Agenda

Scheduled Council Meeting

Tuesday 16 June 2026 at 6pm

Council Chamber,
25 Ferres Boulevard, South Morang

City of Whittlesea

Councillors

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

Executive Leadership Team

Debbie Wood	Acting Chief Executive Officer
Emma Appleton	Director Planning & Development
Agata Chmielewski	Director Community Wellbeing
Jordan Glancy	Acting Director Customer & Corporate Services
Arashdeep Singh	Acting Director Infrastructure & Environment
Janine Morgan	Executive Manager Public Affairs
Jacinta Stevens	Executive Manager Office of Council & CEO

Order of Business

1 Opening 6
1.1 Meeting Opening and Introductions 6
1.2 Apologies 6
1.3 Acknowledgement of Traditional Owners Statement 6
1.4 Diversity and Good Governance Statement 7
1.5 Acknowledgements 7
2 Declarations of Conflict of Interest 7
3 Confirmation of Minutes of Previous Meeting/s 7
4 Public Questions, Petitions and Joint Letters 8
4.1 Public Question Time 8
4.2 Petitions 8
4.2.1 Petition - Tree House at Casey Drive Lalor 8
4.2.2 Petition - Bollards at Ferguson Plarre Lalor 9
4.3 Joint Letters 10
5 Officers' Reports 11
5.1 Contract Variation 2025-12: Pruning and Maintenance of Trees 11
5.2 Contract 2026-28: Microsoft Enterprise Licensing 17
5.3 Budget 2026-27 24
5.4 2026-27 Community Action Plan 231
5.5 Quarterly Corporate Performance Report - Q3 ended 31/03/2026 251
5.6 2025-2026 Q3 Community Grants 299
5.7 Delivery of the aquatics and leisure component of the regional sports precinct in Mernda 308
5.8 Hawkstowe Village West Development Plan 313
5.9 Public Toilet Plan 409

5.10 Governance Report....453
6 Notices of Motion....456
7 Urgent Business....456
8 Reports from Councillors and Acting CEO Update....456
9 Tabled Reports....456
10 Confidential Business....456
11 Closure....456

Note:

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

Question Time:

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

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

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

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

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

1 Opening

1.1 Meeting Opening and Introductions

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

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

The Acting Chief Executive Officer, Debbie Wood will introduce members of the Executive Leadership Team:

Emma Appleton, *Director Planning and Development;*
Agata Chmielewski, *Director Community Wellbeing;*
Jordan Glancy, *Acting Director Customer and Corporate Services;*
Arashdeep Singh, *Acting Director Infrastructure and Environment;*
Janine Morgan, *Executive Manager Public Affairs;* and
Jacinta Stevens, *Executive Manager Office of Council and CEO*.

1.2 Apologies

1.3 Acknowledgement of Traditional Owners Statement

The Chair will read the following statement:

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

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

1.4 Diversity and Good Governance Statement

The Chair will read the following statement:

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

1.5 Acknowledgements

2 Declarations of Conflict of Interest

3 Confirmation of Minutes of Previous Meeting/s

Recommendation

THAT Council confirm the minutes of the Scheduled Council Meeting held on 19 May 2026, as circulated.

4 Public Questions, Petitions and Joint Letters

4.1 Public Question Time

4.2 Petitions

4.2.1 Petition - Tree House at Casey Drive Lalor

A petition has been received from 19 residents requesting Council allow the boys to keep their tree house outside the back fence of 92 Casey Drive. It's so much fun.

Recommendation

THAT Council:

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

4.2.2 Petition - Bollards at Ferguson Plarre Lalor

A petition has been received from 66 residents requesting Council install protective bollards between the car park and the outdoor café seating area on May Road at the Lalor Shopping Precinct. Customers of Ferguson Plarre's Bakehouse are currently at risk of injury due to cars driving onto the footpath and into the seating area. The recent increase and near misses have made this issue more important than ever.

Residents note that there is State Government funding for this purpose and request that City of Whittlesea apply for these funds and commence work immediately.

Recommendation

THAT Council:

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

4.3 Joint Letters

No Joint Letters

5 Officers' Reports

5.1 Contract Variation 2025-12: Pruning and Maintenance of Trees

Director/Executive Manager: Director Infrastructure & Environment

Report Author: Unit Manager Parks & City Forest

In Attendance: Manager Maintenance & Operations
Unit Manager Parks & City Forest Management

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

Executive Summary

On 31 March 2025, Council's long-standing contract for Tree Maintenance services expired.

In April 2025, Council awarded contract *2025-12 Pruning and maintenance of trees* to the Tree Company Arboricultural Services Pty Ltd to perform tree maintenance works, namely tree pruning, tree removal, stump removal, and after-hours/storm cleanup for a period of 12 months expiring 31 March 2026, and with a value of $2,700,000 excluding GST.

That contract was issued as part of a pilot program to test the market with a new operating model which unbundled the historic single external provider approach into segmented contract portions issued across multiple suppliers. The twelve-month pilot program proved successful, improving work completion rates, service levels, and customer response times, while simultaneously reducing the cost of work completion.

In January 2026, Council went to market to secure long-term tree contracts capable of adopting that piloted unbundled approach. The procurement process is currently underway and is expected to be finalised in July 2026.

In the interim, and while an extensive procurement continues, officers have extended the timeline of contract 2025-12 from its original expiry date of 31 March 2026 until the 31 August 2026. That timeline extension necessitates an increase to the original contract value, from $2,700,000 excluding GST to $4,500,000 excluding GST, to account for the extended period.

Officers' Recommendation

THAT Council:

1. **Resolve to vary the value of existing contract 2025-12 with The Tree Company Arboriculture Services Pty Ltd for the provision of Pruning and Maintenance of Trees across the City of Whittlesea to an amount not exceeding $4,500,000 ex. GST for the period up to 31 August 2026.**
2. **Note budget for the contract value variation is provided across the FY2025-26 and FY2026-27 operational budgets.**
3. **Authorise the Acting CEO or their delegate to approve the financial variation in accordance with their current financial delegations.**

Background / Key Information

The City of Whittlesea manages 120,000 street trees across a diverse range of neighbourhood types including established, rural, and growth areas. Attractive tree-lined streets are valued by the community and are an important part of the City's liveability.

Street trees provide a wealth of benefits to the community including shade, amenity, habitat for wildlife, and streetscape beautification. They also reduce air pollution and stormwater flows, and the amount of heat that radiates from buildings, footpaths, and roads on hot days. More importantly, street trees are an important element of place-making, creating a unique sense of place, as well as a unique brand of liveability for the municipality.

Historically, the City of Whittlesea trees were maintained by a single external service provider who provided all tree maintenance including tree inspections, tree pruning, and tree removal. That single-service provider model has been utilised by the City of Whittlesea without material change since 2002.

In recent years, however, the single-service provider model has proved challenging for suppliers and Council alike. An industry shortage of suitably qualified arborists made it difficult to attract and retain key personnel for suppliers, resulting in Council's incumbent relying on subcontract agreements. That subcontractor reliance increased operational costs for suppliers, reduced available margins for the incumbent, and often delayed service delivery timeframes for Council and the community substantially.

In reviewing the former operational model, officers opted instead to unbundle the tree maintenance offering into its core components and return to market for 12-month bridging contracts to test the sustainability of a new operating model.

Those unbundled components are as follows:

- Tree pruning, tree removal, and stump removal works, including an after-hours/storm clean-up response;
- Tree inspection works;
- Development tree hyper care; and
- Electrical line clearing works.

By segmenting the service offering, Council hoped to achieve better pricing, efficiency, service delivery, auditability and governance, particularly in the separation between the tree inspection and tree pruning portfolios. Tree inspections ensure Council remains compliant from a risk and liability perspective, and each inspection generates work requests that flow to the tree pruning provider for action.

In January 2025, Council went to market for the first portion of the unbundled tree offering, the tree pruning, tree removal and stump removal package that created contract *CT2025-12 Pruning and maintenance of trees*. The intent of that contract was to engage a single supplier to perform general tree maintenance works, specifically programmed pruning, across a twelve-month period, testing the viability of the unbundled contract model.

That model proved successful, resulting in a 58% increase in work completion rates (58% more work was completed), an 81% decrease in overdue customer requests, and a 90% increase in the number of customer requests being performed within Council's mandated service level agreement. That model also proved financially advantageous, saving Council hundreds of thousands of dollars while providing a substantially better service to the community.

With the success of that trial, Council went to market January 2026 to procure the long-term tree maintenance contracts utilising that unbundled approach. Procurement is currently underway, and expected to be finalised by July 2026, with the new contracts to begin circa September 2026.

To ensure continuity while procurement continues, Council has extended the timeline of contract CT2025-12 from its original expiration date of 31 March 2026 to 31 August 2026. That timeline extension necessitates an increase to the original contract value, from $2,700,000 excluding GST to $4,500,000 excluding GST, to account for the extended period.

It should be noted that the original contract was created with an estimated monthly spend of $255,000 excluding GST. Extended across an additional five-month contract timeline, the total spend would increase from $2,700,00 excluding GST, to $3,975,000. An additional $500,000 was consumed within the past twelve months, owing to the significant storm events experienced across the municipality in September and October 2025. Those expenses included storm response, storm cleanup, and the extensive inspections that followed storm damage, to ensure Council's public street trees remained safe and healthy.

Note that no additional funds are being sought, and the increase is in the contract value only. All costs remain within the endorsed financial year budget for FY2025-26 and FY2026-27.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

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

Sustainable Environment

We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space and address climate change.

Considerations of *Local Government Act (2020)* Principles

Financial Management

Sufficient funding for this contract is available in the budget for FY2025-26 and FY2026-27.

Community Consultation and Engagement

Community consultation and engagement was not required in relation to the subject matter of this report as it relates to commercial arrangements and contractual obligations that are confidential.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

(c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

(e) Innovation and continuous improvement is to be pursued.

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

(i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

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

(b) Council information must be publicly available unless—

  (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or

  (ii) public availability of the information would be contrary to the public interest.

(c) Council information must be understandable and accessible to members of the municipal community.

Council Policy Considerations

Environmental Sustainability Considerations

Tenderers were required to demonstrate their commitment to social and environmentally sustainable work practices such as independently certified environmental management systems and sustainable procurement monitoring.

Social, Cultural and Health
Well maintained parks and open space throughout the municipality fosters improved health and wellbeing outcomes, promotes both active and passive recreation, and enhances social cohesion and connectedness.

Economic
This service contract will potentially enable new employment opportunities for residents of Whittlesea (estimating a minimum of 8 positions) including social benefit suppliers, in line with social procurement requirements.

Legal, Resource and Strategic Risk Implications
Contractors must comply with, and ensure that its employees, subcontractors and agents comply with, any Acts, Regulations, Local Laws and By-Laws applicable to the performance of this contract's services. The contractors' responsibilities extend to include any statutory requirements that may be specific to Local Government entities.

Implementation Strategy

Communication
No new communications are required for the implementation of this contract.

Critical Dates
The contract commenced on 16 April 2025, with the current approved end date 31 August 2026.

Declaration of Conflict of Interest

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

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

Attachments

1. CONFIDENTIAL REDACTED - Confidential Contract Variation [**5.1.1** - 2 pages]

5.2 Contract 2026-28: Microsoft Enterprise Licensing

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Chief Information Officer
Unit Manager Technology Infrastructure & Support

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

Executive Summary

This report seeks Council approval to award Contract No. 2026-28 Microsoft Enterprise Licencing.

Procurement Australia (PA) acting as an agent for the City of Whittlesea and other local government departments sought tenders for the Victorian Local Government Microsoft Licensing Solution Partner Panel pursuant to the provisions of section 108 of the Victorian *Local Government Act.*

Following a competitive Request for Tender (RFT) process, PA has established a panel of qualified and experienced providers for the provision of Microsoft Licensing. Council is seeking to appoint a panel provider for the provision of Microsoft Enterprise Licensing Solution under Contract No. 2026-28 for three-year period commencing on 1 July 2026.

Full details of the PA RFT evaluation process are outlined in the body of this report, and confidential pricing information can be found in Confidential Attachment to this report.

The services provided as part of this contract include but not limited to:

- Microsoft 365 E5
- Microsoft 365 F3
- Microsoft Copilot licences (limited quantity)
- Dynamics 365 Business Central Essentials
- Dynamics 365 Business Central Team Members
- Other on-premises licences (small quantities)

In accordance with the *Local Government Act 2020*, this procurement process meets the requirements of collaborative procurement as it was undertaken using the Procurement Australia Panel arrangement, 2706-0714 Information Technology Products, Services and Multi-Functional Devices.

Officers' Recommendation

THAT Council:

1. **Resolve to award Contract No. 2026-28 to Logicalis Australia Pty Ltd for the provision of Microsoft Enterprise Licensing at a lump sum cost of $3,523,238.92 (excl. GST) for a period of three (3) years commencing 1 July 2026.**
2. **Authorise the Acting Chief Executive Officer (A/CEO) or their delegate to sign or opt in to the agreement on behalf of Council.**
3. **Authorise the Chief Executive Officer or A/CEO or their delegate to approve variations within the contract term, in accordance with their financial delegations and the costs as outlined in this report.**

Background / Key Information

This contract replaces Contract No. 2020-35 Microsoft Enterprise Licensing via the Municipal Association of Victoria (MAV), NPN2.17-3 Microsoft Arrangement and is due to expire on 30 June 2026. While the MAV contract has further optional extension periods, it is in the interest of City of Whittlesea to explore market pricing from alternative service providers or arrangements due to changes in in Microsoft's licensing structure. The new arrangement will include the Microsoft licensing from an Enterprise Agreement (EA) to a Microsoft Cloud Solution Provider (CSP) arrangement.

Council's rationale for this change is that Microsoft EA pricing for licences under the current contract have increased by over 25% over the last two financial years. Under the current EA, Council procures the following products and services:

- Microsoft 365 E3 Licenses
- Microsoft 365 F3 Licenses
- Microsoft Teams Licenses
- Power BI Pro Licenses
- Microsoft Copilot licences (limited quantity)
- Dynamics 365 Business Central Essentials Licenses
- Dynamics 365 Business Central Team Member Licenses
- Other on-premises licences (small quantities)

A cost analysis was undertaken to assess uplifting from the current Microsoft 365 E3 to Microsoft 365 E5 structure which would provide Council with stronger security and compliance capabilities (including Microsoft Purview and endpoint security), consolidate licensing by including Microsoft Teams and Power BI Pro. This reduces reliance on separate add-on licences and may deliver future savings through additional purchases and simplified licence management. The E5 license is also a prerequisite for our Artificial Intelligence (AI) strategy that needs MS Purview to manage data security.

Microsoft Purview will enable Council to automatically classify, label and govern information. This strengthens data protection and compliance controls and positions the organisation for a safe rollout of Copilot and other AI-enabled tools by ensuring appropriate data access, retention and sensitivity controls are in place.

Additional benefits of Microsoft 365 E5 (compared to E3):

- Improved cyber security posture through advanced identity, threat protection and endpoint capabilities, reducing the likelihood and impact of security incidents.
- Stronger compliance and information governance (classification, labelling, data loss prevention, retention and eDiscovery) to support regulatory obligations and internal policy enforcement - this aligns with Victorian Protective Data Security Framework VPDSF.

- Greater readiness for AI adoption (e.g. Copilot) by improving data hygiene and access controls, helping to minimise data oversharing and inappropriate exposure.
- Potential cost avoidance over time through reduced need for third-party security tools and fewer point solutions as E5 capabilities are adopted.

Market research included costs and offerings from the current MAV provider and compared this to the PA arrangement under contract 2706-0714 Information Technology Products, Services and Multi-Functional Devices. As with MAV, PA is also a collaborative arrangement available for use by local government departments pursuant to the provisions of section 108 of the Victorian Local Government Act.

Evaluation Process

Tenders were sought by public advertisement via PA RFT 2706-0714 Information Technology Products, Services and Multi-Functional Devices.

A tender evaluation report was prepared by PA Procurement. The report identified and appointed a Panel of Preferred Suppliers for the delivery of Microsoft Software licensing and associated services. The evaluation involved scoring of conforming and competitive tenders according to these pre-determined criteria and weightings:

Percentage	Criteria	Weight	Sub-Criteria	Weight
Technical Criteria 80%	Compliance	N/A	• Insurances • Terms & Conditions of Tender • Terms & Conditions of Contract	N/A
	Capability	65	• Corporate Profile & Relevant Experience • Performances & resources • Service offering	25 20 20
	Customer Focus	20	• Customer Satisfaction • Account Management • Quality Practices	8 6 6
	Corp Governance	15	• Corporate Governance • Social Impacts • Workplace Practices	5 5 5
Price Criteria 20%	Price	100	• Price element • Price hold period • Payment terms	60 20 20

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.

Table 2

Tenderer	Conforming	Competitive	Score	Overall Ranking (qualitative + quantitative)
Tenderer A Logicalis Aust	Yes	Yes	414.8	1
Tenderer B	Yes	Yes	404.8	2
Tenderer C	Yes	Yes	396.0	3

The PA evaluation report is provided as a Confidential Attachment.

As a result of the evaluation as outlined in Table 2 above, three suppliers were selected to provide a quotation based on Council's current licensing requirements and uplift to the Microsoft 365 E5 structure.

Invitation to Quote

In accordance with Council's Procurement Policy, Council sought quotations from three vendors from the PA Panel arrangement 2706-0714 Information Technology Products, Services and Multi-Functional Devices.

The summary of the quoted prices is detailed below:

Tenderer	Price Excl. GST
Tenderer A Logicalis Aust	$3,523,238.92
Tenderer B	$3,603,981.12
Tenderer C	$3,716,170.74

This is based on the outcome that Council accept the award of Contract No. 2026-38 to Logicalis Australia Pty Ltd via the PA Panel arrangement 2706-0714 Information Technology Products, Services and Multi-Functional Devices.

Probity

In accordance with Council's Procurement Policy an independent Probity Advisor/Auditor was not engaged as this was a collaborative arrangement with the tender process being conducted by PA on behalf of local government agencies pursuant to the provisions of section 108 of the Victorian Local Government Act.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

High Performing Organisation

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

Considerations of *Local Government Act (2020)* Principles

Financial Management

Sufficient funding for this contract is available in the Information Services Department operating budget for Software.

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 PA panel is a collaborative arrangement in line with section 108 of the *Local Government Act 2020*.

Community consultation and engagement was not required in relation to the subject matter of this report as it relates to commercial arrangements and contractual obligations that are confidential.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(e) Innovation and continuous improvement is to be pursued.

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

Public Transparency Principles

(b) Council information must be publicly available unless—

  (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or

  (ii) public availability of the information would be contrary to the public interest.

Council Policy Considerations

Environmental Sustainability Considerations
No Implications.

Social, Cultural and Health
No Implications.

Economic
No Implications.

Legal, Resource and Strategic Risk Implications
Strategic Risk – Information Management – Failure to effectively manage Council's information and records, including IT Systems.

Without this contract, the City of Whittlesea would be unable to maintain licences for Microsoft Systems and cloud services.

Implementation Strategy

Critical Dates
The initial contract term will commence on 1 July 2026 and end on 30 June 2029, a period of three years.

Declaration of Conflict of Interest

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

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

Attachments

1. CONFIDENTIAL REDACTED - Confidential Tender Evaluation Summary [**5.2.1** - 2 pages]
2. CONFIDENTIAL REDACTED - Member Evaluation Report [**5.2.2** - 23 pages]

5.3 Budget 2026-27

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Unit Manager Financial Development & Accountability

In Attendance: Chief Financial Officer
Manager EPMO & Change

Executive Summary

The purpose of this report is for Council to consider the Budget 2026-27 (the 'Budget', Attachment 2) which has been prepared in accordance with the requirements of the *Local Government Act 2020*.

The Budget has been developed to align with Council's key strategic directions as set out in the Community Plan, together with community priorities identified through an extensive four-phase consultation process undertaken over more than six months. The development of the Budget has also been informed through a series of Councillor workshops, briefings and feedback at key stages throughout the process.

Council will invest $1.95 billion over four years with an initial $469.29 million in 2026-27. This includes $116.58 million in capital works next year and $430.44 million across the four years to deliver new community facilities, renew existing assets, and progress shovel-ready projects for future funding opportunities.

Council remains committed to supporting vulnerable members of our community by continuing to provide subsidised services, community grants, and financial hardship assistance. Flexible payment arrangements, rate deferrals and fee waivers continue to be available for residents facing financial difficulties.

Council is not immune to the financial pressures facing households across the municipality. Operating within a rate-capping environment presents budgetary challenges at a time when the cost of providing essential services and infrastructure is rising significantly in the current economic climate. Despite these challenges, Council continues to maintain a strong focus on financial management, operational efficiencies and long-term sustainability in the face of inflationary pressures, population growth and increasing service demands. As a result, the Budget delivers an adjusted underlying surplus of $7.15 million in 2026-27 while continuing to fund essential services including waste management, family and youth services, libraries, parks and open space, transport improvements and community facility operations.

Officers' Recommendation

THAT Council:

1. **Note all submissions received regarding the Proposed Budget 2026-27 at Attachment 1 and thank the community for their valuable contributions, which assisted in the development of the Budget 2026-27.**
2. **Resolve the financial changes increasing the operating 2026-27 budget surplus by $1.23 million. The increase is mainly attributable to higher projected interest earnings, reflecting Council's investment strategy and the level of cash available for investment.**
3. **Resolve to adopt the Budget 2026-27 at Attachment 2.**
4. **Resolve to raise the general rates by $211,330,293 and to such further amount as lawfully levied as a consequence of this resolution.**
5. **Authorise the Chief Executive Officer (CEO) or Acting Chief Executive Officer (A/CEO) and Mayor to sign mortgage documentation, and affix the common seal, if a loan is required up to the value of $28.16 million, to fund capital works projects carried out during 2026-27.**
6. **Authorise the CEO or A/CEO to make any minor editorial changes, formatting and design to the Budget document, if required, noting no changes will be made to financial amounts.**

Background / Key Information

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

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

Over the next four years, Council will invest $1.95 billion with an initial $469.29 million in 2026-27 to deliver community services and invest in essential infrastructure. This includes a $430.44 million capital works investment over four years, with $116.58 million allocated in 2026-27 to improve community assets and create a lasting legacy for residents.

Background

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

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

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

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

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

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

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

Efficiency and Innovation

Efficiency is a key priority for Council and maintaining a strong focus on delivering services more effectively and innovatively. However, there are natural limits to efficiency for a multi-million-dollar, not-for-profit organisation serving the community, particularly one with a rapidly growing $5.77 billion asset base. Early gains are typically achieved through process improvements, technology upgrades, and organisational changes.

Council's recent efficiency achievements include:

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

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

Waste Charges

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

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

As a result, waste charges in 2026-27 will increase by $6.95 per household which will mean a total charge of $416.9 with the landfill levy comprising of $106.7 for the average residential household, noting the inclusion of the fee for glass collection service and Food Organics Garden Organics (FOGO) service, mandated by the Victorian Government Circular Economy Plan.

Waste charges provide for weekly garbage collection, fortnightly recycling and FOGO services, and monthly glass bin collection for residential households, as well as existing bundled branch collection and hard waste services. Hard waste collections are being expanded to include the introduction of whitegoods and e-waste pickup services.

Waste charges for commercial properties will be $456.85 with a landfill levy of $180.05. This provides for a weekly garbage and fortnightly recycling kerbside collection.

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

Budget Highlights

Key highlights from Council's operating Budget include:

- Operating revenue of $510.39 million in 2026-27 and $2.08 billion over four years (including infrastructure contributions, non-monetary assets, and non-recurrent capital grants).
- Operating expenditure of $352.71 million in 2026-27 and $1.52 billion over four years.

- Adjusted underlying surplus of $7.15 million in 2026-27 and $8.09 million over four years (excluding infrastructure contributions, non-monetary assets and non-recurrent capital grants). Council expects to achieve a balanced position in years where an operating deficit occurs, once reserve funding is applied to cover expenditure.
- Continue investing with funding allocated for 2026-27 in essential services for our community such as:
    - Resource recovery, waste management and climate change with $41.08 million in 2026-27 and $177.36 million over four years;
    - Family, children, youth and aged services with $28.17 million in 2026-27 and $118.38 million over four years;
    - Supporting local businesses and communities in services such as business event programs and economic development with $2.03 million in 2026-27 and $8.53 million over four years;
    - Leisure, recreation and community facilities services with $10.73 million in 2026-27 and $46.11 million over four years;
    - Libraries with $7.36 million in 2026-27 and $30.56 million over four years;
    - Parks and open space maintenance with $34.22 million in 2026-27 and $152.97 million over four years; and
    - Transport network improvements with $24.71 million in 2026-27 and $104.71 in four years.
- Continue building and maintaining essential roads and infrastructure and investing in new facilities such as libraries, community centres, parks and playgrounds.
- Increase community emergency resilience and preparedness, including a focus on at-risk people and communities.

Capital Works

The Budget delivers a focused $116.58 million in 2026-27 reflecting the ongoing growth and demand in infrastructure and asset renewal with a $430.44 million Capital Works Program over the next four years that invests in planning for shovel-ready projects to maximise our opportunities for grant funding in future years.

2026-27 Highlights include:

- Continue construction of Stage 2 of the Regional Sports Precinct, Mernda.
- Complete construction of West Wollert Community Centre.
- Commence construction of Derby Meadows Preschool and Children's Centre, Epping.
- Continue construction of Yan Yean Pipe Track, Mill Park.
- Complete the streetscape upgrade of The Boulevard, Thomastown.
- Commence the intersection upgrade of Findon Road and The Great Eastern Way, South Morang.
- Commence construction of Edgars Creek Recreation Reserve Sporting Facility, Wollert.

- Commence construction of Ashley Park Recreation Reserve Sporting Facility, Doreen.
- Delivery of local road restoration and resurfacing.
- Ongoing programs to upgrade playgrounds and landscaping.

Alignment to Community Plan, Policies or Strategies

Alignment to 'Whittlesea 2040 and Community Plan 2025-2029:

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 Budget is a key enabler for planning and managing Council's financial sustainability. It outlines the key services and actions Council prioritises for delivery in the financial year 2026-27 and beyond, specifying the program of work with a focus on implementing the Council Vision 'Whittlesea 2040: *A Place for All'* effectively.

Considerations of *Local Government Act (2020)* Principles

Financial Management
The cost is included in the current budget.

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

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

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

In February 2026, 46 carefully selected community members, representing the diverse demographics of the community, participated in three focus groups to discuss local priorities. They looked at the order of the priority service areas and identified those they'd like to see enhanced.

Following Council endorsement, the Proposed Budget 2026-27 was placed on public exhibition to provide the community with a further opportunity to review it and provide feedback.

The exhibition period ran from Wednesday 22 April 2026 to Tuesday 28 April 2026 and was supported by a range of engagement activities to ensure broad community awareness and participation.

During the exhibition period, the Proposed Budget 2026-27 was made available on Council's Engage Whittlesea Platform and promoted through broad communication channels. Community members were invited to make formal submissions during the exhibition period.

A total of 141 contributions were made throughout phase four of community engagement, 46 of which were captured at community-based pop-ups and 95 online, 27 of which requested a response to be provided.

Seven submitters requested the opportunity to speak in support of their submission at the Hearing of Submissions Committee meeting held on Tuesday 5 May. Of the seven who elected to speak, four took the opportunity to attend the Hearing of Submissions Committee meeting and spoke in support of their submission.

In addition to the 27 submissions received requesting a formal response from Council, one additional item relating to Skate Park at Norris Bank Park has also been included in the report, which was referred through the budget process by Council following a petition.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

Public Transparency Principles

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

Council Policy Considerations

Environmental Sustainability Considerations

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

Social, Cultural and Health

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

Economic

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

Legal, Resource and Strategic Risk Implications

No implications.

Implementation Strategy

Communication

We will undertake a comprehensive communications campaign to inform our community of the Budget.

Through a variety of methods and channels, including online and traditional channels, as well as direct communications where possible, we will share information about the document, providing details of the consultation program undertaken, and how feedback has shaped the development and outcomes of the documents.

Critical Dates

- Community consultation to inform drafts was undertaken in September 2025 and December-February 2026.
- Council endorsed the Proposed Budget to be released for further community consultation at Council Meeting on Tuesday 21 April 2026.
- Public exhibition for Proposed Budget 2026-27 was from Wednesday 22 April 2026 to Tuesday 28 April 2026, 5.00pm.
- The Hearing of Submissions Committee met to consider community feedback and submissions in relation to the Proposed Budget on Tuesday 5 May 2026.
- Under Section 94 of the *Local Government Act 2020*, a "Council must prepare and adopt a budget for each financial year and the subsequent 3 financial years by (a) 30 June each year", i.e. 30 June 2026 for the 2026-27 financial year.

Declaration of Conflict of Interest

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

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

Attachments

1. Budget 2026-27 Submissions [**5.3.1** - 91 pages]
2. Budget 2026-27 [**5.3.2** - 106 pages]

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
1	An individual	Chris Dunbar

Submission
Dear Whittlesea City Council,

I write in my capacity as a Life Member and founding member of the Rivergum Cricket Club to express my support for the proposed allocation of $500,000 in the 2026/27 draft budget to upgrade club amenities at Kelynack Reserve.

This investment is both timely and necessary. Modernising our facilities to be more female-friendly and gender inclusive will ensure the club continues to grow in line with community expectations and participation trends. Cricket is increasingly welcoming players of all genders and backgrounds, and our infrastructure must reflect that progress.

Upgraded amenities will not only improve the experience for current players and members, but also remove barriers to participation, particularly for women and girls. This is critical to fostering a more inclusive, safe, and accessible sporting environment within our community.

Importantly, this upgrade also presents an opportunity to plan for the future. With membership numbers continuing to grow, there is clear potential and need for further staged improvements to ensure the facilities can accommodate an expanding player and supporter base. Investing now with a view to future growth and increased capacity will maximise the long-term value of this project and support sustained community engagement.

Rivergum Cricket Club has long been a place of connection and development for local residents. This funding will help secure its future as a welcoming and inclusive space for generations to come.

Thank you for considering this submission.

Yours sincerely,
Chris Dunbar
Life Member & Founding Member
Rivergum Cricket Club

Officer Comment
Council appreciates the support expressed by the Rivergum Cricket Club for the $500,000.00 budget allocation to upgrade pavilion amenities at Kelynack Recreation Reserve through the Fair Access Amenities Upgrade Program.

Budget Submissions 2026-27

Council recognises the important role the Club plays within the local community and acknowledges its continued growth, particularly in women's, girls' and junior participation. Officers also understand the increasing demand for inclusive, safe and accessible facilities that support participation opportunities for people of all genders and backgrounds. The proposed upgrade will assist in improving the functionality and inclusiveness of the pavilion by delivering change room amenities that align with Fair Access principles and contemporary community sporting standards. While the current funding allocation is specifically targeted toward upgrading change room amenities and does not extend to a full pavilion redevelopment, Council acknowledges the Club's aspirations for broader staged improvements to support future growth and increased capacity. Consideration of pavilion improvement works will be subject to assessment and prioritisation through future Council budget processes and funding opportunities.
Submission Recommended Outcome That Council resolves to note the submission and existing funding of $500,000.00 allocated for support in Budget 2026-27. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
7	Rivergum Cricket Club	Alana Ward

Submission

As Fair Access Lead of Rivergum Cricket Club, I would like to take this opportunity to express my full support of the Proposed Budget 2026/2027 with particular reference to the budget allocation towards the necessary upgrades to the Community Facilities located at Kelynack Reserve.

Driven by the Fair Access Policy roadmap issued by the Victorian Government, we all embark on a new and overdue chapter in the grassroots sporting sector. Inclusion of all community members is no longer something for Clubs to aspire to, but instead, is the new baseline expected. The Proposed Budget 2026/2027 demonstrates Council's support of the necessary infrastructure upgrades required to allow Rivergum Cricket Club the opportunity to deliver on the commitments to equity that they are formally making to both Council, club members and the broader community.

We live in an era where it is no longer acceptable to have:

- A urinal being 1 of the 2 toilets available in the female bathroom facilities.
- The lack of a private space for members to change into uniform and intrusive protective equipment in a safe and culturally inclusive manner.
- A lack of dignified access into the facilities for those with physical impairment/mobility issues

Rivergum Cricket Club has always been a warm and welcoming place to be. But the Club's desire to grow and evolve is currently hindered by not having appropriate facilities to accommodate all community members. We look forward to working with Council to help bridge the disparity in female participation in sport and build a space for the next generation to be proud of.

Thank you for your consideration.

Yours gratefully,
Alana Ward
Fair Access Lead
Rivergum Cricket Club

Officer Comment

Council appreciates the support expressed by the Rivergum Cricket Club for the $500,000 budget allocation to upgrade pavilion amenities at Kelynack Recreation Reserve through the Fair Access Amenities Upgrade Program.

Council recognises the important role the Club plays within the local community and acknowledges its continued growth, particularly in women's, girls' and junior participation. Officers also understand the increasing demand for inclusive, safe and accessible facilities that support participation opportunities for people of all genders and backgrounds.

Budget Submissions 2026-27

The proposed upgrade will assist in improving the functionality and inclusiveness of the pavilion by delivering change room amenities that align with Fair Access principles and contemporary community sporting standards. While the current funding allocation is specifically targeted toward upgrading change room amenities and does not extend to a full pavilion redevelopment, Council acknowledges the Club's aspirations for broader staged improvements to support future growth and increased capacity. Consideration of pavilion improvement works will be subject to assessment and prioritisation through future Council budget processes and funding opportunities.
Submission Recommended Outcome That Council resolves to note the submission and existing funding of $500,000.00 allocated for support in Budget 2026-27. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
8	Mill Park Football Club	Nathan Allison

Submission

Mill Park Football Club appreciates the opportunity to provide feedback on the Proposed Budget 2026–27 and acknowledges Council's continued investment in community sport infrastructure, including the proposed upgrade at Kelynack Reserve.

We strongly support the inclusion of the Kelynack Reserve fair access amenities upgrade in this proposed budget and request that it proceed as planned. This investment will improve inclusivity and functionality at that facility, which is an important secondary ground for our growing club.

However, we note a continued lack of investment in Redleap Recreation Reserve, which remains our primary home ground and the venue for all match-day activity and the majority of training. Despite significant growth in participation in recent years, including a notable jump in female participation, infrastructure at Redleap has not kept pace with demand, placing increasing pressure on existing facilities and limiting the club's ability to safely and effectively accommodate current usage.

Importantly, Council previously advised the club in writing that Redleap upgrades would be progressed following our 2023–24 budget submission, including detailed design work and consideration of key infrastructure elements. However, these commitments have not yet translated into delivered upgrades on the ground.

We respectfully request that this 2026-27 budget includes funding for the delivery of essential infrastructure upgrades at Redleap Recreation Reserve. Ensuring both reserves are adequately resourced is critical to supporting safe, inclusive, and sustainable community sport for current and future participants.

Officer Comment

Council acknowledges and appreciates Mill Park Football Club's support for the proposed Fair Access Amenities Upgrade at Kelynack Recreation Reserve and recognise the importance of the facility in supporting the Club's growing participation, including increased female participation.

Council also acknowledges the Club's request for further investment at Redleap Recreation Reserve. While these works are not included within the 2026/27 Budget, Council officers work with Mill Park Football Club to further understand priorities for consideration as part of future 2027/28 budget deliberations and funding opportunities.

Submission Recommended Outcome

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
10	Merri Outreach Support Service	Mark Goodie

Submission

I support the overall direction and intent of the City of Whittlesea 2026–27 Proposed Budget, particularly its commitment to community wellbeing, service access, and long-term planning for a growing municipality.

However, I note a critical gap in the current budget settings in relation to the identification, engagement, and support of people experiencing rough sleeping across the municipality.

Recent scoping work undertaken in partnership with Council has demonstrated that rough sleeping in Whittlesea is both increasing and under-captured, with many individuals not engaging with existing service systems. This highlights a need for a more proactive, coordinated, and place-based response.

Given the scale and geographic spread of the City of Whittlesea, service delivery models cannot be directly compared to smaller inner-metro municipalities. Effective responses require appropriately resourced, assertive outreach approaches that can operate across a large and dispersed area.

I have attached supporting documentation outlining:

Findings from the Whittlesea Assertive Community Outreach Pilot
A proposed service model aligned to local need
A breakdown of the cost drivers and expected outcomes

I welcome the opportunity to present further to Council on how a targeted investment in assertive outreach can strengthen early intervention, improve service coordination, and support better long-term outcomes for the community.

Officer Comment

Council is currently reviewing its role in responding to homelessness to ensure that any future investment is strategically aligned with community needs, Council priorities, and the appropriate role of local government.

Should Council determine that external service delivery is required in the future, any engagement of providers would be undertaken through a formal procurement process in accordance with Council's obligations under the Local Government Act 2020 and Council's Procurement Policy.

Council thanks MOSS for its submission and acknowledges its work undertaken in supporting people experiencing, or at risk of, homelessness within the community.

Submission Recommended Outcome

Budget Submissions 2026-27

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

EST PROGRAM BUDGET - ASSERTIVE OUTREACH PROGRAM

Proposed staff cost

Staff	Salary	FTE %	$ Amount
2025-26 FY			
Outreach Case Mgr 1 - Level 5 PP3	117981.43	1	117981.43
Outreach Case Mgr 2 - Level 5 PP3	117981.43	1	117981.43
Program Coordinator - Level 6 PP3	128781.45	0.5	64390.73
Total Staff Cost	**364744.31**	**2.5**	**300353.58**

Proposed costs

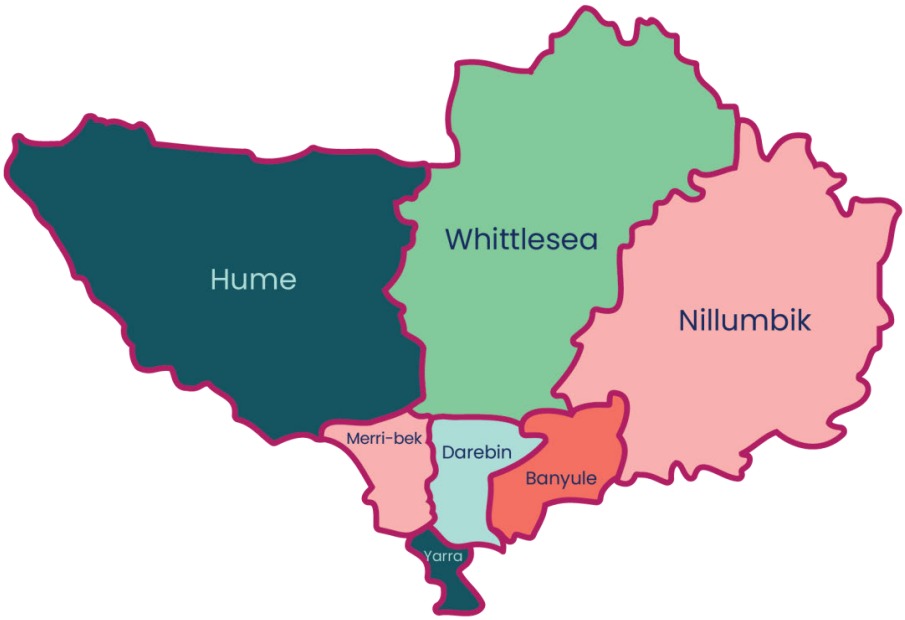
Item	GST exc	GST amount	GST Incl
2025-26 FY (12 Months)			
Staff x2 FTE 2 - Lvl 5PP3	235963	23596	259559
Program Coordinator - Level 6 PP3	64391	6439	70830
Establishment cost	11673	1167	12840
Management & administration	27415	2741	30156
Operating cost			
- Software licences	2345	234	2579
- Staff training	750	75	825
- Location costs		0	0
- Motor vehicle (fuel + Etags)	26550	2655	29205
- Other			0
Equipment costs			
- Mobile phone	1650	165	1815
Client support funds			
- Brokerage	5000	500	5500
Total costs	375736	37574	413309
Total program cost	**375736**	**37574**	**413309**

Oncosts @ 20%			
super	12%		
workcover	2.8%		
Infrastructure of proposed costs	3.5%	$	12,706.05

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

moss ltd
merri outreach support service ltd



WHITTLESEA ASSERTIVE COMMUNITY OUTREACH PILOT PROGRAM (WACOPP) 2025

1

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Table of Contents

1. **MOSS Agency Context ……4**
2. **Executive Summary ……..4**
3. **WACOPP Scoping Project……5**
4. **Data from the Access Point – Haven Home Safe……6**
5. **Results for Scoping Project……8**
6. **MOSS Assertive Outreach Programs……11**
7. **Homeless Sector Context – Opening Doors Framework……11**
8. **The Increase in Rough Sleepers……12**
9. **Understanding Whittlesea LGA……15**
10. **Housing Pressures and System Barriers……16**
11. **Rough Sleepers and Pets……19**
12. **Housing Models to Address Rough Sleeping……19**
13. **Economic and Social Benefits of Addressing Rough Sleeping……20**
14. **Present Actionable Recommendations for Addressing Homelessness in Whittlesea……22**

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Key Terms

Assertive Outreach:
A persistent, proactive and purposeful approach used to engage people who do not present to, or have difficulty engaging with, housing, homelessness, or health services. (Council to Homeless Persons, 2019)

Rough Sleeping:
The most extreme and visible form of homelessness. It includes living without access to conventional housing, such as sleeping in cars, tents, swags, derelict buildings, or any improvised shelter. (Victorian Homelessness and Rough Sleeping Action Plan)

Support Periods:
The episode or length of time an individual receives assistance from a Specialist Homelessness Service program funded by the Department of Families, Fairness and Housing (DFFH).

Case Management:
Individualised support that includes advocacy, information sharing, and referrals to address a person's specific needs, goals, and circumstances.

Initial Assessment and Planning (IAP):
IAP is the primary statewide access point for people who are experiencing homelessness or are at risk of homelessness. Through a comprehensive assessment, IAP workers support people to prevent or resolve homelessness by providing safety planning, prioritisation, financial assistance (where eligible), crisis or short-term accommodation options, and referrals to ongoing support and housing services.

Entry Point (Local Access Point):
Entry Points are the designated local access services for people experiencing or at risk of homelessness. They provide in-person assessment, brief intervention, referrals, and access to housing and support options. In the NEMA region, Haven Home Safe is the local Entry Point.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

1. MOSS Agency Context

Merri Outreach Support Service (MOSS) was established in the City of Darebin in 1988 and has grown significantly over its 38-year history. From its beginnings as a small community-based organisation, MOSS has evolved into a leading homelessness and community support provider delivering services across the Cities of Banyule, Nillumbik, Merri-bek, Hume and Whittlesea. This expansion has been made possible through strong partnerships with local councils and funding from the Department of Families, Fairness and Housing (DFFH).

MOSS provides an integrated suite of programs aimed at supporting individuals and families who are homeless or at risk of homelessness. Our services span the full lifespan and include:

- **Specialist Children's Programs** supporting newborns, infants, and children experiencing or at risk of homelessness.
- **Youth Services**, including our 24-hour youth refuge, providing a safe, supported environment for young people experiencing crisis.
- **Family and Adult Case Management**, offering tailored support, advocacy, referrals, safety planning, and long-term assistance to stabilise housing.
- **Programs for Older People**, including our Connections Program for people aged over 55.
- **Social Support and Community Strengthening Programs** delivered within Over 55's public housing estates to improve wellbeing, reduce isolation, and foster community connection.

MOSS entered into a partnership with the City of Whittlesea to conduct a three- month scoping project focused on rough sleepers to ascertain the need, available resources, gap in service delivery and locations to get a better picture of what rough sleeping trends can be observed and confirmed.

