urgent Business

No Urgent Business

8 Reports from Council Representatives and CEO Update

9 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 Chair of Council recommends that the meeting be closed to the public for the purpose of considering details relating to the following confidential matters in accordance with Section 66(2)(a) of the *Local Government Act 2020* as detailed.

9.1 Confidential Connected Communities

No Reports

9.2 Confidential Liveable Neighbourhoods

No Reports

9.3 Confidential Strong Local Economy

No Reports

9.4 Confidential Sustainable Environment

No Reports

9.5 Confidential High Performing Organisation

No Reports

9.6 Confidential Notices of Motion

No Confidential Notices of Motion

12 Closure