2. Executive Summary

Purpose

This report presents the finding of a three-month scoping program undertaken to identify and assess the needs, experiences, and service gaps affecting people sleeping rough within the City of Whittlesea. The program was designed to inform Council's strategic approach to homelessness and guide the development of coordinated responses across local service networks.

Background

Homelessness, and particularly rough sleeping, remains a growing concern within the Whittlesea Local Government Area (LGA). The increasing visibility of rough sleepers highlights the need for an evidence-based, collaborative response that aligns with Council's broader social and community wellbeing priorities.

The scoping program was initiated in partnership with local homelessness services, community organisations, and state-funded agencies. The objective was to establish a

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

detailed understanding of the local rough sleeping
population, key contributing factors, and systemic barriers to housing stability.

Program Scope and Methodology
The scoping program was delivered over a three-month period and incorporated:

- Direct engagement and outreach activities with rough sleepers across identified hotspots within the municipality
- Stakeholder consultation with frontline homelessness and housing service providers and community support networks
- Data analysis and mapping to identify trends in demographics, service usage, and drivers of homelessness

Key findings

- Individuals experiencing rough sleeping in Whittlesea present with multiple and intersecting needs, particularly around mental health, substance use and trauma.
- There is a shortage of local emergency and crisis accommodation, resulting in limited short-term housing options within the municipality
- Service fragmentation and referral complexity hinder consistent engagement and support outcomes
- Enhanced coordination and data sharing among service providers would strengthen early intervention and wraparound support

WACOPP Scoping Project
The **Whittlesea Assertive Community Outreach Pilot Program (WACOPP)** was conducted from **11 August to 31 October 2025**, spanning the transition from winter into spring. While limited in duration, the project provides valuable insights into the patterns and needs of rough sleepers within the Whittlesea LGA and informs future service planning.

Project Objectives
The scoping program aimed to:

- Map the locations of people sleeping rough in the Whittlesea LGA
- Identify gaps in service delivery and housing pathways
- Engage key stakeholders and community partners to improve data collection and service coordination
- Test the feasibility of extending assertive outreach services within the LGA

Phase 1 – Service Mapping
During the initial month of the project, MOSS staff conducted:

- Regular meetings with Whittlesea Council representatives to plan program rollout and data collection processes
- Briefings for council program managers to inform staff and gather known rough sleeper locations
- Engagement with local community stakeholders, including libraries, police stations, neighbourhood houses, shopping centres, and other community service providers

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

A centralised email was established as a point of contact
for all stakeholders to submit notifications of rough sleepers or known locations, ensuring all information was collated and documented for outreach purposes.

Phase 2 – Assertive Outreach
Based on the collected data, MOSS staff:

- Conducted targeted visits to reported locations to identify and engage individuals sleeping rough
- Assessed each site to determine activity levels and client needs
- Provided information, referrals, and initial case management support where engagement was possible
- Documented interactions, housing status, and ongoing support requirements

Limitations
The pilot program was constrained by:

- A short timeframe of three months
- Limited resources and staffing for continuous outreach
- Challenges in locating and engaging transient rough sleepers
- Dependency on stakeholder-reported locations, which may not capture all individuals in need

Despite these constraints, the scoping project generated valuable data on rough sleeper demographics, site locations, and community engagement, providing a foundation for future assertive outreach interventions in the Whittlesea LGA.

10. Data from the Access Point – Haven Home Safe
As part of the WACOPP program, MOSS collaborated closely with the local **Access Point, Haven Home Safe**, to obtain data on people experiencing rough sleeping within the Whittlesea LGA. This collaboration provided essential insights into client demographics, support periods, and housing status during the three-month scoping period (**11 August – 31 October 2025**).

Data Collection Parameters
Data were obtained for individuals meeting the following criteria:

- **Support periods start date:** Between 11 August – 31 October 2025
- **Program:** IAP Preston & PRAP Preston
- **Presenting homeless status:** Sleeping rough or living in non-conventional accommodation

Local Government Area (LGA) Suburb Inclusions
Data were categorised by suburb across four LGAs:

LGA	Suburbs (selected)
Whittlesea	Beveridge, Bundoora, Doreen, Epping, Lalor, Mernda, Mill Park, Thomastown, Whittlesea, Wollert, Yan Yean, and others
Darebin	Alphington, Bundoora, Coburg, Preston, Reservoir, Thornbury, and others

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Banyule	Bellfield, Briar Hill, Bundoora, Eltham, Greensborough, Heidelberg, Ivanhoe, Watsonia, and others
Nillumbik	Arthurs Creek, Eltham, Greensborough, Hurstbridge, Kinglake, Wattle Glen, Yan Yean, and others
Other	"Don't know", "Not applicable", or "Not stated"

Summary of Client and Support Periods

- **Total clients:** 121
- **Total support periods:** 140 (some clients accessed multiple periods)

LGA	Support Period Count
Whittlesea	30
Darebin	72
Banyule	19
Nillumbik	5
Other	14
Total	140

Demographics

- **Gender:** 83 males, 57 females (data does not specify LGBTIQ+ inclusivity)
- **Support period by month:**
  - **August 2025**: 39
  - **September 2025**: 54
  - **October 2025**: 47

Presenting Housing Types

Housing Type	Support Period Count
Motor vehicle	27
No dwelling/street/park/open	48
Caravan	1
Tent	1
Improvised building/dwelling	3
Don't know / Other	60
Total	140

Key Insights

- Of the 140 support periods, **30 were from Whittlesea LGA**, slightly behind Darebin with 72.
- 48 individuals reported sleeping rough, while 27 were residing in vehicles.
- 60 individuals did not disclose their location or site.
- Male rough sleepers were overrepresented (83 males vs. 57 females), consistent with broader Australian data trends.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Conclusion
Data obtained through Haven Home Safe highlights the visibility and complexity of rough sleeping in the Whittlesea LGA. It provides a foundation for targeted assertive outreach, resource allocation, and future program planning to improve housing and support outcomes for this vulnerable population.

It also only highlights those captured by the Entry Point which would have required them to attend in person for an assessment at their office or via their outpost site. Having an assessment completed does not always mean they will receive immediate support for case management as they would need to be triaged for support and wait for a Support Service to pick them up for support. It may also result in them being placed in emergency accommodation at a hotel, motel, refuge which is only short term and highly likely that they will return to the same unstable accommodation prior to attending the Entry point or return to sleeping rough due to lack of housing options and resources.

11. Results for Scoping Project
During the three-month scoping program (**11 August – 31 October 2025**), MOSS collected data on rough sleeper locations and notifications across the Whittlesea LGA. The project identified key sites, client demographics, and patterns that inform future service planning.

Notifications by Suburb

Suburb	Number of Notifications
Lalor	15
Thomastown	9
Whittlesea	8
Mill Park	4
Epping	2
Mernda	3
Doreen	1
Total	42

Site/Location Types for Rough Sleeper Notifications

Site/Location Type	Notifications	Confirmed as Active
Car park / car	8	5
Local shops / shopping centre	8	3
Sports oval / parks / reserve	9	0
Alleyway	1	1
Library	9	2
Public toilet	1	1
Train station	1	0
Community garden	1	0
Local church	1	0

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Squatting in private home/shipping container	2	1
Unknown	1	0
Total	42	13

Gender of Individuals

Gender	Number
Male	17
Female	6
Unknown	1
Total	24

Pets	Number
Dogs	**2**

Key Findings

- The pilot program received **42 notifications**, with **13 sites confirmed as active** through outreach and community verification.
- The highest number of notifications for Sports oval / parks / reserve at 9 were not confirmed during outreach. Majority of notifications were at least a couple of months old prior to scoping program, so we were not responding to notification within a reasonable time frame. Rough sleepers tend to be more transient depending on weather and if their sleep site is likely to attract the public attendance such as sports oval.
- Engagement was achieved with **3 individuals** sleeping rough:
    1. One individual with signs of undiagnosed mental health issues declined support due to distrust of government services.
    2. One person residing in a tent tucked away in an alley way accepted material aid but could not be located for subsequent follow-ups.
    3. One individual temporarily housed in private accommodation welcomed follow-up if further support was funded.
    4. Two male rough sleepers were confirmed to have a pet dog with them on sighting.
- Lalor had the highest concentration of rough sleepers (15 notifications), followed by Thomastown (9) and Whittlesea (8). The proximity of Lalor and Thomastown train stations likely influences the visibility and accessibility of these locations.
- Additional data from **DPV Health** confirmed support provided to 10 rough sleepers in the last six months, highlighting females outnumbering males during that period. Reported sleep sites included Mernda train station, local parks, Whittlesea showgrounds, Epping Plaza, and 365 High Street, Lalor (confirmed by the pilot program).

Community Observations

- Local businesses and library staff reported increased visibility of rough sleepers displaying signs of mental health distress or substance use.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

- Shop owners expressed frustration at the lack of timely support from police or council, often managing difficult situations independently.
- Libraries sought guidance on engaging rough sleepers safely while maintaining confidentiality and service accessibility.

Challenges

- Limited duration and resources constrained the ability to engage all rough sleepers.
- Some individuals remained unlocated or transient, highlighting the need for sustained assertive outreach.
- Engagement was brief for the three individuals contacted, indicating the need for ongoing case management to address underlying causes of homelessness.

One of the main challenges for the scoping project was getting input from key stakeholders in the Whittlesea LGA regarding engagement and awareness of any rough sleepers in the vicinity of their service location and timeframes. A lot of services contacted did not respond to emails sent out regarding the project nor returned any phone calls. When the team presented to services such as libraries, Neighbourhood houses and Shopping complexes, we were unable to speak with key workers that were identified to have more knowledge about the number of rough sleepers and engagement with their services. Services did not have a database or a dedicated area to record rough sleepers and frequency of attendance, so a lot of the discussion was anecdotal evidence. It also highlights that services are at capacity with their own daily activities of running their own programs let alone have the time to discuss our pilot project with rough sleepers.

The general consensus is that all services and community members that we engaged regarding the project reported an increase in rough sleepers but lacked the resource and knowledge of how to best respond to them. There was quite a lot of excitement of the potential to have a dedicated team where they could contact when they came into contact with rough sleepers and a sense of relief that something was being done to look into the plight of rough sleepers even if it was only a pilot project.

The 3 rough sleepers that engaged during outreach were very happy to have a general chat but were not open to any discussion for support once they were made aware we did not have any long-term housing and that the project was only short term.

The 13 sites that were identified and confirmed as active sleep sites for rough sleepers need urgent follow up to assess their situation and make linkages and referrals to vital services. Without interventions it is likely that these rough sleepers will continue to fall through the gaps unless they move towards the bordering LGA where MOSS programs are active and be in a better position to provide a meaningful response and connection to vital services such as genuine pathway to housing, medical treatment and support services.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

MOSS Assertive Outreach Programs

MOSS has been delivering Assertive Outreach with rough sleepers' program in partnership with Darebin Council since 2020 and we are now into our 6th year since it started. The program is now well established in the community, and its success has resulted in an Assertive Outreach program in Merri-bek in 2024 and Banyule LGA in 2025. In the 6 months from July – Dec 2025, our teams were able to support 53 rough sleepers in Darebin and exited 9 individuals into long term housing with support. The team worked with 18 rough sleepers in Merri-bek and exited 5 individuals into long term stable housing with support and in Banyule, 11 individuals were supported with 1 exited into longer term housing with support. That is a total of 82 individual rough sleepers who are being supported to address their support needs by a specialist team to navigate the homeless system and also make linkages and referrals to key services and access housing options across 3 LGA's.

All MOSS Assertive Outreach programs with rough sleepers adhere to 2 criteria for support which are, sleeping rough and in your funded catchment. The value of having 3 Assertive Outreach programs across 3 LGA's is that we can keep track of individuals who are transient between these areas and therefore in a better position to keep in contact especially in cases where a housing opportunity comes up for that individua and they do not have a mobile phone for easier communication and follow up.

MOSS has worked hard to build up key support networks with housing providers, support services, Access Point, Local Councils and Bolton Clarke's Homeless Persons Program (HPP) where they have been instrumental in the co-ordination of MOSS assertive outreach programs to ensure rough sleepers are seen and have a voice where they are genuinely considered for housing options and prioritised for critical ongoing support. It is through these partnership that has enabled MOSS to expand its presence in the Assertive Outreach space which continue to benefit the most vulnerable; rough sleepers.

Homeless Sector Context – Opening Doors Framework
The homelessness sector in Victoria operates under the **Opening Doors Framework**, which MOSS works within.
The framework was developed in partnership with key sector stakeholders and has been operating since **2008** — now **18 years** in place.
It was designed to:

- Better use limited homelessness resources
- Streamline access to services
- Create **designated Entry Points** so people experiencing homelessness can access support

How the Opening Doors Framework Works
There are approximately 85 Entry Points across Victoria and five Access Entry Points in Melbourne's North and West which include

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

- Salvation Army Western Metro Homeless Service
- Unison
- Launch Housing
- VincentCare
- Haven Home Safe

Haven Home Safe is the Access Point for **Whittlesea LGA**, based in **Preston**

A person experiencing homelessness must attend an **Entry Point in their local area** where they will be

- Assessed for support needs
- Referred to a homelessness support service for ongoing case management
- Work collaboratively with support service to address issues that led to current period of homelessness
- Work toward sustainable and affordable housing outcomes at the end of support period

It is important to note that waiting times for support depend on Support Services and their capacity when to advertise their support vacancies. Access Points will have their IAP teams triage clients on the waitlist for support and once a vacancy becomes available then these clients must be ready and willing to engage with supports at referral point. While this model will capture all homeless individuals and families who are willing and able to access the Entry Point and articulate their immediate support needs and housing options, rough sleepers who are completely disengaged from mainstream services will not be captured and therefore unable to access any housing options or resources.

4. The Increase in Rough Sleepers

Across the North East Melbourne Area (NEMA) region, there has been a noticeable and sustained increase in the number of people sleeping rough. This region covers Melbourne's North which includes Banyule, Darebin, Nillumbik, Yarra and Whittlesea. This trend reflects a combination of structural housing pressures, limited crisis and long-term accommodation options, and increasing levels of social and economic vulnerability within local communities.

Rough sleeping represents the most visible and acute form of homelessness. People who sleep in parks, cars, abandoned buildings, sheds, garages, tents, or improvised structures face significant risks to their physical health, mental wellbeing and personal safety. They are often disconnected from services, socially isolated, and exposed to environmental hazards, violence, exploitation, and ongoing trauma. It is this rough sleeper cohort that the 3 month scoping project in the Whittlesea LGA was primarily focused to highlight their need and supports.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Rough Sleeping

Rough sleeping is the most visible and severe form of homelessness. It can affect anyone, including single adult men and women as well as families with dependent children. Certain groups, however, are particularly vulnerable, including:

- Aboriginal and Torres Strait Islander people
- Young people
- Older adults
- LGBTIQ+ individuals

People who sleep rough experience multiple, compounding harms, such as:

- Exposure to violence and assault
- Harsh weather conditions
- Inadequate nutrition
- Poor physical and mental health outcomes, which can worsen over time

Rough sleeping not only represents extreme deprivation but also increases the risk of long-term disadvantage and social exclusion. It highlights the urgent need for proactive, targeted, and sustained service responses.

Victorian Government Initiatives

The Victorian Government currently funds various programs which operates by partnering with local Councils and specialised homeless services to deliver assertive outreach to rough sleepers for the provision of immediate housing and tailored support to individuals experiencing chronic homelessness. Launch Housing leads the Rough Sleeper initiative (RSI) which operate in the Cities of Melbourne, Yarra, Port Philip, Stonnington, Frankston and Dandenong.

Another Government initiative is the Journey to Social Inclusion Program (J2SI) which is a partnership between Sacred Heart Missions, Salvation Army, Uniting Vic/Tas and Vincentcare Victoria which delivers J2SI in Melbourne and regional Victoria from 2024 – 2029. This is an evidence base initiative designed to end chronic homelessness rather than management. It uses a 'Housing First' approach which is not dependent on whether the individual has the life skills and readiness before being offered a house which is the current model in operation with the homeless sector. This program comes with accommodation, ongoing case management along with 3 years of support however it has 5 strict criteria that need to be met before acceptance into the program. This would no doubt leave many rough sleepers ineligible for the program.

- sleeping rough for at least 12 months,
- experienced homelessness at least once a year over 3 years
- currently accommodated in crisis accommodation or been using the Open Access Service for at least 3 months
- Age 25 -65 years
- Consent to participate in program

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

These are great initiatives for the homeless sector as it is acknowledgement of the great gap in the system for resources and services in particular for rough sleepers which the sector has advocated for years. While this is great for the funded areas and the rough sleepers that have benefited from the program thus far, it is limited and does not consider rough sleepers outside their catchment or those who do not meet the criteria of their program.

Assertive Community Outreach Programs in the NEMA region.

There is no Government funding for any Assertive Outreach program for rough sleepers in the Melbourne northern corridor that include Darebin, Banyule, Merri-bek and Whittlesea despite the growing numbers of rough sleepers in these LGA's. There are Government funded programs to work with people who are homeless or at risk of homelessness in these LGAs however it is only within the Open-Door framework which requires all referrals to come through the Access Points in each designated area. These funded programs can only work with families and individuals that are referred to the program via the Access Point which excludes all rough sleepers that do not attend their local Access Point for the many reasons they chose to disengage from mainstream services. Recognising the growing need, local councils have partnered with MOSS to deliver assertive outreach programs targeting rough sleepers in these areas.

Through these local initiatives, MOSS works to:

- Identify and engage people sleeping rough
- Provide case management support to address the underlying causes of homelessness
- Link clients to health, social, and housing services
- Support pathways into safe, stable, and long-term accommodation

Despite the challenges, these programs demonstrate the commitment of local councils and MOSS to reducing rough sleeping, filling gaps in service delivery, and improving outcomes for the most vulnerable members of the community

Housing Affordability and Limited Supply

Several factors are contributing to the rise in rough sleeping across the region. The shortage of affordable private rental properties increased rental competition, and low vacancy rates continue to push vulnerable individuals out of the housing market. Rising living costs and stagnant incomes further compound the issue, leaving many unable to secure or maintain housing.

Pressure on Emergency and Transitional Accommodation

Demand for short-term accommodation, including crisis beds and transitional housing, consistently exceeds supply. This results in extended wait times, limited placement options, and people cycling in and out of unsafe or unsuitable living arrangements.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Complex and Intersecting Support Needs
A growing number of individuals present with multiple challenges—such as poor mental health, substance dependence, disability, family violence, unemployment, relationship breakdown, or limited tenancy history. These issues can make it difficult to engage with mainstream services without intensive, proactive support.

Service System Barriers
People sleeping rough often struggle to navigate standard appointment-based or office-based services. Many have experienced previous service avoidance, system fatigue, or mistrust due to past negative interactions. Without flexible and assertive engagement, they remain disconnected from vital housing and health pathways.

Population Growth and Local Demographics
Rapid population growth in the outer northern suburbs—combined with limited local housing, employment opportunities and support infrastructure—continues to place pressure on the homelessness service system. Local councils report increasing visibility of rough sleepers in public spaces, bushland, carparks and transport hubs.
Rough sleeping is not solely a housing problem; it is a complex social issue that requires coordinated, sustained and person-centred responses. MOSS's Assertive Outreach Program is specifically designed to identify, engage and support rough sleepers, ensuring they receive the intensive help needed to reconnect with health, housing and community systems—ultimately improving wellbeing and reducing long-term homelessness.

Understanding Whittlesea LGA
The LGA covers approximately 490 square kilometers which are around 70% rural and 30% urban. The area is heavily reliant on vehicle ownership to access services as public transport is limited with only the Mernda train line and limited bus and tram routes.
It is extremely difficult for individuals and families experiencing homelessness to manage daily activities such as school drop-offs, attend any medical appointments or accessing essential services on public transport as the routes do not align well with the complex needs of families. This information is not intended to present anything new as it already aligns with Council's existing research, local knowledge, and on-the-ground observations. However, it reinforces what homelessness services, and the local Access Point are also seeing in real time. There has been a noticeable increase in families and individuals seeking homeless support from homeless support services.

Whittlesea as a Growth Corridor
Whittlesea is a designated **growth corridor**, with rapid population growth. 2021 Census data show a high proportion of home ownership in the area with the increase in its population However, home ownership does not necessarily mean financial security.

Mortgage Stress
Around 42% of households in Whittlesea have a mortgage and of those, approximately 15.3% are experiencing mortgage stress. This means they are struggling to keep up with

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

repayments which are a rate higher than the Greater
Melbourne average at the same according to the Census. Mortgage stress increases the risk of: Housing instability, Family breakdown and eventually homelessness if financial pressure continues. Anecdotal evidence

Rental Stress
The situation is also severe for renters, which shows around 30.4% of private rental households in Whittlesea are experiencing rental stress. Rental stress is defined as paying more than 30% of household income on rent**.** For low-income households, this leaves very little for: Food, Utilities, Transport, Medical expenses. This creates a constant risk of falling into homelessness after even a small financial shock.

Shortage of Affordable Housing
There is a shortage of over 5,000 affordable homes in the region, particularly for low-income earners. Demand far outweighs supply and this makes it extremely difficult for people already experiencing hardship to secure stable housing.

Impact on People Sleeping Rough
People who are sleeping rough have no realistic ability to compete in: The home ownership market and the private rental market. They are completely priced out of both systems.
Without income stability, rental history, or references, they are effectively locked out before they even begin, which has been our experience working with people who are been transient for a period where crucial documentations are usually the first things that get lost along the way.

Social and Community Housing Options
Some social and community housing developments in Whittlesea include a percentage of properties prioritized for people experiencing homelessness, for example, **New Epping Estate**, accessed through the Entry Point via **Haven Home Safe.** However, people sleeping rough will not be considered for these housing opportunities unless they already have an active housing application in place which means Assertive Outreach programs is critical if they are to have a chance of accessing housing or else remain on the streets. Without this support, the most vulnerable people remain excluded from the very housing intended to assist them

Key Message
The housing pressures in Whittlesea are not just about growth — they are about **increasing financial stress, limited affordable options, and systemic barriers** that make it extremely difficult for people experiencing homelessness, especially rough sleepers, to re-enter the housing system without intensive support.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Homeless Support Services and Community Support
Located in Whittlesea LGA

There is key support services located in the Whittlesea LGA that are a great support to the homeless population, which is of great benefit when needing to access these services.

While services exist locally, they still rely on **clients to engage independently**:

Mental Health: Wellbeing Local Whittlesea
Aboriginal Health: Victorian Aboriginal Health Service (VAHS), South Morang
Youth Services: Hope Street Youth Refuge and Support, South Morang
Homelessness Support: DPV Health, Epping
Family Violence: The Orange Door, Epping
Council Services:
Neighborhood houses
Libraries
Whittlesea Connections
Recreation centers

Access to these services depends on the individual's willingness to engage, attend appointments and ensure regular contact to continue with support. This is often the challenge when working with rough sleepers who have disengaged from mainstream services and would not be willing to engage with any of these support services by accessing their office. The most challenging part is often establishing rapport with the individual which can take weeks, months or years. This would require regularity of contact, persistence and time to build up trust to the point they can engage with your support and be open to receiving ongoing contact. What is lacking for Whittlesea is a dedicated team to outreach to rough sleepers and connect them to established services for support and housing options.

The NEMA region also lacks crisis accommodation where individuals could easily access for respite from the streets especially during the extreme weather in winter and summer and are reliant on accessing crisis accommodation in the city. This would require rough sleepers to either abandon their belonging and risk losing everything they have accumulated or miss out on those resources that are beyond their reach. Many rough sleepers would often remain with their belongings, and many report they feel safer on the streets rather than reside in a shared type of accommodation due to their previous experience in the homeless sector.

Whittlesea has Hope Street, which is a youth specific crisis accommodation with support and a great resource for the age group 16 -25 however it still needs more crisis accommodation for those outside this age group. This would alleviate the pressure placed on current crisis support services in the City and have more accessible options for those experiencing homelessness in Whittlesea.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Homeless Data
Accurately quantifying homelessness in the Whittlesea LGA is challenging due to the way data is collected, often grouping all forms of homelessness together. This includes individuals experiencing overcrowding, couch surfing, emergency accommodation, transitional housing, and rough sleeping, making it difficult to isolate the most vulnerable populations.

Current Statistics
According to ABS census data, the City of Whittlesea is facing a significant homelessness crisis, with at least **854 people experiencing homelessness**. This represents a **36% increase from 2016 to 2021**, substantially higher than the national average increase of 5.2%. The rise in homelessness is experienced across all demographics and locations within the LGA.
At a broader scale, Melbourne's homelessness services were unable to assist **71,962 people in 2020–2021**, averaging **288 people per day**, highlighting the strain on the system.

Sector Data
Specialist Homelessness Services across Australia collect data through government-funded programs. This data has highlighted a significant and growing need, which informed the Victorian Government's **Homelessness and Rough Sleeping Action Plan**. Key strategies identified in the plan include:

- Early intervention to prevent homelessness
- Providing stable accommodation quickly
- Supporting tenants to maintain accommodation
- Delivering an effective and responsive homelessness service system

The plan defines rough sleeping as the most extreme and literal form of homelessness, including people living without access to conventional dwellings such as cars, derelict buildings, tents, swags, and other improvised shelters.

National Data
According to the **2021 Census**, there were **7,600 people recorded as sleeping rough in Australia** (ABS, 2023). This figure is likely an underestimate, as the census was conducted during the COVID-19 pandemic when some individuals were temporarily accommodated. Data collected by Specialist Homelessness Services programs funded by the government confirms the growing demand for targeted responses. This evidence formed the basis of the Victorian Government's **Homelessness and Rough Sleeping Action Plan**, which aims to:

- Intervene early to prevent homelessness
- Provide stable accommodation as quickly as possible
- Support tenants to maintain accommodation
- Ensure a responsive and effective homelessness service system

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

The Action Plan defines rough sleeping as living without
access to conventional dwellings, including sleeping in cars, derelict buildings, tents, swags, and other improvised shelters.

.

12. Rough Sleepers and Pets

Pets are a crucial support to those who are sleeping rough as it provides them with a vital source of security, companionship and motivation to keep active and keep going in an otherwise hostile environment. Despite these many benefits, pet ownership can also become a barrier in accessing accommodation to get respite off the street as many emergencies accommodation have a no pet policy in place. Many rough sleepers when faced with the choice of securing accommodation on their own or remain on the streets with their pets, will often choose the latter. There are organisations that are strong advocates in providing support to individuals and their pets such as Pets of the Homeless Australia however referrals are only via a referring Agency, and rough sleepers cannot apply directly. There were 2 individuals who were confirmed to have a dog with them at sighting as part of the anecdotal data that was provided for this project, but we were not able to confirm during the assertive outreach component. The data available was that one of the owners was seeking legal advice on the legality of tying the dog to a pole while they attended a particular location/venue.

13. Housing Models to Address Rough Sleeping

To effectively address rough sleeping, MOSS utilises evidence-based housing models that prioritise safe, stable accommodation alongside wrap-around support. The primary models employed are **Housing First** and **Functional Zero**.

13.1 Housing First

Housing First was developed in the USA in the 1990s to target individuals experiencing chronic homelessness. The core principle is to **secure housing first**, before addressing other support needs, rather than making housing conditional on participation in programs such as mental health or substance use treatment.

Key features of the Housing First model include:

- Immediate access to permanent or transitional housing
- Person-centred, voluntary support from a multidisciplinary team
- Focus on addressing underlying issues, including mental health, addiction, and social needs
- Flexibility to accommodate client preferences, routines, and location choices

Implementation Challenges:

- Many rough sleepers lack identification or documentation needed for housing applications.
- Available properties may be outside clients' preferred locations, where they have established daily routines.
- Despite these challenges, MOSS adheres to Housing First principles, exploring every possible housing exit pathway and prioritising long-term stability.

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

13.2 Functional Zero

Functional Zero originated in the USA and uses **real-time, person-specific data** to measure the success of community programs in reducing homelessness. The model tracks individuals on a **By Name List (BNL)**, enabling service providers to monitor progress, coordinate supports, and evaluate outcomes.

MOSS participates in **Merri-bek Zero** and **Darebin Zero** programs in partnership with local councils and Launch Housing. Functional Zero relies on assertive outreach teams to:

- Identify and provide the names of rough sleepers for the BNL
- Track engagement, support needs, and housing outcomes
- Facilitate access to long-term case management and housing exit options

13.4 Anticipated Outcomes

At the conclusion of the pilot program in Whittlesea, it is anticipated that the Council and other stakeholders will:

- Gain a clearer understanding of the need for targeted assertive outreach
- Recognise the importance of resourcing both housing and support services for rough sleepers
- Be better equipped to plan coordinated interventions to reduce homelessness in the LGA

By integrating Housing First and Functional Zero approaches, MOSS aims to provide a **comprehensive, evidence-based response** to rough sleeping, improving both short-term safety and long-term housing stability.

14. Economic and Social Benefits of Addressing Rough Sleeping

The financial impact of homelessness on Victorian government systems, healthcare, justice, and communities is significant. While the human cost is substantial, economic analysis clearly demonstrates that effective homelessness interventions—particularly assertive outreach combined with long-term housing—deliver **strong cost savings and measurable social return on investment (SROI)**.

14.1 Cost of Homelessness in Victoria

The most comprehensive study available on the cost of homelessness in Victoria was conducted by the **University of Melbourne and SGS Economics & Planning (2017)**. The study calculated that homelessness generates an average cost of **$25,615 per person per year**, derived from increased use of health services, justice system involvement, social supports, lost productivity, and broader community impacts.

Annual Cost Breakdown (per person)

Cost Category	Annual Cost / Savings When Housed
Health Costs	$8,429
Reduced Crime / Justice Impacts	$6,182
Individual Costs	$6,500
Improved Human Capital	$4,236
Other	$268

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Total	**$25,615**

45.2 Adjusted Costs for FY25–FY26

The 2017 cost estimate does not account for inflation or rising service costs across healthcare, emergency accommodation, policing, mental health supports, and community services. When adjusted conservatively:

- **Estimated FY25 cost: $30,000 – $35,000 per person per year**
- **Likely FY26 cost: Higher again**, given escalating demand, increasing rough sleeping, and rising service delivery costs

These updated figures demonstrate that homelessness places a **growing and substantial financial burden** on government expenditure and community systems.

14.3 Long-Term Benefits of Housing

The same study found that providing a **single bed in last-resort housing** generates:

- **A net benefit of $216,000 over 20 years**, or
- **Approximately $10,800 per year per person**

These benefits arise from reduced service demand, improved health and wellbeing, reduced justice system contact, and enhanced long-term social and economic participation.

14.4 Return on Investment (ROI) of Housing + Support

When comparing government spending on homelessness services with the cost of homelessness, the analysis shows that **successful housing outcomes generate a significant return on investment**.

For every **$1 spent** on homelessness services that successfully house an individual:
There is an estimated return of approximately $3 in avoided future costs.
This represents an exceptionally strong ROI/social benefit ratio and highlights the economic value of investing in:

- Assertive outreach
- Long-term case management
- Access to transitional and permanent housing
- Integrated service partnerships (health, mental health, justice, AOD, community services)

14.5 Implications for the Whittlesea LGA

Given the number of rough sleepers identified in Whittlesea, the potential economic savings are substantial. A locally funded assertive outreach program—supported by MOSS's established regional experience—would:

- Reduce costly crisis system usage
- Lower justice and health service interactions
- Improve long-term social and economic participation
- Deliver strong financial returns to government
- Reduce community impacts associated with rough sleeping

In addition to improved wellbeing and safety for individuals, investment in Whittlesea's homelessness response would deliver **clear, quantifiable economic benefits** aligned with state and local government priorities.

15. Present Actionable Recommendations for Addressing Homelessness in Whittlesea

moss ltd
merri outreach support service ltd

22 Lakeside Drive
Broadmeadows 3047
Tel: (03) 9359 5493
Fax: (03) 9357 1090
ABN: 42 318 912 323
ACN: 617 233 628

Based on findings from the scoping program, access point data, and community engagement, the following recommendations are proposed to strengthen responses to homelessness and rough sleeping in the Whittlesea LGA:

Recommendation 1 – Strengthen Local Access to Housing Services

- Advocate for **Haven Home Safe** to extend their offsite office which currently operates once a fortnight from Epping Plaza to include the Whittlesea suburb to be more accessible to the surrounding suburbs
- An in-LGA presence will ensure people experiencing homelessness can **easily access housing support, information, and resources** without relying solely on transport to centralised access points.

Recommendation 2 – Equip the Community for Engagement

- Develop a **Community Development Project** in partnership with business owners and local stakeholders in **Lalor and Thomastown**.
- Provide training and guidance on **best practices for engaging rough sleepers** safely and compassionately.
- Support local businesses and public services in connecting rough sleepers with appropriate services while maintaining safety and dignity for both community members and clients.

Recommendation 3 – Fund Ongoing Assertive Outreach

- Establish a **sustained assertive outreach program** across the Whittlesea LGA to identify, engage, and support people sleeping rough.
- The program should provide **case management support**, including assistance with housing, health, mental health, social supports, and long-term housing pathways.
- This approach ensures that individuals who are most vulnerable are **actively supported to exit rough sleeping** and maintain long-term stability.

Recommended Staffing Model

To deliver an effective assertive outreach program in Whittlesea, it is recommended to adopt a staffing model **similar to Darebin City Council's established program since 2021**:

- **1 Full-Time Coordinator**
  - Responsible for program oversight, stakeholder engagement, data management, and coordination with council, service providers, and community partners.
- **2 Full-Time Assertive Outreach Case Managers**
  - Conduct street-based outreach, engage rough sleepers, provide case management, and link individuals to housing and support services.
  - Ensure consistent coverage across the LGA and allow for sustained client engagement.

This staffing structure ensures the program is **resourced adequately to meet the needs of Whittlesea's rough sleeping population**, provides continuity of support, and aligns with proven models in comparable LGAs.

Why WCAOP Costs What It Costs

Whittlesea Community Assertive Outreach Program (WCAOP)

What WCAOP Is

WCAOP is a **proactive, assertive outreach service** designed to reduce rough sleeping in Whittlesea by engaging people who do not access traditional homelessness services and linking them into housing and support pathways.

This is not a referral or desk-based service. It is **on-the-ground, skilled outreach**.

---

1. Skilled Workforce (Primary Cost Driver)

WCAOP requires **experienced outreach workers** capable of safely engaging people with complex needs, including trauma, mental health issues, and long-term homelessness.

Costs reflect:

- Qualified, experienced staff (not entry-level roles)
- Safe staffing and supervision
- Training and professional support

Why this matters:
Under-skilled outreach results in poor engagement, higher risk, and limited outcomes.

---

2. Proactive Coverage Across the Municipality

WCAOP is built on **active engagement**, not waiting for people to present.

Costs enable:

- Regular outreach across multiple locations
- Repeat engagement to build trust
- Flexible response times aligned to when rough sleepers are present

Why this matters:
Most people sleeping rough do not self-refer. Without assertive outreach, they remain disconnected.

---

3. Coordination with Council and Services

WCAOP is an **embedded partnership model**.

Costs support:

- Coordination with Local Laws, Parks & Gardens, mental health services and Access Points
- Shared tracking of locations and outcomes
- Reduced duplication across Council responses

Why this matters:
Coordination improves outcomes and makes better use of existing Council resources.

---

4. Data, Reporting and Accountability

WCAOP provides **local, defensible data**.

Costs include:

- Outreach logs and outcome tracking
- Quarterly KPI reporting
- Evidence to support Council planning and advocacy

Why this matters:
Without dedicated resourcing, Council lacks reliable data on rough sleeping.

Can the Cost Be Reduced?

Yes — **only by reducing service delivery**.

Reducing cost would mean:

- Less coverage
- Slower responses
- Reduced engagement and follow-up
- Lower quality data and outcomes

The decision becomes:
Which outcomes would Council be prepared to lose?

Bottom Line

WCAOP costs what it costs because it is **appropriately resourced to deliver outcomes**, not just activity.

Under-funding leads to limited impact.
Proper investment delivers measurable reductions in rough sleeping and better value across Council systems.

One-line takeaway

WCAOP is not expensive — it is correctly resourced for the outcomes Council expects.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
11	Rivergum Cricket Club	Gabriele Sorrentino

Submission

Thank you for the opportunity to document & present our support for this budget, with particular reference to the facilities and surrounding areas at Kelynack Reserve.

Given that community facilities is one of top 5 priorities for the City of Whittlesea, we believe the redevelopment of Kelynack Reserve clubrooms should be seriously considered in the budget plans moving forward.

We believe given the state of the facility; it is hindering female participation in our club. We believe new/upgraded facilities will promote and enhance female participation at our club (and reserve).

The RCC is a relatively young sporting club formed in the late 1990s. We have grown from our initial membership base of about 30 adult members to now having 140+ adult members (approximately 20 female) & 89 junior members (approximately 15% girls). In the last 4 years participation has increased by almost 50% (majority of the growth in Women's & Juniors).

Our strategic plan is for this area of our club to continue to grow. We have grown our Cricket Club to become a true Community Club.

The facilities & surrounding areas were built when the club was formed. The clubrooms are really changerooms for sport. We have spent time & finance to make these rooms a place for our members & visitors to enjoy. Also, due to time, these facilities & surrounding areas have deteriorated but more importantly, given our growth (& change in gender balance), the clubrooms are outdated, inappropriately designed & redundant for our club's needs.

We appreciate what we have & want to work with the City of Whittlesea to have Kelynack Reserve change to a location for our community. We understand that there are provisions in this budget to upgrade the amenities at Kelynack Reserve & we hope that this budget is approved.

Officer Comment

Council acknowledges the feedback provided by Rivergum Cricket Club regarding the proposed Fair Access Amenities Upgrade at Kelynack Recreation Reserve and the future needs of the facility. Council recognises the Club's continued growth in participation, particularly in women's, girls' and junior cricket, and acknowledges the important role the Club plays in supporting community connection and inclusive participation opportunities within the municipality.

The proposed 2026/27 funding allocation is specifically targeted toward upgrading change room amenities to improve accessibility, inclusiveness and functionality in line with Fair Access principles and contemporary sporting standards, rather than a full pavilion redevelopment. Council recognises the Club's aspirations for additional infrastructure upgrades which will be considered through future Council budget processes and external funding opportunities.

Budget Submissions 2026-27

Submission Recommended Outcome
That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
13	An individual	Nik

Submission

Stop with the rates increasing. We can't afford them now. Where do you think we will find the extra money with so many things going up.

Officer Comment

With the increased cost of living facing the community, Council is committed to delivering a Budget that is responsible and responsive to our community's need. We remain committed to supporting our most vulnerable residents while investing in essential services and infrastructure. The Budget 2026-27 has been developed to ensure Council can continue delivering essential services relied upon by the community, including waste management, road maintenance, parks and open space maintenance, community safety, family and community services, recreational facilities, libraries, and other critical community infrastructure and services.

A proportion of Council's Capital Works Program is directed toward the renewal, maintenance and upgrade of existing infrastructure, including roads, drainage, footpaths and community assets, to ensure they remain safe, functional and fit for purpose for current and future residents.

Council also maintains financial sustainability principles through long-term financial planning, reserve management and responsible budgeting practices to ensure the ongoing delivery of services and infrastructure across the municipality while operating within the Victorian Government rate cap framework.

Submission Recommended Outcome

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
37	WARM Inc	Louise Kenney-Shen

Submission

On behalf of WARM Inc., we support the investment in housing delivery and improved service coordination outlined in the budget. However, we are concerned that this is not matched by a strong enough emphasis on proactive and preventative responses to disadvantage, housing insecurity and homelessness. These efforts should go hand in hand with targeted outreach, early intervention and community-based support programs.

As cost-of-living pressures continue to rise, more residents are at risk of housing stress and crisis. WARM Inc. is a community-based emergency accommodation provider that works closely with existing specialist services to connect individuals to ongoing support. We see firsthand that empowering community members to engage with these services helps restore dignity, build trust, and leads to better long-term local outcomes.

Without stronger investment in prevention and early support, demand for crisis responses will continue to grow. To assist with this, WARM Inc. seeks a modest allocation of $5,000 to support our service delivery and strengthen our capacity to work alongside local support services. This investment would help stabilise people in crisis and improve pathways into longer-term housing and support.

Officer Comment

Council thanks WARM Inc for its interest in ensuring housing support locally. Council encourages WARM Inc to explore Council's Community Grants Program, which will re-open on 1 July 2026 and invites representatives to attend upcoming community grant information sessions and grant writing workshops, which will be advertised in coming months.

Submission Recommended Outcome

That Council resolves to note the submission and refer the submitter to the Community Grants process, which can provide financial support for a variety of community initiatives. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/

WARM Inc.

WINTER ACCOMMODATION RESOURCE MOVEMENT

PREPARED FOR **CITY OF WHITTLESEA**

WARM Inc.

Who We Are

Community-led, not-for-profit initiative

- Serving Whittlesea, Banyule and Darebin areas
- Focused on dignity, compassion and connection

Our Board brings together leaders from church networks, neighbourhood houses, the private sector and government services, reflecting a broad cross-section of our local community.



IC.PROJECT/

lan Murphy
nsiegneur

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/



Why WARM?

Winter increases risk for people sleeping rough.

- Limited seasonal surge capacity
- Community response to local need
- Restoring trust in services
- First season planned for Winter 2026

Our Approach and Values

Compassion first

- Dignity for all
- Community in action
- Faith-inspired, not faith-restricted

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/

Working within existing networks



Service Integration

- Clear referral pathways through local service partnerships
- Alignment with shared practice values and protocols
- Coordinated information sharing to support outreach
- Continuity of care beyond the shelter stay

Community & Corporate Partnership

- Partnering with local businesses and community organisations
- Shared responsibility across sectors
- Practical support that strengthens, not duplicates, services
- Restoring trust, dignity and connection
- Working closely with local governments to ensure compliance and impact

→ Bridging gaps between services to prevent people falling through the cracks

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/

How It Works

Referral Pathways

- Access via agreed local service partners
- Clear eligibility and capacity parameters
- Referrals into appropriate ongoing supports
- Feedback loop with referring agencies

Supervised Overnight Winter Shelter

- Hot meal, safe bed, breakfast
- Volunteer-supported model with trained teams
- Active referrals to housing, health and support services

On-site Support & Assessment

- On-site social work presence
- Initial assessment and risk screening
- Identification of housing, health and wellbeing priorities
- WARM referrals into appropriate wrap-around services

Transport & Safety

- Coordinated transport to and from venue
- Partnering with Rotary and trusted community volunteers
- Preserves guest safety and location security
- Reduces risk of congregation or unintended exposure



→ Increasing points of contact with people sleeping rough and strengthening connection into support.

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/

Why Whittlesea?

Why this matters locally:

- Rapid population growth is increasing pressure on housing and support services
- People move across LGAs to access help, creating gaps in support
- Need for local, immediate response to prevent people falling through the cracks

Our Ask

Seed funding to support:

- Coordination and program setup
- Volunteer training and governance
- Transport and Operational costs
- Ongoing costs to lock in 2027 program.

Partnership with Council as part of a northern suburbs response.

A small investment that enables a community-led solution already ready to deliver

Providing a bed reduces reliance on costly crisis accommodation and frees up resources for other critical supports.

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/



Everyone deserves a safe place to sleep and a WARM welcome.

Working Together for Winter 2026

WARM Inc is committed to operating in alignment with local service providers, council and outreach teams.

Our goal is to strengthen the winter response, provide safe interim accommodation, and ensure every guest is supported into appropriate ongoing care.

Together, we can ensure no one is left out in the cold.

WARM Inc.

FACEBOOK.COM/WARMINC.PROJECT/

THANK YOU

Contact Us

Phone :
Adele +61 433 765 485

Email : WARMexec@gmail.com

Whittlesea Council Budget Submission – WARM Inc

Good evening Mayor and Councillors, and thank you for the opportunity to speak.

My name is **Louise**, and I'm here representing **WARM Inc — Winter Accommodation Resource Movement**, a community-led initiative working to establish a supervised winter shelter supporting people experiencing homelessness **here in Whittlesea and across the northern suburbs**.

Tonight we are asking Whittlesea Council to consider **providing seed funding** to help establish this initiative and support the coordination, partnerships and volunteer training needed to bring it into operation.

Winter is the hardest and most dangerous time of year for people experiencing homelessness.

WARM will provide a **safe overnight space during the coldest months**, where people can access warmth, a meal, a safe place to sleep, and connection to support services. Our aim is not to replace existing services, but to provide **additional winter capacity**, working alongside local organisations and referral pathways already supporting people toward longer-term stability.

The idea for WARM began through conversations in the community **at St Peter's Church in Bundoora** and quickly brought together people from across the northern suburbs who work close to this issue and wanted to be part of the solution.

From there, the conversation has grown, and we've connected with **community organisations, service providers and local partners** across the north to help build a coordinated winter response.

Many people experiencing homelessness have also experienced significant trauma in their lives. For some, that trauma has involved difficult experiences with institutions.

For some people, a community-based shelter like WARM can provide a safer and more approachable first step — a meaningful circuit breaker during the hardest months of the year, showing people that support is there and that someone cares.

Across the northern suburbs, we're also seeing increasing **housing instability**, where people move between areas just to access support.

Someone might attend **DPV Health in Epping today**, find somewhere safe to sleep in **Greensborough tonight**, and connect with a service like **Haven Home Safe in Preston tomorrow** — simply based on where support is available.

That movement across areas can create real gaps in support, where people fall between services or lose continuity of care. WARM is designed to help bridge that

— acting as a consistent point of safety and helping ensure people don't fall through the cracks.

Alongside this, we are putting strong **governance and operational structures** in place, ensuring the shelter is supervised and that volunteers are well trained and supported so it operates safely and responsibly.

We are also partnering with experienced homelessness outreach organisations, including MOSS, to ensure that the people staying with us are those most in need and best suited to the environment.

This not only increases points of contact for outreach services — who often face challenges locating people sleeping rough — but also provides something tangible: a bed. That helps relieve pressure on limited resources and funding, allowing those services to focus their efforts where they are needed most.

We recognise that Whittlesea is a growing municipality, with increasing demand on housing and support services. WARM is designed to align with that reality — providing a practical, community-led response that complements the work already being done to support vulnerable residents.

Tonight we are asking Whittlesea Council to **partner with us in supporting another pathway for people experiencing homelessness**. The system is working hard, but the **status quo doesn't work for everyone**.

We're not asking council to solve this problem alone — we're asking you to help enable a community response that is already taking shape across the northern suburbs.

We are ready to open in less than a month. We are ready to support our community this winter — and we hope Whittlesea will stand with us.

Thank you for your time and consideration.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
40	Better Deal Whittlesea	Nick Brain

Submission
Please see attached budget submission.

Officer Comment
Council thanks the submitter for their detailed feedback on the proposed budget with regard to infrastructure planning and investment.
As a growing municipality there is an increasing need for more community and recreational infrastructure. The need outweighs the money available in the Budget for capital projects. As a result, Council takes a strategic evidence-based approach to its infrastructure planning which is outlined in the Long-Term Community Infrastructure Plan. Council is constantly reviewing and reprioritising as well as ensuring there are short and long-term projects in the pipeline across all areas in the municipality. Council actively seeks external funding sources to support the delivery of this much-needed infrastructure through its advocacy program.

Each year we conduct an extensive community engagement program to better understand what our community priorities are. The draft Budget is shaped by community and councillor input and aims to balance community need while remaining fiscally responsible.
We welcome your specific suggestions and will consider them in more detail as we do with all feedback provided by our community as part of our community engagement process that feeds into the budget planning.

Submission Recommended Outcome
That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.



Whittlesea Council

2026/27 Budget Submission

Proposal

Better Deal Whittlesea (BDW) calls for:

- A review of the 2019 stadium strategy in light of post-COVID conditions.
- Adoption of a hub-and-spoke model centred on the Mernda Regional Sporting Precinct.
- Leaning into the possibilities for Early-Delivery Local Partnerships.
- A rebalancing of investment toward more localised infrastructure.

Introduction

BDW is a residents advocacy group founded in 2025 to ensure the City of Whittlesea:

1. Puts ratepayers and residents at the heart of its decision-making.
2. Protects community liveability by building better infrastructure and investing in better services.
3. Does not get distracted, make excuses, or indulge in spending that detracts from improving our community.

Since its founding, BDW has been an active participant in local debates on a range of issues affecting the municipality's liveability. Following its engagement with Council's 2025/26 budget process, BDW has facilitated a number of community petitions calling for:

- Road safety improvements to the Maserati Drive/Findon Road intersection.
- Adoption of a road safety measure at the Brush Road/Findon Road intersection.
- The development of an All-Abilities Playground at Nick Ascenzo Park, Thomastown.

Cumulatively these petitions gathered over 822 signatories, thus reflecting community sentiment that infrastructure investment in these projects should be prioritised in response to emerging local need.

However, none of the above measures are proposed to be adopted in the 2026/27 Budget given Council's current preference to develop large-scale projects over more pressingly urgent, localised infrastructure.

To that end, this submission proposes an alternative medium-term vision on how infrastructure should be provisioned in the City of Whittlesea. This vision is offered in the spirit of pulling forward public investment in urgent projects that would significantly improve community liveability, at more modest cost.

A shift is needed

BDW's central position is that the current capital works budget approach is presently too heavily weighted toward large-scale, long-term horizon projects, and this is impeding Council's ability to deliver timely, equitable, and visible improvements across all suburbs.

This submission asserts that a rebalancing of the capital works program is essential to achieve a more equitably distributed allocation in ratepayer funds, with a focus favouring 'the many and the modest' over 'the few and the expensive'.

BDW calls for a review of infrastructure priorities to better reflect current fiscal conditions, community expectations, and more immediate liveability outcomes.

Rebalance the Capital Work Program

The City of Whittlesea continues to experience strong population growth, alongside increasing community expectations for accessible and well-maintained infrastructure. Concurrently this is unfolding during a post-COVID 19 environment where there is a general trend in the deterioration of public finances.

From a community perspective, the impacts of infrastructure investment are most clearly felt at the local level. Residents experience community liveability through the prism of safety of intersections, the usability of public spaces in their immediate neighbourhoods, the cleanliness of their streets and availability of useable nearby recreation facilities. Where essential pieces of street level infrastructure are neglected, there is a growing risk that residents may perceive the need to take direct steps to achieve community improvements.

While major projects are attractive in terms of the economies-of-scale they can achieve, it is the consistency and timeliness of smaller, localized improvements that most directly shape perceptions of community liveability. Infrastructure planning that does not reflect this lived experience risks undermining maintaining community confidence. This is particularly evident when the frequently of residents petitioning Council has grown, thereby sending a signal where place-based improvements are most needed.

Underlying this submission is a growing community sentiment expressed by many residents that they are seeking a *better deal* for the value of the rates they pay. This is not simply a question of expenditure levels, but of confidence. Confidence that the rates they pay will be translated into visible, practical, and locally relevant outcomes. Where residents do not see timely improvements in their community's infrastructure, there is an appreciable risk that confidence in Council's diminishes.

At a time when many households are experiencing declining living standards, increased cost-of-living pressures, and trust in institutions is also declining, ensuring that capital decisions deliver more temporal and tangible community benefit should be central to maintaining public trust in Council.

Over-Concentration in Large-Scale Capital Projects

BDW acknowledges the importance of major infrastructure investment. However, there are presently too many large, multi-year projects 'on the books' to be funded from within Council's existing revenue base.

An example of this is Council's proposed Stage 3 of the Mernda Regional Sports Precinct. It is due to be considered by Council within its current term, and has been estimated to exceed the cost of $80 million. Council is also due to construct a ten door indoor stadium in the Epping area by 2030, which would also be a project that would cost in the tens of millions. Realistically these projects are fiscally unable to be borne by Council alone.

BDW has heard that this situation is resulting in:

- proposed large projects dominating Council's capital planning cycles.
- smaller improvements being deferred.
- residents experiencing long delays between tangible infrastructure upgrades.

This situation is not delivering equitable or timely liveability outcomes across the community.

Key Strategic Review Request

BDW calls on Council to undertake a targeted review of its infrastructure provisioning framework. This includes:

- A review of Council's 2019 Stadium strategy.
- Consideration of alternative delivery models, including a hub-and-spoke approach.

<u>Review of Council's 2019 Stadium strategy.</u>

Council's current stadium strategy was developed in 2019, prior to the COVID-19 era. Since then significant changes have unfolded. This includes:

- Changes in public sector fiscal capacity.
- Construction cost escalation and delivery challenges.
- Growing demand for more localised infrastructure.

At the time the stadium strategy was adopted, fiscal conditions were more favourable and delivery risks lower. These assumptions no longer hold.

A review should assess:

- Whether presently committed large stadium-scale investments after the Mernda Regional Sporting Precinct remain fiscally sustainable.
- Long-term operating and renewal costs.
- What opportunity costs would arise should council proceed with its current stadium strategy, whilst also proceeding with Stage 3 of the Mernda Regional Sporting Precinct.

- The present environment for funding sources outside Council's rate base.

BDW is concerned that continuing with a pre-COVID era informed infrastructure strategy risks locking Council into an outdated model, which risks delays in more modest projects across the municipality that could significantly enhance overall community liveability.

Hub-and-Spoke Sports Infrastructure Model

BDW recommends adopting a hub-and-spoke model for sports infrastructure delivery. The model would be centred on the Mernda Regional Sporting Precinct as the primary hub for:

- Basketball and netball.
- Large-scale swimming events.

Local school facilities and existing basketball stadiums would act as spokes. This would focus on everyday participation, junior and community sport and local accessibility. This approach would:

- Improve equity across suburbs.
- Reduce duplication of costly infrastructure.
- Improve utilisation of stadium assets that accompany new school builds.
- Free up forward capital for faster local upgrades.
- Increase overall community access to infrastructure sooner.

This would allow Council to consolidate existing major infrastructure projects that have commenced, while delivering smaller projects sooner to improve overall city liveability.

Early-Delivery Local Partnerships

In addition to a hub-and-spoke approach to regional sporting infrastructure, BDW supports the exploration of early-delivery, smaller-scale infrastructure partnerships. This would involve Council working collaboratively with partners to co-deliver mid-scale sporting facilities that can be delivered ahead of larger precinct-scale infrastructure projects.

Such facilities may include co-located or shared-use developments, for example school-partnered indoor sporting courts or community sport facilities, where land use efficiency and existing assets can be leveraged to accelerate delivery.

This approach would:

- Enable earlier delivery of indoor sporting capacity in growth areas.
- Improve utilisation of existing school and community infrastructure assets.
- Reduce pressure on future large-scale facilities by staging demand over time.
- Provide more immediate, localised benefits.

This approach would provide an additional delivery pathway, to ensure that communities experiencing growth are not required to wait for more than a decade for major precinct-scale infrastructure to come online.

Rebalancing Infrastructure Investment

BDW recommends a rebalancing of capital investment to ensure:

- Stronger funding for neighbourhood-level infrastructure.
- Faster delivery of smaller-scale projects.
- Prioritisation of local liveability investments.

Priority local works include, but would not be exclusive to:

- Footpaths.
- Road safety improvements.
- Lighting.
- Park upgrades.
- Cycling connections.
- Renewal of existing council owned sporting assets.

These projects would deliver immediate, visible benefits at lower cost than future major greenfield infrastructure projects.

Conclusion

BDW supports Council's role in delivering infrastructure to improve community liveability. However, the current approach is too heavily weighted toward large-scale projects at the expense of smaller, immediate improvements that directly affect liveability.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
84	Donnybrook Community Group	Laura Ryan – Vice President DCG

Submission

The Donnybrook Community Group has held a communal brainstorm session to create a list of suggestions for the 2026 budget submissions which is attached.

Officer Comment

Council thanks the submitter for their detailed feedback on the proposed budget. We appreciate the time the community group has taken to consider the Budget and provide suggestions that represent the goals of Whittlesea 2040. The ideas presented are well considered and insightful, helping Council to better understand what the opportunities and challenges in the Donnybrook area are. These ideas do require some further consideration and discussion, and will be used to inform our broader planning across Council.

Submission Recommended Outcome

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

DONNYBROOK
COMMUNITY GROUP Inc.

Date 18 April 2026

TO: Donnybrook Community Group & Whittlesea Community Development

RE: EOI for budget planning

Members of DCG met to brainstorm projects and ideas for discussion and inclusion into Whittlesea LGA budgetary items for community development in the Donnybrook area. The following points came out of this discussion. We are happy to engage in further discussion with Council reps to flesh out ideas more or offer further explanation.

We have attempted to fit our ideas into the 5 foci areas the Council has previously presented, namely; Connected Communities, Sustainability, High Performing Organisations, Economy, and Liveable Neighbourhoods. We have tried to keep these as 'actionable items" for consideration, however, we recognise some areas may need more fleshing out.

~~~~~~~~~~~~~~~~~

COUNCIL INTEGRATION WITH COMMUNITIES

Starting with the CDO role for Donnybrook – we would love to see this funded to be a wider, more integrated role. We feel we need a connection that is more than just consultation. Donnybrook has seen 4 different CDO reps in just 5 years, and it feels like we are starting from scratch with each fresh face. We would like to see a commitment to longevity from Council for this vital role.

The CDO is uniquely placed to assist those volunteers in the community with bringing needs and passions into fruition. What follows is a discussion of areas of need, however, finding volunteers to champion these projects will require practical support with equipment, staffing, grants, and even meeting spaces. This is an opportunity for a true partnership, driven by DCG and CDO personnel to work alongside Council. We believe a connected community is a safer community.

Address: 995 Donnybrook Road, Donnybrook, Vic 3064
~~~~~~~~~~~~~~~~~

ECONOMY & BUSINESS:

1. Local Business Network meetings – to be funded by Council alongside a DCG Champion to drive the sessions.
2. Assist Small Business owners to run Information Events or Workshops (i.e. a Maker's Market or Tasting Event)
3. Fund an annual small business expo (perhaps in partnership with DCG)
4. Council to fund feasibility studies for Development of Olivine Town Centre. For example, a Medical Centre, Pharmacy or Pathology.
5. Council to consider buy-in to Olivine Town Centre – the planning by MIRVAC is for two separate buildings. The West section has been purchased by Coles who will control the occupancy of the shops connected. We would like to see the East section supporting local businesses rather than another cookie-cutter design of Coles-BottleO-Baker's Delight-etc. A bulk-billed medical centre, local small businesses, a pop-up shop space for limited rental runs, a laundry, perhaps an LGA satellite office or other community support service – these are the things that can build our community up sustainably and encourage housing purchases not just transient rentals by a disconnected populace.
6. Fund work experience opportunities in partnership with local businesses
7. Improve access for community groups – specifically, Shared Space is near capacity and Murnong is really set-up for once-off rental usage. There is no allowed storage space, restrictions on requests for additional rental times outside of contracted days for regular users, kitchen and hall are two separate rentals, etc.
8. Council purchase a Barista machine to be used for Barista Training Course at footy grounds. This could be in cooperation with Donnybrook Dragons Sporting Club.

LIVEABLE NEIGHBOURHOODS

9. Increases public transport options to include bus services to Whittlesea and Mernda for better connection points within the Council areas.
10. Neighbourhood House
11. Partner with a YMCA or Leisure Centre to offer group activities such as a Wednesday Walking Club or ParkRun or Yoga-in-the-park.
12. Assist our Community Garden by funding equipment and perhaps Council workers to donate time in caring for the garden alongside residents to build a more sustainable and user-friendly space.

HIGH PERFOMRING ORGANISATIONS & CONNECTED COMMUNITIES

13. Partnership with local community groups to advertise and market our area.
14. Partnership with local community groups on analysis and use of cultural compilation data to ensure groups are covering the diverse cultural representations.
15. Partnership with local community groups for regular community awareness workshops (who mows what, noise complaints, parking laws, rubbish dumping, fire safety, sun safety, etc.
16. Intercultural dialogue courses
17. Funding for local community advisory groups

CONNECTED COMMUNITIES: YOUTH

18. Youth Council Members feed into Youth Programs and Partnerships (ie – funding to establish an offline games group, partnering with Hume Council who is running a Wallan Mentoring Group)
19. Funding for Youth Activity groups (there is a tutoring/homework group starting in May, we've had requests for a chess club, a youth trivia night, etc.)
20. Funding for a volunteer who has expressed interest in starting a Practical Youth Skills workshop – teaching young people basic skills in repair, projects, etc., especially wood-working and simple mechanical skills
21. Barista training course
22. Work experience opportunities at Shared Cup
23. School Holiday Camps – running activities at local parks – in partnership with Leisure Centres, Youth Clubs, etc. Parkour Day, Cricket Camp, Water play, Art projects, etc. For upper-primary and lower-secondary students.
24. Fund and run training schemes for young people such as CV writing, IT skills, Budgeting, setting up banking, etc.

SUSTAINABILITY

25. Improvement in public areas – shaded areas, seating, well-lit, toilet amenities, off-street parking etc. – at parks and gathering spaces.
26. Shared Cup runs a recycling scheme collection point and Donnybrook Community Church runs a Food Pantry. There are English Language classes, Safe Driving classes, Diabetes and DV safety networks, after-school clubs/childcare, train station safe transport, and a myriad of other options to make our community sustainable and liveable in which the Council could be drivers of programs.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
91	An individual	Hristina Brown

Submission

Prioritise sporting facilities at the following locations;

Corner of De Rossi Boulevard and Epping Road in Wollert behind Kirrip Community Centre.
Corner of Harvest Home Road and Epping Road.

If we are not provided funding for Craigieburn Road or bridge in road or Epping Road to Donnybrook Road Prioritise to re seal the whole road, place safer barriers and lines. Prioritise weekly rubbish dumping pick up along Craigieburn Road east and maintenance of same. Prioritise frequent emptying of local park bins and more lighting at parks at night (similar to fairy lights around tree trunks would make the parks welcoming and appealing). More security around bus stops due to damage caused to them. Cameras at bus stops. Regular street sweeps in areas, graffiti removal on private and public places (next to zap fitness - kinder fencing), more EV charges, audits of uneven footpaths, maintenance where bus stops are, maintenance of large grass lands areas dedicated to the Wollert rail (to maximise appearance until it is done), more speed humps and lines on Yann Drive (Wollert), tip vouchers to remove dumping of rubbish.

Officer Comment

Thank you for your feedback on Council's Proposed Budget. Council has identified the priority sporting project for Wollert in this budget is the development of Edgars Creek, with the De Rossi Boulevard/Epping Road and Harvest Home Road/Epping Road sites remaining important long-term opportunities that will be considered in future years' capital programs.

Craigieburn Road, Bridge Inn Road (between Plenty Road and Yan Yean Road) and Epping Road are state managed arterial roads and the responsibility for maintenance and upgrade are the responsibility of the state government through the Department of Transport and Planning. Council continues to advocate for the upgrade of these roads, as well as to have Bridge Inn Road between Plenty Road and Epping Road declared as an arterial road.

The majority of bus shelters in the municipality are managed by the Department of Transport and Planning (DTP). If you notice any damage, you can report it to DTP or Council if it is an older style shelter.

Yann Drive is a key movement corridor in the City Whittlesea and will be an arterial road in future, installation of speed humps would not be appropriate for a road with this function. A review of our available traffic data indicates that the majority of traffic is complying with the posted speed limit, however we can work with Victoria Police to see an increased enforcement presence.

With regards to your suggestion for park lighting including any fairy lights/festoon lighting, this can be considered in certain circumstances to enhance public spaces or improve safety, in line with directions within Council's Open Space Plan Landscape Guidelines and Public Lighting

Budget Submissions 2026-27

Guidelines. Council has also allocated increased funding for shared paths to improve community safety. If there are specific paths or parks you would like improved, we would invite you to request this through our customer portal for consideration. Council schedules bin servicing based on how often each park is used. High-use parks are typically serviced daily, while lower-use parks are serviced less frequently, generally on a weekly basis. Council responds to reports of dumped rubbish within the community and arranges for its removal. Due to the potential hazards associated with dumped materials, collection and disposal needs to be carried out by Council staff or contractors. City of Whittlesea residents do have access to tip vouchers to assist them in disposing of waste from their own property. The City of Whittlesea road management plan outlines how often footpaths are inspected and Council's streets are swept across an 8-week program, also in line with this plan. Council's graffiti team remove graffiti daily across the municipality but are legally only permitted to remove it from Council owned assets. Without knowing the specific area mentioned for grass, Council is unable to comment, but does note that most of the grass land surrounding public train stations is State owned and maintained.
Submission Recommended Outcome That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer’s comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
92	Innovation Youth Centre	Paul Papadatos

Submission

Young people and I have met with the council's senior staff and councils to discuss the matter. Innovation Youth Centre has a proven record in supporting young people in the City of Whittlesea. Please refer to the service evaluation attached.

Officer Comment

Following extensive research and consultation with young people across the City of Whittlesea, including a feasibility study into current and future needs, Council has approved the development of a dedicated Youth Hub on Council-owned land in South Morang.

Council's youth services are currently delivered through its in-house team, which provides inclusive, responsive and best-practice services supporting more than 10,000 young people annually. Council has no plans to outsource the delivery of youth services or the operation of the Youth Hub.

Submission Recommended Outcome

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Innovation Youth Centre
"Believe & Create"

SERVICE EVALUATION
SAFER COMMUNITIES FUND ROUND 6 - EARLY INTERVENTION JUNE 2022 TO FEBRUARY 2024

Australian Government

MAJOR LEARNING

Setting up a youth service/centre needs longer-term funding from 5 to 10 years rather than 2 years, due to needing time to be established in the community *(IYC established itself in a rapid short period)* and fill service gaps. A shorter period of funding has a less strong positive impact on service users and needed resources in the community that become reliant, compared to longer-term funding.



"IYC is a home away from home"
Milly - Aged 16

SPACES FOR YOUNG PEOPLE NEED

1 IYC is the only Youth Centre in the City of Whittlesea & Federal Seat of Scullin

SERVICE USERS COUNT

507

Young People involved in services at IYC during SCFR6 Funding Period from June 2022 to March 2024

OUT & AWAY FROM CRIME

32% IYC of service users that were involved in crime and not involved in crime now - since being a service user of IYC

62% IYC service users abstained from crime - since being a service user of IYC

6% IYC of service users being support currently involved in crime.

IYC DEMOGRAPHIC

54% of IYC service users live in the City of Whittlesea

46% of IYC service users live in other municipalities & access IYC in the City of Whittlesea

48% of IYC service users identify as female

47% of IYC service users identify as male

5% of IYC service users identify with other pronouns

63% of IYC service users are between the ages of 12 - 17 years

37% of IYC service users are between the ages of 18 - 25 years

IYC TEAM & PARTNERSHIPS

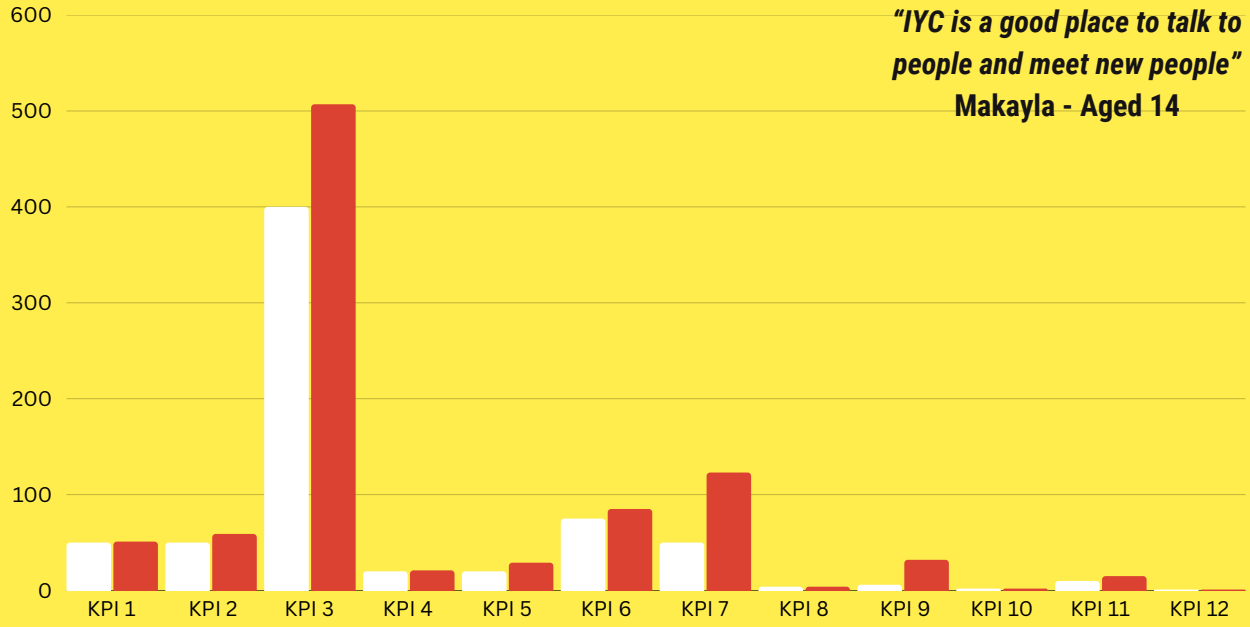
8 Staff Members
6 Board Members
16 Youth Reerefernce Group Members
6 Volunteers
25 Student Placements
15 Partneships

PROJECT OUR KPI'S

JUNE 2022 TO FEBRUARY 2024



"IYC is a good place to talk to people and meet new people"
Makayla - Aged 14



Innovation Youth Centre is extraordinarily proud to acknowledge and share the accomplishments we have reached as an organisation to help better the lives of our young people

- KPI 1 50 Young People engaged in one-to-one mentoring, IYC achieved 51
- KPI 2 50 Youth Support young people or case management, IYC achieved 59
- KPI 3 400 at high-risk young people engaging with IYC activities and programs, IYC achieved 507
- KPI 4 1 outreach session every 2 weeks during the school term equating to 20 outreach sessions,
- IYC achieved 21
- KPI 5 2 healthy development crime prevention program sessions per month during school term equating to 20 sessions, IYC achieved 29
- KPI 6 Youth Work Staff will spend 75% of their working hours engaging directly with and supporting high-risk young people, IYC achieved 85%
- KPI 7 2 after-school drop-in sessions per week during school term equating to 50 – drop-in sessions, IYC has achieved 123
- KPI 8 1 x summer camp up to 15 participants, 2 underage discos, & Social Enterprise - IYC has achieved this KPI
- KPI 9 1 skills–building workshop per bi-monthly during the school term equating to 6 skills-building workshops, IYC has achieved 32
- KPI 10 2 x annual open days planned and facilitated by IYC's youth reference group, supported by Staff and Board, IYC has achieved 2
- KPI 11 Establishing 10 partnerships with community organisations annually using space at IYC to run services/programs for high-risk young people involved in crime or about to be involved in crime, working towards crime prevention. Staff from these community services can also work with IYC staff on the drop-in program to engage young people. IYC has achieved 15
- KPI 12 End of project evaluation report to show how the project went and how the project went towards reducing youth crime, supported by annual evaluations, IYC has achieved this KPI.

SERVICE MODEL SUMMARISED DURING SCFR6 FUNDING PERIOD



Innovation Youth Centre's service model supports our strategy through three portfolio areas of Youth Support, Youth Development, and Youth Programs.

The programs and services we offer include Drop-In Programs, Counselling and Casework Support, Personal Development Programs, Driving Programs, Community Events, Assertive Outreach Support, Information and Referral, Education and Training, Parent Education, Leadership and Reference Group Programs, LGBTQIA+ Programs, Rainbow Tick Accreditation, and NDIS Accredited Services.

An essential part of our strategy is making our building accessible for community members, organisations and stakeholders to hire spaces and resources to run services, events, and community programs.

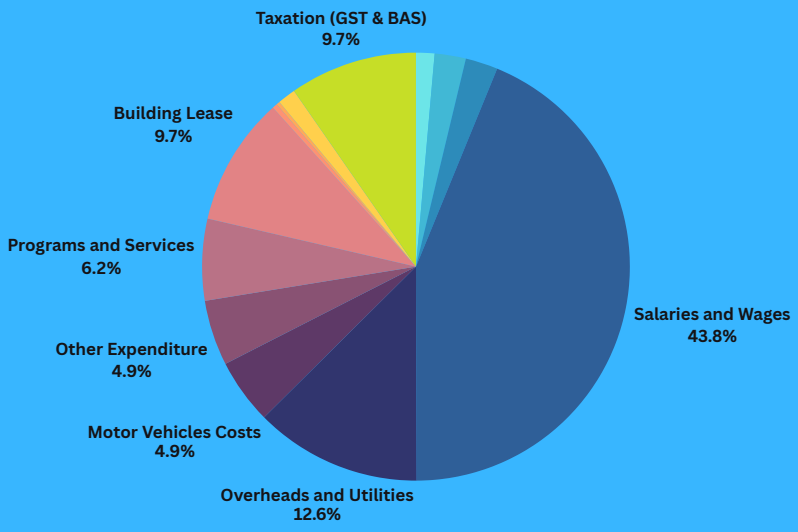
PROGRAMS/SERVICES SUMMARISED DURING SCFR6 FUNDING PERIOD

Case-management and Mentoring – Ongoing for 2 years	One-on-one support to assist young people aged 12 to 25 to build resilience and capabilities to address challenges they are experiencing in their lives.	• Young people engaging in our youth support program and improved quality of life.
Drop In – Ongoing for 2 years	An accessible space for young people to enhance positive connections to the community. Focuses on developing the social skills and connections of young people through opportunities for interactions with peers and youth workers.	• Drop In sessions over the duration of 2 years. Young people less likely to engage in high-risk behaviours and crime.
Outreach Services – Ongoing for 2 Years	An outreach session is held in the community for young people to engage in and be supported. Helps to promote IYC, raise the organisation's positive profile in the community, and increase participation in IYC's other programs and services.	• Outreach sessions to be conducted over a two year period supporting young people and referring to services and programs to improve quality of life
Youth Reference Group/Program Meeting Events Ongoing for 2 Years	A youth leadership committee that oversees the planning and running of events and evaluation of the youth centre. Working with key stakeholders and local community to fulfil service gaps for young people	• Meetings for the duration of two years allowing the opportunity for young people to have a voice and be heard in their community as well as assist in developing skills to support their employability
Summer Camp x 1 Disco's x 2 IYC Open Days x 2 Pop Up Op Shop Social Enterprise over 2 Years	A youth leadership camp with young people, key stakeholders and IYC youth reference group members to undertake planning for IYC service delivery and team building.	• Young People at risk participating in community events and establishing a social enterprise for IYC
Community Wardrobe and Driving Program Maza's Inc	The Community Wardrobe program donated clothing and toiletry items and organisations to the Innovation Youth Centre and the Centre gives the items to people who need them. MAZAS Inc. supports young people who are registered service users of IYC on their learner permit to use IYC fleet vehicles to practice driving and build their driving hours for their probationary driver's licence, while accompanied by a full driver licensed IYC staff member.	• Community Waretrobe aims to support young people who an in need with funds to access new and good clothing and toiletry items, by working with individuals and organisations that donate the items to the services. MAZA'S aims to achieve driver safety awareness, reduce risk-taking driving around the community and work with key stakeholders i.e Police, Vic Roads

"At IYC I feel respected, being able to be myself, and treated fairly"
Sierra - Aged 14

"IYC makes me feel like I belong"
Helena - Aged 12

BUDGET BREAKDOWN JUNE 2022 TO MARCH 2024





"IYC gets me away from my problems"
Xzavier - Aged 15

SCFR6 FUNDING INSTALMENTS - INCLUSIVE OF GST & WAGE TAX

DESCRIPTION	AMOUNT
SCFR6 GRANT - AFG 1ST INSTALMENT JUNE 2022	$402,330
SCFR6 GRANT - AFG 2ND INSTALMENT NOVEMBER 2022	$494,291
SCFR6 GRANT - AFG 3RD INSTALMENT MAY 2023	$494,290
SCFR6 GRANT - AFG FINAL INSTALMENT NOVEMBER 2023	$241,351.
TOTAL:	$1,632,262

OTHER INCOME & FUNDING

DESCRIPTION	AMOUNT
DONATIONS	$1,045
CENTRE ROOM BOOKINGS	$3,434
HEY GRANT - VG	$10,000
CHILDREN WEEK GRANT -VG	$1,000
DYSON GRANT	$1,000
SCHOOL FOCUSED YOUTH SERVICES - VG	$7,370
TOTAL:	$23,849

SCFR6 FUNDING COSTINGS

DESCRIPTION	AMOUNT
Contractor Cost	$23,537
Education and Training Methods	$39,875
Information Technology and Sports Equipment	$41,293
Salaries and Wages	$739,257
Overheads and Utilities	$213,066
Motor Vehicles Costs	$83,319
Programs and Services	$104,175
Building Lease	$164,353
Travel Expense	$6,323
Work Experience Placements	$4,483
Workshops, Camps, Marketing and Events	$22,071
Other Expenditure	$83,578
TOTAL:	$1,498,293
Taxation (GST & BAS)	**$133,999**
INCLUDING TAX TOTAL:	$1,632,292

Page 4 of 5

SERVICE USER TESTIMONIES

Staff allow me to talk about my problems, and try their best to help me with them. I have someone to talk to when I need to, and I feel I can message staff when I need to. The staff allowed me to be myself, and I could joke around with them. I can also choose how I want to get support. I wasn't comfortable coming to the centre, but the staff allowed me to meet up with them via Zoom. They also let me choose what I wanted to do in support. I find it easier to talk while playing games, and staff play games with me while I talk to them which makes it more fun. I felt like my ideas were heard and actioned, and the staff did their best to accommodate my needs and wants. Lastly, IYC gives me a distraction and a break from my life when I need it, and sometimes I just want to chat about games and movies which was a support to me because it made me feel better and want to make things in my life better.

Daniel - AGE 22



"IYC helps me get away and meet new people"
Abby - Aged 14

IYC has been more than a second family to me with all the support they have given me, all the time they take out of their day to assist and benefit my life and wellbeing, especially my IYC worker I couldn't describe how appreciative I am off her even just having someone to talk to when I have problems going on or issues I'm worried about and a person who will listen and assist me with the problems or issues I have currently got going on. My IYC support worker attended every court hearing I had throughout the 2023-2024 period, providing extensive support through each hearing which was extremely beneficial to my mental health and well-being alongside beneficial to the outcome of the hearings. IYC assisted in paying for my medication which I struggle to afford on the income I'm on due to the price of script. I am enrolled in CAE so I can continue and complete my VCE studies and IYC paid for the majority of my books or found a way to fund the rest of the supplies that I will need to be able to complete my studies.

Tori - AGE 18

Before we joined the Uplift Group at IYC we felt unaccepted and isolated within our local community. The group has enhanced our self-belief/self-esteem and confidence by giving us a safe space to meet new friends and to get help and support from each other and the workers. We feel that we are supported as the other members can relate to some of our beliefs/opinions and values because they are in the same boat as us. If IYC were to close, we'd feel very disappointed and overwhelmed as there are no other community-based Rainbow Groups in our local region, and unfortunately at our schools, we don't feel safe to participate in a Rainbow Group due to it being really difficult to be anonymous at school.

Nexus - AGE 14 & Issy Age 15

CURRENT & FUTURE GOALS TO ACHIEVE

1 **CENTRE EXPANSION**
Open an additional Innovation Youth Centre in another area/region in Melbourne.
Open an additional Innovation Youth Centre Interstate.
Expand Innovation Youth Centre on an international level in the next 5 - 10 years.

2 **SECURE FUNDING**
IYC to secure funding to operate for the next 5 - 10 years.
Different approaches to achieving this goal:
- Federal, State, and Local Government funding
- Donations and Fundraising
- NDIS
- Private Grants
- Social Enterprise

3 **NETWORKING**
IYC to increase our number of valued networks and partnerships reaching 150 networks in the next 5 - 10 years.

4 **EXPAND SERVICES**
IYC expansion of programs and services through three portfolio areas of Youth Support, Youth Development and Youth Programs - Servicing 1,500 young people next 5 - 10 years.

5 **LGBTQIA+ INCLUSIVE PRACTISE**
IYC is currently servicing LGBTQIA+ young people. IYC is currently in the process of becoming Rainbow Tick accredited and aims to provide mental health support to 200 LGBTQIA+ young people in the next 5 - 10 years.

6 **EXPAND NDIS SERVICES**
Over the course of the past year, our aim was to be able to become fully NDIS registered. We achieved this in 2023. IYC is servicing NDIS participants/young people currently and aims to achieve 200 in the next 5 - 10 years.

7 **IYC SELF SUSTAINABILITY**
In the next 24 months, we are working on diversifying our funding source and self manage own funding so that we can continue to provide a space for 500 young people to meet, receive support with a suite of programs and services to fill community service gaps.

8 **SERVICES BENCH MARKING WITH IYC TO SUPPORT YOUNG PEOPLE**
IYC with other services supporting and learning from one another to vaule aid and share resources. Resulting in better service delivery for young people and community. Achieving this goal with each partnrship.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
93	An individual	Maddison
Submission Need to fix Epping Road asap. Many people have died and crashed there. Also needs streetlights as well as Donnybrook Road heading towards Doreen.		
Officer Comment The City of Whittlesea is advocating to the State Government to fund key arterial road upgrades throughout the municipality including at Donnybrook Road (between Epping Road and Merri Creek) and Epping Road (between Craigieburn Road East to Summerhill Road). These upgrades would include improvements to street lighting, as well as reduce the severity and frequency of crashes.		
Submission Recommended Outcome That Council resolves to note the submission and existing funding of $10,000.00 allocated for support in Budget 2026-27. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.		

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
95	An individual	Markus Baxter

Submission

I think you're wasting OUR MONEY. IT'S NOT YOUR MONEY all you have to do and all you should be doing is collecting our rubbish, make sure our roads are in order and then our RATES would be lower. So why don't you just allocate money for roads, rubbish and lower our rates and put the rest of OUR MONEY in the bank and stop building so much stuff because WE HAVE TO PAY FOR IT AND WE CAN'T AFFORD IT ANYMORE AND DON'T WANT CONSTANT GROWTH AND WASTE OF OUR MONEY. STOP!

Read above message or prior comments basically saying just collect our rubbish and make our roads nice and therefore our rates can be lowered and BANK THE REST OF OUR MONEY and have a surplus of savings instead of wasting our money on constant building and constant raising of our rates, if you just do roads, rubbish and rates we can have lower rates and a savings account then when we have savings you can use that money to build SHINEY THINGS while lowering our RATES.

Officer Comment

With the increased cost of living facing the community, Council is committed to delivering a Budget that is responsible and responsive to our community's need. We remain committed to supporting our most vulnerable residents while investing in essential services and infrastructure. The Budget 2026-27 has been developed to ensure Council can continue delivering essential services relied upon by the community, including waste management, road maintenance, parks and open space maintenance, community safety, family and community services, recreational facilities, libraries, and other critical community infrastructure and services.

A proportion of Council's Capital Works Program is directed toward the renewal, maintenance and upgrade of existing infrastructure, including roads, drainage, footpaths and community assets, to ensure they remain safe, functional and fit for purpose for current and future residents.

Council also maintains financial sustainability principles through long-term financial planning, reserve management and responsible budgeting practices to ensure the ongoing delivery of services and infrastructure across the municipality while operating within the Victorian Government rate cap framework.

Submission Recommended Outcome

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
18	An individual	Nicole Clarke
27	An individual	Ben S
42	An individual	Ann
48	An individual	Jim
53	An individual	Tim
55	An individual	Maria Cecilia Reyes
56	An individual	Jennette Quirk
60	An individual	Neville Collins
61	An individual	Chanelle
67	An individual	Alex
71	An individual	Danielle McKenzie
78	An individual	Jitender singh
80	An individual	Hope Williams
82	An individual	M Cumbo

Summary of Submissions

Community feedback strongly emphasised the need for an indoor aquatic and leisure centre in the Mernda area, with many residents expressing frustration over the lack of progress. Submitters highlighted that the rapidly growing population in Mernda, Doreen and surrounding northern suburbs continues to rely on facilities in Mill Park and Greensborough, requiring significant travel times and limiting access to swimming, recreation, and wellbeing services.

Residents consistently identified the proposed facility as essential community infrastructure rather than a discretionary project, citing benefits including swimming lessons and water safety, school swimming carnivals, hydrotherapy, aqua aerobics, youth engagement, healthy ageing, rehabilitation, local employment opportunities, and broader community wellbeing.

Several submissions also noted the absence of a year-round indoor heated pool and competitive swimming facilities within the municipality, with calls for the project to be prioritised and funded within the proposed Budget and long term financial plan.

Officer Comment

Council acknowledges the strong community interest in delivering aquatic facilities at the regional sports precinct in Mernda, and appreciates the submissions received advocating for this.

Council has actively pursued external funding opportunities for the project; however, to date it has not been successful in securing the level of State and Federal Government funding required to partner with Council to deliver the project in a financially sustainable manner.

Budget Submissions 2026-27

A detailed report on Stage 3 of the regional sports precinct will be presented for Council to consider at the June Council Meeting.
Submission Recommended Outcome That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

Budget Submissions 2026-27

No	Individual, organisation, club, or community group name	Name of submitter
96-P	Residents	Aden Pieterman

Submission

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:
-Offer teenagers a positive outlet for energy and creativity
-Encourage outdoor physical activity and mental wellbeing
-Reduce damage to public spaces caused by skating in unsuitable areas
-Foster a sense of community ownership and pride
-Create a social space that builds connections and confidence

Officer Comment

The Norris Bank Reserve master plan was endorsed by Council in 2017 following extensive community consultation. At the time, it was found that the existing half pipe was rarely used for skateboarding and more often for climbing and sliding. As a result, the master plan proposed a skate, bike, and scooter loop, now constructed next to the play space, which supports a mix of activities and age groups.

Council recognises the importance of creating safe and inclusive social spaces for youth, and additions like the informal multipurpose courts at Norris Bank are part of our efforts to support this. These spaces are designed to give older children and teenagers more opportunities to be active, socialise, and feel welcome in the park.

In addition to above, Council is reviewing its informal recreation infrastructure across the municipality, including skate parks, which will inform future need and budget considerations in this space.

Submission Recommended Outcome

That Council resolves to note the submission and that no further action is required to be undertaken. Council also thanks the submitter for their feedback and notes the officer's comments in response to the matters raised.

The attached petition was tabled at the 17 March Scheduled Council Meeting

ITEM 4.2.2 PETITION – SKATE PARK AT NORRIS BANK RESERVE

Officers' Recommendation

THAT Council:

1. Note the petition.
2. Note the petition will be referred to Finance to include with future budget submissions received.

Cr Colwell moved the Officers' Recommendation as the motion.

COUNCIL RESOLUTION	
Moved:	*Cr Colwell*
Seconded:	*Cr McLindon*

THAT Council:

1. Note the petition.
2. Note the petition will be referred to Finance to include with future budget submissions received.

CARRIED UNANIMOUSLY

TO THE COUNCIL OF THE CITY OF WHITTLESEA

e, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	[redacted]
Signature:	[redacted]

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. JASON HAMMOND	[redacted]	
2. GEORGIA-RAE TOTH.		
3. [illegible]		

4.	PAUL KRISTY	[redacted]
5.	William Jones	
6.	Paul Wright	
7.	Anirban Mukherjee	
8.	Effie Efkolakis	
9.	Stella Mahoulakis.	
10.	SAM ELBASHA	

Full Name *[please print full name]*	Full Address *[must provide full address]*	Signature
11. Mary Grounds	[redacted]	
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		
35.		

4. Mike Sum	[redacted]
5. N. GOEG	
6. H. D'Souza	
7. T. DESANDO	
8. M. CERDA	
9. B. KNOWLES	
10. Z. DONEV	

Full Name *[please print full name]*	Full Address *[must provide full address]*	Signature
11. John Colombo	[redacted]	
12. Darren Law		
13. DANIEL RIMBOS		
14. Daniel Verrocchi		
15. Jonathan Boxall		
16. Julian Cirisanni		
17. Brendan Murphy		
18. [illegible]		
19. Wei Zhang		
20. Mitchel King		
21. BRIAN KEATING		
22. Navoda Dilshan		
23. CARL HICKEY		
24. JUAN CARLOS MEJIA		
25. ANDREW MANN		
26. CAHAI GEHERAN		
27. SHONG LOURIE		
28. GLENN SWANSON		
29. LUKE LITTLE		
30. BERNIE PHELAN		
31. RANJIL CANANKI		
32. IVAN Cou		
33. Darvan Andonovski		
34.		
35.		

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. [illegible] TOELEN	[redacted]	
2. GEORGE BOKOVSKI		
3. Sky young		

4. Kim Masoch	[redacted]	
5. D. L. Masoch		
6. LINDA MASOCH		
7. Katerina Konstantinidis		
8.		
9.		
10.		

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. Erjola Dajko	[redacted]	
2. Jylia Sensi		
3. Aden Sage		

Full Name *[please print full name]*	Full Address *[must provide full address]*	Signature
11. ADRIAN STWPNICKY	[redacted]	
12. Jay Petterson		
13. STEPHEN MAURER		
14. BILL FINIKARIDES		
15. Mitchel King		
16. LEO SIMMONS		
17. SCOTT GREGORY		
18. DAMIAN BRADY		
19. MATTHEW MACLEAN		
20. Jordan Mans		
21. Sunil Kumar		
22. ~~JP ROBINSON~~		
23. TERRY BERGIN		
24. MARG. BRADY		
25.		
26. Robert Drake		
27. Terry Kara		
28. Don Farrell		
29. D. Hosking		
30.		
31. Paul Kastamonitis		
32. Darren Andonovski		
33. DREW POWELL		
34. MATT PERUGINI		
35. PAUL VERRI		

4. Jake Hutchinson	[redacted]
5. Haritha Dharmarena	
6. Nishan Ratnam	
7. Nathan Seri	
8. Ropan Kisna	
9. Mathew Masciti	
10. Farid Fuller	

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. MARIA GOUNTAKI	[redacted]	
2. Farhad Husen		
3. Ronan Raul		

4. Gaurab Chu	[redacted]	
5. JB JESSE		
6. Afher Raza		
7. Dipti Islam		
8.		
9.		
10.		

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. Juliet Firth	[redacted]	
2. Jerry Luu-		
3. Kawal		

4. Gianna Pieterman	[redacted]	
5. Jenny Mytonas		
6.		
7.		
8.		
9.		
10.		

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. TANIA GIANNONE	[redacted]	
2. Lauren Masoch		
3. Will Pieterman		

EPPING

4. CHRIS APOSTOLOU	[redacted]	
5.		
6.		
7.		
8.		
9.		
10.		

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. Michael Sinclair	[redacted]	
2. CHAD MUSKA		
3. ANTHONY SOFRA		

TO THE COUNCIL OF THE CITY OF WHITTLESEA

We, the undersigned, residents and ratepayers of the City of Whittlesea, request the Council to:

Establishing a Skate Park at Norris Bank Park

We are proposing the development of a small, community-focused skate park at Norris Bank Park, designed specifically as a safe and inclusive space for local teenagers to skate, chill, and hang out. This initiative is in direct response to increasing concerns about youth boredom, lack of recreational space, and isolated incidents of destructive or anti-social behaviour in the area.

By providing a dedicated and safe environment, we aim to:

Offer teenagers a positive outlet for energy and creativity

Encourage outdoor physical activity and mental wellbeing

Reduce damage to public spaces caused by skating in unsuitable areas

Foster a sense of community ownership and pride

Create a social space that builds connections and confidence

Lead petitioner details *[please print]*

Name:	Aden Pieterman
Address:	Bundoora 3083
Telephone / Mobile:	[redacted]
Email:	
Signature:	

Do you as head petitioner or representative of the head petitioner give consent for your name to be published in a Council Meeting Agenda and Minute document.	Yes ☑ No ☐	Do you give consent to your name, address, contact phone number and email address being provided to media outlets if requested?	Yes ☑ No ☐

Full Name *[please print full name]*	**Full Address** *[must provide full address]*	**Signature**
1. FRANK FALCONE	[redacted]	
2. JORDAN [illegible]		
3. Paul Smith		

4. ANTHONY SOFRA.	[redacted]	
5.		
6.		
7.		
8.		
9.		
10.		

City *of* Whittlesea

Budget 2026–27



City of Whittlesea

Acknowledgement of Traditional Owners

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



Contents

Mayor and Chief Executive Officer's Introduction 2
Chief Financial Officer's Report 4

Budget Reports

1. Link to the Integrated Planning and Reporting Framework 7
2. Services and Service Performance Indicators 9
3. Financial Statements 20
4. Notes to the Financial Statements 33
5. Performance and Financial Indicators 53
6. Fees and Charges Schedule 2026-27 63

Budget 2026-27

Message from the Mayor and Acting CEO



Mayor,
Cr Lawrie Cox



Acting CEO
Debbie Wood

We are pleased to present the Budget 2026-27 to the City of Whittlesea community.

This Budget outlines Council's commitment to investing in the essential services and infrastructure needed to support our growing community, while also ensuring long-term financial sustainability.

Developed through multiple rounds of consultation, community feedback has helped shape this Budget, with a focus on investing in the priorities that matter most to our community. These include community safety, roads, public transport and footpaths, services for older residents, community facilities and initiatives to support community wellbeing.

Delivering the services our community needs

The Budget 2026-27 includes an operating budget of $353 million, which will enable Council to continue to invest and deliver essential services to cater to our growing population. This includes kerbside bin collections, services for children and families such as maternal and child health and kindergartens, libraries, support for local businesses, as well as managing spaces and places for our community such as leisure centres, community facilities, playgrounds and sports fields.

The Budget also provides for programs that support our ageing population, including in-home services such as delivered meals, domestic assistance, personal care and respite, as well as supporting seniors clubs across the municipality. The ongoing delivery of our community grants program to support inclusive local events and programs, creating opportunities for connection is also included in this Budget.

Building the infrastructure our community needs

More than $116 million is allocated towards capital works projects that will continue to build the infrastructure needed in our community.

Key highlights include:

- the continued construction of the regional sports precinct in Mernda
- completing the construction of the West Wollert Community Centre, and
- the start of construction of the Edgars Creek Recreation Reserve Sporting Facility in Wollert, which will include a new AFL/cricket oval, four netball courts and a multipurpose pavilion, and the Ashley Park Recreation Reserve Sporting Facility in Doreen to include two new soccer pitches, a multipurpose pavilion and fitness equipment.

Providing the support our community needs

Council is committed to supporting those in our community experiencing vulnerability, and will continue to subsidise State and Federal contracted services, such as Aged Care, ensuring these critical services remain accessible.

Council will also continue to offer support through its financial hardship program and this Budget also includes $1.8 million in continued funding for community grants.

Financial sustainability

This Budget responds to the increasing cost pressures and external influences such as inflation, interest rates and global uncertainty, while continuing to focus on delivering essential services and progressing key infrastructure investments for the community. Careful planning has been undertaken to ensure these commitments remain achievable and sustainable.

Our average rates in 2026-27 will increase by 2.75%, in line with the rate cap set by the Victoria Government under the Fair Go Rating System.

The cost of delivering waste services continues to increase due to a range of factors, including the Victorian Government's Landfill Levy and the transition to a four-bin collection system under the Recycling Victoria strategy. As a result, waste charges in 2026-27 will increase by $7 per household to a total charge of $416.95, with the landfill levy comprising $107.55 for the average residential household. Despite this increase, our waste charges remain among the lowest when compared to neighbouring and growth councils, ensuring continued value and sustainability for our residents.

Strong advocacy

While Council continues to navigate the financial challenges of increasing costs in a rate capped environment to be able to deliver a strong Budget, unprecedented demand for community infrastructure means that Council will need to rely on strong support from other levels of government to deliver some of the large infrastructure projects our community requires. This partnership approach will help meet the needs of a rapidly growing municipality.

We will continue to advocate strongly to the State and Federal Governments for funding to support Council in delivering key projects that will make a real difference to the people who choose to live, work and study here.

Thank you

We thank everyone who shared their feedback over many months to help shape this Budget. We look forward to continuing to deliver for our community and ensuring the City of Whittlesea remains a great place for all.

2026-27 Budget
Operating highlights
Services and maintenance



$510.4m
Operating income/revenue



$352.7m
Operating expenditure



$157.7m
Operating surplus/ deficit



$28.2m
Family, children, youth and aged services



$34.2m
Parks and open space maintenance



$41.1m
Resource recovery, waste management and climate change



$24.7m
Transport network improvements



$10.7m
Leisure, recreation and community facilities services



$7.8m
Public health, safety and emergency management



$7.4m
Libraries



$2m
Local businesses and communities



$1.8m
Community grants

Capital works highlights
Infrastructure investment



$116.6m
Capital works program



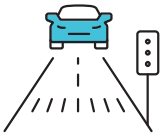
$49.5m
Investment in renewing and expanding assets



$67.1m
Investment in new assets



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



$19.7m
Roads



$23.1m
Parks, open space and streetscape improvements

Chief Financial Officer's Report

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

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

In 2026-27, Council is budgeting for a full year operating surplus of $157.67 million. This is largely driven by revenue received from non-monetary contributions of $111.92 million, grants operating of $36.28 million and other income of $26.10 million.

Operating Budget Snapshot

	Forecast 2025-26 $'000	Budget 2026-27 $'000
Total Income / Revenue	510,200	**510,385**
Total Expenses	345,002	**352,712**
***Operating Surplus/(Deficit)**	165,198	**157,673**
****Adjusted underlying surplus/(deficit)**	(14,570)	**7,145**

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

**The calculation of the adjusted underlying result incorporates adjusted revenue and total expenses, including expenditure funded through Infrastructure Contributions Plans reserves. The primary factor driving an underlying operating deficit in 2025-26 financial year is the advance payment of the Financial Assistance Grant, which was paid in 2024-25 and recognised in accordance with the Accounting Standard. In addition, the planned reimbursement payments to developers for infrastructure works under the Infrastructure Contributions Plans contribute to the deficit; however, these payments are fully funded by the Infrastructure Contributions Plans reserve. The deficit is expected to be managed through careful financial oversight and strategic use of reserves, ensuring a return to a surplus position.

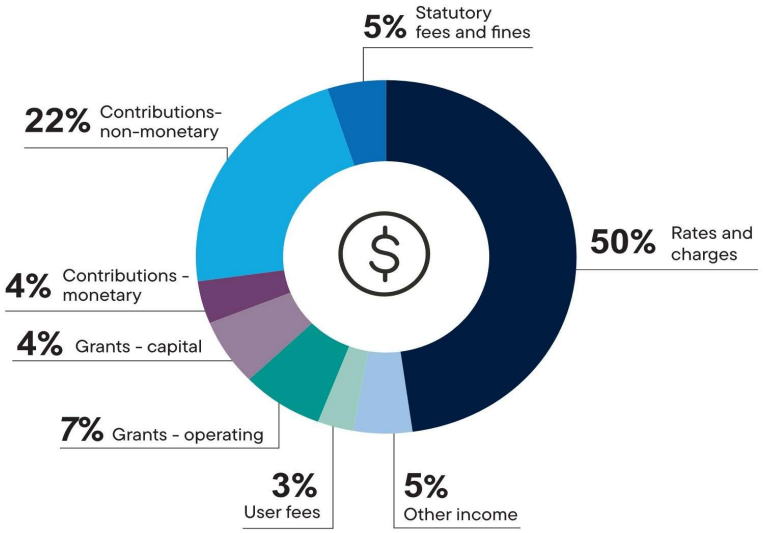
Capital Works Budget Snapshot

	Forecast 2025-26 $'000	Budget 2026-27 $'000
Total capital works expenditure	95,465	**116,575**
Represented by		
New asset expenditure	56,363	**67,121**
Asset renewal expenditure	26,710	**27,872**
Asset upgrade expenditure	12,392	**21,557**
Asset expansion expenditure	-	**25**

Where Council's money comes from

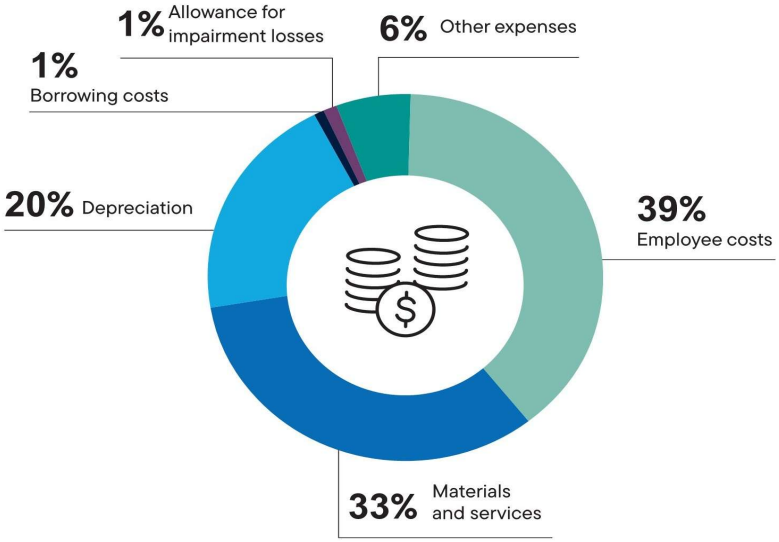
Council's income comes from a number of sources including:

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



How Council's money is spent

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



Budget Highlights

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

- Operating revenue of $510.39 million (including 29.49% or $150.53 million of total revenue relating to monetary contributions, non-monetary contributions and non-recurrent capital grants)
- Operating expenditure of $352.71 million
- Adjusted underlying surplus of $7.15 million excluding monetary contributions, non-monetary contributions and non-recurrent capital grants.
- Continue investing in essential services for our community such as:
  - Resource recovery, waste management and climate change with $41.08 million
  - Family, children, youth and aged services with $28.17 million
  - Leisure, recreation and community facilities services with $10.73 million
  - Libraries with $7.36 million
  - Parks and open space maintenance with $34.22 million
  - Transport network improvements with $24.71 million
  - Local businesses and communities with $2.03 million.

Capital Works Program Highlights

Our Budget delivers a focused $116.58 million capital works program that reflects the ongoing growth and demand in infrastructure and asset renewal and ensures project readiness to maximise our opportunities for grant funding in future years.

Highlights include:

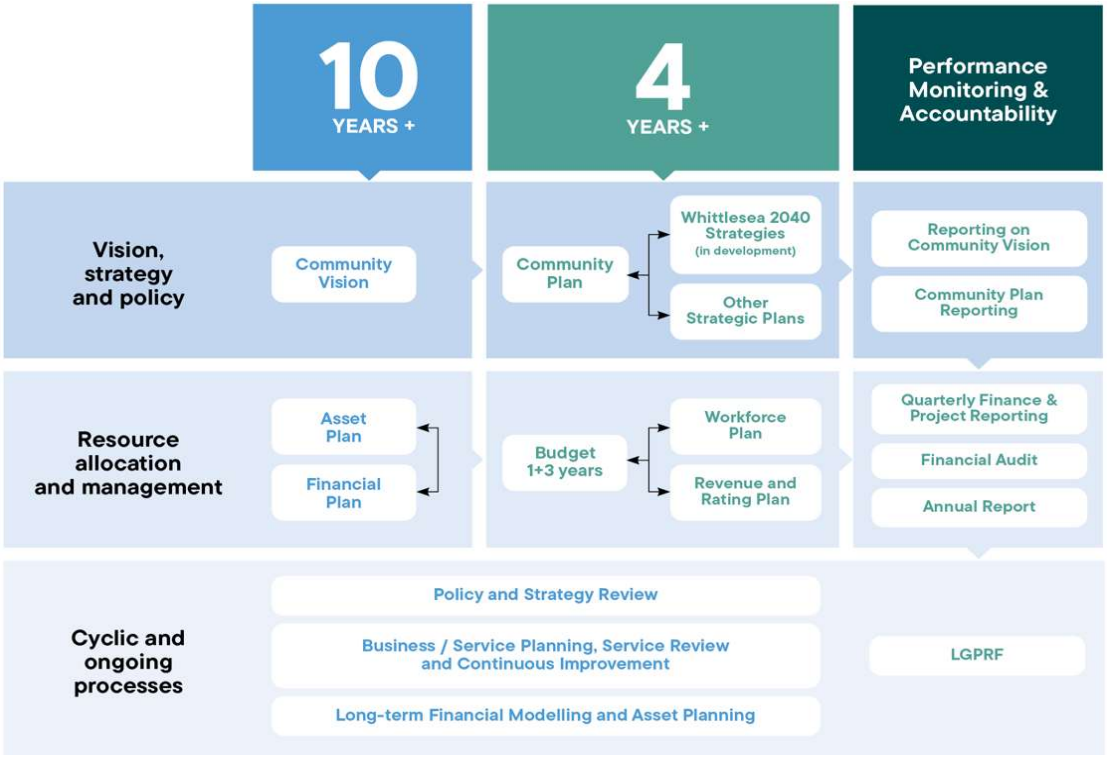
- Continue construction of Stage 2 of the Regional Sports Precinct, Mernda
- Complete construction of West Wollert Community Centre
- Commence construction of Derby Meadows Preschool & Children's Centre, Epping
- Continue construction of Yan Yean Pipe Track, Mill Park
- Complete the streetscape upgrade of The Boulevard, Thomastown
- Commence the intersection upgrade of Findon Road and The Great Eastern Way, South Morang
- Commence construction of Edgars Creek Recreation Reserve Sporting Facility, Wollert
- Commence construction of Ashley Park Recreation Reserve Sporting Facility, Doreen
- Delivery of local road restoration and resurfacing
- Ongoing programs to upgrade playgrounds and landscaping.

1. Link to the Integrated Planning and Reporting Framework

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

1.1 Legislative planning and accountability framework

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



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

1.1.1 Key planning considerations

Service level planning

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

1.2 Our purpose

Our Vision

Whittlesea 2040: A place for all

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

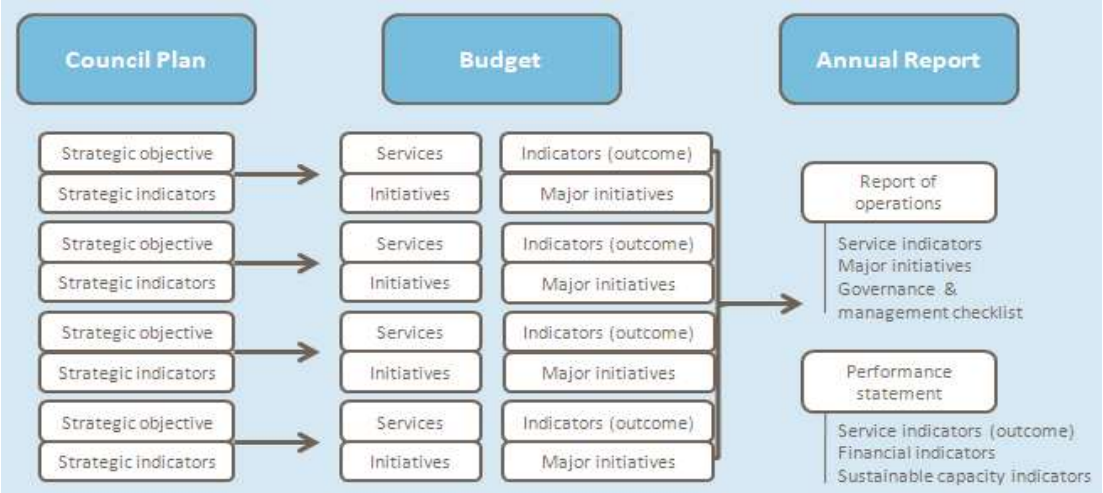
1.3 Strategic objectives

Council delivers services and initiatives under 27 major service groups. Each contributes to achieving Council's strategic objectives, which are grouped under five goals.

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

2. Services and Service Performance Indicators

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



Source: Department of Government Services

Key actions

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

2.1 Connected community

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

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Aboriginal reconciliation	Income	11	47	117
	Expense	774	1,162	1,292
	Surplus / (deficit)	(763)	(1,115)	(1,175)

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

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Ageing well	Income	7,547	7,925	7,850
	Expense	10,574	11,591	12,148
	Surplus / (deficit)	(3,027)	(3,666)	(4,298)

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

Animal management	Income	1,473	1,369	1,770
	Expense	2,862	3,402	3,436
	Surplus / (deficit)	(1,389)	(2,033)	(1,666)

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

Community facilities	Income	1,400	1,401	1,178
	Expense	4,355	5,016	5,091
	Surplus / (deficit)	(2,955)	(3,615)	(3,913)

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

Community strengthening	Income	924	1,202	1,309
	Expense	4,117	6,428	6,065
	Surplus / (deficit)	(3,193)	(5,226)	(4,756)

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

Creative communities	Income	1,132	1,556	1,450
	Expense	3,349	4,440	4,454
	Surplus / (deficit)	(2,217)	(2,884)	(3,004)

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

Customer services and community communications	Income	0	0	0
	Expense	13,492	12,268	12,088
	Surplus / (deficit)	(13,492)	(12,268)	(12,088)

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

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Children and family services	Income	6,462	6,409	6,034
	Expense	12,253	13,966	14,646
	Surplus / (deficit)	(5,791)	(7,557)	(8,612)

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

Leisure and recreation	Income	3,584	3,553	3,770
	Expense	4,732	6,665	5,639
	Surplus / (deficit)	(1,148)	(3,112)	(1,869)

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

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

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

Public health and safety	Income	10,484	11,962	12,800
	Expense	7,145	8,091	7,815
	Surplus / (deficit)	3,339	3,871	4,985

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

Youth services	Income	43	41	40
	Expense	1,375	1,333	1,378
	Surplus / (deficit)	(1,332)	(1,292)	(1,338)

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

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

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

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

Service Performance Outcome Indicators

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

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

2.2 Liveable neighbourhoods

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

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Parks and open space	Income	157	173	443
	Expense	25,232	32,366	34,219
	Surplus / (deficit)	(25,075)	(32,193)	(33,776)

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

Planning and building	Income	4,628	3,759	3,953
	Expense	11,026	12,726	12,960
	Surplus / (deficit)	(6,398)	(8,967)	(9,007)

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

Traffic operations and safety	Income	6,583	7,306	7,293
	Expense	8,181	10,440	11,163
	Surplus / (deficit)	(1,598)	(3,134)	(3,870)

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

Transport network improvements	Income	4,931	3,740	4,213
	Expense	21,877	28,062	24,709
	Surplus / (deficit)	(16,946)	(24,322)	(20,496)

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

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

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

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

Service Performance Outcome Indicators

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

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

2.3 Strong local economy

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

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

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Investment attraction and growth	Income	0	0	0
	Expense	14	181	62
	Surplus / (deficit)	(14)	(181)	(62)

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

Local business support	Income	56	12	8
	Expense	2,125	2,009	2,028
	Surplus / (deficit)	(2,069)	(1,997)	(2,020)

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

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

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

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

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

2.4 Sustainable environment

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

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

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Biodiversity, land management, sustainable planning and design	Income	168	230	249
	Expense	4,916	5,548	5,729
	Surplus / (deficit)	(4,748)	(5,318)	(5,480)

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

Climate change	Income	0	0	0
	Expense	252	188	178
	Surplus / (deficit)	(252)	(188)	(178)

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

Integrated water management	Income	0	0	0
	Expense	1,240	1,342	1,267
	Surplus / (deficit)	(1,240)	(1,342)	(1,267)

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

Resource recovery and waste management	Income	2,736	2,660	2,234
	Expense	32,724	35,861	40,904
	Surplus / (deficit)	(29,988)	(33,201)	(38,670)

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

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

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

Service Performance Outcome Indicators

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

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

2.5 High-performing organisation

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

Services

Service Group		Actual 2024-25 $'000	Forecast 2025-26 $'000	Budget 2026-27 $'000
Our finance and assets	Income	9,604	7,255	6,860
	Expense	41,041	35,015	33,730
	Surplus / (deficit)	(31,437)	(27,760)	(26,870)

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

Our governance	Income	382	801	721
	Expense	8,283	8,864	7,779
	Surplus / (deficit)	(7,901)	(8,063)	(7,058)

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

Our people	Income	18	24	0
	Expense	7,050	8,121	7,556
	Surplus / (deficit)	(7,032)	(8,097)	(7,556)

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

Our systems and knowledge	Income	0	0	0
	Expense	13,114	15,848	15,929
	Surplus / (deficit)	(13,114)	(15,848)	(15,929)

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

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

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

Service Performance Outcome Indicators

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

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

Service Performance Outcome Indicators

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

2.6 Reconciliation with budgeted operating result

	Surplus/ (Deficit) $'000	Expenses $'000	Income/ Revenue $'000
Connected community	(45,088)	81,408	36,320
Liveable neighbourhoods	(67,150)	83,051	15,901
Strong local economy	(2,307)	2,316	9
Sustainable environment	(45,595)	48,078	2,483
High-performing organisation	(57,413)	64,994	7,581
Total	**(217,553)**	**279,847**	**62,294**
Expenses added in:			
Depreciation	(69,338)		
Amortisation - intangible assets	(31)		
Amortisation - right of use assets	(928)		
Borrowing costs	(2,489)		
Finance costs - leases	(79)		
Surplus/(Deficit) before funding sources	**(290,418)**		
Funding sources added in:			
Rates and charges	257,482		
Grants commission	21,320		
Contributions - monetary	19,050		
Contributions - non-monetary	111,916		
Non recurrent capital grants	19,562		
Interest received	18,761		
Total funding sources	**448,091**		
***Surplus/(deficit) for the year**	**157,673**		

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

3. Financial Statements

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

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

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

Comprehensive Income Statement

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Income / Revenue						
Rates and charges	4.1.1	242,784	**257,482**	269,068	280,987	293,282
Statutory fees and fines	4.1.2	21,471	**23,427**	24,236	25,074	25,941
User fees	4.1.3	13,252	**13,613**	13,772	13,932	14,657
Grants - operating	4.1.4	26,180	**36,282**	35,994	36,894	37,816
Grants - capital	4.1.4	27,096	**22,057**	14,846	3,314	2,686
Contributions - monetary	4.1.5	29,650	**19,050**	16,050	17,050	14,050
Contributions - non-monetary	4.1.5	125,516	**111,916**	114,155	116,438	118,767
Net gain/(loss) on disposal of property, infrastructure, plant and equipment		583	**260**	8,302	8,250	324
Share of net profits/(losses) of associates and joint ventures		200	**200**	200	200	200
Other income	4.1.6	23,468	**26,098**	24,706	23,070	19,127
Total income / revenue		510,200	**510,385**	521,329	525,209	526,850
Expenses						
Employee costs	4.1.7	130,064	**138,234**	142,150	146,963	151,926
Materials and services	4.1.8	123,566	**115,839**	122,547	132,422	136,017
Depreciation	4.1.9	65,494	**69,338**	72,293	76,679	80,127
Amortisation - intangible assets	4.1.10	71	**31**	23	16	2
Depreciation - right of use assets	4.1.11	918	**928**	890	869	870
Allowance for impairment losses		3,208	**3,811**	3,926	4,044	4,167
Borrowing costs		170	**2,489**	4,663	5,590	5,980
Finance costs - leases		104	**79**	70	283	260
Other expenses	4.1.12	21,407	**21,963**	22,658	23,381	24,132
Total expenses		345,002	**352,712**	369,220	390,247	403,481
***Surplus/(deficit) for the year**		165,198	**157,673**	152,109	134,962	123,369
Total comprehensive result		165,198	**157,673**	152,109	134,962	123,369

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

Balance Sheet

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Assets						
Current assets						
Cash and cash equivalents		44,944	**20,036**	20,101	20,183	20,255
Trade and other receivables		64,530	**65,218**	65,669	66,132	66,631
Other financial assets		354,807	**399,156**	385,260	387,127	395,435
Inventories		48	**48**	48	48	48
Other assets		10,216	**10,216**	10,216	10,216	10,216
Total current assets	4.2.1	474,545	**494,674**	481,294	483,706	492,585
Non-current assets						
Other non-financial assets		22	**22**	22	22	22
Investments in associates, joint arrangement and subsidiaries		3,079	**3,279**	3,479	3,679	3,879
Property, infrastructure, plant & equipment		5,614,790	**5,773,803**	5,968,830	6,110,804	6,223,480
Right-of-use assets	4.2.4	2,132	**1,204**	652	5,441	4,583
Intangible assets		79	**48**	25	9	7
Total non-current assets	4.2.1	5,620,102	**5,778,356**	5,973,008	6,119,955	6,231,971
Total assets		6,094,647	**6,273,030**	6,454,302	6,603,661	6,724,556
Liabilities						
Current liabilities						
Trade and other payables		31,244	**30,315**	29,350	28,344	27,301
Trust funds and deposits		40,902	**37,123**	33,344	29,565	25,786
Contract and other liabilities		37,376	**37,376**	37,376	37,376	37,376
Provisions		24,894	**26,458**	27,208	28,129	29,079
Interest-bearing liabilities	4.2.3	1,308	**3,369**	6,723	12,060	13,744
Lease liabilities	4.2.4	957	**929**	508	773	804
Total current liabilities	4.2.2	136,681	**135,570**	134,509	136,247	134,090
Non-current liabilities						
Provisions		3,187	**3,387**	3,483	3,601	3,722
Interest bearing liabilities	4.2.3	27,594	**50,144**	80,442	88,335	88,689
Lease liabilities	4.2.4	1,099	**170**	-	4,648	3,856
Total non-current liabilities	4.2.2	31,880	**53,701**	83,925	96,584	96,267
Total liabilities		168,561	**189,271**	218,434	232,831	230,357
Net assets		5,926,086	**6,083,759**	6,235,868	6,370,830	6,494,199
Equity						
Accumulated surplus		3,415,790	**3,556,453**	3,725,549	3,864,566	3,989,677
Reserves		2,510,296	**2,527,306**	2,510,319	2,506,264	2,504,522
Total equity		5,926,086	**6,083,759**	6,235,868	6,370,830	6,494,199

Statement of Changes in Equity

For the four years ending 30 June 2030

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2026 Forecast					
Balance at beginning of the financial year		5,760,888	3,256,092	2,224,837	279,959
Impact of adoption of new accounting standards		-	-	-	-
Adjusted opening balance		5,760,888	3,256,092	2,224,837	279,959
Surplus/(deficit) for the year		165,198	165,198	-	-
Transfers to other reserves		-	(56,302)	-	56,302
Transfers from other reserves		-	50,802	-	(50,802)
Balance at end of the financial year		5,926,086	3,415,790	2,224,837	285,459
2027 Budget					
Balance at beginning of the financial year		**5,926,086**	**3,415,790**	**2,224,837**	**285,459**
Surplus/(deficit) for the year		**157,673**	**157,673**	**-**	**-**
Transfers to other reserves	4.3.1	**-**	**(37,929)**	**-**	**37,929**
Transfers from other reserves	4.3.1	**-**	**20,919**	**-**	**(20,919)**
Balance at end of the financial year	4.3.2	**6,083,759**	**3,556,453**	**2,224,837**	**302,469**
2028					
Balance at beginning of the financial year		6,083,759	3,556,453	2,224,837	302,469
Surplus/(deficit) for the year		152,109	152,109	-	-
Transfers to other reserves		-	(21,205)	-	21,205
Transfers from other reserves		-	38,192	-	(38,192)
Balance at end of the financial year		6,235,868	3,725,549	2,224,837	285,482
2029					
Balance at beginning of the financial year		6,235,868	3,725,549	2,224,837	285,482
Surplus/(deficit) for the year		134,962	134,962	-	-
Transfers to other reserves		-	(21,895)	-	21,895
Transfers from other reserves		-	25,950	-	(25,950)
Balance at end of the financial year		6,370,830	3,864,566	2,224,837	281,427
2030					
Balance at beginning of the financial year		6,370,830	3,864,566	2,224,837	281,427
Surplus/(deficit) for the year		123,369	123,369	-	-
Transfers to other reserves		-	(13,403)	-	13,403
Transfers from other reserves		-	15,145	-	(15,145)
Balance at end of the financial year		6,494,199	3,989,677	2,224,837	279,685

Statement of Cash Flows

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
		Inflows (Outflows)	**Inflows (Outflows)**	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		242,180	**257,041**	268,720	280,629	292,913
Statutory fees and fines		21,586	**19,381**	20,213	20,929	21,670
User fees		13,216	**13,600**	13,766	13,926	14,632
Grants - operating		26,180	**36,282**	35,994	36,894	37,816
Grants - capital		27,096	**22,057**	14,846	3,314	2,686
Contributions - monetary		29,650	**19,050**	16,050	17,050	14,050
Interest received		16,000	**18,760**	17,144	15,292	11,270
Trust funds and deposits taken		8,221	**8,221**	8,221	8,221	8,221
Other receipts		7,468	**7,338**	7,562	7,778	7,857
Employee costs		(128,978)	**(136,470)**	(141,304)	(145,924)	(150,855)
Materials and services		(123,566)	**(115,839)**	(122,547)	(132,422)	(136,017)
Short-term, low value and variable lease payments		(936)	**(928)**	(965)	(1,004)	(1,044)
Trust funds and deposits repaid		(12,000)	**(12,000)**	(12,000)	(12,000)	(12,000)
Other payments		(21,407)	**(21,963)**	(22,658)	(23,381)	(24,132)
Net cash provided by/(used in) operating activities	4.4.1	104,710	**114,530**	103,042	89,302	87,067
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(95,465)	**(116,575)**	(145,283)	(94,407)	(74,176)
Proceeds from sale of property, infrastructure, plant and equipment		834	**400**	420	442	464
(Payments)/Redemption of investments		(34,807)	**(44,349)**	13,896	(1,867)	(8,308)
Net cash provided by/(used in) investing activities	4.4.2	(129,438)	**(160,524)**	(130,967)	(95,832)	(82,020)
Cash flows from financing activities						
Finance costs		(170)	**(2,489)**	(4,663)	(5,590)	(5,980)
Proceeds from borrowings		22,870	**28,159**	40,056	21,589	15,255
Repayment of borrowings		(1,592)	**(3,548)**	(6,404)	(8,359)	(13,217)
Interest paid - lease liability		(104)	**(79)**	(70)	(283)	(260)
Repayment of lease liabilities		(919)	**(957)**	(929)	(745)	(773)
Net cash provided by/(used in) financing activities	4.4.3	20,085	**21,086**	27,990	6,612	(4,975)
Net increase/(decrease) in cash & cash equivalents		(4,643)	**(24,908)**	65	82	72
Cash and cash equivalents at the beginning of the financial year		49,587	**44,944**	20,036	20,101	20,183
Cash and cash equivalents at the end of the financial year		44,944	**20,036**	20,101	20,183	20,255

Statement of Capital Works

For the four years ending 30 June 2030

	NOTES	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Property						
Land		560	**5,000**	2,699	-	-
Total land		560	**5,000**	2,699	-	-
Buildings		14,570	**12,027**	24,139	12,143	6,853
Building improvements		4,480	**15,475**	19,988	2,548	3,338
Total buildings		19,050	**27,502**	44,127	14,691	10,191
Total property		19,610	**32,502**	46,826	14,691	10,191
Plant and equipment						
Plant, machinery and equipment		2,002	**2,982**	3,182	1,992	2,551
Fixtures, fittings and furniture		150	**321**	171	94	96
Computers and telecommunications		649	**950**	1,135	988	1,034
Total plant and equipment		2,801	**4,253**	4,488	3,074	3,681
Infrastructure						
Roads		15,536	**19,715**	27,974	20,540	20,749
Bridges		298	**300**	307	420	429
Footpaths and cycleways		9,321	**9,560**	7,252	6,823	10,585
Drainage		1,018	**600**	1,640	1,471	1,669
Recreational, leisure and community facilities		14,823	**23,787**	29,558	23,059	3,069
Waste management		2,461	**-**	-	-	-
Parks, open space and streetscapes		25,046	**23,064**	24,597	21,585	19,326
Off street car parks		2,007	**795**	490	530	1,597
Other infrastructure		2,544	**1,999**	2,151	2,214	2,880
Total infrastructure		73,054	**79,820**	93,969	76,642	60,304
Total capital works expenditure	4.5.1	95,465	**116,575**	145,283	94,407	74,176
Represented by:						
New asset expenditure		56,363	**67,121**	86,271	55,033	30,120
Asset renewal expenditure		26,710	**27,872**	37,960	30,027	33,199
Asset expansion expenditure		-	**25**	-	-	-
Asset upgrade expenditure		12,392	**21,557**	21,052	9,347	10,857
Total capital works expenditure	4.5.1	95,465	**116,575**	145,283	94,407	74,176
Funding sources represented by:						
Proceeds from sales		783	**400**	420	442	464
External funding		27,096	**22,057**	14,846	3,314	2,686
Contributions		695	**3,552**	10,951	12,313	5,901
Council cash		30,746	**50,863**	55,731	51,100	44,545
Reserves		13,275	**11,544**	23,279	5,649	5,325
Borrowings		22,870	**28,159**	40,056	21,589	15,255
Total capital works expenditure	4.5.1	95,465	**116,575**	145,283	94,407	74,176

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast	Budget	Projections		
	2025-26	2026-27	2027-28	2028-29	2029-30
	$'000	$'000	$'000	$'000	$'000
Staff expenditure					
Employee costs - operating	126,121	**134,145**	137,962	142,680	147,547
Employee costs - capital	3,943	**4,089**	4,188	4,283	4,379
Total staff expenditure	130,064	**138,234**	142,150	146,963	151,926
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
Employees	1,043.5	**1,031.4**	1,036.4	1,041.4	1,046.4
Total staff numbers	1,043.5	**1,031.4**	1,036.4	1,041.4	1,046.4

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

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

Department		Comprises			
	Budget	Permanent		Casual	Temporary
	2026-27	Full Time	Part time		
	$'000	$'000	$'000	$'000	$'000
Office of the CEO	**479**	479	-	-	-
Executive	**6,440**	6,341	99	-	-
Community Wellbeing	**38,351**	19,773	18,578	765	1,040
Planning and Development	**26,123**	13,280	12,843	-	257
Infrastructure and Environment	**33,388**	32,357	1,031	-	1,038
Customer and Corporate Services	**23,080**	18,990	4,090	11	526
Shared Services	**2,106**	919	1,187	451	90
Total permanent staff expenditure	**129,967**	92,139	37,828	1,227	2,951
Other employee related expenditure	**4,178**				
Capitalised labour costs	**4,089**				
Total expenditure	**138,234**				

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

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

Department		Comprises			
	Budget	Permanent		Casual	Temporary
	2026-27	Full Time	Part time		
Office of the CEO	**1.0**	1.0	-	-	-
Executive	**43.5**	43.0	0.5	-	-
Community Wellbeing	**280.5**	149.0	131.5	6.0	6.6
Planning and Development	**202.8**	151.9	50.9	-	2.1
Infrastructure and Environment	**270.7**	264.6	6.1	-	4.8
Customer and Corporate Services	**161.7**	137.2	24.5	0.1	3.6
Shared Services	**15.8**	7.0	8.8	4.1	0.4
Total permanent staff expenditure	**976.0**	753.7	222.3	10.3	17.5
Other employee related expenditure	**27.8**				
Capitalised labour FTE	**27.6**				
Total staff	**1,031.4**				

Summary of Planned Human Resources Expenditure

For the four years ending 30 June 2030

	2026-27 $'000	2027-28 $'000	2028-29 $'000	2029-30 $'000
Office of the CEO				
Permanent - Full time	**479**	491	506	521
Women	**-**	-	-	-
Men	**479**	491	506	521
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Office of the CEO	**479**	491	506	521
Executive				
Permanent - Full time	**6,341**	6,495	6,690	6,891
Women	**5,353**	5,482	5,647	5,816
Men	**486**	498	513	528
Persons of self-described gender	**-**	-	-	-
Vacant positions	**503**	515	530	546
New positions	**-**	-	-	-
Permanent - Part time	**99**	102	105	108
Women	**-**	-	-	-
Men	**99**	102	105	108
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Temporary and other expenditure	**-**	-	-	-
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Executive	**6,440**	6,597	6,794	6,998
Community Wellbeing				
Permanent - Full time	**19,773**	20,363	21,213	22,088
Women	**14,104**	14,526	14,948	15,384
Men	**4,194**	4,320	4,445	4,575
Persons of self-described gender	**139**	143	147	151
Vacant positions	**1,081**	1,114	1,146	1,179
New positions	**254**	260	526	798
Permanent - Part time	**18,578**	19,133	19,689	20,263
Women	**15,598**	16,065	16,531	17,013
Men	**418**	430	443	456
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2,562**	2,638	2,715	2,794
New positions	**-**	-	-	-
Temporary and other expenditure	**1,040**	1,071	1,103	1,135
Women	**462**	476	490	504
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**578**	596	613	631
New positions	**-**	-	-	-
Casuals	**765**	790	815	842
Women	**81**	84	86	89
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**684**	706	729	752
New positions	**-**	-	-	-
Total Community Wellbeing	**38,351**	39,496	40,902	42,351

	2026-27 $'000	2027-28 $'000	2028-29 $'000	2029-30 $'000
Planning and Development				
Permanent - Full time	**13,280**	13,687	14,278	14,886
Women	**6,486**	6,686	6,879	7,079
Men	**5,781**	5,958	6,131	6,310
Persons of self-described gender	**-**	-	-	-
Vacant positions	**823**	848	873	898
New positions	**191**	195	395	599
Permanent - Part time	**12,843**	13,238	13,622	14,018
Women	**6,743**	6,951	7,152	7,360
Men	**5,300**	5,463	5,622	5,785
Persons of self-described gender	**53**	55	57	58
Vacant positions	**746**	769	791	814
New positions	**-**	-	-	-
Temporary and other expenditure	**257**	265	273	280
Women	**70**	72	74	76
Men	**127**	131	135	139
Persons of self-described gender	**-**	-	-	-
Vacant positions	**60**	62	63	65
New positions	**-**	-	-	-
Total Planning and Development	**26,123**	26,925	27,900	28,904
Infrastructure and Environment				
Permanent - Full time	**32,357**	33,244	34,377	35,545
Women	**8,642**	8,878	9,144	9,418
Men	**20,286**	20,845	21,478	22,132
Persons of self-described gender	**-**	-	-	-
Vacant positions	**3,301**	3,391	3,492	3,595
New positions	**127**	130	263	399
Permanent - Part time	**1,031**	1,059	1,090	1,123
Women	**273**	280	288	297
Men	**395**	406	418	430
Persons of self-described gender	**-**	-	-	-
Vacant positions	**364**	374	385	396
New positions	**-**	-	-	-
Temporary and other expenditure	**1,038**	1,065	1,097	1,130
Women	**430**	441	454	468
Men	**128**	132	136	140
Persons of self-described gender	**-**	-	-	-
Vacant positions	**480**	493	507	522
New positions	**-**	-	-	-
Total Infrastructure and Environment	**33,388**	34,304	35,467	36,668
Customer and Corporate Services				
Permanent - Full time	**18,990**	19,496	20,141	20,806
Women	**10,158**	10,430	10,742	11,064
Men	**7,347**	7,542	7,765	7,996
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1,421**	1,459	1,502	1,547
New positions	**64**	65	132	200
Permanent - Part time	**4,090**	4,199	4,324	4,451
Women	**3,015**	3,096	3,187	3,282
Men	**853**	876	902	929
Persons of self-described gender	**-**	-	-	-
Vacant positions	**222**	228	235	242
New positions	**-**	-	-	-
Temporary and other expenditure	**526**	540	556	572
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**526**	540	556	572
New positions	**-**	-	-	-
Casuals	**11**	12	12	12
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**11**	12	12	12
New positions	**-**	-	-	-
Total Customer and Corporate Services	**23,080**	23,695	24,465	25,257

	2026-27 $'000	2027-28 $'000	2028-29 $'000	2029-30 $'000
Shared Services				
Permanent - Full time	**919**	940	967	997
Women	**299**	306	315	324
Men	**140**	143	147	152
Persons of self-described gender	**-**	-	-	-
Vacant positions	**480**	491	505	520
New positions	**-**	-	-	-
Permanent - Part time	**1,187**	1,213	1,249	1,286
Women	**915**	936	963	992
Men	**192**	197	202	208
Persons of self-described gender	**-**	-	-	-
Vacant positions	**79**	81	83	86
New positions	**-**	-	-	-
Temporary and other expenditure	**90**	92	95	98
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**90**	92	95	98
New positions	**-**	-	-	-
Casuals	**451**	465	481	496
Women	**212**	219	226	233
Men	**54**	55	57	59
Persons of self-described gender	**-**	-	-	-
Vacant positions	**185**	191	197	204
New positions	**-**	-	-	-
Total Shared Services	**2,105**	2,154	2,216	2,283
Permanent - Full time	**92,139**	94,717	98,171	101,733
Permanent - Part time	**37,828**	38,945	40,079	41,248
Temporary and other expenditure	**2,951**	3,033	3,123	3,215
Casuals	**1,227**	1,267	1,308	1,350
Casuals, temporary and other expenditure	**4,178**	4,300	4,431	4,565
Capitalised labour costs	**4,089**	4,188	4,283	4,379
Total staff expenditure	**138,234**	142,150	146,963	151,926

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

	2026-27 FTE	2027-28 FTE	2028-29 FTE	2029-30 FTE
Office of the CEO				
Permanent - Full time	**1.0**	1.0	1.0	1.0
Women	**-**	-	-	-
Men	**1.0**	1.0	1.0	1.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Office of the CEO	**1.0**	1.0	1.0	1.0
Executive				
Permanent - Full time	**43.0**	43.0	43.0	43.0
Women	**36.0**	36.0	36.0	36.0
Men	**4.0**	4.0	4.0	4.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**3.0**	3.0	3.0	3.0
New positions	**-**	-	-	-
Permanent - Part time	**0.5**	0.5	0.5	0.5
Women	**-**	-	-	-
Men	**0.5**	0.5	0.5	0.5
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Temporary and other expenditure	**-**	-	-	-
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**-**	-	-	-
New positions	**-**	-	-	-
Total Executive	**43.5**	43.5	43.5	43.5
Community Wellbeing				
Permanent - Full time	**149.0**	151.0	153.0	155.0
Women	**108.0**	108.0	108.0	108.0
Men	**31.0**	31.0	31.0	31.0
Persons of self-described gender	**1.0**	1.0	1.0	1.0
Vacant positions	**9.0**	9.0	9.0	9.0
New positions	**-**	2.0	4.0	6.0
Permanent - Part time	**131.5**	131.5	131.5	131.5
Women	**79.6**	79.6	79.6	79.6
Men	**2.5**	2.5	2.5	2.5
Persons of self-described gender	**-**	-	-	-
Vacant positions	**49.3**	49.3	49.3	49.3
New positions	**-**	-	-	-
Temporary and other expenditure	**6.6**	6.6	6.6	6.6
Women	**2.6**	2.6	2.6	2.6
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**4.0**	4.0	4.0	4.0
New positions	**-**	-	-	-
Casuals	**6.0**	6.0	6.0	6.0
Women	**0.1**	0.1	0.1	0.1
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**5.9**	5.9	5.9	5.9
New positions	**-**	-	-	-
Total Community Wellbeing	**280.5**	282.5	284.5	286.5

	2026-27 FTE	2027-28 FTE	2028-29 FTE	2029-30 FTE
Planning and Development				
Permanent - Full time	**151.9**	153.4	154.9	156.4
Women	**77.0**	77.0	77.0	77.0
Men	**64.9**	64.9	64.9	64.9
Persons of self-described gender	**-**	-	-	-
Vacant positions	**10.0**	10.0	10.0	10.0
New positions	**-**	1.5	3.0	4.5
Permanent - Part time	**50.9**	50.9	50.9	50.9
Women	**28.8**	28.8	28.8	28.8
Men	**18.8**	18.8	18.8	18.8
Persons of self-described gender	**0.2**	0.2	0.2	0.2
Vacant positions	**3.1**	3.1	3.1	3.1
New positions	**-**	-	-	-
Temporary and other expenditure	**2.1**	2.1	2.1	2.1
Women	**1.0**	1.0	1.0	1.0
Men	**1.0**	1.0	1.0	1.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.1**	0.1	0.1	0.1
New positions	**-**	-	-	-
Total Planning and Development	**202.8**	204.3	205.8	207.3
Infrastructure and Environment				
Permanent - Full time	**264.6**	265.6	266.6	267.6
Women	**63.9**	63.9	63.9	63.9
Men	**171.9**	171.9	171.9	171.9
Persons of self-described gender	**-**	-	-	-
Vacant positions	**28.8**	28.8	28.8	28.8
New positions	**-**	1.0	2.0	3.0
Permanent - Part time	**6.1**	6.1	6.1	6.1
Women	**1.8**	1.8	1.8	1.8
Men	**2.3**	2.3	2.3	2.3
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2.0**	2.0	2.0	2.0
New positions	**-**	-	-	-
Temporary and other expenditure	**4.8**	4.8	4.8	4.8
Women	**2.1**	2.1	2.1	2.1
Men	**0.2**	0.2	0.2	0.2
Persons of self-described gender	**-**	-	-	-
Vacant positions	**2.5**	2.5	2.5	2.5
New positions	**-**	-	-	-
Total Infrastructure and Environment	**270.7**	271.7	272.7	273.7
Customer and Corporate Services				
Permanent - Full time	**137.2**	137.7	138.2	138.7
Women	**75.2**	75.2	75.2	75.2
Men	**49.0**	49.0	49.0	49.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**13.0**	13.0	13.0	13.0
New positions	**-**	0.5	1.0	1.5
Permanent - Part time	**24.5**	24.5	24.5	24.5
Women	**17.9**	17.9	17.9	17.9
Men	**5.1**	5.1	5.1	5.1
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1.5**	1.5	1.5	1.5
New positions	**-**	-	-	-
Temporary and other expenditure	**3.6**	3.6	3.6	3.6
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**3.6**	3.6	3.6	3.6
New positions	**-**	-	-	-
Casuals	**0.1**	0.1	0.1	0.1
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.1**	0.1	0.1	0.1
New positions	**-**	-	-	-
Total Customer and Corporate Services	**161.7**	162.2	162.7	163.2

	2026-27 FTE	2027-28 FTE	2028-29 FTE	2029-30 FTE
Shared Services				
Permanent - Full time	**7.0**	7.0	7.0	7.0
Women	**2.0**	2.0	2.0	2.0
Men	**1.0**	1.0	1.0	1.0
Persons of self-described gender	**-**	-	-	-
Vacant positions	**4.0**	4.0	4.0	4.0
New positions	**-**	-	-	-
Permanent - Part time	**8.8**	8.8	8.8	8.8
Women	**7.9**	7.9	7.9	7.9
Men	**0.1**	0.1	0.1	0.1
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.8**	0.8	0.8	0.8
New positions	**-**	-	-	-
Temporary and other expenditure	**0.4**	0.4	0.4	0.4
Women	**-**	-	-	-
Men	**-**	-	-	-
Persons of self-described gender	**-**	-	-	-
Vacant positions	**0.4**	0.4	0.4	0.4
New positions	**-**	-	-	-
Casuals	**4.1**	4.1	4.1	4.1
Women	**2.0**	2.0	2.0	2.0
Men	**0.5**	0.5	0.5	0.5
Persons of self-described gender	**-**	-	-	-
Vacant positions	**1.7**	1.7	1.7	1.7
New positions	**-**	-	-	-
Total Shared Services	**15.8**	15.8	15.8	15.8
Permanent - Full time	**753.7**	758.7	763.7	768.7
Permanent - Part time	**222.3**	222.3	222.3	222.3
Temporary and other expenditure	**17.5**	17.5	17.5	17.5
Casuals	**10.3**	10.3	10.3	10.3
Permanent FTE	**976.0**	981.0	986.0	991.0
Casuals and temporary staff	**27.8**	27.8	27.8	27.8
Capitalised labour	**27.6**	27.6	27.6	27.6
Total staff numbers	**1,031.4**	1,036.4	1,041.4	1,046.4

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

4. Notes to the Financial Statements

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

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

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

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

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

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

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.75% in line with the rate cap. This will raise total rates and charges for 2026-27 to $257.48 million.

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

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
General Rates*	201,235	**211,330**	10,095	5.02%
Service rates and charges	36,062	**41,027**	4,965	13.77%
Special rates and charges	107	**-**	(107)	(100.00%)
Supplementary rates and rate adjustments	3,580	**3,125**	(455)	(12.71%)
Interest on rates and charges	1,800	**2,000**	200	11.11%
Total rates and charges	**242,784**	**257,482**	**14,698**	**6.05%**

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

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

Type or class of land	2025-26 cents/$NAV	2026-27 cents/$NAV	Change %
General rate for residential properties[2]	0.047286800	**0.04599159**	(2.74%)
General rate for commercial properties[2]	0.047286800	**0.04599159**	(2.74%)
General rate for industrial properties[2]	0.047286800	**0.04599159**	(2.74%)
General rate for farm properties[2]	0.028372080	**0.02759495**	(2.74%)

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

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

Type or class of land	2025-26 $	2026-27 $	Change $	Change %
Residential[3]	164,209,862	**172,711,530**	8,501,668	5.18%
Commercial[3]	16,666,998	**17,286,168**	619,170	3.71%
Industrial[3]	19,249,149	**20,237,758**	988,609	5.14%
Farm[3]	1,108,816	**1,094,837**	(13,979)	(1.26%)
Sub-total amount to be raised by general rates	**201,234,825**	**211,330,293**	**10,095,468**	**5.02%**
Annualised 2025-26 supplementary rate revenue	4,439,426	**-**		
Total amount to be raised by general rates	**205,674,251**	**211,330,293**	**5,656,042**	**2.75%**

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

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

Type or class of land	2025-26 Number	2026-27 Number	Change Number	Change %
Residential[4]	97,354	**100,028**	2,674	2.75%
Commercial[4]	3,093	**3,153**	60	1.94%
Industrial[4]	5,001	**5,113**	112	2.24%
Farm[4]	96	**134**	38	39.58%
Total number of assessments	**105,544**	**108,428**	**2,884**	**2.73%**

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

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

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

Type or class of land	2025-26 $	2026-27 $	Change $	Change %
Residential[5]	3,472,636,371	**3,755,285,045**	282,648,674	8.14%
Commercial[5]	352,466,183	**375,854,975**	23,388,792	6.64%
Industrial[5]	407,072,360	**440,031,720**	32,959,360	8.10%
Farm[5]	39,081,250	**39,675,250**	594,000	1.52%
Total value of land	**4,271,256,164**	**4,610,846,990**	**339,590,826**	**7.95%**

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

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

Type of Charge	Per Rateable Property 2025-26 $	Per Rateable Property 2026-27 $	Change $	Change %
Waste Kerbside Service Charge	208.80	**310.20**	101.40	48.56%
Commercial Waste Kerbside Service Charge	271.35	**276.80**	5.45	2.01%
Food and Green Waste*	95.30	**-**	(95.30)	(100.00%)
Landfill Levy - Waste Kerbside Service Charge	105.85	**106.70**	0.85	0.80%
Landfill Levy - Commercial Waste Kerbside Service Charge	166.60	**180.05**	13.45	8.07%
Landfill Levy - Other	15.45	**15.80**	0.35	2.27%

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

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

Type of Charge	2025-26 $	2026-27 $	Change $	Change %
Waste Kerbside Service Charge	24,348,854	**29,123,440**	4,774,585	19.61%
Commercial Waste Kerbside Service Charge	1,199,966	**1,104,787**	(95,179)	(7.93%)
Landfill Levy - Waste Kerbside Service Charge	9,723,699	**9,948,708**	225,009	2.31%
Landfill Levy - Commercial Waste Kerbside Service Charge	651,739	**707,777**	56,037	8.60%
Landfill Levy - Other	137,814	**142,342**	4,528	3.29%
Total	**36,062,072**	**41,027,054**	**4,964,982**	**13.77%**

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

	2025-26	2026-27	Change	
	$	$	$	%
Residential	164,209,862	**172,711,530**	8,501,668	5.18%
Commercial	16,666,998	**17,286,168**	619,170	3.71%
Industrial	19,249,149	**20,237,758**	988,609	5.14%
Farm rate	1,108,816	**1,094,837**	(13,979)	(1.26%)
Waste Kerbside Service Charge	24,348,854	**29,123,440**	4,774,585	19.61%
Commercial Waste Kerbside Service Charge	1,199,966	**1,104,787**	(95,179)	(7.93%)
Landfill Levy - Waste Kerbside Service Charge	9,723,699	**9,948,708**	225,009	2.31%
Landfill Levy - Commercial Waste Kerbside Service Charge	651,739	**707,777**	56,037	8.60%
Landfill Levy - Other	137,814	**142,342**	4,528	3.29%
Supplementary rates and rate adjustments	3,580,000	**3,125,000**	(455,000)	(12.71%)
Total Rates and charges	**240,876,897**	**255,482,347**	**14,605,450**	**6.06%**

4.1.1(j) Fair Go Rates System Compliance

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

	2025-26	2026-27
Total Rates	$ 201,234,825	**$ 211,330,293**
Number of rateable properties	105,544	**108,428**
Base Average Rate	$ 1,851.11	**$ 1,896.87**
Maximum Rate Increase (set by the State Government)	3.00%	**2.75%**
Capped Average Rate	$ 1,906.64	**$ 1,949.03**
Maximum General Rates and Municipal Charges Revenue	$ 201,234,825	**$ 211,330,293**
Budgeted Supplementary Rates	$ 3,700,000	**$ 3,200,000**
Budgeted Total Rates and Municipal Charges Revenue	$ 204,934,825	**$ 214,530,293**

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

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

- The making of supplementary valuations (2026-27: estimated $3,200,000 and 2025-26: $3,700,000)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(l) Differential rates

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

- rate of 0.04599159 in the NAV dollar in respect of residential, commercial and industrial use land (of a non-farm nature)
- rate of 0.02759495 in the NAV dollar in respect of farm land.

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

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

General rate

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

Farm rate

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

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

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

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

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

4.1.2 Statutory fees and fines

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Infringements and costs	10,992	**11,669**	677	6.16%
Court recoveries	1,740	**1,608**	(132)	(7.59%)
Permit fees	6,426	**7,638**	1,212	18.86%
Certificates and regulatory service fees	2,313	**2,512**	199	8.60%
Total statutory fees and fines	**21,471**	**23,427**	**1,956**	**9.11%**

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

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

4.1.3 User fees

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Aged and health services	985	**1,118**	133	13.50%
Family and children services	111	**238**	127	114.41%
Registrations	2,986	**3,122**	136	4.55%
Leisure centre fees	2,014	**1,869**	(145)	(7.20%)
Property leases and rentals	4,270	**4,570**	300	7.03%
Waste management services	1,800	**1,336**	(464)	(25.78%)
Other fees and charges	1,086	**1,360**	274	25.23%
Total user fees	**13,252**	**13,613**	**361**	**2.72%**

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

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

4.1.4 Grants

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

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	28,494	**38,646**	10,152	35.63%
State funded grants	24,782	**19,693**	(5,089)	(20.54%)
Total grants received	**53,276**	**58,339**	**5,063**	**9.50%**
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial assistance grants	10,223	**21,320**	11,097	108.55%
Aged care	6,163	**5,951**	(212)	(3.44%)
Kindergarten	30	**30**	-	0.00%
Recurrent - State Government				
Aged care	887	**930**	43	4.85%
School crossing supervisors	1,162	**1,146**	(16)	(1.38%)
Early years	369	**381**	12	3.25%
Kindergarten	260	**136**	(124)	(47.69%)
Family day care	410	**410**	-	0.00%
Maternal and child health	4,683	**4,138**	(545)	(11.64%)
Immunisation	124	**124**	-	0.00%
Public health	26	**6**	(20)	(76.92%)
Resilience and emergency management	60	**60**	-	0.00%
Youth services	35	**35**	-	0.00%
Community development	386	**448**	62	16.06%
Total recurrent grants	**24,818**	**35,115**	**10,297**	**41.49%**
Non-recurrent - Commonwealth Government				
Aged care	10	**-**	(10)	(100.00%)
Social policy	147	**-**	(147)	(100.00%)
Non-recurrent - State Government				
Social policy	159	**-**	(159)	(100.00%)
Maternal and child health	150	**490**	340	226.67%
Kindergarten	282	**266**	(16)	(5.67%)
Early years	33	**-**	(33)	(100.00%)
Resilience and emergency management	140	**140**	-	0.00%
Youth services	1	**-**	(1)	(100.00%)
Sustainability	240	**271**	31	12.92%
Roads and infrastructure	200	**-**	(200)	100.00%
Total non-recurrent grants	**1,362**	**1,167**	**(195)**	**(14.32%)**
Total operating grants	**26,180**	**36,282**	**10,102**	**38.59%**

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads and infrastructure	2,495	**2,495**	-	0.00%
Total recurrent grants	**2,495**	**2,495**	**-**	**0.00%**
Non-recurrent - Commonwealth Government				
Roads and Infrastructure	144	**5,600**	5,456	3788.89%
Recreational, leisure and community	8,725	**450**	(8,275)	(94.84%)
Parks, open space and streetscapes	557	**2,800**	2,243	402.69%
Non-recurrent - State Government				
Buildings	8,475	**5,519**	(2,956)	(34.88%)
Roads and infrastructure	650	**2,100**	1,450	223.08%
Footpaths and cycleways	1,025	**75**	(950)	(92.68%)
Recreational, leisure and community	4,425	**2,000**	(2,425)	(54.80%)
Parks, open space and streetscapes	600	**1,018**	418	69.67%
Total non-recurrent grants	**24,601**	**19,562**	**(5,039)**	**(20.48%)**
Total capital grants	**27,096**	**22,057**	**(5,039)**	**(18.60%)**
Total grants	**53,276**	**58,339**	**5,063**	**9.50%**

4.1.5 Contributions

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Monetary	29,650	**19,050**	(10,600)	(35.75%)
Non-monetary	125,516	**111,916**	(13,600)	(10.84%)
Total contributions	**155,166**	**130,966**	**(24,200)**	**(15.60%)**

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

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

4.1.6 Other income

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Sales	734	**836**	102	13.90%
Interest	16,000	**18,760**	2,760	17.25%
Reimbursements	6,688	**6,502**	(186)	(2.78%)
Other	46	**-**	(46)	(100.00%)
Total other income	**23,468**	**26,098**	**2,630**	**11.21%**

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

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

4.1.7 Employee costs

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Wages and salaries	112,230	**120,220**	7,990	7.12%
Workcover	4,280	**4,000**	(280)	(6.54%)
Superannuation	13,414	**13,864**	450	3.35%
Fringe benefits tax	140	**150**	10	7.14%
Total employee costs	**130,064**	**138,234**	**8,170**	**6.28%**

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

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

4.1.8 Materials and services

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
External works (contractors)	90,240	**83,646**	(6,594)	(7.31%)
Support services	6,275	**5,466**	(809)	(12.89%)
Design work	16	**45**	29	181.25%
Facilities management	3,398	**3,679**	281	8.27%
Supplies and services	8,576	**7,593**	(983)	(11.46%)
Plant and fleet operations	2,208	**2,253**	45	2.04%
Computer services	9,467	**9,763**	296	3.13%
Communications	1,682	**1,765**	83	4.93%
Catering supplies and services	368	**373**	5	1.36%
Construction materials	1,080	**1,010**	(70)	(6.48%)
Travel and accommodation	76	**70**	(6)	(7.89%)
Consumable materials	180	**176**	(4)	(2.22%)
Total materials and services	**123,566**	**115,839**	**(7,727)**	**(6.25%)**

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

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

4.1.9 Depreciation

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Property	7,861	**8,259**	398	5.06%
Plant & equipment	3,090	**3,578**	488	15.79%
Infrastructure	54,543	**57,501**	2,958	5.42%
Total depreciation	**65,494**	**69,338**	**3,844**	**5.87%**

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

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

4.1.10 Amortisation - Intangible assets

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

4.1.11 Depreciation - Right of use assets

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

4.1.12 Other expenses

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Change $'000	Change %
Contributions and donations	10,315	**9,489**	(826)	(8.01%)
Utilities	5,332	**6,553**	1,221	22.90%
Mayor and Councillors allowances	626	**613**	(13)	(2.08%)
Auditing	287	**299**	12	4.18%
Other costs	4,847	**5,009**	162	3.34%
Total other expenses	**21,407**	**21,963**	**556**	**2.60%**

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

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

4.2 Balance Sheet

4.2.1 Assets

Cash and cash equivalents includes cash and investments such as cash held in the bank and in petty cash and the value of investments in deposits or other highly liquid investments with short term maturities. Current assets are expected to increase by $20.13 million during the year, primarily reflecting additional borrowings in 2026-27, effective cash flow management and higher interest earnings on investments.

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

4.2.2 Liabilities

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

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

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

4.2.3 Borrowings

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

	Forecast 2025-26 $'000	Budget 2026-27 $'000	Projections 2027-28 $'000	2028-29 $'000	2029-30 $'000
Amount borrowed as at 30 June of the prior year	7,624	**28,902**	53,513	87,165	100,395
Amount to be borrowed	22,870	**28,159**	40,056	21,589	15,255
Amount projected to be redeemed	(1,592)	**(3,548)**	(6,404)	(8,359)	(13,217)
Amount of borrowings as at 30 June	**28,902**	**53,513**	**87,165**	**100,395**	**102,433**

4.2.4 Leases by category

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

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

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

4.3 Statement of Changes in Equity

4.3.1 Reserves

	Balance at beginning of reporting period	Transfers to Reserve	Transfers from Reserve	Balance at end of reporting period
	$'000	$'000	$'000	$'000
Asset revaluation reserve	**2,224,836**	**-**	**-**	**2,224,836**
Statutory or externally restricted reserves				
Parklands contributions (open space) reserve	15,371	1,800	(680)	16,491
Infrastructure contributions plans reserves	203,204	16,755	(5,551)	214,408
Planning permits drainage reserve	2,481	60	(50)	2,491
Street tree contributions reserve	689	-	-	689
Traffic light construction reserve	974	-	-	974
Native vegetation offset developer contributions reserve	2,342	-	(273)	2,069
Total statutory or externally restricted reserves	**225,061**	**18,615**	**(6,554)**	**237,122**
Discretionary reserves				
Strategic investment reserve	45,804	14,314	(10,289)	49,829
Technology improvement fund reserve	7,946	5,000	(4,076)	8,870
Strategic properties reserve	5,187	-	-	5,187
Waste reserve	1,013	-	-	1,013
Resilience and emergency management	449	-	-	449
Total discretionary reserves	**60,399**	**19,314**	**(14,365)**	**65,348**
Total reserves	**2,510,296**	**37,929**	**(20,919)**	**2,527,306**

Statutory or externally restricted reserves

Externally restricted reserves are established and governed by legislation, regulations, or external funding conditions that require Council to set aside funds for a specific purpose. These reserves are not available for general use and must only be applied in accordance with the relevant statutory or external requirements. These reserves are required to be 100 per cent cash backed.

Discretionary reserves

Discretionary reserves are funds held by Council and separated from general cash reserves based on direction by Council. These funds are held for a specific purpose which is not governed by legislation or law. Discretionary reserves can vary from time to time and can be opened and closed to ensure they best meet the strategic requirements of Council. These reserves may not require full cash backing.

4.3.2 Equity

Total equity is expected to increase by $157.67 million and made up of the following components:

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

4.4 Statement of Cash Flows

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

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

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

4.4.1 Net cash flows provided by/used in operating activities

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

4.4.2 Net cash flows provided by/used in investing activities

The increase in payments for investing activities represents an increase in capital works expenditure of $44.35 million over the 2025-26 forecast. Redemption/(payments) for investments (maturing later than 90 days) relate to financial assets which are cash investments (predominantly term deposits) that have a maturity date greater than 90 days. To improve Council's cash flow (and maximise interest revenue), investments are either redeemed or placed throughout the year depending on the receipt of revenue and the timing of expenditure.

4.4.3 Net cash flows provided by/used in financing activities

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

4.5 Capital Works program

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

4.5.1 Summary

	Forecast 2025-26	Budget 2026-27	Change	
	$'000	$'000	$'000	%
Property	19,610	**32,502**	12,892	65.74%
Plant and equipment	2,801	**4,253**	1,452	51.83%
Infrastructure	73,054	**79,820**	6,766	9.26%
Total	**95,465**	**116,575**	**21,110**	**22.11%**

The capital works program for the 2026-27 year is expected to be $116.58 million.

		Asset expenditure types				Summary of Funding Sources			
	Project Cost	New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property	**32,502**	16,527	3,400	12,550	25	10,519	1,606	10,702	9,675
Plant and equipment	**4,253**	3,682	40	531	-	551	-	3,702	-
Infrastructure	**79,820**	46,912	24,432	8,476	-	11,387	1,944	48,005	18,484
Total	**116,575**	**67,121**	**27,872**	**21,557**	**25**	**22,457**	**3,551**	**62,409**	**28,159**

4.5.2 Current Budget

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property									
Johnsons Road Upgrade and Subdivision	**5,000**	5,000	-	-	-	5,000	-	-	-
Total land	**5,000**	**5,000**	**-**	**-**	**-**	**5,000**	**-**	**-**	**-**
Edgars Creek Recreation Reserve, Wollert (Steen Avenue) - Sporting Facility	**3,000**	3,000	-	-	-	-	-	-	3,000
Redevelopment and expansion of the Stables Kindergarten	**1,975**	1,975	-	-	-	1,975	-	-	-
Construct community centre - West Wollert	**4,200**	4,200	-	-	-	3,544	656	-	-
Monakeeba Boulevard Community Centre	**600**	600	-	-	-	-	600	-	-
Energy Efficiency Program	**500**	-	-	500	-	-	-	500	-
Youth Services Relocation and Expansion	**1,000**	1,000	-	-	-	-	-	1,000	-
English Street, Donnybrook Early Years Infrastructure	**752**	752	-	-	-	-	350	402	-
Total buildings	**12,027**	**11,527**	**-**	**500**	**-**	**5,519**	**1,606**	**1,902**	**3,000**
Redevelopment of Dalton Road Kindergarten and MCH	**4,500**	-	-	4,500	-	-	-	4,500	-
Planned renewal (Minor works)	**3,075**	-	3,075	-	-	-	-	3,075	-
Disability Action Plan	**150**	-	-	150	-	-	-	150	-
Derby Meadows Preschool and Boori Childrens Centre	**6,675**	-	-	6,675	-	-	-	-	6,675
Office Refurbishment and Alterations	**150**	-	-	150	-	-	-	150	-
Kindergarten nappy change facilities and privacy stall doors	**300**	-	-	300	-	-	-	300	-
Plenty Ranges Arts & Convention Centre (PRACC) Redevelopment Project	**125**	-	75	25	25	-	-	125	-
Kelynack Recreation Reserve Fair Access Amenities Upgrade	**500**	-	250	250	-	-	-	500	-
Total building improvements	**15,475**	**-**	**3,400**	**12,050**	**25**	**-**	**-**	**8,800**	**6,675**
Total property	**32,502**	**16,527**	**3,400**	**12,550**	**25**	**10,519**	**1,606**	**10,702**	**9,675**
Plant and equipment									
Council Fleet Optimisation Program	**2,582**	2,582	-	-	-	400	-	2,182	-
PRACC Equipment and Infrastructure Program	**200**	20	40	140	-	-	-	200	-
Implementation of Signage Management Plan	**200**	200	-	-	-	-	-	200	-
Total plant, machinery and equipment	**2,982**	**2,802**	**40**	**140**	**-**	**400**	**-**	**2,582**	**-**
Public Art Acquisition Program	**20**	20	-	-	-	-	-	20	-
Public Art Commissioning Program	**67**	67	-	-	-	-	-	67	-
Wurundjeri woi-wurrung Mural bunjil nganga (Quarry Hills) Parklands	**40**	40	-	-	-	-	-	40	-
Lalor Shopping Centre Precinct - Enliven Lalor Laneway	**194**	194	-	-	-	151	-	43	-
Total fixtures, fittings and furniture	**321**	**321**	**-**	**-**	**-**	**151**	**-**	**170**	**-**
Network Infrastructure Upgrade Program	**115**	69	-	46	-	-	-	115	-
Information and Communication Technology Hardware Replacement	**525**	210	-	315	-	-	-	525	-
Mobile Device Replacement Program	**250**	250	-	-	-	-	-	250	-
Audiovisual Equipment Upgrade Program	**60**	30	-	30	-	-	-	60	-
Total computers and telecommunications	**950**	**559**	**-**	**391**	**-**	**-**	**-**	**950**	**-**
Total plant and equipment	**4,253**	**3,682**	**40**	**531**	**-**	**551**	**-**	**3,702**	**-**

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

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

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	External Funding	Contributions	Council Cash/ Reserves	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Car Park Rehabilitation Program	**270**	-	270	-	-	-	-	270	-
Whittlesea Township Park Master Plan Implementation - Walnut St Car Park	**125**	-	-	125	-	-	-	125	-
bunjil nganga Parkland Entry Improvements - Gravlier Way, South Morang	**400**	-	-	400	-	-	-	400	-
Total off street car parks	**795**	**-**	**270**	**525**	**-**	**-**	**-**	**795**	**-**
Install Smart City Water Devices	**24**	24	-	-	-	-	-	24	-
Installation bus shelters	**50**	10	40	-	-	-	-	50	-
Infrastructure Planning and Feasibility Studies for Future Projects	**400**	-	-	400	-	-	-	400	-
Stormwater Harvesting System - AF Walker Reserve	**425**	425	-	-	-	-	-	425	-
Public Lighting in Local Streets	**200**	-	-	200	-	-	-	200	-
Water Efficiency Program	**250**	250	-	-	-	-	-	250	-
Streetlight Bulk Replacement Program	**500**	-	500	-	-	-	-	500	-
Electric Vehicle Charging at Council Facilities	**150**	150	-	-	-	-	-	150	-
Total other infrastructure	**1,999**	**859**	**540**	**600**	**-**	**-**	**-**	**1,999**	**-**
Total infrastructure	**79,820**	**46,912**	**24,432**	**8,476**	**-**	**11,387**	**1,944**	**48,005**	**18,484**
Total Capital Works	**116,575**	**67,121**	**27,872**	**21,557**	**25**	**22,457**	**3,551**	**62,409**	**28,159**

4.6 Summary of Planned Capital Works Expenditure

For the years ending 30 June 2028, 2029 and 2030

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

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

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

4.7 Proposals to Lease Council Land

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

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

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

(b) 10 years or more.

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

Street No.	Street	Suburb	Use of Property	Existing Lease	Council's Proposal
480	Cooper Street	Epping	Area 2, Area 3 and Area 5 (38 Companion Place)	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
480	Cooper Street	Epping	Area 1 and Area 4	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
335-355	O'Herns Road	Epping	Area 2 and Area 3	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
335-355	O'Herns Road	Epping	Area 1	Maximum lease term to 10 July 2041	Additional term from 11 July 2041 to 10 July 2051
335-355	O'Herns Road	Epping	Area 4 (eastern area)	Not currently leased	Additional term from 1 Jan 2027 to 10 July 2051
335W	O'Herns Road	Epping	Any part of the 2.0ha area northwest of Area 4	Not currently leased	Any number of tenancies and terms from 1 Jan 2027 to 30 June 2051
785	High Street	Epping	Whole Area	To 30 June 2026	Additional term from 1 July 2026 to 30 June 2029
120T	Cravens Road	Mernda	57.6 sqm rectangle	Not currently leased	Maximum lease term of 20 years at a commencement rent of $30,000 excl. GST
63W	Elation Boulevard	Doreen	30 sqm square – co-location on High Voltage Tower	Not currently leased	Maximum lease term of 20 years at a commencement rent of $30,000 excl. GST
146-176	McDonalds Road	Epping	36 sqm square and 17.5 sqm rectangle	Not currently leased	Maximum lease term of 20 years at a commencement rent of $30,000 excl. GST
1W	Farmview Walk	Wollert	Approximately 90 sqm rectangle	Not currently leased	Maximum lease term of 15 years at a market value rental
28T	Morang Drive	South Morang	40 sqm square – co-located on High Voltage Tower	Lease in overholding	Maximum lease term of 20 years at a commencement rent of $15,000 excl. GST
30W	Fitzwilliam Drive	Doreen	100 sqm - Telecommunications Facility	Not currently leased.	Maximum lease term of 20 years at a commencing rent of $31,000 pa excl. GST

5. Performance and Financial Indicators

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

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

5. Targeted Performance Indicators (Council Selected)

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

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

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Community									
Maternal and Child Health (MCH) (Effectiveness of Aboriginal community participation in MCH services)	**Participation in MCH service by Aboriginal children** Number of Aboriginal children who attend the MCH service at least once / Number of Aboriginal children enrolled in the MCH service	5	80.71%	81.86%	**83.00%**	83.00%	84.00%	84.00%	+
Financial forecasting									
Indebtedness (Council ability to meet the long-term obligations)	**Non-current liabilities compared to own-source revenue** Non-current liabilities / Own-source revenue	6	3.77%	10.56%	**16.73%**	24.66%	27.48%	27.23%	+
Financial management									
Expenditure and revenue level Resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / Number of property assessments	7	$1,898.73	$1,940.56	**$1,977.86**	$2,064.40	$2,153.10	$2,244.02	+
Financial management									
Operating position (Assessment of Council effectiveness to generate a surplus)	**Adjusted underlying surplus (or deficit)** Adjusted underlying surplus (or deficit) / Adjusted underlying revenue	8	6.41%	(4.41%)	**1.99%**	2.54%	0.20%	(2.40%)	-

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

5a. Targeted Performance Indicators (Mandatory)

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these measures and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted service performance indicators - Mandatory

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

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

Targeted Financial Performance Indicators - Mandatory

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Environment									
Waste management (Waste is minimised and sustainability promoted)	**Kerbside collection waste to landfill per serviced property** Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	12	0.54	0.54	**0.53**	0.52	0.51	0.50	-
Financial management									
Liquidity (Sufficient working capital is available to pay bills as and when they fall due)	**Current assets compared to current liabilities** Current assets / Current liabilities	13	282.52%	347.19%	**364.88%**	357.82%	355.02%	367.35%	-
Financial forecasting									
Asset renewal and upgrade (Assets are renewed as planned)	**Asset renewal and upgrade compared to depreciation** Asset renewal and upgrade expense / Asset depreciation	14	57.84%	59.70%	**71.29%**	81.63%	51.35%	54.98%	-
Financial management									
Rates concentration (Revenue is generated from a range of sources)	**Rates compared to adjusted underlying revenue** Rate revenue / Adjusted underlying revenue	15	66.69%	73.47%	**71.55%**	71.03%	71.86%	74.43%	+
Financial management									
Expenditure and revenue level (Resources are used efficiently in the delivery of services)	**Expenses per property assessment** Total expenses / Number of property assessments	16	$3,063.49	$3,268.80	**$3,252.96**	$3,405.21	$3,599.13	$3,721.19	+

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

5b. Financial Performance Indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 2 of Schedule 3 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Financial forecasting									
Loans and borrowings (Level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	**Loans and borrowings compared to own-source revenue** Interest bearing loans and borrowings / Own-source revenue	17	3.42%	11.90%	**20.78%**	32.40%	35.73%	34.93%	-
	Loans and borrowings repayments compared to own-source revenue Interest and principal repayments on interest bearing loans and borrowings / Own-source revenue	18	0.74%	0.73%	**2.34%**	4.11%	4.96%	6.55%	-
Population (Population is a key driver of a Council's ability to fund the delivery of services to the community)	**Expenses per head of population** Total expenses / Population	19	$1,233.99	$1,282.80	**$1,274.77**	$1,292.38	$1,323.51	$1,326.95	+
	Infrastructure per head of population Value of infrastructure / Population	20	$13,993.95	$13,609.36	**$13,670.63**	$13,799.91	$13,740.58	$13,584.38	+
Revenue and grants (Revenue is generated from a range of sources in order to fund the delivery of services to the community)	**Own-source revenue per head of population** Own source revenue / Population	21	$1,130.32	$1,122.01	**$1,160.44**	$1,191.10	$1,192.15	$1,162.67	+
	Recurrent grants per head of population Recurrent grants / Population	22	$182.65	$101.56	**$135.93**	$134.94	$134.01	$133.20	-

5b. Financial Performance Indicators (cont.)

Domain / Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
Financial forecasting									
Liquidity (Sufficient working capital and cash is available to cover expenses)	**Cash compared to current liabilities** Cash / Current liabilities	23	35%	33%	**15%**	15%	15%	15%	o
Rates effort (Rating level is set based on the community's capacity to pay)	**Rates compared to property values** Rate revenue / Capital Improved Value (CIV) of rateable properties in the municipality	24	0.27%	0.29%	**0.29%**	0.29%	0.30%	0.30%	+
Expenditure and revenue level (Resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / Number of property assessments	25	$1,898.73	$1,940.56	**$1,977.86**	$2,064.40	$2,153.10	$2,244.02	+

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

5c. Additional Indicators

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

Indicator	Measure	Notes	Actual 2024-25	Forecast 2025-26	Target 2026-27	Target Projections Projection 2027-28	Projection 2028-29	Projection 2029-30	Trend Trend +/o/-
TCV loans framework indicators									
Interest bearing liabilities to own source revenue	Interest bearing liabilities / Own-source revenue	26	2.66%	9.58%	**16.67%**	25.62%	28.56%	28.97%	-
Interest Cover Ratio	EBITDA / Interest expense on borrowings	27	30:1	16:1	**2:1**	1:1	1:1	1:1	-

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

Notes to measure

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

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

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

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

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

Notes to measure (cont)

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

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

8. **Adjusted underlying surplus (or deficit)**
   This indicator assesses Council's financial sustainability and its ability to fund services without relying on one-off or non-recurrent income. The adjusted underlying operating result excludes the impact of non-recurrent capital grants, non-monetary asset contributions and contributions from developers to fund capital expenditure. This indicator is forecast to decrease, reflecting a reduced operating result from recurrent income sources, however, this will be offset through the planned use of reserves.

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

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

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

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

13. **Current assets compared to current liabilities**
    The proportion of current liabilities represented by current assets. This indicator is forecast to decrease on average over the next four years, reflecting changes in current assets and liabilities, including movements in trust funds, deposits and term deposit balances.

Notes to measure (cont)

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

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

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

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

18. Loans and borrowings repayments compared to own-source revenue
The indicator is projected to increase over the period, reflecting higher debt servicing commitments relative to Council's revenue base.

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

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

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

22. Recurrent grants per head of population
The indicator is higher in 2026-27 compared to 2025-26 due to an advance payment received in the prior year from the Victorian Local Government Grants Commission. The indicator is forecast to decrease slightly over the forward period, reflecting modest changes in grant funding relative to population growth.

Notes to measure (cont)

23. Cash compared to current liabilities

The indicator is expected to decrease in 2026-27 due to the planned use of cash balances to fund capital works and services, before stabilising over the remaining years of the forecast period as cash balances are maintained. This reflects Council's ongoing management of liquidity and its capacity to meet short-term obligations as they fall due. It should be noted that this indicator excludes term deposits, which form a significant portion of Council's available funds.

24. Rates compared to property values

Council rates have moved in a consistent proportion to property values and the indicator is forecast to increase slightly over the forward period, reflecting modest growth in rates and charges relative to changes in property valuations.

25. Average rate per property assessment

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

26. Interest bearing liabilities to own source revenue

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

27. Interest Cover Ratio

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



Fees and Charges Schedule

2026-27

City of Whittlesea

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

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

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

Table Of Contents

Planning Services 6
Planning Permits 6
Planning Permits Amendments 6
Planning Applications 7
Planning Application – Amendments 7
Planning Certificates 7
Planning Scheme – Amendments 7
Subdivision 7
Development Plans Amendments 8
Planning Fees 8
Planning Copy Fees 8
Permit Fee (per Copy) 8
Approved Plans (per Copy) 8
Copy of Documentation 8
Building Services 8
Residential Permits (Owner Builder) 8
Residential Permits (Registered Builder) 9
Swimming Pools & Safety Barriers 10
Commercial Works 10
Building Fees 10
Building Copy Fees 11
Urban Design & Transport 12
Parks and City Forest - Parks Access Permit to Undertake Works 12
Subdivision 12
Street Trees 12
Subdivision 12
Engineering Plans 12
Conservation Management 12
Native Vegetation Management Costs 12
Asset Protection 13
Asset Inspections 13
Asset Protection (Works in Road Reserve Permits) 13
Asset Protection - Commercial 14
Waste Management 14
Food and Green Waste 14
Additional Bin Charges 14
Waste Kerbside Service Charge 14
Commercial Waste Kerbside Service Charge 15
Other 15
Financial Services 15
Revenue 15
Civic Administration 15
Freedom of Information 15
Local Laws 16
Local Laws 16
Street Activities 16

continued on next page ...

Table Of Contents [continued]

Animal Management 16
Livestock 17
Animal Registration 17
Fire Prevention 17
Parking 18
wat djerring Animal Facility 18
Children and Families 19
Family Services 19
Public Health 19
Food Act 19
Food Safety Program 20
Public Health & Wellbeing Act 20
Sharps Containers 21
Septic Tank 21
Immunisation 21
Immunisation Workplace Program 22
Ageing Well 22
Leap Program 22
Community Strengthening 23
Home and Community Care Program for Younger People (HACC PYP) 23
Epping Community Services Hub (ECSH) 23
Active Places and Communities 23
Hall & Hall + Kitchen 23
Meeting Room 23
Commuity, Activity or Social Room 24
Consult or Program Room 24
Discover Bus Hire 24
Venue Hire 24
Ancillaries 25
Sporting Fields 25
Sports Pavilions 26
Sports – Casual 27
Sports – Sole User per Year 27
Hillsview Synthetic Soccer Ground 28
Mill Park Secondary College 28
Tennis 29
Bocce 29
Whittlesea Secondary College Basketball Stadium 29
Meadowglen Athletics Track 29
Meadowglen Stadium Function Room 29
Meadowglen Stadium Event Hire 30
Edgars Creek Secondary College 30
Leisure Centres 30
Whittlesea Swim Centre 30
Thomastown Recreation & Aquatic Centre & Mill Park Leisure 32
Plenty Ranges Arts & Convention Centre 35

continued on next page ...

Table Of Contents [continued]

Room Hire 35
PRACC Staff 36
Ticketing 36
Equipment 37
Creative Communities 37
Ziebell's Farmhouse Museum Entry Fee 37
Festival and Events Bonds 38
Festival and Events Market Stalls 40
Carols by Candlelight 40

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Planning Services							
Planning Permits							
Class 1	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 2	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 3	Per permit	N	$714.40	$734.00	2.74%	$19.60	Statutory
Class 4	Per permit	N	$1,462.50	$1,502.50	2.74%	$40.00	Statutory
Class 5	Per permit	N	$1,580.10	$1,623.40	2.74%	$43.30	Statutory
Class 6	Per permit	N	$1,697.80	$1,744.30	2.74%	$46.50	Statutory
Class 7	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 8	Per permit	N	$487.50	$500.80	2.73%	$13.30	Statutory
Class 9	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 10	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 11	Per permit	N	$1,302.80	$1,338.40	2.73%	$35.60	Statutory
Class 12	Per permit	N	$1,756.60	$1,804.70	2.74%	$48.10	Statutory
Class 13	Per permit	N	$3,874.70	$3,980.70	2.74%	$106.00	Statutory
Class 14	Per permit	N	$9,875.90	$10,146.10	2.74%	$270.20	Statutory
Class 15	Per permit	N	$29,123.30	$29,920.30	2.74%	$797.00	Statutory
Class 16	Per permit	N	$65,458.10	$67,249.40	2.74%	$1,791.30	Statutory
Class 17	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 18	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 19	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 20	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 21	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 22	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Planning Permits Amendments							
Class 1	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 2	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 3	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 4	Per permit	N	$714.40	$734.00	2.74%	$19.60	Statutory
Class 5	Per permit	N	$1,462.50	$1,502.50	2.74%	$40.00	Statutory
Class 6	Per permit	N	$1,580.10	$1,623.40	2.74%	$43.30	Statutory
Class 7	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 8	Per permit	N	$487.50	$500.80	2.73%	$13.30	Statutory
Class 9	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 10	Per permit	N	$226.90	$233.10	2.73%	$6.20	Statutory
Class 11	Per permit	N	$1,302.80	$1,338.40	2.73%	$35.60	Statutory
Class 12	Per permit	N	$1,756.60	$1,804.70	2.74%	$48.10	Statutory
Class 13	Per permit	N	$3,874.70	$3,980.70	2.74%	$106.00	Statutory
Class 14	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 15	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 16	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 17	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 18	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory
Class 19	Per permit	N	$1,496.10	$1,537.00	2.73%	$40.90	Statutory

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

continued on next page ...

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

continued on next page ...

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

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Residential Permits (Registered Builder) [continued]							
Protection Work Notices (up to 3 Hours of Work)	Per permit	Y	$435.45	$446.30	2.49%	$10.85	Non-Statutory
Swimming Pools & Safety Barriers							
Form 23 - Certificate of Pool and Spa Barrier Compliance (Additional Inspection Fee)	Per application	Y	$150.00	$153.75	2.50%	$3.75	Non-Statutory
Form 23 - Certificate of Pool and Spa Barrier Compliance (One Inspection Only)	Per application	Y	$350.00	$358.75	2.50%	$8.75	Non-Statutory
Infringements Pools and Spas	Per compliance follow up	N	$406.10	$420.30	3.50%	$14.20	Statutory
Lodgement Certificate of Compliance	Per certificate	N	$23.10	$23.90	3.46%	$0.80	Statutory
Lodgement Certificate of Non-Compliance	Per certificate	N	$436.50	$451.75	3.49%	$15.25	Statutory
Pool Registration	Per registration	N	$36.00	$37.25	3.47%	$1.25	Statutory
Search Fee	Per search	N	$53.50	$55.35	3.46%	$1.85	Statutory
Swimming Pools	Per inspection	Y	$1,200.00	$1,230.00	2.50%	$30.00	Non-Statutory
Commercial Works							
All Commercial Works	Per inspection	Y			Price on Application		Non-Statutory
Building Fees							
Additional Hoarding Inspections (greater than 4 inspections)	Per lodgement	N	$124.55	$127.65	2.49%	$3.10	Non-Statutory
Alternate Solution	Per lodgement	Y	$405.30	$415.40	2.49%	$10.10	Non-Statutory
Building Permit - External Application Fee on top of Project Fees	Per permit	Y	$257.95	$266.95	3.49%	$9.00	Statutory
Easement Report (when Structure Built) - Non-Statutory Component	Per report	N	$176.45	$180.85	2.49%	$4.40	Non-Statutory
Easement Report (when Structure Built) - Statutory Component	Per property	N	$319.60	$330.75	3.49%	$11.15	Statutory
Hoarding – Weekly Occupation Fee/Charge	$4 per sqm per week	N	$4 per sqm per week Use of car bays (restricted) = $70 per bay per day Use of car bay (unrestricted) = $35 per bay per day				Non-Statutory
Hoarding Application - Reg 116	Per lodgement	N	$333.10	$344.75	3.50%	$11.65	Statutory
Hoarding Permit Renewal	Per renewal	N	$93.40	$95.70	2.46%	$2.30	Non-Statutory
Report and Consent Advertising Fee per Regulation	Per application	N	$220.75	$226.25	2.49%	$5.50	Non-Statutory
Report and Consent Advertising per Property	Per application	N	$330.85	$339.10	2.49%	$8.25	Non-Statutory
Section 137B Owner Builder Reports (Defect Reports)	Per property	Y	$882.30	$904.35	2.50%	$22.05	Non-Statutory
Siting Report (when Structure Built) - Non-Statutory Component	Per property	N	$225.00	$230.00	2.22%	$5.00	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Building Fees [continued]							
Siting Report (when Structure Built) - Statutory Component	Per property	N	$459.45	$475.50	3.49%	$16.05	Statutory
Subdivision of Existing Buildings Report	Per application	Y	$800 min or $170 per unit for larger subdivisions			Min. Fee: $820.00	Non-Statutory
Report & Consent (Siting)	Per application	N	$459.45	$475.50	3.49%	$16.05	Statutory
Build Over Easement Consent or Flood Prone Land Consent	Per application	N	$329.15	$340.65	3.49%	$11.50	Statutory
Stormwater Drainage Asset Information	Per retrieval	N	$237.15	$245.45	3.50%	$8.30	Statutory
Property Information	Per retrieval	N	$52.55	$54.35	3.43%	$1.80	Statutory
Lodgement Fee	Per lodgement	N	$135.80	$140.55	3.50%	$4.75	Statutory
Combining of Essential Safety Measure Schedule Reg. 1206	Per application	N			Price on Application		Non-Statutory
Building Permit Extension of Time	Per permit	Y	$300.00	$307.50	2.50%	$7.50	Non-Statutory
Amendment of Building Permit/ Occupancy Permit/Warranty Certificate	Per permit	N	$148.50	$152.20	2.49%	$3.70	Non-Statutory
Change of Use (Other)	Per application	N			Price on Application		Non-Statutory
Change of Use (Home Occupation)	Per application	N	$1,000.00	$1,025.00	2.50%	$25.00	Non-Statutory
Report for the Purposes Liquor Licensing	Per report	N	$700.00	$717.50	2.50%	$17.50	Non-Statutory
Section 29A Report and Consent	Per property	N	$94.15	$97.45	3.51%	$3.30	Statutory
Additional Inspections Above Allowed by Building Permit	Per inspection	Y	$200.00	$205.00	2.50%	$5.00	Non-Statutory
Weekend Inspections	Per inspection	Y	$350.00	$358.75	2.50%	$8.75	Non-Statutory
Place of Public Entertainment (POPE) Base Fee (not including Temporary Structures)	Per structure	N	$1,650.00	$1,691.25	2.50%	$41.25	Non-Statutory
Place of Public Entertainment (POPE) Per Structure (In Addition to Base Fee)	Per structure	N	$900.00	$922.50	2.50%	$22.50	Non-Statutory
Place of Public Entertainment (POPE) Amendment Fee (After Issued)	Per structure	N	$500.00	$512.50	2.50%	$12.50	Non-Statutory
Section 57 Prescribed Temporary Structure on Council Land Siting	Per structure	N	$636.50	$658.75	3.50%	$22.25	Statutory
Building Copy Fees							
Any Search that Exceeds 1 Hour Will Incur an Additional Fee Per Hour or Part Thereof	Per search	N	$28.05	$28.75	2.50%	$0.70	Non-Statutory
Copy of Residential Plans	Per plan	N	$174.85	$179.20	2.49%	$4.35	Non-Statutory
Copy of Commercial Plans/Multi Unit Site (Search Fee Only) + Charges Per Copied Sheet	Per plan	N	$280.00	$287.00	2.50%	$7.00	Non-Statutory
Copy of Building Permit or Occupancy Permit	Per permit	N	$92.65	$94.95	2.48%	$2.30	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Urban Design & Transport							
Parks and City Forest - Parks Access Permit to Undertake Works							
Key Replacement	Per key	Y	$291.35	$298.60	2.49%	$7.25	Non-Statutory
Park Access Permit/Admin Charges	Per application	N	$291.35	$298.60	2.49%	$7.25	Non-Statutory
Subdivision							
Padlock Fees	Per unit	Y	$198.00	$298.30	50.66%	$100.30	Non-Statutory
Engineering Plans Checking Fees – Landscape Works Plan	Each plan submission (usually stage based)	N	0.75% of landscape construction costs under the Subdivisions (Fees) Regulations 2016 - Regulation 9				Statutory
Engineering Surveillance Fees – Landscape Works	Each plan submission (usually stage based)	N	2.5% of landscape construction costs under the Subdivision (Fees) Regulations 2016 - Regulation 11				Statutory
Street Trees							
Tree Replacement Fee (New or Juvenile) less than 5 Metres	Per tree less than 5 metres	N	$676.35	$693.25	2.50%	$16.90	Non-Statutory
Street Tree Replacement Fee (Other Trees) greater than 5 Metres	Per tree greater than 5 metres	N	Value (V) = Basic Value ($) x Species (S) x Aesthetics (A) x Locality (L) x Condition (C) Min. Fee: $675.00				Non-Statutory
Subdivision							
Supervision of Works	Per cost of works	N	2.5% of cost of works under the Subdivision Act 1988				Statutory
Checking of Engineering Plans	Per cost of works	N	0.75% of cost of works under the Subdivision Act 1988				Statutory
Engineering Plans							
Engineering Plans Assessment Fee – for Developments up to 2 Units	Per assessment	N	$94.95	$97.30	2.47%	$2.35	Non-Statutory
Engineering Plans Assessment Fee – for Developments 3 to 10 Units	Per assessment	N	$189.95	$194.70	2.50%	$4.75	Non-Statutory
Engineering Plans Assessment Fee – for more than 10 Units, Small Commercial/Industrial Developments	Per assessment	N	$380.40	$389.90	2.50%	$9.50	Non-Statutory
Engineering Plans Assessment Fee – for Large Commercial/Industrial Developments	Per assessment	N	$760.85	$779.85	2.50%	$19.00	Non-Statutory
Conservation Management							
Native Vegetation Management Costs							
Native Vegetation Offset Management Costs – per Hectare, per Year	Per hectare per year	N	$8,240.05	$8,446.05	2.50%	$206.00	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Asset Protection							
DDA Tactile Tiles – less than 2 sqm	Per square metre	N	$395.30	$273.00	-30.94%	-$122.30	Non-Statutory
Footpath Granitic Sand	Per square metre	N	$129.00	$260.00	101.55%	$131.00	Non-Statutory
Footpath Asphalt	Per square metre	N	$126.20	$169.00	33.91%	$42.80	Non-Statutory
Asset Inspections							
Re-inspection Fee	Per request	N	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Asset Inspection - Application Fee - Domestic	Per permit	N	$487.40	$499.55	2.49%	$12.15	Non-Statutory
Permit Fee – Building Site Bins (Council Land)	Per permit	N	$201.95	$207.00	2.50%	$5.05	Non-Statutory
Asset Protection (Works in Road Reserve Permits)							
Minor Works - Vehicle Crossing or Crossover Permit (Non-Refundable)	Per permit	N	$156.30	$161.75	3.49%	$5.45	Statutory
Minor Works (Service Connection where Excavation is Limited to within Nature Strip)	Per permit	N	$97.30	$100.70	3.49%	$3.40	Statutory
Nature Strip Modification Permit	Per permit	N	$69.25	$70.95	2.45%	$1.70	Non-Statutory
Reinstatement of Nature Strip	Per square metre	N			Min. Fee: $364.00		Cost recovery
Road Occupation Fees - Commercial, Industrial Property or Two or More Units	Per permit	N	$10.60	$10.95	3.30%	$0.35	Statutory
Road Occupation Fees - Domestic, Private Single Dwelling or Local Shop Trader	Per permit	N	$5.25	$5.40	2.86%	$0.15	Statutory
Traffic Management Plan Fee	Per permit	N	$114.25	$117.10	2.49%	$2.85	Non-Statutory
Reinstatement of Concrete Footpaths & Vehicle Crossings	Per square metre	Y			Min. Fee: $721.00		Non-Statutory
Reinstatement of Concrete Kerb & Channel as per Council's Standard	Per lineal metre	Y			Min. Fee: $663.00		Non-Statutory
Reinstatement of Damaged Nature Strips and Garden Beds	Per square metre	Y			Min. Fee: $598.00		Non-Statutory
Removal of Waste from Nature Strips or Other Council Public Areas	Per square metre	Y			Min. Fee: $402.00		Non-Statutory
Removal of Non-Compliant Nature Strips and Reinstatement	Per square metre	Y			Min. Fee: $803.00		Non-Statutory
Council Road where Speed Limit is greater than 50km/hr - Major Works (not Minor Works) on Roadway, Pathway or Shoulder	Per permit	N	$724.50	$744.30	2.73%	$19.80	Statutory
Council Road where Speed Limit is 50km/hr or less - Major Works (not Minor Works) on Roadway, Pathway or Shoulder	Per permit	N	$395.00	$405.85	2.75%	$10.85	Statutory
Council Road where Speed Limit is greater than 50km/hr - Major Works (not Minor Works) Not on Roadway, Pathway or Shoulder (i.e. Within Naturestrip)	Per permit	N	$395.00	$405.85	2.75%	$10.85	Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Asset Protection (Works in Road Reserve Permits) [continued]							
Council Road where Speed Limit is 50km/hr or less - Major Works (not Minor Works) Not on Roadway, Pathway or Shoulder (i.e. Within Naturestrip)	Per permit	N	$100.85	$103.60	2.73%	$2.75	Statutory
Council Road (All Speeds) - Minor Works on Roadway, Pathway or Shoulder	Per permit	N	$156.30	$160.60	2.75%	$4.30	Statutory
Council Road (All Speeds) - Minor Works Not on Roadway, Pathway or Shoulder (i.e. Within Naturestrip)	Per permit	N	$100.85	$103.60	2.73%	$2.75	Statutory
Asset Protection - Commercial							
Infrastructure Protection Fee (2-5 Residential Units)	Per permit	N	$1,099.90	$1,127.40	2.50%	$27.50	Non-Statutory
Asset Inspection Permit Fee – Commercial $500,000 to $1,000,000	Per permit	N	$2,641.70	$2,707.70	2.50%	$66.00	Non-Statutory
Asset Inspection Permit Fee – Commercial $1,000,001 to $10,000,000	Per permit	N	$3,791.50	$3,886.25	2.50%	$94.75	Non-Statutory
Asset Inspection Permit Fee – Commercial $10,000,001 plus	Per permit	N	$5,496.95	$5,634.35	2.50%	$137.40	Non-Statutory
Waste Management							
Food and Green Waste							
240 Litre Food and Green Waste Charge*	Per bin	N	$95.30	$0.00	-100.00%	-$95.30	Non-Statutory
*The Food Organics and Garden Organics (FOGO) bin service charge is now included within the Waste Kerbside Service Charge.							
Additional Bin Charges							
120 Litre Environmental Charge Garbage - Domestic	Per bin	N	$319.85	$326.25	2.00%	$6.40	Non-Statutory
120 Litre Environmental Charge Garbage - Domestic - Delivery Fee	Per bin	N	$62.75	$64.00	1.99%	$1.25	Non-Statutory
240 Litre Environmental Charge Garbage - Commercial	Per bin	N	$778.80	$794.40	2.00%	$15.60	Non-Statutory
240 Litre Environmental Charge Garbage - Commercial - Delivery Fee	Per bin	N	$68.15	$69.50	1.98%	$1.35	Non-Statutory
240 Litre Environmental Charge Recycle - Commercial	Per bin	N	$126.65	$129.20	2.01%	$2.55	Non-Statutory
240 Litre Environmental Charge Recycle - Domestic	Per bin	N	$126.65	$129.20	2.01%	$2.55	Non-Statutory
Food Organics and Garden Organics (FOGO) - Domestic	Per bin	N	$0.00	$129.20	∞	∞	Non-Statutory
Waste Kerbside Service Charge							
120 Litre Garbage, 240 Litre Recycle and 120 Litre Glass Bins*	Per bin	N	$208.80	$310.20	48.56%	$101.40	Non-Statutory
*The Waste Kerbside Service Charge now includes the Food Organics and Garden Organics (FOGO) bin service.							

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Waste Kerbside Service Charge [continued]							
Landfill Levy	Per landfill levy	N	$105.85	$106.70	0.80%	$0.85	Non-Statutory
Commercial Waste Kerbside Service Charge							
240 Litre Garbage and Recycle Bins	Per bin	N	$271.35	$276.80	2.01%	$5.45	Non-Statutory
Landfill Levy	Per landfill levy	N	$166.60	$180.05	8.07%	$13.45	Non-Statutory
Other							
Landfill Levy - No Bin Service	Per landfill levy	N	$15.45	$15.80	2.27%	$0.35	Non-Statutory
Financial Services							
Revenue							
Land Information Certificates per Property (Standard)	Per certificate	N	$30.60	$31.65	3.43%	$1.05	Statutory
Land Information Certificates per Property (Urgency Fee)	Per certificate	N	$46.15	$47.75	3.47%	$1.60	Non-Statutory
Duplicate Rate Notice per Property (Current year)	Per notice	N	$17.20	$17.80	3.49%	$0.60	Non-Statutory
Duplicate Rate Notice per Property (per Non-Current Year)	Per notice	N	$27.25	$28.20	3.49%	$0.95	Non-Statutory
Cheque Dishonour – Bank	Per dishonour	N	$11.80	$12.20	3.39%	$0.40	Non-Statutory
Cheque Dishonour – Australia Post	Per dishonour	N	$15.95	$16.50	3.45%	$0.55	Non-Statutory
Direct Debit Dishonour (Bank Account)	Per dishonour	N	$39.05	$40.40	3.46%	$1.35	Non-Statutory
Rates Transaction Statement (per Property)	Per property	N	$54.95	$56.90	3.55%	$1.95	Non-Statutory
Rates Search Fee – Per 0.5 hrs for Searching Archives per Property	Per property	N	$74.00	$76.60	3.51%	$2.60	Non-Statutory
Processing Fee for Title Search per Property	Per property	N	$82.25	$85.15	3.53%	$2.90	Non-Statutory
Civic Administration							
Freedom of Information							
Freedom of Information Application Fee	Per application	N	$33.60	$34.75	3.42%	$1.15	Statutory
FOI – Charge for Search Time (per Hour or Part of an Hour)	Per hour	N	$25.20	$26.05	3.37%	$0.85	Statutory
FOI – Charge for Supervision (per Quarter Hour or Part of a Quarter Hour)	Per quarter hour	N	$6.30	$6.50	3.17%	$0.20	Statutory
FOI – Charge for Providing Black and White Photocopy (per A4 Page, Single Sided)	Per A4 page, single sided	N	$0.20	$0.20	0.00%	$0.00	Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Local Laws							
Local Laws							
Filming Permit - Commercial Operator	Per permit	N	$225.10	$230.70	2.49%	$5.60	Non-Statutory
Local Law - General Application or Permit Fee - Applies where No Fee is Prescribed	Per application or permit	N	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Misc. Contractor Costs	Cost Recovery	N			At external contractor's cost		Non-Statutory
Municipal Law Fines - per Penalty Unit (New Local Government Act)	1 State of Victoria penalty unit	N			1 State of Victoria Penalty Unit		Statutory
Release Fee – for Impounded Item	Per item	N	$114.20	$117.05	2.50%	$2.85	Non-Statutory
Release Fee – for Impounded Vehicle	Per vehicle	N	$428.20	$438.90	2.50%	$10.70	Non-Statutory
Infringement Courtesy Letter (Final Notice) Fee	Per notice	N		Penalty Fee as set by State of Victoria			Statutory
Street Activities							
A Frame/Tear Drop Signs - Annual Application Permit Fee	Per sign	N	$97.85	$100.30	2.50%	$2.45	Non-Statutory
Clothing Bins	Per bin	N	$228.45	$234.15	2.50%	$5.70	Non-Statutory
Domestic Skip Bin Permit - Public Land	Per bin	N	$97.85	$100.30	2.50%	$2.45	Non-Statutory
Footpath Dining - Ancillary Items - per Item (eg Umbrellas, Outdoor Heaters and Portable Barriers)	Per item	N				No Fee	Non-Statutory
Footpath Trading - Dining & Display of Goods - Annual Fee per 1 sqm	Per annual permit	N	$56.25	$57.65	2.49%	$1.40	Non-Statutory
Fundraising & Soliciting Permit - Application Fee	Per application	N	$194.25	$199.10	2.50%	$4.85	Non-Statutory
Fundraising Permit - Registered Charity Organisations	Per permit	N				No Fee	Non-Statutory
Impound Holding Fee (After 14 Days) - per Day	Per day	N	$32.00	$32.80	2.50%	$0.80	Non-Statutory
Real Estate Pointer Boards - per Real Estate Agency - Annual Fee	Per permit	N	$417.10	$427.50	2.49%	$10.40	Non-Statutory
Roadside Trading Permit - 12 Months	Per permit	N	$1,599.45	$1,639.40	2.50%	$39.95	Non-Statutory
Roadside Trading Permit - 3 Months	Per permit	N	$399.55	$409.50	2.49%	$9.95	Non-Statutory
Roadside Trading Permit - 6 Months	Per permit	N	$799.90	$819.90	2.50%	$20.00	Non-Statutory
Roadside Trading Permit - 9 Months	Per permit	N	$1,199.85	$1,229.85	2.50%	$30.00	Non-Statutory
Shipping Container Permit - per Container	Per container	N	$228.45	$234.15	2.50%	$5.70	Non-Statutory
Animal Management							
Domestic Animal Business Registration - Annual	Per annual registration	N	$352.45	$364.75	3.49%	$12.30	Statutory
Excess Animal Permit Application Fee	Per application	N	$114.20	$117.05	2.50%	$2.85	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Animal Management [continued]							
Replacement Animal Registration Tag Fee	Per tag	N	$11.35	$11.60	2.20%	$0.25	Non-Statutory
Livestock							
Livestock Transport	At contractor's cost	N			At contractor's cost		Non-Statutory
Release Fee	Per animal	N	$110.35	$113.10	2.49%	$2.75	Non-Statutory
Keeping/Feeding Fee - Impounded Livestock	Per day, per animal	N	$43.30	$44.35	2.42%	$1.05	Non-Statutory
Animal Registration							
Dog							
Restricted Breed, Dangerous Dog, Menacing Dog	Per dog	N	$354.20	$372.05	5.04%	$17.85	Non-Statutory
Standard Registration Fee – Guard Dog/Protective Services	Per dog	N	$177.10	$190.50	7.57%	$13.40	Non-Statutory
Standard Registration Fee – Dog Unsterilised	Per dog	N	$176.60	$190.00	7.59%	$13.40	Non-Statutory
Standard Registration Fee – Dog Sterilised, or Trained by an Approved dog obedience training organisation.	Per dog	N	$57.00	$67.40	18.25%	$10.40	Non-Statutory
Pensioner – Dog – Unsterilised	Per dog	N	$87.90	$95.00	8.08%	$7.10	Statutory
Pensioner – Dog – Sterilised, Subject to Veterinary Advice (less than 12 months old), or Trained by an Approved Dog Obedience Training Organisation	Per dog	N	$28.50	$33.70	18.25%	$5.20	Non-Statutory
Pro-Rata Registrations – less than 6 Months - 50% of Applicable Registration Fee	Per dog	N			50% of registration		Non-Statutory
Cat							
Standard Registration Fee – Cat Unsterilised	Per cat	N	$102.65	$114.20	11.25%	$11.55	Non-Statutory
Standard Registration Fee – Cat Sterilised or Registered Member of Approved Feline Association	Per cat	N	$29.60	$39.30	32.77%	$9.70	Non-Statutory
Pensioner – Cat – Unsterilised	Per cat	N	$51.25	$57.10	11.41%	$5.85	Statutory
Pensioner – Cat – Sterilised or Registered Member of Approved Feline Association.	Per cat	N	$14.75	$19.65	33.22%	$4.90	Non-Statutory
Pro-Rata Registrations – less than 6 Months - 50% of Applicable Registration Fee	Per cat	N			50% of registration		Non-Statutory
Fire Prevention							
Fire Prevention Administrative Fee - First Offence	Per subsequent fine	N	$110.35	$113.10	2.49%	$2.75	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Fire Prevention [continued]							
Fire Prevention Administrative Fee - Subsequent Offences	Per subsequent fine	N	$570.65	$584.90	2.50%	$14.25	Non-Statutory
Parking							
Parking Infringement - Offence Codes 621,701-713	Per Infringement	N			0.5 Penalty units		Statutory
wat djerring Animal Facility							
Adoption Fee - Cat	Per animal	Y	$50.00	$51.20	2.40%	$1.20	Non-Statutory
Adoption Fee - Dog	Per animal	Y	$400.00	$410.00	2.50%	$10.00	Non-Statutory
Adoption Fee - Kitten (under 6 Months)	Per animal	Y	$150.00	$153.75	2.50%	$3.75	Non-Statutory
Adoption Fee – Puppy	Per animal	Y	$600.00	$614.95	2.49%	$14.95	Non-Statutory
Adoption Fee – Rabbits and Other Small Animals	Per animal	Y	$50.00	$51.20	2.40%	$1.20	Non-Statutory
Cat Box	Each	Y	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Desexing - Cat (Female)	Per animal	Y	$160.00	$163.95	2.47%	$3.95	Non-Statutory
Desexing - Cat (Male)	Per animal	Y	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Dog Collar	Each	Y	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Dog Lead	Each	Y	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Elizabethan Collar	Each	Y	$10.37	$10.63	2.51%	$0.26	Cost recovery
Impounded Animals - Medical Fees & Other Disbursements	At cost	N				Cost Recovery	Non-Statutory
Keeping/Feeding Fee - Cats	Per cat, Per day	N	$16.75	$17.15	2.39%	$0.40	Non-Statutory
Keeping/Feeding Fee - Dogs	Per dog, Per day	N	$22.35	$22.90	2.46%	$0.55	Non-Statutory
Microchipping	Per animal	Y	$38.55	$39.50	2.46%	$0.95	Non-Statutory
Release Fee - Unregistered Cat - Same Day Collection	Per cat	N	$57.05	$58.45	2.45%	$1.40	Non-Statutory
Release Fee - Unregistered dog - Same Day Collection	Per dog	N	$57.05	$58.45	2.45%	$1.40	Non-Statutory
Release Fee – Registered Cat – Same Day Collection	Per cat	N	$27.55	$28.20	2.36%	$0.65	Non-Statutory
Release Fee – Registered Dog – Same Day Collection	Per dog	N	$27.55	$28.20	2.36%	$0.65	Non-Statutory
Surrender for Euthanasia - Dog (greater than 20kg)	Per dog	Y	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Surrenders - Cat	Per animal	Y	$55.00	$56.35	2.45%	$1.35	Non-Statutory
Surrenders - Dog (greater 20kg)	Per dog	Y	$100.00	$102.50	2.50%	$2.50	Non-Statutory
Surrenders - Dog (less than 20kg)	Per animal	Y	$55.00	$56.35	2.45%	$1.35	Non-Statutory
Surrenders for Euthanasia - Cat	Per cat	Y	$50.00	$51.20	2.40%	$1.20	Non-Statutory
Surrenders for Euthanasia - Dog (less than 20kg)	Per dog	Y	$75.00	$76.85	2.47%	$1.85	Non-Statutory
Vaccination	Per animal	Y	$55.10	$56.45	2.45%	$1.35	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Children and Families							
Family Services							
Kindergarten							
Kindergarten Applications (Combined 3 & 4 Year Olds)	Per application	N	Fully subsided by the State Government Department of Education. (Subject to funding).				Non-Statutory
Kindergarten Applications	Per application	N	Fully subsided by the State Government Department of Education. (Subject to funding).				Non-Statutory
Early Years							
Early Years Services Property Lease	Per room fee	Y	$153.00	$157.55	2.97%	$4.55	Non-Statutory
Family Day Care							
Annual Registration Fee	Per new child registration	N	$34.70	$35.55	2.45%	$0.85	Non-Statutory
Administration Levy	Per hour of care per child	N	$2.15	$2.30	6.98%	$0.15	Non-Statutory
Late Fee	Per late annual re-registration	N	$51.35	$52.60	2.43%	$1.25	Non-Statutory
Playgroups							
Rental of Community Space (per Group) for Carrington Children's Centre	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Rental of Community Space (per Group) for Laurel Street Portables Whittlesea	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Rental of Community Space (per Group) for Mill Park Drive Children's Centre	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Rental of Community Space (per Group) for Vasey Park Pre School	Per hour	Y	$7.85	$8.05	2.55%	$0.20	Non-Statutory
Other Fees							
Mental Health First Aid	Per unit	Y	$13.75	$14.05	2.18%	$0.30	Non-Statutory
School Holiday Activities 1	Per unit	Y	$5.50	$5.60	1.82%	$0.10	Non-Statutory
School Holiday Activities 2	Per unit	Y	$8.80	$9.00	2.27%	$0.20	Non-Statutory
School Holiday Activities 3	Per unit	Y	$16.50	$16.90	2.42%	$0.40	Non-Statutory
Public Health							
Food Act							
Registration							
Add Fee for Each Staff Member in Excess of 5	Per registration	N	$28.40	$29.35	3.35%	$0.95	Statutory
Follow Up Inspection	Per registration	N	$163.30	$169.00	3.49%	$5.70	Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Registration [continued]							
Request Inspection Priority Fee (within 5 Working Days)	Per inspection	N	$450.10	$461.35	2.50%	$11.25	Non-Statutory
Request Inspection Fee (within 10 Working Days)	Per inspection	N	$326.30	$334.45	2.50%	$8.15	Non-Statutory
Plans Approval (Class 1, 2, 3 & 3A)	Per approval	N	$226.10	$231.75	2.50%	$5.65	Non-Statutory
Food Sampling Analysis Recoup	Per registration	N	$354.20	$363.05	2.50%	$8.85	Non-Statutory
Food Safety Program							
Registration – Initial							
Class 3A Premises	Per registration	N	$545.30	$564.35	3.49%	$19.05	Statutory
Class 1 Premises	Per registration	N	$1,091.60	$1,129.80	3.50%	$38.20	Statutory
Class 2 Premises	Per registration	N	$781.85	$809.20	3.50%	$27.35	Statutory
Class 3 Premises	Per registration	N	$545.30	$564.35	3.49%	$19.05	Statutory
Registration – Renewal							
Class 3A Premises	Per registration	N	$393.60	$407.35	3.49%	$13.75	Statutory
Class 1 Premises	Per registration	N	$932.45	$965.05	3.50%	$32.60	Statutory
Class 2 Premises	Per registration	N	$635.45	$657.65	3.49%	$22.20	Statutory
Class 3 Premises	Per registration	N	$393.60	$407.35	3.49%	$13.75	Statutory
Public Health & Wellbeing Act							
Registration							
Initial Registration Fee	Per registration	N	$369.15	$382.05	3.49%	$12.90	Statutory
Renewal Registration Fee	Per registration	N	$252.45	$261.25	3.49%	$8.80	Statutory
Hairdresser Registration Fee (One Off Fee)	One off fee	N	$369.15	$382.05	3.49%	$12.90	Statutory
Accommodation Houses	Per registration	N	$451.90	$467.70	3.50%	$15.80	Statutory
Plans Approval – General	Per approval	N	$239.40	$245.35	2.49%	$5.95	Non-Statutory
Plans Approval – Accommodation	Per approval	N	$380.15	$389.65	2.50%	$9.50	Non-Statutory
Request Inspection Priority Fee (within 4 Working Days)	Per inspection	N	$307.90	$315.60	2.50%	$7.70	Non-Statutory
Request Inspection Fee (within 10 Working Days)	Per inspection	N	$228.25	$233.95	2.50%	$5.70	Non-Statutory
Caravan Permit	Per permit	N	$200.25	$205.25	2.50%	$5.00	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Registration – Transfer							
Transfer of Registration – General	Per registration	N	$126.20	$130.60	3.49%	$4.40	Statutory
Transfer of Registration – Accommodation	Per registration	N	$225.95	$233.85	3.50%	$7.90	Statutory
Aquatic Fees							
Additional Pool Fee (Each Pool greater than 1 Pool)	No. of additional pools	N	$71.00	$73.45	3.45%	$2.45	Statutory
Base Aquatic Facility Fee (includes 1 Pool)	Per aquatic facility	N	$240.80	$249.20	3.49%	$8.40	Statutory
Sharps Containers							
4 Litres	Per container	Y	$28.55	$29.25	2.45%	$0.70	Non-Statutory
21 Litres	Per container	Y	$45.65	$46.75	2.41%	$1.10	Non-Statutory
Septic Tank							
Onsite Wastewater Management System (OWMS) Amend a Permit Fee	10.38 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Exemption Assessment Fee	14.67 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Installation Additional hourly fee (greater than 8.2 hrs)	6.12 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Installation Permit Fee	48.88 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Minor Alteration Permit Fee	37.25 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Renew a Permit Fee	8.31 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Onsite Wastewater Management System (OWMS) Transfer a Permit Fee	9.93 fee units	N	Fees units are set according to state regulations, the value of a fee unit is independently set by the State each year				Statutory
Request for Information on a Septic Tank	Per request	N					Non-Statutory
Immunisation							
Chicken Pox Vaccine	Per injection	Y	$70.00	$72.00	2.86%	$2.00	Non-Statutory
Influenza Vaccine	Per injection	Y	$23.00	$24.00	4.35%	$1.00	Non-Statutory
Meningococcal B	Per injection	Y	$140.00	$143.50	2.50%	$3.50	Non-Statutory
Hepatitis B (20 Years & Over)	Per injection	Y	$32.00	$33.00	3.13%	$1.00	Non-Statutory
Combined Hepatitis A & B (20 Years and Over)	Per injection	Y	$84.40	$86.50	2.49%	$2.10	Non-Statutory
Meningococcal ACWY	Per injection	Y	$90.00	$90.00	0.00%	$0.00	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Immunisation [continued]							
Diphtheria, Tetanus, Pertussis (Boostrix)	Per injection	Y	$54.00	$56.00	3.70%	$2.00	Non-Statutory
Immunisation Workplace Program							
Workplace Influenza – Over 21 Employees	Per injection	Y	$27.00	$28.00	3.70%	$1.00	Non-Statutory
Workplace Immunisation Extra Nurse Fee (per Hour) (1 Extra Nurse)	Per hour	Y	$165.80	$170.00	2.53%	$4.20	Non-Statutory
Flat Fee for Workplace Vaccination Visit – Under 21 Employees	One off - flat fee	Y	$533.00	$536.00	0.56%	$3.00	Non-Statutory
Ageing Well							
Allied Health	Per hour	N	$0.00	$20.00	∞	∞	Non-Statutory
Centre Based Long Day Program	Per session	N	$18.00	$18.00	0.00%	$0.00	Non-Statutory
Centre Based Program - Full Cost Recovery / Support at Home	Per day	N	$0.00	$100.00	∞	∞	Cost recovery
Centre Based Social Support Short Day Sessions	Per session	N	$15.00	$12.00	-20.00%	-$3.00	Non-Statutory
Client In Service Kilometre	Per unit	N	$1.60	$1.60	0.00%	$0.00	Non-Statutory
Domestic Assistance	Per hour	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Flexible Respite	Per hour	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Home Maintenance & Home Modifications Materials	Per materials	N			Cost of materials		Cost recovery
Home Modifications	Per hour	N	$22.00	$22.55	2.50%	$0.55	Non-Statutory
Meals - Large/Premium	Per unit	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Meals - Small/Budget	Per unit	N	$5.00	$6.25	25.00%	$1.25	Non-Statutory
Meals - Superior	Per unit	N	$12.00	$12.30	2.50%	$0.30	Non-Statutory
Personal Care	Per hour	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Property Maintenance	Per hour	N	$22.00	$22.55	2.50%	$0.55	Non-Statutory
Public Home Support Holiday Service	Per hour	N	$20.00	$20.50	2.50%	$0.50	Non-Statutory
Social Support Individual	Per session	N	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Leap Program							
Exercise Programs CHSP	Per event	N	$0.00	$5.00	∞	∞	Non-Statutory
Exercise Programs LEAP	Per event	N	$0.00	$7.00	∞	∞	Non-Statutory
Expos - Site Fee - Commercial	Per event	N	$0.00	$100.00	∞	∞	Non-Statutory
Expos - Site Fee - Community	Per event	N	$0.00	$50.00	∞	∞	Non-Statutory
Festival/ Events Medium	Per event	Y	$0.00	$10.00	∞	∞	Non-Statutory
Festival/ Events Small	Per event	Y	$0.00	$5.00	∞	∞	Non-Statutory
Full Day Activity/ Outing/ Trips LEAP	Per event	N	$60.00	$61.50	2.50%	$1.50	Non-Statutory
Full Day Activty/ Outing/Trips CHSP	Per session	N	$40.00	$41.00	2.50%	$1.00	Non-Statutory
Generic high rate CHSP	Per session	N	$25.00	$25.60	2.40%	$0.60	Non-Statutory
Generic high rate LEAP	Per event	N	$45.00	$46.10	2.44%	$1.10	Non-Statutory
Generic low rate CHSP	Per event	N	$0.00	$5.00	∞	∞	Non-Statutory
Generic low rate LEAP	Per event	N	$0.00	$8.00	∞	∞	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Leap Program [continued]							
Generic medium rate CHSP	Per event	N	$0.00	$15.00	∞	∞	Non-Statutory
Generic medium rate LEAP	Per event	N	$0.00	$20.00	∞	∞	Non-Statutory
Local Bus Tours LEAP	Per event	N	$0.00	$10.00	∞	∞	Non-Statutory
Low rate Court Sports CHSP	Per event	N	$0.00	$3.00	∞	∞	Non-Statutory
Low rate Court Sports LEAP	Per event	N	$0.00	$5.00	∞	∞	Non-Statutory
Morning Melodies CHSP	Per event	N	$0.00	$6.00	∞	∞	Non-Statutory
Morning Melodies LEAP	Per event	N	$0.00	$12.00	∞	∞	Non-Statutory
LEAP Active Ageing Program - Special Event	Per person, per event	N	$15.00	$15.35	2.33%	$0.35	Non-Statutory
Community Strengthening							
Home and Community Care Program for Younger People (HACC PYP)							
Client In Service Kilometre	Per unit	N	$1.45	$1.45	0.00%	$0.00	Non-Statutory
Community Care - Low Fee	Per hour	N	$6.20	$8.00	29.03%	$1.80	Non-Statutory
Community Care - Medium Fee	Per hour	N	$0.00	$10.00	∞	∞	Non-Statutory
Meals - Low Fee	Per meal	N	$6.20	$7.50	20.97%	$1.30	Non-Statutory
Meals - Medium Fee	Per meal	N	$0.00	$18.00	∞	∞	Non-Statutory
Property Maintenance - Low Fee	Per hour	N	$12.45	$16.00	28.51%	$3.55	Non-Statutory
Property Maintenance - Medium Fee	Per hour	N	$0.00	$20.00	∞	∞	Non-Statutory
Epping Community Services Hub (ECSH)							
ECSH Standard Full Time Desk	Per desk	Y	$9,134.65	$9,363.00	2.50%	$228.35	Non-Statutory
ECSH Discounted Full Time Desk	Per desk	Y	$7,764.45	$7,958.55	2.50%	$194.10	Non-Statutory
ECSH Casual Desk	Per desk	Y	$10,048.15	$10,299.35	2.50%	$251.20	Non-Statutory
ECSH Standard Car Park Fee	Per carpark	Y	$425.65	$436.25	2.49%	$10.60	Non-Statutory
ECSH Discounted Car Park Fee	Per carpark	Y	$361.85	$370.85	2.49%	$9.00	Non-Statutory
Active Places and Communities							
Hall & Hall + Kitchen							
Category A - Commercial Rate	Per hour	Y	$0.00	$145.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$72.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$70.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$32.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$54.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$27.00	∞	∞	Non-Statutory
Category D - Commercial Rate	Per hour	Y	$0.00	$44.00	∞	∞	Non-Statutory
Category D - Community Rate	Per hour	Y	$0.00	$22.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Meeting Room							
Category A - Commercial Rate	Per hour	Y	$0.00	$34.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$17.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$22.00	∞	∞	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Meeting Room [continued]							
Category B - Community Rate	Per hour	Y	$0.00	$11.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$18.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$9.00	∞	∞	Non-Statutory
Category D - Commercial Rate	Per hour	Y	$0.00	$15.00	∞	∞	Non-Statutory
Category D - Community Rate	Per hour	Y	$0.00	$8.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Commuity, Activity or Social Room							
Category A - Commercial Rate	Per hour	Y	$0.00	$49.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$24.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$41.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$20.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$36.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$18.00	∞	∞	Non-Statutory
Category D - Commercial Rate	Per hour	Y	$0.00	$31.00	∞	∞	Non-Statutory
Category D - Community Rate	Per hour	Y	$0.00	$16.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Consult or Program Room							
Category A - Commercial Rate	Per hour	Y	$0.00	$22.00	∞	∞	Non-Statutory
Category A - Community Rate	Per hour	Y	$0.00	$11.00	∞	∞	Non-Statutory
Category B - Commercial Rate	Per hour	Y	$0.00	$18.00	∞	∞	Non-Statutory
Category B - Community Rate	Per hour	Y	$0.00	$9.00	∞	∞	Non-Statutory
Category C - Commercial Rate	Per hour	Y	$0.00	$14.00	∞	∞	Non-Statutory
Category C - Community Rate	Per hour	Y	$0.00	$7.00	∞	∞	Non-Statutory
The hire category for the space (hall, meeting room, community, activity, social, consultation or program room) is determined in accordance with the classifications outlined on Council's website: Venues for hire							
Discover Bus Hire							
Hourly	Per hour	Y	$25.45	$26.05	2.36%	$0.60	Non-Statutory
Weekday	Per weekday (8 hours)	Y	$133.25	$136.55	2.48%	$3.30	Non-Statutory
Weekend	Per weekend	Y	$351.60	$360.35	2.49%	$8.75	Non-Statutory
Venue Hire							
Bond - High Risk	One off fee	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Bond - Low Risk	One off fee	N	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Bond - Standard	One off fee	N	$500.00	$500.00	0.00%	$0.00	Non-Statutory
Playgroup 2 Hour Session (Conditions Apply)	Per 2 hour session	Y	$20.00	$20.00	0.00%	$0.00	Non-Statutory
Seniors Group (Conditions Apply)	Per hour	Y	$6.25	$6.40	2.40%	$0.15	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Ancillaries							
Utility Fee Night	Per hour	Y	$15.85	$16.25	2.52%	$0.40	Non-Statutory
Cleaning Fee	Per training session	Y	$30.15	$30.90	2.49%	$0.75	Non-Statutory
Cleaning Fee	Per match	Y	$112.75	$115.55	2.48%	$2.80	Non-Statutory
Sporting Fields							
Harvest Home Road Recreation Reserve South - Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Harvest Home Road Recreation Reserve Synthetic - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Harvest Home Road Recreation Reserve West - Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Mosaic Recereation Reserve Synthetic - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Mosaic Recreation Reserve East - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Olivine Recreation Reserve East - Class A	Per season	Y	$0.00	$1,882.75	∞	∞	Non-Statutory
Olivine Recreation Reserve West - Class A	Per season	Y	$0.00	$1,882.75	∞	∞	Non-Statutory
Painted Hills Recreation Reserve Synthetic - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Painted Hills Recreation Reserve West - Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Casa D'Abruzzo (North) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Casa D'Abruzzo (South) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Duffy St Reserve, Epping – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Epping Recreation Reserve East – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Epping Recreation Reserve West – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Findon Reserve (Cricket) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Findon Reserve North (Main Pitch) – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Findon Reserve South East – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Hillsview Reserve – West – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Hillsview Reserve – East – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
HR Uren Reserve South – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
HR Uren Reserve North – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Huskisson Reserve – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Kelynack Reserve, Mill Park – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Lalor Rec. Reserve – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Laurimar East – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Laurimar West – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Lowalde Reserve, Epping – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory
Main Street Reserve East – Class A	Per season	Y	$1,836.85	$1,882.75	2.50%	$45.90	Non-Statutory
Main Street Reserve West – Class B	Per season	Y	$1,468.30	$1,505.00	2.50%	$36.70	Non-Statutory
Meadowglen Reserve – Class C	Per season	Y	$1,176.05	$1,205.45	2.50%	$29.40	Non-Statutory

continued on next page ...

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

continued on next page ...

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

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Lighting Charge							
Lighting Fee	Per booking	Y	$203.60	$208.65	2.48%	$5.05	Non-Statutory
Line Marking							
Line Marking Fee	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory
Miscellaneous							
Installation and Removal of Nets	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory
Installation & Removal of Portable Goals & Nets	Per use	Y	$225.45	$231.05	2.48%	$5.60	Non-Statutory
Cleaning							
Pavilion Only	Per booking	Y	$350.30	$359.05	2.50%	$8.75	Non-Statutory
Entire Facility	Per booking	Y	$2,804.35	$2,874.45	2.50%	$70.10	Non-Statutory
Hillsview Synthetic Soccer Ground							
Synthetic Pitch – Training							
Local Club	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Local School	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Non Local Club	Per hour	Y	$161.20	$165.20	2.48%	$4.00	Non-Statutory
Non Local School	Per hour	Y	$161.20	$165.20	2.48%	$4.00	Non-Statutory
Local Community Event/ Fundraising	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Commercial Use	Per hour	Y	$209.65	$214.85	2.48%	$5.20	Non-Statutory
Local Club – Pre Season (3 Hour Session – No Lights)	Per 3 hour session	Y	$119.85	$122.80	2.46%	$2.95	Non-Statutory
Synthetic Pitch – Matches							
Local Club	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Local School	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Non Local Club	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Non Local School	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Local Community Event/ Fundraising	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Commercial Use	Per match	Y	$420.55	$431.05	2.50%	$10.50	Non-Statutory
Commercial Night Use	Per match	Y	$489.75	$502.00	2.50%	$12.25	Non-Statutory
Mill Park Secondary College							
Synthetic Pitch – Training							
Local Club	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Local School	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Non Local Club	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Non Local School	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Local Community Event/ Fundraising	Per hour	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Commercial Use	Per hour	Y	$209.65	$214.85	2.48%	$5.20	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Synthetic Pitch – Training [continued]							
Local Club – Pre Season (3 Hour session – No Lights)	Per 3 hour session	Y	$125.90	$129.00	2.46%	$3.10	Non-Statutory
Synthetic Pitch – Matches							
Local Club	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Local School	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Non Local Club	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Non Local School	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Local Community Event/ Fundraising	Per match	Y	$244.85	$250.95	2.49%	$6.10	Non-Statutory
Commercial Use	Per match	Y	$492.20	$504.50	2.50%	$12.30	Non-Statutory
Tennis							
Ground Hire							
Tennis Court Fees	Per court	Y	$299.30	$306.75	2.49%	$7.45	Non-Statutory
Tennis Pavilion Fees	Per pavilion	Y	$346.70	$355.35	2.49%	$8.65	Non-Statutory
Bocce							
Ground Hire							
Bocce	Per court	Y	$145.35	$148.95	2.48%	$3.60	Non-Statutory
Bocce	Per pavilion	Y	$335.85	$344.25	2.50%	$8.40	Non-Statutory
Whittlesea Secondary College Basketball Stadium							
Court Hire							
Basketball Stadium Hire	Per court, Per hour	Y	$34.20	$35.05	2.49%	$0.85	Non-Statutory
Meadowglen Athletics Track							
Association Carnivals	Per carnival	Y	$718.10	$736.05	2.50%	$17.95	Non-Statutory
Athletics Club Junior - Seasonal Fee	Per member	Y	$15.15	$15.50	2.31%	$0.35	Non-Statutory
Athletics Club Senior - Seasonal Fee	Per member	Y	$28.05	$28.75	2.50%	$0.70	Non-Statutory
Casual Track Hire Schools	Per hour	Y	$35.30	$36.15	2.41%	$0.85	Non-Statutory
Casual Track Sporting Clubs	Per hour	Y	$41.15	$42.15	2.43%	$1.00	Non-Statutory
CoW School Sports Day - Basic Equipment Hire	Per carnival	Y	$553.25	$567.05	2.49%	$13.80	Non-Statutory
Non CoW School Sports Day - Basic Equipment Hire	Per carnival	Y	$663.95	$680.55	2.50%	$16.60	Non-Statutory
Personal Trainers	Per hour	Y	$57.60	$59.00	2.43%	$1.40	Non-Statutory
Stadium Lighting	Per hour	Y	$15.65	$16.00	2.24%	$0.35	Non-Statutory
Meadowglen Stadium Function Room							
Bond	Per booking	N	$300.00	$300.00	0.00%	$0.00	Non-Statutory
Commercial User - Full Day	Day hire	Y	$634.65	$650.50	2.50%	$15.85	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Meadowglen Stadium Function Room [continued]							
Commercial User - Half Day (up to 4 Hours)	Half day hire	Y	$519.25	$532.20	2.49%	$12.95	Non-Statutory
Community User - Full Day	Day hire	Y	$529.65	$542.85	2.49%	$13.20	Non-Statutory
Community User - Half Day (up to 4 Hours)	Half day hire	Y	$411.90	$422.15	2.49%	$10.25	Non-Statutory
Regular User - per Hour	Per hour	Y	$43.60	$44.65	2.41%	$1.05	Non-Statutory
Regular User (Not-For-Profit - per Hour)	Per hour	Y	$31.45	$32.20	2.38%	$0.75	Non-Statutory
School Carnival Hire	Per carnival	Y	$147.10	$150.75	2.48%	$3.65	Non-Statutory
Meadowglen Stadium Event Hire							
Commercial - Full Day	Day hire	Y	$2,942.80	$3,016.35	2.50%	$73.55	Non-Statutory
Commercial - Half Day (up to 4 Hours)	Half day hire	Y	$1,471.35	$1,508.10	2.50%	$36.75	Non-Statutory
Community - Full Day	Day hire	Y	$706.20	$723.85	2.50%	$17.65	Non-Statutory
Community - Half Day (up to 4 Hours)	Half day hire	Y	$353.10	$361.90	2.49%	$8.80	Non-Statutory
Edgars Creek Secondary College							
Synthetic Pitch - Training							
Commercial Use	Per hour	Y	$209.65	$214.85	2.48%	$5.20	Non-Statutory
Local Club	Per hour	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Local Club - Pre Season	Per 3 hour session	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Local Community Event/ Fundraising	Per hour	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Local School	Per hour	Y	$126.00	$129.15	2.50%	$3.15	Non-Statutory
Non Local Club	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Non Local School	Per hour	Y	$167.25	$171.40	2.48%	$4.15	Non-Statutory
Synthetic Pitch - Matches							
Commercial Use	Per match	Y	$492.20	$504.50	2.50%	$12.30	Non-Statutory
Local Club	Per match	Y	$244.80	$250.90	2.49%	$6.10	Non-Statutory
Local Community Event/ Fundraising	Per match	Y	$244.80	$250.90	2.49%	$6.10	Non-Statutory
Local School	Per match	Y	$244.80	$250.90	2.49%	$6.10	Non-Statutory
Non Local Club	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Non Local School	Per match	Y	$307.80	$315.50	2.50%	$7.70	Non-Statutory
Leisure Centres							
Whittlesea Swim Centre							
Aquatics							
Spectator Casual Entry	Per entry	Y	$2.20	$2.25	2.27%	$0.05	Non-Statutory
Adult Swim	Per entry	Y	$7.50	$7.75	3.33%	$0.25	Non-Statutory
10 Pass Adult Swim	Per adult	Y	$67.50	$69.80	3.41%	$2.30	Non-Statutory
Child Swim - Single Entry	Per entry	Y	$4.90	$5.05	3.06%	$0.15	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Aquatics [continued]							
10 Pass Child Swim	Per child	Y	$44.10	$45.60	3.40%	$1.50	Non-Statutory
Concession/Student Swim - Single Entry	Per entry	Y	$5.90	$6.10	3.39%	$0.20	Non-Statutory
10 Pass Concession/Student Swim	Per concession	Y	$53.10	$54.90	3.39%	$1.80	Non-Statutory
Family Swim - Single Entry	Per entry	Y	$18.80	$19.45	3.46%	$0.65	Non-Statutory
10 Pass Family Swim	Per family pass	Y	$169.20	$175.00	3.43%	$5.80	Non-Statutory
Season Pass (Start of Season)	Per season pass	Y	$186.25	$192.65	3.44%	$6.40	Non-Statutory
Season Pass (from 1st February)	Per season pass	Y	$93.20	$96.40	3.43%	$3.20	Non-Statutory
Season Pass – Concession (from 1st February)	Per season pass	Y	$65.25	$67.50	3.45%	$2.25	Non-Statutory
Swim Lessons							
Primary, Preschool,Teen, Adult	Per swim lesson	N	$9.80	$10.10	3.06%	$0.30	Non-Statutory
Private Lesson 1:1	Per swim lesson	N	$45.55	$47.10	3.40%	$1.55	Non-Statutory
Access & Inclusion 1:1 Lesson	Per swim lesson	N	$26.40	$27.30	3.41%	$0.90	Non-Statutory
Schools Swim lessons							
Schools Group Entry	Per entry	N	$3.70	$3.80	2.70%	$0.10	Non-Statutory
School Carnival	Per booking	N	$1,543.45	$1,596.70	3.45%	$53.25	Non-Statutory
School Lessons 1-10 Ratio - 45 Minutes	Per swim lesson	N	$10.55	$10.90	3.32%	$0.35	Non-Statutory
School Lessons 1-7 Ratio - 45 Minutes	Per swim lesson	N	$13.25	$13.70	3.40%	$0.45	Non-Statutory
Group Exercise							
Aqua Class- Single Entry	Per entry	Y	$9.90	$10.20	3.03%	$0.30	Non-Statutory
10 Pass Group Fitness Class	Per adult	Y	$89.10	$92.15	3.42%	$3.05	Non-Statutory
Older Adult program							
Access, LEAP Group Fitness Class	Per class	Y	$8.50	$8.80	3.53%	$0.30	Non-Statutory
10 Visit Access LEAP Group Fitness Class	Per person	Y	$76.40	$79.00	3.40%	$2.60	Non-Statutory
Children's Programs							
Birthday Party Un-catered	Per child	Y	$22.65	$23.40	3.31%	$0.75	Non-Statutory
Facility Hire							
Lane Hire	Per lane, per hour	Y	$50.60	$52.35	3.46%	$1.75	Non-Statutory
Miscellaneous							
Dive in Movie Single	Per single entry	Y	$11.65	$12.05	3.43%	$0.40	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Miscellaneous [continued]							
Dive in Movie Family	Per family entry	Y	$38.05	$39.35	3.42%	$1.30	Non-Statutory
Thomastown Recreation & Aquatic Centre & Mill Park Leisure							
Aquatics							
20 Adult Swim, Spa and Sauna Pass	Per adult	Y	$239.40	$247.65	3.45%	$8.25	Non-Statutory
20 Concession Swim, Spa and Sauna Pass	Per concession	Y	$194.25	$200.95	3.45%	$6.70	Non-Statutory
20 Family Swim Pass	Per family	Y	$369.00	$381.70	3.44%	$12.70	Non-Statutory
20 Swim - Adult	Per adult	Y	$144.00	$148.95	3.44%	$4.95	Non-Statutory
20 Swim - Child	Per child	Y	$113.40	$117.30	3.44%	$3.90	Non-Statutory
20 Swim - Concession	Per concession	Y	$112.00	$115.85	3.44%	$3.85	Non-Statutory
Adult Swim - Women's Swimming Program	Per lesson	Y	$6.25	$6.45	3.20%	$0.20	Non-Statutory
Spectator Casual Entry	Per entry	Y	$2.20	$2.25	2.27%	$0.05	Non-Statutory
Adult Swim	Per entry	Y	$8.00	$8.25	3.13%	$0.25	Non-Statutory
Child Swim	Per entry	Y	$6.25	$6.45	3.20%	$0.20	Non-Statutory
Concession Swim	Per concession	Y	$6.25	$6.45	3.20%	$0.20	Non-Statutory
Family Swim	Per entry	Y	$20.50	$21.20	3.41%	$0.70	Non-Statutory
10 Pass Adult Swim	Per adult	Y	$72.00	$74.45	3.40%	$2.45	Non-Statutory
10 Pass Child Swim	Per child	Y	$56.50	$58.45	3.45%	$1.95	Non-Statutory
10 Pass Concession Swim	Per concession	Y	$56.50	$58.45	3.45%	$1.95	Non-Statutory
10 Pass Family Swim	Per entry	Y	$184.50	$190.85	3.44%	$6.35	Non-Statutory
Adult Swim, Spa and Sauna	Per entry	Y	$13.30	$13.75	3.38%	$0.45	Non-Statutory
Concession Swim, Spa and Sauna	Per concession	Y	$10.65	$11.00	3.29%	$0.35	Non-Statutory
10 Pass Adult Swim, Spa and Sauna	Per entry	Y	$119.70	$123.80	3.43%	$4.10	Non-Statutory
10 Pass Concession Swim, Spa and Sauna	Per concession	Y	$97.30	$100.65	3.44%	$3.35	Non-Statutory
Swim, Spa and Sauna After Class	Per entry	Y	$6.15	$6.35	3.25%	$0.20	Non-Statutory
Swim Lessons							
Access 1-1 Ratio Lesson 30 Minutes Fortnightly Fee	Per lesson	N	$57.60	$59.55	3.39%	$1.95	Non-Statutory
Child Swim Lesson – 30 Minutes	Per lesson	N	$21.20	$21.90	3.30%	$0.70	Non-Statutory
Adult Swim Lesson – 45 Minutes	Per lesson	N	$32.55	$33.65	3.38%	$1.10	Non-Statutory
Access & Inclusion 1-1 Ratio Lesson 30 Minutes	Per lesson	N	$28.75	$29.70	3.30%	$0.95	Non-Statutory
Private Swim Lesson	Per lesson	N	$60.80	$62.90	3.45%	$2.10	Non-Statutory
Schools Swim lessons							
25m Pool Carnival Hire	One off fee	Y	$258.80	$267.70	3.44%	$8.90	Non-Statutory
25m Pool Carnival Hire After Hours	One off fee	Y	$418.50	$432.90	3.44%	$14.40	Non-Statutory
Carnival/Group Booking Entry Fee	One off fee	Y	$6.15	$6.35	3.25%	$0.20	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Schools Swim lessons [continued]							
School Fun Day Session	One off fee	Y	$18.50	$19.10	3.24%	$0.60	Non-Statutory
Water Safety Session	Per lesson	N	$18.50	$19.10	3.24%	$0.60	Non-Statutory
1-10 Ratio 45 Minutes - per Child	Per lesson	N	$10.30	$10.65	3.40%	$0.35	Non-Statutory
1-7 Ratio 45 Minutes - per Child	Per lesson	N	$13.00	$13.45	3.46%	$0.45	Non-Statutory
Additional child (If Less than 2 Hour Booking)	One off fee	N	$4.45	$4.60	3.37%	$0.15	Non-Statutory
Group Exercise							
Reformer Pilates - Single Entry	Per entry	Y	$27.95	$28.90	3.40%	$0.95	Non-Statutory
Reformer Pilates - Single Entry - Concession	Per concession	Y	$19.55	$20.20	3.32%	$0.65	Non-Statutory
School Gym/Group Fitness Session	Per entry	Y	$15.25	$15.75	3.28%	$0.50	Non-Statutory
Group Fitness – All Classes	Per entry	Y	$17.45	$18.05	3.44%	$0.60	Non-Statutory
Group Fitness – All Classes Concession	Per entry	Y	$14.05	$14.50	3.20%	$0.45	Non-Statutory
9 Pass Group Fitness	Per entry	Y	$157.30	$162.70	3.43%	$5.40	Non-Statutory
9 Pass Group Fitness Concession	Per concession	Y	$126.45	$130.80	3.44%	$4.35	Non-Statutory
LEAP Program							
LEAP Aqua / Movers / Gym	Per entry	Y	$8.50	$8.80	3.53%	$0.30	Non-Statutory
10 Pass LEAP	Per entry	Y	$76.40	$79.00	3.40%	$2.60	Non-Statutory
LEAP Gym Fitness Assessment and Program	Per entry	Y	$44.65	$46.15	3.36%	$1.50	Non-Statutory
Personal Training							
Member - 1 x 30 Minutes Session	Per half hour	Y	$48.05	$49.70	3.43%	$1.65	Non-Statutory
Non Member - 1 x 30 Minutes Session	Per half hour	Y	$54.30	$56.15	3.41%	$1.85	Non-Statutory
Member - 10 x 30 Minutes Sessions	Per pass	Y	$432.00	$446.90	3.45%	$14.90	Non-Statutory
Non Member - 10 x 30 Minutes Sessions	Per pass	Y	$488.70	$505.55	3.45%	$16.85	Non-Statutory
Member - 1 x 60 Minutes Session	Per hour	Y	$78.20	$80.90	3.45%	$2.70	Non-Statutory
Non Member - 1 x 60 Minutes Session	Per hour	Y	$88.05	$91.05	3.41%	$3.00	Non-Statutory
Member - 10 x 60 Minutes Sessions	Per pass	Y	$703.80	$728.05	3.45%	$24.25	Non-Statutory
Non Member - 10 x 60 Minutes Sessions	Per pass	Y	$792.90	$820.25	3.45%	$27.35	Non-Statutory
Share 2 person – Member - 1 x 60 Minutes	Per hour	Y	$95.20	$98.45	3.41%	$3.25	Non-Statutory
Share 2 person – Non Member - 1 x 60 Minutes	Per hour	Y	$114.55	$118.50	3.45%	$3.95	Non-Statutory
Share 2 person – Member - 10 x 60 Minutes	Per pass	Y	$856.80	$886.35	3.45%	$29.55	Non-Statutory
Share 2 person – Non Member - 10 x 60 Minutes	Per pass	Y	$1,030.50	$1,066.05	3.45%	$35.55	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Childrens' Programs							
Additional Staff for 16 Children or more	One off fee	Y	$80.60	$83.35	3.41%	$2.75	Non-Statutory
Birthday Party - Catered - per Child	Per child	Y	$31.50	$32.55	3.33%	$1.05	Non-Statutory
Birthday Party Non-Catered (Standard 12-15 Children) per Child	Per child	Y	$19.00	$19.65	3.42%	$0.65	Non-Statutory
School/Group Entry	One off fee	Y	$13.35	$13.80	3.37%	$0.45	Non-Statutory
Creche							
1 Child per 1 Session	Per hour	Y	$8.15	$8.40	3.07%	$0.25	Non-Statutory
2 Children per 1 Session	Per hour	Y	$10.30	$10.65	3.40%	$0.35	Non-Statutory
3 or more Children per 1 Session	Per hour	Y	$12.60	$13.00	3.17%	$0.40	Non-Statutory
10 Pass – 1 Child per 1 Session	Per pass	Y	$72.90	$75.40	3.43%	$2.50	Non-Statutory
10 Pass – 2 Children per 1 Session	Per pass	Y	$93.55	$96.75	3.42%	$3.20	Non-Statutory
10 Pass – 3 or more Children per 1 Session	Per pass	Y	$114.05	$117.95	3.42%	$3.90	Non-Statutory
Occasional Care							
Per Child per Session	Per hour	Y	$10.05	$10.40	3.48%	$0.35	Non-Statutory
Facility Hire							
Court - Casual Use per Person	Per entry	Y	$5.10	$5.25	2.94%	$0.15	Non-Statutory
Full Court – After 4pm Weekdays and Weekends	Per hour	Y	$54.50	$56.35	3.39%	$1.85	Non-Statutory
Full Court – Before 4pm Weekdays	Per hour	Y	$45.65	$47.20	3.40%	$1.55	Non-Statutory
Group Fitness Room Rental per Hour	Per hour	Y	$48.00	$49.65	3.44%	$1.65	Non-Statutory
Meeting Room Hire (Next to Cafe)	Per hour	Y	$48.05	$49.70	3.43%	$1.65	Non-Statutory
25m Pool Lane Hire – Permanent	Per lane, per hour	Y	$32.60	$33.70	3.37%	$1.10	Non-Statutory
25m Pool Lane Hire – Casual	Per lane, per hour	Y	$49.20	$50.90	3.46%	$1.70	Non-Statutory
Hydro Pool Hire (1/2 Pool)	Per hour	Y	$94.90	$98.15	3.42%	$3.25	Non-Statutory
Hydro Pool Hire	Per hour	Y	$189.05	$195.55	3.44%	$6.50	Non-Statutory
Miscellaneous							
Locker	Per locker	Y	$2.75	$2.80	1.82%	$0.05	Non-Statutory
RFID Band	Per RFID band	Y	$15.25	$15.75	3.28%	$0.50	Non-Statutory
Club Memberships (New fee structure)							
Active Whittlesea - Weekly Fee	Per week	Y	$25.05	$25.90	3.39%	$0.85	Non-Statutory
Active Whittlesea Membership Concession	Per week concession	Y	$17.50	$18.10	3.43%	$0.60	Non-Statutory
Bronze - Concession PIF 3 Months	Per quarter concession	Y	$241.15	$249.45	3.44%	$8.30	Non-Statutory
Bronze - PIF 3 Months	Per quarter	Y	$310.70	$321.40	3.44%	$10.70	Non-Statutory
Bronze - PIF Adult 12 Months	Per annum	Y	$1,002.15	$1,036.70	3.45%	$34.55	Non-Statutory
Bronze - PIF Concession 12 Months	Per annum concession	Y	$804.15	$831.90	3.45%	$27.75	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Club Memberships (New fee structure) [continued]							
Bronze - Weekly Fee	Per week	Y	$18.50	$19.10	3.24%	$0.60	Non-Statutory
Bronze Concession - Weekly Fee	Per week	Y	$12.60	$13.00	3.17%	$0.40	Non-Statutory
DPV - Casual Entry	Per entry concession	Y	$6.15	$6.35	3.25%	$0.20	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics - Adult PIF 3 Months	Per quarter	Y	$388.75	$402.15	3.45%	$13.40	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics - Concession PIF 3 Months	Per quarter concession	Y	$271.65	$281.00	3.44%	$9.35	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics PIF 12 Months	Per annum	Y	$1,254.20	$1,297.45	3.45%	$43.25	Non-Statutory
Gold - Health Club, Group Fitness & Aquatics PIF 12 Months Concession	Per annum concession	Y	$1,217.65	$1,259.65	3.45%	$42.00	Non-Statutory
Gold - Weekly Fee	Per week	Y	$23.00	$23.75	3.26%	$0.75	Non-Statutory
Gold Concession - Weekly Fee	Per week	Y	$16.00	$16.55	3.44%	$0.55	Non-Statutory
Health Club - Casual Entry	Per entry	Y	$22.45	$23.20	3.34%	$0.75	Non-Statutory
Health Club - Casual Entry - Concession	Per entry concession	Y	$15.65	$16.15	3.19%	$0.50	Non-Statutory
Platinum (Reformer Pilates) Membership - Weekly Fee	Per week	Y	$37.30	$39.95	7.10%	$2.65	Non-Statutory
Platinum (Reformer Pilates) Membership - Weekly Fee - Concession	Per week	Y	$27.95	$29.95	7.16%	$2.00	Non-Statutory
Silver - Weekly Fee	Per week	Y	$20.60	$21.30	3.40%	$0.70	Non-Statutory
Silver- Weekly Fee Concession	Per week	Y	$14.40	$14.90	3.47%	$0.50	Non-Statutory

Plenty Ranges Arts & Convention Centre

Room Hire

Eucalypt

5 Hour Hire

Community Rate: Hourly Rate	Per booking	Y	$257.40	$265.00	2.95%	$7.60	Non-Statutory
Hourly Rate	Per booking	Y	$280.00	$290.00	3.57%	$10.00	Non-Statutory

Blue/Red Gum

5 Hour Hire

Community Rate: Hourly Rate	Per booking	Y	$128.70	$133.00	3.34%	$4.30	Non-Statutory
Hourly Rate	Per booking	Y	$143.00	$148.00	3.50%	$5.00	Non-Statutory

Lakeview

5 Hour Hire

Community Rates: Hourly Rate	Per booking	Y	$33.30	$34.00	2.10%	$0.70	Non-Statutory
Hourly Rate	Per booking	Y	$37.00	$39.00	5.41%	$2.00	Non-Statutory

Woodstock Theatre

Community Rate: Hourly Rate	Per hour	Y	$112.50	$116.00	3.11%	$3.50	Non-Statutory

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Woodstock Theatre [continued]							
Community Rate: Performance Rate	Per hour	Y	$135.00	$139.00	2.96%	$4.00	Non-Statutory
Dark Theatre	Per day	Y	$625.00	$644.00	3.04%	$19.00	Non-Statutory
Hourly Rate	Per hour	Y	$125.00	$129.00	3.20%	$4.00	Non-Statutory
Lighting Plot	Per hour	Y	$95.00	$98.00	3.16%	$3.00	Non-Statutory
Penalty	Per hour	Y	$156.70	$161.00	2.74%	$4.30	Non-Statutory
Performance Rate	Per hour	Y	$150.00	$154.00	2.67%	$4.00	Non-Statutory
Yan Yean Theatre							
Community Rate: Hourly Rate	Per hour	Y	$221.40	$228.00	2.98%	$6.60	Non-Statutory
Community Rate: Performance Rate	Per hour	Y	$257.40	$265.00	2.95%	$7.60	Non-Statutory
Dark Theatre	Per day	Y	$1,230.00	$1,267.00	3.01%	$37.00	Non-Statutory
Hourly Rate	Per hour	Y	$246.00	$253.00	2.85%	$7.00	Non-Statutory
Lighting Plot	Per hour	Y	$95.00	$98.00	3.16%	$3.00	Non-Statutory
Penalty	Per hour	Y	$451.50	$465.00	2.99%	$13.50	Non-Statutory
Performance Rate	Per hour	Y	$286.00	$294.00	2.80%	$8.00	Non-Statutory
PRACC Staff							
Commercial							
Staff Penalty	Per hour	Y	$110.00	$113.00	2.73%	$3.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Monday to Friday)	Per hour (minimum 3 hours)	Y	$68.20	$65.00	-4.69%	-$3.20	Non-Statutory
Venue Support, Staff Supervision and Compliance (Saturday)	Per hour (minimum 3 hours)	Y	$79.20	$75.00	-5.30%	-$4.20	Non-Statutory
Venue Support, Staff Supervision and Compliance (Sunday)	Per hour (minimum 3 hours)	Y	$82.00	$85.00	3.66%	$3.00	Non-Statutory
Community							
Staff Penalty	Per hour	Y	$100.00	$103.00	3.00%	$3.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Monday to Friday)	Per hour (minimum 3 hours)	Y	$53.00	$55.00	3.77%	$2.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Saturday)	Per hour (minimum 3 hours)	Y	$63.00	$65.00	3.17%	$2.00	Non-Statutory
Venue Support, Staff Supervision and Compliance (Sunday)	Per hour (minimum 3 hours)	Y	$73.00	$75.00	2.74%	$2.00	Non-Statutory
Ticketing							
PRACC Performance Program Tickets	Per ticket	Y	Tickets range from $5.00 incl. GST to $100.00 incl. GST Min. Fee: $4.55				Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Commercial							
Booking Fee (Visitor Fee)	Per ticket sold	Y	$2.00	$2.00	0.00%	$0.00	Non-Statutory
Inside Charge (Hirer Fee)	Per ticket sold	Y	$2.00	$2.00	0.00%	$0.00	Non-Statutory
Community							
Booking Fee (Visitor Fee)	Per ticket sold	Y	$2.00	$2.00	0.00%	$0.00	Non-Statutory
Inside Charge (Hirer Fee)	Per ticket sold	Y	$1.00	$1.00	0.00%	$0.00	Non-Statutory
Equipment							
Blinder	Per day	Y	$50.00	$52.00	4.00%	$2.00	Non-Statutory
DI Box	Per day	Y	$10.00	$10.00	0.00%	$0.00	Non-Statutory
Foldback Speaker	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Haze Machine	Per day	Y	$100.00	$110.00	10.00%	$10.00	Non-Statutory
Laptop	Per day	Y	$150.00	$150.00	0.00%	$0.00	Non-Statutory
Lectern and Microphone	Per day	Y	$80.00	$80.00	0.00%	$0.00	Non-Statutory
LED UV Effect	Per day	Y	$50.00	$50.00	0.00%	$0.00	Non-Statutory
Mic & Music Stands	Per day	Y	$5.00	$5.00	0.00%	$0.00	Non-Statutory
Mirrorball	Per day	Y	$50.00	$52.00	4.00%	$2.00	Non-Statutory
Moving Light (Wash)	Per day	Y	$400.00	$412.00	3.00%	$12.00	Non-Statutory
Pinboard	Per day	Y	$50.00	$50.00	0.00%	$0.00	Non-Statutory
Portable Staging Platform	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Projection Cyclorama Screen	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Projector with Media Server	Per day	Y	$500.00	$515.00	3.00%	$15.00	Non-Statutory
Sling, Wire Dropper and Shackle Set	Per day	Y	$5.00	$0.00	-100.00%	-$5.00	Non-Statutory
White Sharkstooth Scrim	Per day	Y	$100.00	$100.00	0.00%	$0.00	Non-Statutory
Whiteboard	Per day	Y	$50.00	$50.00	0.00%	$0.00	Non-Statutory
Wired Microphone	Per day	Y	$10.00	$10.00	0.00%	$0.00	Non-Statutory
Wireless Comms	Per day	Y	$50.00	$55.00	10.00%	$5.00	Non-Statutory
Wireless Microphone	Per day	Y	$85.00	$90.00	5.88%	$5.00	Non-Statutory

Creative Communities

Ziebell's Farmhouse Museum Entry Fee

Children Under 5 Years	Per entry	Y	$0.00	$0.00	0.00%	∞	Non-Statutory
Children 5 - 18 Years	Per entry	Y	$5.00	$5.00	0.00%	$0.00	Non-Statutory
Adult	Per entry	Y	$8.00	$8.00	0.00%	$0.00	Non-Statutory
Family (2 Adults; and up to 3 Children)	Per entry	Y	$25.00	$25.00	0.00%	$0.00	Non-Statutory
School Holiday Workshop	Per entry	Y	$10.00	$10.25	2.50%	$0.25	Non-Statutory
Cultural Engagement Workshop	Per entry	Y	$20.00	$20.50	2.50%	$0.50	Non-Statutory

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

continued on next page ...

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Moderate risk [continued]							
Community Event - State/Regional Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$800.00	$800.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$1,000.00	$1,000.00	0.00%	$0.00	Non-Statutory
Major risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$4,000.00	$4,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,200.00	$1,200.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Over 5,000 people							
Moderate risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$4,000.00	$4,000.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$5,000.00	$5,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,500.00	$1,500.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Major risk							
Commercial Event - Municipal Open Space	Per festival/ event	N	$5,000.00	$5,000.00	0.00%	$0.00	Non-Statutory
Commercial Event - State/Regional Open Space	Per festival/ event	N	$8,000.00	$8,000.00	0.00%	$0.00	Non-Statutory
Community Event - Municipal Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Community Event - State/Regional Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory
Private Event - Municipal Open Space	Per festival/ event	N	$1,800.00	$1,800.00	0.00%	$0.00	Non-Statutory
Private Event - State/Regional Open Space	Per festival/ event	N	$3,000.00	$3,000.00	0.00%	$0.00	Non-Statutory

Name	Unit	GST	2025-26 Fee (incl. GST)	2026-27 Fee (incl. GST)	Increase/ Decrease %	Increase/ Decrease $	Basis of Fee
Festival and Events Market Stalls							
Site Fees Community							
Market Stalls without Infrastructure	Per booking	N	$120.00	$123.00	2.50%	$3.00	Non-Statutory
Food Stalls without Infrastructure	Per booking	N	$120.00	$123.00	2.50%	$3.00	Non-Statutory
Site Fees Commercial							
Market Stalls without Infrastructure	Per booking	N	$180.00	$185.00	2.78%	$5.00	Non-Statutory
Food Stalls without Infrastructure	Per booking	N	$275.00	$280.00	1.82%	$5.00	Non-Statutory
Carols by Candlelight							
Site Fee with Power - Commercial	Per booking	N	$275.00	$280.00	1.82%	$5.00	Non-Statutory
Site Fee with Power - Community	Per booking	N	$100.00	$103.00	3.00%	$3.00	Non-Statutory

City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street,
Whittlesea VIC 3752

Opening hours
Monday – Friday, 9.30am-5pm

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

Postal address
Locked Bag 1, Bundoora MDC, VIC 3083

whittlesea.vic.gov.au
facebook.com/cityofwhittlesea
CityWhittlesea

Interpreter
Free telephone interpreter service
131 450

5.4 2026-27 Community Action Plan

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Unit Manager Corporate Planning

In Attendance: Manager EPMO & Change
Unit Manager Corporate Planning

Executive Summary

The purpose of this report is for Council to endorse the Community Action Plan 2026-2027 (Attachment 1) which has been prepared in accordance with the requirements of the *Local Government Act 2020* and comprises 53 key actions continuing to deliver on the strategic priorities identified in our Community Plan 2025-2029.

In the months of April and May, Council actively consulted with our community on the Draft Community Action Plan 2026–2027. This consultation period was a vital opportunity to showcase how early community input, gathered in late 2025, has directly shaped the second-year action plan.

The Draft Community Action Plan was presented at the Seniors Club Liaison meeting and to the Youth Council at their scheduled meeting. Over 200 community members participated in this final phase by providing direct feedback, in person and via the Engage Whittlesea platform.

Officers' Recommendation

THAT Council:

1. **Resolve to adopt the Community Action Plan 2026-2027 at Attachment 1.**
2. **Note that officers will provide quarterly progress reports to Council on the implementation of the Community Action Plan 2026-2027.**
3. **Formally acknowledge and thank the community for their valuable contributions throughout the development the plan.**

Background / Key Information

Community Action Plan 2026-2027

The Community Action Plan 2026–2027 comprises 53 key actions continuing to deliver on the strategic priorities identified in our Community Plan 2025-2029. These actions span all five goals of the Whittlesea 2040 Vision - Connected Community, Liveable Neighbourhoods, Strong Local Economy, Sustainable Environment and High Performing Organisation to ensure a coordinated and integrated approach to delivering on Council's long-term vision for *"A Place for All"*.

The Community Action Plan 2026–2027, sets out clear community and internal outcomes to guide priorities and actions during the next financial year. This Action Plan is a critical step in advancing the long-term vision of Whittlesea 2040, and Council remains committed to transparent and regular reporting on progress against actions and goals.

Community Engagement Insights

Over the past eight months, the City of Whittlesea undertook one of its most comprehensive community engagement programs to date - a multi-phased conversation with community members to help shape the Community Action Plan 2026–2027.

Running from September 2025 through to May 2026, the program engaged more than 1,300 community members across four structured phases. It combined in-person pop-up stalls in high foot-traffic locations, targeted stakeholder presentations, deliberative focus groups, and a dedicated online platform - Engage Whittlesea - ensuring that participation was accessible to as many residents as possible, regardless of language, ability or location.

Across all phases, a consistent set of priorities emerged. When asked to identify the most important service areas from a list of thirteen, the community's top five were clear and consistent:

- Roads, public transport and footpaths (362 responses) — including road safety, local roads, parking, shared paths, cycling infrastructure and public transport advocacy.
- Community safety (356 responses) — including school crossings, immunisation services, public lighting, prevention of violence against women and community local law.
- Ageing well services (350 responses) — including aged care at home services, positive ageing programs and social connection.
- Community facilities (332 responses) — including aquatic facilities, community activity centres, libraries and sporting facilities.
- Community wellbeing (282 responses) — including mental health support, inclusion, social connection and cost-of-living support.

These priorities were not only heard, but they were also directly reflected in the draft plans presented back to the community. The Community Action Plan 2026–2027 received majority support in the final phase, with 56% of participants expressing direct support while many others noted positive feedback which was constructive and solution-focused rather than simply critical.

The City of Whittlesea Youth Council broadly endorsed the Draft Community Action Plan 2026–2027 at its 4 May 2026 meeting, noting its accessibility and strong alignment with young people's priorities.

Alignment to Community Plan, Policies or Strategies

Alignment to 'Whittlesea 2040 and Community Plan 2025-2029:

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 Community Action Plan 2026-2027 is an enabler for planning and outlines the key services and actions Council prioritises for delivery in the financial year 2026-2027 and beyond, specifying the program of work with a focus on implementing the Council Vision 'Whittlesea 2040: *A Place for All'* effectively.

Considerations of *Local Government Act (2020)* Principles

Financial Management
The cost of the Community Action Plan 2026-2027 is included in the current budget.

Community Consultation and Engagement
An extensive program of community engagement has been conducted to inform the development of the Community Action Plan 2026-2027. Between September and December 2025, Council asked the community to tell us what was important to them to help shape the Community Action Plan 2026-2027. More than 1,050 people shared their thoughts both online, at 15 community-based pop-ups or through 11 short survey activities.

The insights and feedback obtained through this process have played a critical role in shaping the Community Action Plan 2026-2027. Through this engagement, key priorities emerged, including safer roads, improved transport infrastructure, well-maintained parks and open spaces, and welcoming community facilities that foster connection.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

Public Transparency Principles

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

Council Policy Considerations

Environmental Sustainability Considerations

The Community Action Plan 2026-2027 prioritises the City of Whittlesea's key actions in the environmental space for the financial year 2026-2027, in line with the community vision articulated in 'Whittlesea 2040: A Place for All' and the Sustainable Environment Goal and associated strategy.

Social, Cultural and Health

The Community Action Plan 2026-2027 prioritises the City of Whittlesea's key actions in the social, cultural and health space for the financial year 2026-2027 and beyond, in line with the community vision articulated in 'Whittlesea 2040: *A Place for All*' and the Connected Community and Liveable Neighbourhoods Goals and associated strategies.

Economic

The Community Action Plan 2026-2027 prioritises the City of Whittlesea's key actions in the economic space for the financial year 2026-2027 and beyond, in line with the community vision articulated in 'Whittlesea 2040: *A Place for All*' and the Strong Local Economy Goal and associated strategy.

Legal, Resource and Strategic Risk Implications

This deliberative engagement approach satisfies Council's legislative responsibilities under the Local Government Act and is consistent with the principles outlined in Council's Community Engagement Policy 2023–2027.

Implementation Strategy

Communication

Council will undertake a comprehensive communications campaign to inform the community of the new Community Action Plan 2026-2027 through a variety of methods, including online and traditional channels, as well as direct communications where possible. Council will share information about the Community Action Plan and report regularly on progress against actions and goals.

Critical Dates

Following endorsement on 16 June 2026, quarterly progress reports will be presented to Council and the Community.

Declaration of Conflict of Interest

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

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

Attachments

1. Attachment 1 - Community Action Plan 2026-27 [**5.4.1** - 15 pages]

City *of* Whittlesea

COMMUNITY ACTION PLAN 2026 – 2027



City of Whittlesea

Whittlesea 2040
A place for all



Artwork © Mandy Nicholson, 2017

Acknowledgement

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

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

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

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

Contents

About this plan	4
Council's role	5
Connected Community	6
Liveable Neighbourhoods	10
Strong Local Economy	14
Sustainable Environment	16
High Performing Organisation	18
Linkages to the Municipal Public Health and Wellbeing Plan and Disability Action Plan	20

About this plan

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



Council's role

Deliverer/provider/ partner:

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

Funder/enabler:

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

Planner:

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

Regulator/statutory authority/monitor:

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

Facilitator:

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

Advocate:

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

Connected Community

KEY DIRECTION 1

A socially cohesive community

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



KEY DIRECTION 2

A healthy and safe community

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

HP Health Plan DAP Disability Action Plan

KEY DIRECTION 2

A healthy and safe community

Actions

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

HP Health Plan DAP Disability Action Plan



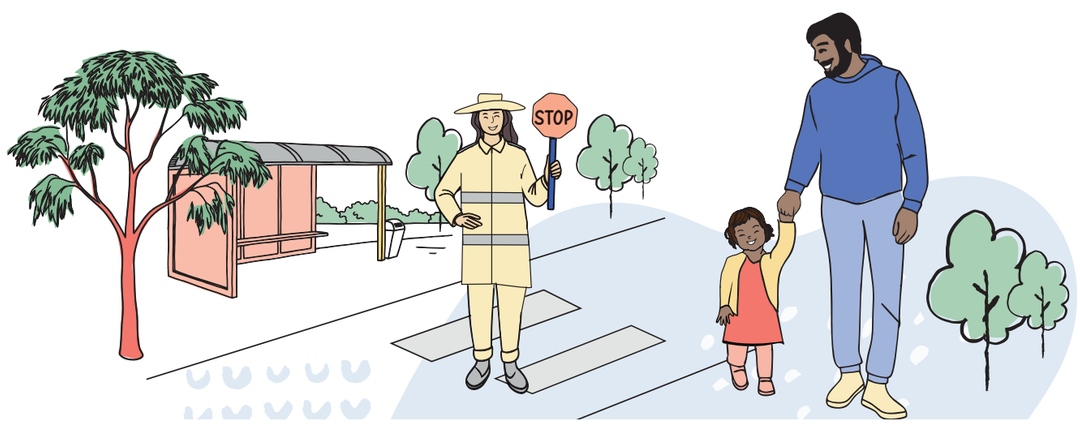
Liveable Neighbourhoods



KEY DIRECTION 1

Smart, connected transport network

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



KEY DIRECTION 2

Well designed neighbourhoods and vibrant town centres

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

HP Health Plan DAP Disability Action Plan

KEY DIRECTION 3

Housing for diverse needs

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

HP Health Plan DAP Disability Action Plan





Strong Local Economy

Strong local economy

KEY DIRECTION 1

Increased local employment

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

KEY DIRECTION 3

Successful, innovative local businesses

Actions	
Outcome: Our economy has a diverse base that fosters small business development	
Strategic priority 37:	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability. HP DAP
Action 38:	Implement Business Friendly Council initiatives making it more efficient to do business in the City of Whittlesea.
Action 39:	Launch the Economic Growth Strategy and implement its first-year actions.

HP Health Plan DAP Disability Action Plan



Sustainable Environment

Sustainable environment

KEY DIRECTION 1

Climate ready

Actions		
Outcome: Our city's green cover is enhanced to reduce the risk of extreme heat		
Strategic priority 11:	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	HP DAP
Action 40:	Deliver the annual tree planting programs for main roads, residential streets, parks, creek corridors and conservation reserves.	



KEY DIRECTION 2

Leaders in clean, sustainable living

Actions		
Outcome: Our water resources are managed in an integrated way		
Strategic priority 12:	Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.	HP DAP
Action 41:	Commence delivery of the AF Walker Recreation Reserve stormwater harvesting scheme in Whittlesea.	
Outcome: Our city becomes a net zero emissions municipality		
Strategic priority 9:	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	HP DAP
Action 42:	Launch an ongoing household energy efficiency program to support vulnerable residents.	
Action 43:	Ensure that Council-led housing development projects deliver environmentally sustainable dwellings and neighbourhoods.	
Action 44:	Investigate initiatives and programs that support businesses to reduce emissions across the municipality.	
Strategic priority 10:	Provide additional opportunities to generate local carbon offsets on Council-owned and private land to help reduce municipal-wide carbon emissions.	HP DAP
Action 45:	Deliver a feasibility study to develop local carbon drawdown opportunities with partners including the Northern Alliance for Greenhouse Action.	
Outcome: Our city is low waste and transitions to a circular economy		
Strategic priority 13:	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	HP DAP
Action 46:	Complete the "BehaviourWorks illegal dumping research" and review and implement the findings to reduce illegal dumping across the municipality.	
Strategic priority 14:	Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.	HP
Action 47:	Trial an expansion of kerbside recycling services to businesses at full cost recovery.	
Strategic priority 15:	Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.	HP
Action 48:	Increase the use of recycled materials in council and developer delivered infrastructure projects.	

HP Health Plan DAP Disability Action Plan

High Performing Organisation

High performing organisation

KEY DIRECTION 1

Driving better community outcomes

Actions		
Outcome: Our community finds it easy to interact with Council		
Strategic priority 52:	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness, transparency and efficiency of Council's operations.	HP DAP
Action 49:	Further enhance customer service using technology such as a chatbot on Council's website and a telephone system that supports in-language communication with residents.	

KEY DIRECTION 2

More informed council decisions

Actions		
Outcome: Our communities engage with us on issues and activities that affect them		
Strategic priority 53:	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.	HP DAP
Action 50:	Partner with community organisations and advocacy groups to enable marginalised and at-risk groups to meaningfully participate in Council decision making processes.	

KEY DIRECTION 3

More cost-effective investment and engaged workforce

Actions		
Outcome: Our community is confident that City of Whittlesea can fund community needs in the future		
Strategic priority 54:	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.	DAP
Action 51:	Undertake structured reviews of Council services to ensure efficiencies and continuous improvement	
Action 52:	Strengthen asset data, risk-based prioritisation and renewal planning, ensuring future investment needs are integrated with long-term financial planning and the capital program.	
Strategic priority 55:	Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.	HP DAP
Action 53:	Develop a framework that guides Council to prioritise the investment in new and renewal of Council's community facilities to maximise community benefit.	

HP Health Plan DAP Disability Action Plan



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

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

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

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

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


60
Westfield
Plenty Valley
Westfield
Plenty Valley

City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street,
Whittlesea VIC 3752

Opening hours
Monday – Friday, 9.30am-5pm

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

Postal address
Locked Bag 1, Bundoora MDC, VIC 3083

whittlesea.vic.gov.au
facebook.com/cityofwhittlesea
CityWhittlesea

Free telephone interpreter service
131 450

June 2026

Printed on 100% recycled paper

5.5 Quarterly Corporate Performance Report - Q3 ended 31/03/2026

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Unit Manager Financial Strategy & Performance

In Attendance: Chief Financial Officer
Manager EPMO & Change

Executive Summary

This report provides the Quarterly Corporate Performance (Q3) outcomes and comprehensive summary for the period ended 31 March 2026 provided at Attachment 1 relating to:

- Council's financial performance.
- Community Action Plan 2025-26.
- Good Governance actions.
- 2025-26 Capital Works program.

Officers' Recommendation

THAT Council note the:

1. **Quarterly Corporate Performance Report for the period ended 31 March 2026 at Attachment 1.**
2. **Financial performance for the period ended 31 March 2026 contained within Attachment 1.**
3. **Community Action Plan 2025-26 achievement rate and comments contained within Attachment 2.**

Background / Key Information

Introduction

The Quarterly Performance Report for the period 31 March 2026 has been prepared in accordance with the *Local Government Act 2020*. This report is designed to identify major variances against the March year to date budget.

The attached report (Attachment 1) includes a comprehensive summary of:

- Community Action Plan 2025-26.
- Good Governance actions.
- 2025-26 Capital Works program.
- Council's financial performance.

The report includes the following comparisons for the nine months ended 31 March 2026:

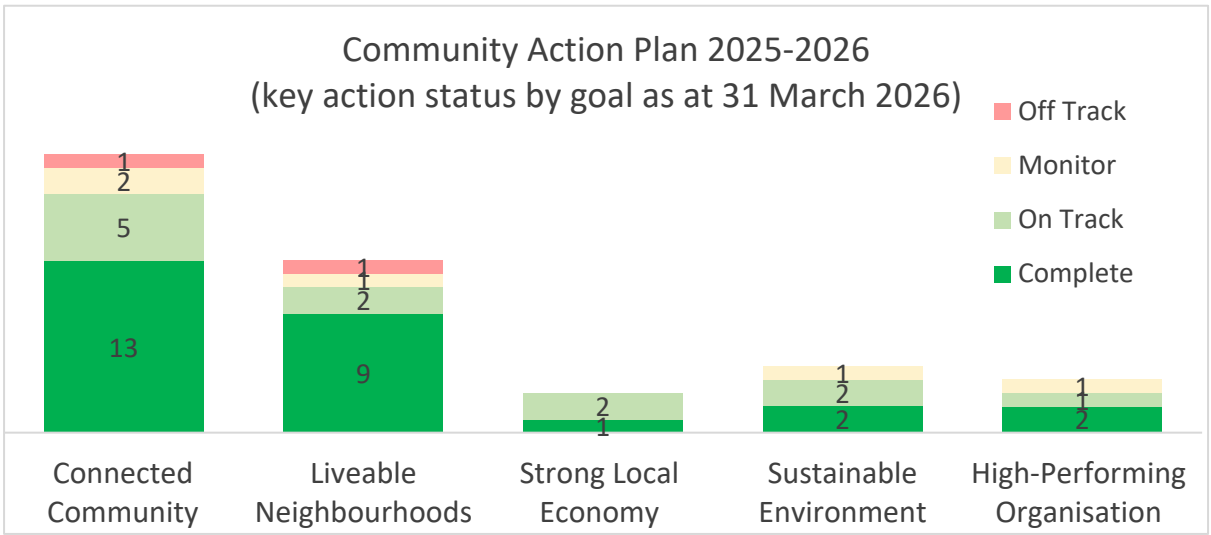
- Actual and budgeted operating revenues and expenses.
- Actual and budgeted capital revenues and expenses.
- Actual movements in the balance sheet.
- Actual movements in the cash flow statement.

Community Action Plan

The Community Plan 2025-29 includes 55 Strategic Priorities. 46 targeted actions are included in the Community Action Plan to be delivered during the 2025-26 financial year. Of the 46 key actions included in the Community Action Plan 2025-26:

- 27 are reported as "Complete"
- 12 are reported "On Track"
- Five are reported "On Monitor"
- Two are reported "Off Track"

The figure below is the spread by goal of the Community Action Plan 2025-26 actions by their status; the full list Community Plan Actions and comments is listed in Attachment 2:



Since the Q2 reporting period, 19 additional actions have been marked as "Complete," four additional have shifted to "Monitor," and two are now "Off Track." Council has finished approximately 60% of its actions as at the 31 of March 2026. Actions currently listed as "Off Track" will be reclassified as "Ongoing" and will continue to be monitored until their completion in the 2026–27 financial year.

Action Status	Q2	Q3	Achievement rate
Complete	8	27	59%
On Track	37	12	26%
Monitor	1	5	11%
Off Track	0	2	4%
TOTAL	**46**	**46**	**100%**

The table below lists the key actions reported as "Off Track" and "Monitor":

Monitor/Off Track Actions	Progress Status
Goal 1: Connected community	
Action 1: Deliver education modules to sports clubs and undertake an Expression of Interest for usage of the Regional Sports Precinct as part of the implementation of Council's Fair Access Policy.	**Off Track**
Comment: Fourteen local sporting clubs completed the Fair Access Education Program in 2025, supporting more inclusive and welcoming environments for women and girls in sport. A further 16 clubs have commenced training and completed three of the six modules, with remaining clubs registered to complete all requirements by the end of the 2026 calendar year. Three clubs have also finalised Fair Access audits with Council support. The Regional Sports Precinct Expression of Interest has been deferred to later in 2026 to align with the project's build timeline.	
Action 6: Continue construction of Stage 2 of the Regional Sports Precinct including the indoor stadium and outdoor netball courts.	**Monitor**
Comment: The integration of the early works and main works is nearing finalisation. Works are planned to commence in mid-April 2026.	
Action 19: Deliver a feasibility study on the development of an accessible neighbourhood pilot project to better meet the needs for people living with a significant disability and their carers.	**Monitor**
Comment: Council has commenced phase one of the feasibility study for an accessible neighbourhood pilot project and is undertaking preliminary assessments of identified potential precinct sites. This work represents an early step in exploring the development of an accessible neighbourhood pilot and how local environments can better support people living with significant disability and their carers.	

The study will help identify opportunities to improve inclusive and accessible neighbourhood design in response to community needs. The progress of this action is being closely monitored to ensure completion by the end of the financial year.	
Goal 2: Liveable neighbourhoods	
Action 22: Complete design for Edgars Creek Shared Path from Main Street to Kingsway Drive, Lalor.	**Monitor**
Comment: Design for the Edgars Creek Shared Path between Main Street and Kingsway Drive has been completed, and parts of the path have already been constructed. An alternative design is now being developed to respond to construction constraints in some sections.	
Action 30: Continue upgrading pedestrian bridges over the Plenty River and the construction of connecting paths.	**Off Track**
Comment: The discovery of cultural heritage artefacts has had a significant impact on the delivery of this project. A Cultural Heritage Management Plan (CHMP) is being developed, with outcomes not expected to be finalised within the 2025-26 financial year. As a result, this action will continue into the 2026-27 financial year and remain subject to ongoing reporting.	
Goal 4: Sustainable Environment	
Action 42: Enhance the hard waste collection service including the trial of a home collection service for whitegoods, e-waste, clothing and small household items.	**Monitor**
Comment: Options to trial enhancements to hard waste collection services are currently under investigation and are expected to be finalised by June 2026.	
Goal 5: High-performing organisation	
Action 44: Establish a Disability Advisory Committee to facilitate communication and consultation between people with disabilities and Council on matters that affect their lives.	**Monitor**
Comment: Planning for the establishment of the Disability Advisory Committee is underway. Draft Terms of Reference have been developed for endorsement, outlining the purpose, structure and operation of the Committee. This work represents an important step toward strengthening communication and consultation between people with disability and Council and ensuring lived experience informs Council decision-making. The progress of this action is being closely monitored to ensure completion by the end of the financial year.	

Good Governance

During the reporting period several actions were undertaken to ensure continuous improvements are made. Council continued to deliver good governance and make informed decisions.

Key achievements for Q3 relating to continuous and improved good governance include:

- Ensuring open and transparent decision-making, scheduled Council meetings continued monthly. During this reporting period, six Council resolutions remain open.
- To support open, transparent and informed decision-making, five Council Briefings were held during the reporting period, providing Councillors with key information ahead of upcoming Council meeting decisions.
- There were two Scheduled and one Unscheduled Council meetings held during the reporting period.
- Council resolved to enter a new Contract of Employment with the current CEO, Craig Lloyd commencing at the conclusion of his existing contract, being October 2026.
- Council received a tax invoice for the full costs associated with the Commission of Inquiry in the amount of $552,639.82.
- During the reporting period, a new Youth Council were established and inducted on the 20 and 22 January 2026. They met twice, on 2 February and 2 March 2026 where they provided input into the Youth Hub Business Case and the draft Public Open Space Plan 2026-36. They noted and committed to adhering to the Youth Councillor and Staff Interaction Policy and Youth Councillor Code of Conduct.
- At their March meeting, the Youth Mayoral and Deputy Youth Mayoral elections were held and they participated in the City of Whittlesea Community Festival 2026, promoting the event in advance and encouraging youth engagement through schools, social media and peer networks.

- The Audit and Risk Committee met once on the 24 February 2026, reviewing key governance and risk matters including Councils financial performance during the quarter, risk management practices, internal and external audit outcomes, and internal control systems. These discussions continue to strengthen Council's oversight and accountability frameworks.

Transparency

In accordance with the *Local Government Act 2020*, biannual personal interest returns were circulated to nominated officers on 1 March for completion by 31 March 2026. All returns were received within the required timeframes, and no instances of non-compliance were identified.

In relation to Freedom of Information, statistics for the quarter include:

New FOI Applications Received	**26**
Completed/Closed FOI Requests	**19**
Current FOI's In Progress	**9**

During this period, two minor privacy matters were received and appropriately managed through internal processes and staff training. These included:

- One related to an email sent to the wrong address.
- One related to a concern of personal information being shared incorrectly in internal systems which was investigation and no breach was identified.

Capital Works Program

Council adopted the 2025-26 Capital Works Program on 17 June 2025 with a budget of $110.69 million. The Capital Works Annual Budget also includes 2024-25 carry forwards of $11.13 million, providing a total budget of $121.82 million.

The below table includes a summary of the Capital Works program:

	Capital Works Budget $'000
Adopted Budget 2025-26	110,685
Additional carry forwards from 2024-25	11,131
Annual Budget	**121,816**
Approved budget adjustments Q1	346
Approved budget adjustments Q2	723
Proposed budget adjustments Q3	11
Project savings	(693)
Anticipated carry forwards 2025-26	25,531
End of year forecast	**96,672**

The financial expenditure performance of the Capital Works program to 31 March 2026 is detailed below:

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget $'000	Annual Budget $'000	Quarter 3 Forecast $'000
Property	17,616	11,338	(6,278)	22,225	22,882	22,641
Plant and equipment	1,225	2,379	1,154	2,537	2,896	2,788
Infrastructure	34,725	49,787	15,063	85,923	96,038	71,242
	53,566	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**
Represented by:						
New assets	30,884	44,630	13,746	74,212	81,516	57,847
Asset renewal	16,276	13,356	(2,919)	23,916	25,795	26,687
Asset expansion	-	-	-	-	-	18
Asset upgrade	6,407	5,518	(889)	12,557	14,506	12,120
Total Capital works	**53,566**	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**

As at 31 March 2026, capital expenditure stands at $53.57 million, compared to the year-to-date Annual Budget of $63.05 million, reflecting a variance of $9.94 million behind budget.

The forecast for the year ending 30 June 2026 anticipates total capital expenditure of $96.67 million, which is $25.14 million (20.64%) below the Annual Budget of $121.82 million.

Infrastructure Grants

A total of $5.78 million in applications have been successful to date this financial year. Applications to the value of $23.63 million are awaiting outcomes and $3 million have been unsuccessful.

Financial Performance

The Financial Performance Report for the period ended 31 March 2026 includes the following financial statements included in the Corporate Performance Report (Attachment 1):

- Comprehensive Income Statement.
- Balance Sheet.
- Statement of Cash Flows.
- Statement of Capital Works.
- Summary of Reserves.

The financial performance of the operating program for the period ended 31 March 2026 is detailed below:

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget $'000	Quarter 3 Forecast $'000	Budget vs Forecast Variance $'000
Operating						
Income	440,892	431,066	9,825	502,419	510,202	7,781
Expenditure	240,974	249,978	9,004	349,878	345,002	4,876
Operating surplus / (deficit)	**199,918**	**181,089**	**18,829**	**152,541**	**165,200**	**12,657**
Less						
Capital non-recurrent grants	(11,756)	(11,704)	(52)	(24,000)	(24,602)	(602)
*Development contributions	(122,969)	(108,059)	(14,910)	(144,039)	(155,167)	(11,128)
Adjusted underlying surplus / (deficit)	**65,193**	**61,326**	**3,867**	**(15,498)**	**(14,569)**	**927**

*Includes gifted assets which do not convert into cash
*Includes development contributions which are restricted by legislation and must be used for future infrastructure

For the nine months ended 31 March 2026, Council recorded an operating surplus of $199.92 million, which is $18.83 million favourable to the year-to-date budget. Council's operating surplus is impacted early in the year by the timing of rate revenue being reported. The forecast for the year ending 30 June 2026 is expected to have an operating surplus of $165.2 million, which is $12.66 million favourable to the Adopted Budget. Detailed information regarding variances can be found in Attachment 1.

Operating Surplus

Whilst the operating surplus may look like a significant surplus, it is important to note that it is not a cash surplus or immediately available funds for Council. A significant portion of this surplus is tied to non-cash items or restricted by legislation as per the following:

a) Gifted assets: These are non-cash contributions received from developers such as roads, parks or infrastructure from developers.
b) Developer contributions: These are contributions received from developers and are restricted by legislation on how and when they can be used.
c) Capital grants: The grant received for a specific infrastructure project and usage is restricted by the funding agreement.
d) Capital Works program: A significant portion of the available surplus is invested towards maintaining, upgrading or delivering new critical infrastructure for our growing community.

If the above items from a) to c) were removed, the year to date adjusted underlying surplus is $65.19 million and the forecast for the year ending 30 June 2026 is expected to have an adjusted underlying deficit of ($14.57 million).

This surplus in the early part of the financial year is primarily due to the upfront recognition of the annual rate income, which is recognised when levied, in line with the accounting standard. As the year progresses, this surplus is expected to reduce as operating and capital works expenses are incurred.

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.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

High Performing Organisation

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

Considerations of *Local Government Act (2020)* Principles

Financial Management

All matters raised in this report, which have financial implications, have been reflected in the Corporate Performance Report for the nine months ended 31 March 2026 (Attachment 1).

Community Consultation and Engagement

The Community were extensively engaged and consulted in developing the 2025-26 budget.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

Public Transparency Principles

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

Council Policy Considerations

Environmental Sustainability Considerations

No implications.

Social, Cultural and Health

No implications.

Economic

No implications.

Legal, Resource and Strategic Risk Implications

No implications.

Implementation Strategy

Communication

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.

Declaration of Conflict of Interest

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

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

Attachments

1. Corporate Performance Report March 2026 [**5.5.1** - 31 pages]
2. CAP 2025-26 - Q 3 Public Report [**5.5.2** - 8 pages]

City of Whittlesea

Quarterly Corporate Performance Report

for the period ended 31 March 2026



Table of Contents

Introduction and Key Highlights....3
Community Action Plan....3
Capital Works Performance....3
Financial Performance....4
Community Action Plan....7
Good Governance....11
Capital Works Performance....15
Program impact and carry forwards....16
Infrastructure Grants Update....16
Financial Performance....18
Operating Performance....18
Operating Surplus....18
Cash position....19
Financial Statements....20
Comprehensive Income Statement....20
Balance Sheet....23
Cash Position....24
Working capital....25
Rates debtors....26
Financial Arrangements....27
Statement of Cash Flows....29
Statement of Capital Works....30
Summary of Reserves....31

Introduction and Key Highlights

Community Action Plan

The Community Plan 2025-29 includes 55 Strategic Priorities. 46 targeted actions are included in the Community Action Plan to be delivered during the 2025-26 financial year. These actions outline the community's top priorities in a meaningful, practical, and sustainable way.

Of 46 key actions included in the Community Plan Action Plan 2025-26, 27 are reported as complete, 12 are reported as on track and five are reported as monitor and two are off-track.

Capital Works Performance

Council adopted the 2025-26 Capital Works Program on 17 June 2025 with a budget of $110.69 million. The Capital Works Annual Budget also includes 2024-25 carry forwards of $11.13 million, providing a total budget of $121.82 million. A summary of the Capital Works program is detailed below:

	Capital Works Budget $'000
Adopted Budget 2025-26	110,685
Additional carry forwards from 2024-25	11,131
Annual Budget	**121,816**
Approved budget adjustments Q1	346
Approved budget adjustments Q2	723
Proposed budget adjustments Q3	11
Projected savings	(693)
Anticipated carry forwards 2025-26	25,531
End of year forecast	**96,672**

The financial expenditure performance of the Capital Works program to 31 March 2026 is detailed below:

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget $'000	Annual Budget $'000	Quarter 3 Forecast $'000
Property	17,616	11,338	(6,278)	22,225	22,882	22,641
Plant and equipment	1,225	2,379	1,154	2,537	2,896	2,788
Infrastructure	34,725	49,787	15,063	85,923	96,038	71,242
	53,566	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**
Represented by:						
New assets	30,884	44,630	13,746	74,212	81,516	57,847
Asset renewal	16,276	13,356	(2,919)	23,916	25,795	26,687
Asset expansion	-	-	-	-	-	18
Asset upgrade	6,407	5,518	(889)	12,557	14,506	12,120
Total Capital works	**53,566**	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**

As at 31 March 2026, capital expenditure stands at $53.57 million, compared to the year-to-date Budget of $63.5 million, reflecting a variance of $9.94 million behind budget.

The forecast for the year ending 30 June 2026 anticipates total capital expenditure of $96.67 million, which is $25.14 million (20.64%) below the Annual Budget of $121.82 million.

Financial Performance

The financial performance for the period ended 31 March 2026 is detailed below:

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget $'000	Quarter 3 Forecast $'000	Budget vs Forecast Variance $'000
Operating						
Income	440,892	431,066	9,825	502,419	510,202	7,781
Expenditure	240,974	249,978	9,004	349,878	345,002	4,876
Operating surplus / (deficit)	**199,918**	**181,089**	**18,829**	**152,541**	**165,200**	**12,657**
Less						
Capital non-recurrent grants	(11,756)	(11,704)	(52)	(24,000)	(24,602)	(602)
*Development contributions	(122,969)	(108,059)	(14,910)	(144,039)	(155,167)	(11,128)
Adjusted underlying surplus / (deficit)	**65,193**	**61,326**	**3,867**	**(15,498)**	**(14,569)**	**927**

*Includes gifted assets which do not convert into cash
*Includes development contributions which are restricted by legislation and must be used for future infrastructure

For the nine months ended 31 March 2026, Council recorded an operating surplus of $199.92 million, which is $18.83 million favourable to the year-to-date budget. The forecast for the year ending 30 June 2026 is expected to have an operating surplus of $165.2 million, which is $12.66 million favourable to the Adopted Budget. Detailed information regarding variances can be found under 'Comprehensive Income Statement'.

Operating Surplus

Whilst the operating surplus may look like a significant surplus, it is important to note that it is not a cash surplus or immediately available funds for Council. A significant portion of this surplus is tied to non-cash items or restricted by legislation as per following:

a) Gifted assets: These are non-cash contributions received from developers such as roads, parks or infrastructure from developers.
b) Development contributions: These are funds received from developers to contribute to the delivery of community and local transport infrastructure to service growing neighbourhoods. The use of these contributions are restricted by legislation in terms of when and what they can be used for, with requirements defined in endorsed strategic plans, such as Precinct Structure Plans.
c) Non-Recurrent capital grants: The grant received for a specific infrastructure project and

usage is restricted by the funding agreement.

d) Capital Works program: A significant portion of the available surplus is invested towards maintaining, upgrading or delivering a new critical infrastructure for our growing community.

If the above items from a) to c) were removed, the year to date adjusted underlying surplus is $65.19 million. This surplus in the early part of the financial year is primarily due to the upfront recognition of the annual rate income, which is recognised when levied, in line with the accounting standard. As the year progresses, this surplus is expected to reduce as operating and capital works expenses are incurred.

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.

Community Action Plan



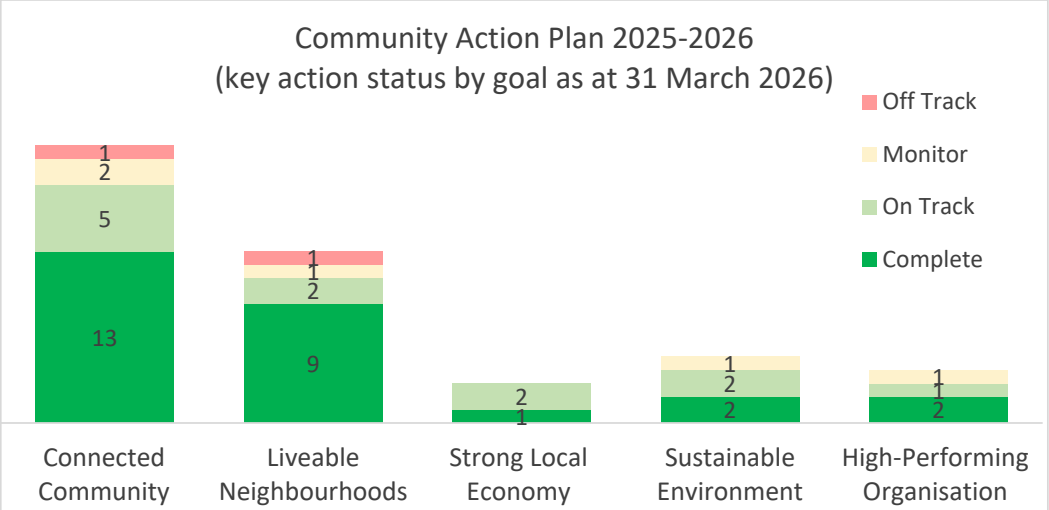
Community Action Plan

The Community Plan 2025-29 includes 55 Strategic Priorities. 46 targeted actions are included in the Community Action Plan to be delivered during the 2025-26 financial year.

Of the 46 key actions included in the Community Action Plan 2025-26:

- 27 are reported as “Complete”.
- 12 are reported “On Track”.
- Five are reported as “Monitor”.
- Two are reported as "Off Track”.

The figure below is the spread by goal of the Community Action Plan 2025-26 actions by their status:



Since the Q2 reporting period, 19 additional actions have been marked as “Complete,” four additional have shifted to “Monitor,” and two are now “Off Track.” Council has finished approximately 60% of its actions as at the 31 of March 2026. Actions currently listed as “Off Track” will be reclassified as “Ongoing” and will continue to be monitored until their completion in the 2026–27 financial year.

Action Status	Q2	Q3	Achievement rate
Complete	8	27	59%
On Track	37	12	26%
Monitor	1	5	11%
Off Track	0	2	4%
TOTAL	**46**	**46**	**100%**

The table below lists the key action reported as “Off Track” or “Monitor”:

Monitor/Off Track Actions	Progress Status
Goal 1: Connected community	
Action 1: Deliver education modules to sports clubs and undertake an Expression of Interest for usage of the Regional Sports Precinct as part of the implementation of Council’s Fair Access Policy.	**Off Track**
Comment: Fourteen local sporting clubs completed the Fair Access Education Program in 2025, supporting more inclusive and welcoming environments for women and girls in sport. A further 16 clubs have commenced training and completed three of the six modules, with remaining clubs registered to complete all requirements by the end of the 2026 calendar year. Three clubs have also finalised Fair Access audits with Council support. The Regional Sports Precinct Expression of Interest has been deferred to later in 2026 to align with the project’s build timeline.	
Action 6: Continue construction of Stage 2 of the Regional Sports Precinct including the indoor stadium and outdoor netball courts.	**Monitor**
Comment: The integration of the early works and main works is nearing finalisation. Works are planned to commence in mid-April 2026.	
Action 19: Deliver a feasibility study on the development of an accessible neighbourhood pilot project to better meet the needs for people living with a significant disability and their carers.	**Monitor**
Comment: Council has commenced phase one of the feasibility study for an accessible neighbourhood pilot project and is undertaking preliminary assessments of identified potential precinct sites. This work represents an early step in exploring the development of an accessible neighbourhood pilot and how local environments can better support people living with significant disability and their carers. The study will help identify opportunities to improve inclusive and accessible neighbourhood design in response to community needs. The progress of this action is being closely monitored to ensure completion by the end of the financial year.	
Goal 2: Liveable neighbourhoods	
Action 22: Complete design for Edgars Creek Shared Path from Main Street to Kingsway Drive, Lalor.	**Monitor**
Comment: Design for the Edgars Creek Shared Path between Main Street and Kingsway Drive has been completed, and parts of the path have already been constructed. An alternative design is now being developed to respond to construction constraints in some sections.	
Action 30: Continue upgrading pedestrian bridges over the Plenty River and the construction of connecting paths.	**Off Track**
Comment: The discovery of cultural heritage artefacts has had a significant impact on the delivery of this project. A Cultural Heritage Management Plan (CHMP) is being developed, with outcomes not expected to be finalised within the 2025–26 financial year. As a result, this action will continue into the 2026–27 financial year and remain subject to ongoing reporting.	

Monitor/Off Track Actions	Progress Status
Goal 4: Sustainable Environment	
Action 42: Enhance the hard waste collection service including the trial of a home collection service for whitegoods, e-waste, clothing and small household items.	**Monitor**
Comment: Options to trial enhancements to hard waste collection services are currently under investigation and are expected to be finalised by June 2026.	
Goal 5: High-performing organisation	
Action 44: Establish a Disability Advisory Committee to facilitate communication and consultation between people with disabilities and Council on matters that affect their lives.	**Monitor**
Comment: Planning for the establishment of the Disability Advisory Committee is underway. Draft Terms of Reference have been developed for endorsement, outlining the purpose, structure and operation of the Committee. This work represents an important step toward strengthening communication and consultation between people with disability and Council and ensuring lived experience informs Council decision-making. The progress of this action is being closely monitored to ensure completion by the end of the financial year.	

Good Governance



Good Governance

Quarter 3 Highlights

During this quarter, Council continued to strengthen good governance, improve integrity and accountability, and enhance community and staff engagement across all areas of operations. Key achievements include:

Council

- Council continued to prioritise open and transparent decision-making, with two scheduled meetings, one unscheduled meeting and five briefings held ensuring Councillors were well-informed ahead of key decisions. Council considered a wide range of strategic and operational matters, including a Planning Scheme Amendment, the Quarterly Corporate Performance Report for the period ending 31 March 2026, the updated Council Grants Policy, an overview of the Community Grants program for the Quarter 2 period, a business case to identify a suitable site for the establishment of a Youth Hub in the City of Whittlesea, a contract variation for Contract 2017-75A Landfill Waste, Recyclables and Green Organics Collection, the Development Plan for the Hawkstowe Station East, and the Family Day Care Service Review and Findings. The meetings also included governance matters of the unconfirmed minutes of the Audit and Risk Committee meeting held 18 February 2026 and the appointment of Council Officers as Authorised Officers under the S11A Instrument of Appointment.

- During the period, 6 Council resolutions remained open with one relating to a planning matter, two relating to petitions, one to a contract variation, another to a housing plan and one relating to a business case.

- Following the Commission of Inquiry into Whittlesea City Council that ran from 19 May 2025 until 19 September 2025 and the final report being tabled in Parliament, Council received a tax invoice for the full costs associated with the inquiry in the amount of $552,639.82.

- During an Unscheduled Meeting of Council held 24 February 2026, Council resolved to enter a new Contract of Employment with the current CEO, Craig Lloyd for a period of 4 and ½ years to commence at the conclusion of his existing contract, being October 2026.

- During the quarter, a new Youth Council was established comprising of 13 passionate young people who help shape our work and represent youth voices. An induction was delivered on 20 and 22 January 2026 covering key governance requirements, role expectations and Council processes to support Youth Councillors to commence their term effectively.

- During this reporting period, the Youth Council met twice, for the very first time on 2 February 2026 and 2 March 2026. Youth Councillors provided input into the potential Youth Hub location and business case and the draft Public Open Space Plan 2026-36. The Youth Council participated in the City of Whittlesea Community Festival 2026, promoting the event

in advance and encouraging youth engagement through schools, social media and peer networks. On the day, they connected with the community, supported festival activities and later provided feedback on the event.

- At the Youth Councils meeting on 2 March 2026, the Youth Mayoral and Deputy Youth Mayoral Elections for 2026–2027 were held, with Emma Fasciani elected as Youth Mayor and Gabrielle Charman as Deputy Youth Mayor.

Integrity Frameworks

- Work continued with the assessment of Councils compliance obligations as contained in the compliance register. The purpose of the register is to provide a single, reliable source of truth for all legislative obligations, current controls, compliance status and actions in place, supporting stronger governance and informed decision-making.

- Progress continued in strengthening organisational integrity awareness through the delivery of authorisation and delegation training for all delegates and authorised officers held in March 2026.

- Targeted awareness of the acceptance of Gifts and Benefits during Easter was delivered to all staff through the internal intranet, all staff emails and an interactive video to encourage organisation-wide compliance and reinforce Council's ongoing commitment to transparency, accountability, and ethical conduct.

Committees

- The Audit and Risk Committee continued to consider several matters including Council's Community Plan Action Plan 2025-26, Good Governance actions, 2025-26 Capital works Program, Council financial performance, quarter 2 service and financial performance and indicators of Council as measured by the Local Government Performance Reporting Framework (LGPRF). In addition, the Audit and Risk Committee also considered risk management activities completed in the quarter, including the status of risk treatment plans and business continuity activities, a presentation on legislative changes in aged care and action taken, internal and external audit outcomes including a completed audit report on Capital Project Management, systems of internal control including an update on key policies and procedures and several governance and compliance matters that relate to the committee's workplan.
- Based on performance, demonstrated value, and the benefits of continuity, the Audit and Risk Committee supported the recommendation to extend the Internal Audit Contract with Aster Advisory for an additional two-year period, with the contract expiring 30 June 2028.

Transparency and Compliance

- **Public Interest Disclosures:** In accordance with the *Local Government Act 2020*, biannual personal interest returns were circulated to nominated officers on 1 March for completion by 31 March 2026. All returns were received within the required timeframes, and no instances of non-compliance were identified.

- **Freedom of Information:** During this period, Council received 26 new FOI requests, with 19 requests completed and 9 remaining in progress. Requests related to public liability, building and planning, compliance, maternal and child health, staff matters, and other community-related topics, reflecting active community engagement and information access.
- **Privacy:** Two minor privacy matters were appropriately managed, including one email error and one concern raised where no breach had occurred.

Capital Performance



Capital Works Performance

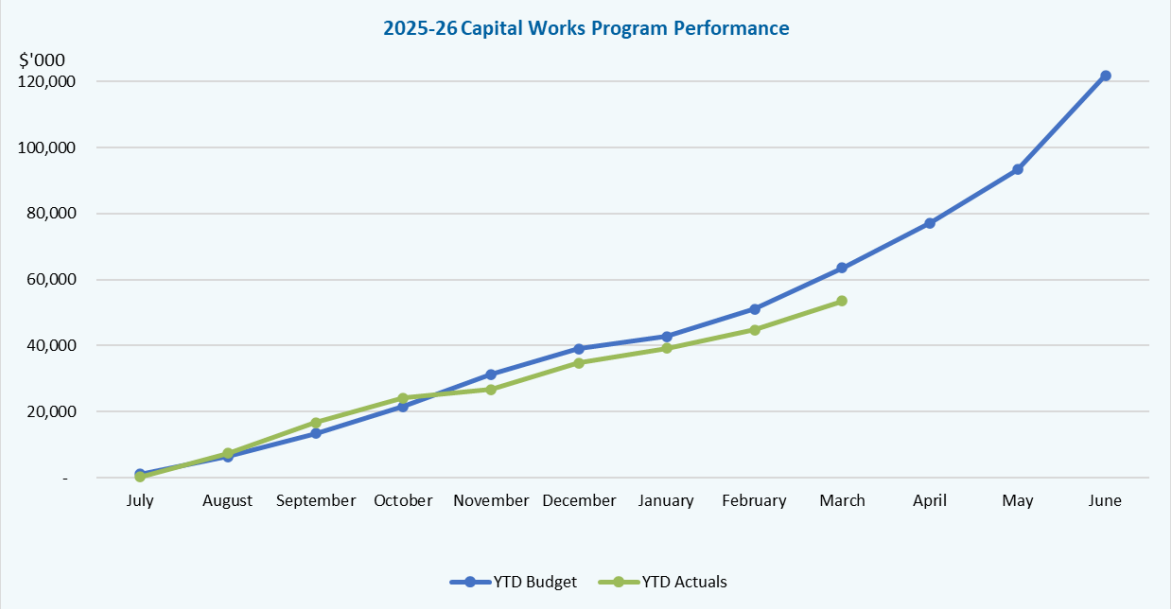
Council adopted the 2025-26 Capital Works Program on 17 June 2025 with a budget of $110.69 million. The Capital Works Annual Budget also includes 2024-25 carry forwards of $11.13 million, providing a total budget of $121.82 million.

The financial expenditure performance of the Capital Works Program to 31 March 2026 is detailed below:

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget $'000	Annual Budget $'000	Quarter 3 Forecast $'000
Property	17,616	11,338	(6,278)	22,225	22,882	22,641
Plant and equipment	1,225	2,379	1,154	2,537	2,896	2,788
Infrastructure	34,725	49,787	15,063	85,923	96,038	71,242
	53,566	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**
Represented by:						
New assets	30,884	44,630	13,746	74,212	81,516	57,847
Asset renewal	16,276	13,356	(2,919)	23,916	25,795	26,687
Asset expansion	-	-	-	-	-	18
Asset upgrade	6,407	5,518	(889)	12,557	14,506	12,120
Total Capital works	**53,566**	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**

As at 31 March 2026, capital expenditure stands at $53.57 million, compared to the year-to-date Budget of $63.5 million, reflecting a variance of $9.94 million behind budget.

The forecast for the year ending 30 June 2026 anticipates total capital expenditure of $96.67 million, which is $25.14 million (20.64%) below the Annual Budget of $121.82 million.



Program impact and carry forwards

The delivery of projects within the 2025-26 capital works program have been impacted to date due to the following themes.

- Delays in sequencing of construction works
- Site conditions
- Delays in design phase
- Resource constraints

This has resulted in an estimated forecast of $25.53 million to be carried over into 2026-27. The majority of this amount is due to the Regional Sports Precinct construction delays following significant wet weather impacts on the site subgrade after the completion of the bulk earthworks.

Project progress will continue to be monitored and reported to Enterprise Portfolio Board to assist in early identification and mitigation of risks to delivering this year's capital works program.

Infrastructure Grants Update

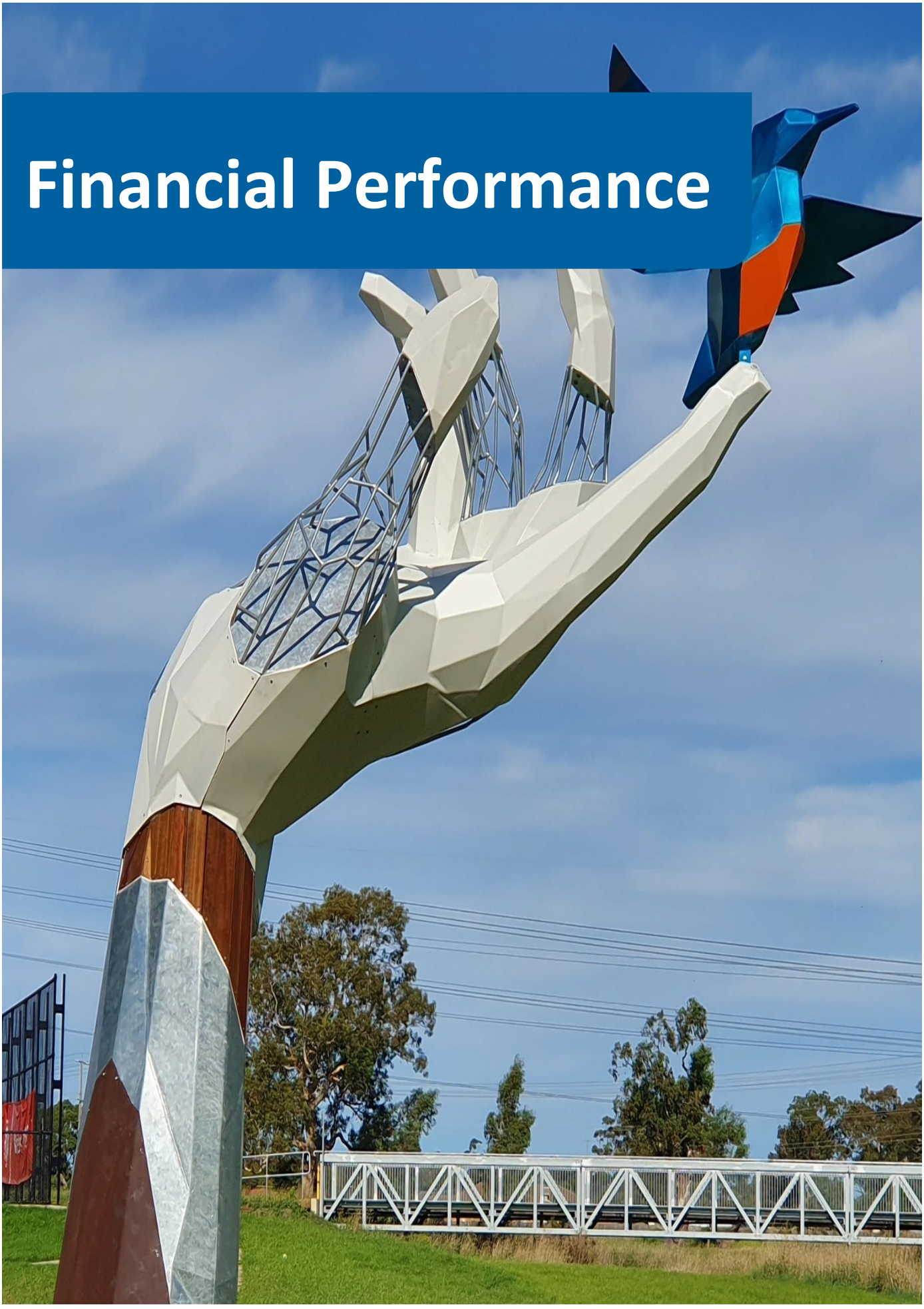
A total of $5.78 million in applications have been successful to date this financial year. Recent successful applications include:

- $151,000 from the Victorian Government towards murals, public art light installations and music events in the laneways of Lalor Shopping Precinct. The creative activations will celebrate the multicultural businesses, local character, history and the people of Lalor that makes it a vibrant destination.

Two applications totalling $3 million have been unsuccessful through the Federal Government's Safer Local Roads and Infrastructure Program due to the volume of applications submitted under the program that exceeded the available funding.

A further $23.63 million in applications have been submitted and are awaiting outcomes, seeking contributions to water and energy efficiency, kindergartens, road safety, park and playgrounds and sporting infrastructure.

Financial Performance



Financial Performance

Operating Performance

The Corporate Performance Report for the period ended 31 March 2026 includes the following financial statements:

- Comprehensive Income Statement
- Balance Sheet
- Statement of Cash Flows
- Statement of Capital Works and
- Summary of Reserves

The financial performance of the operating program for the period ended 31 March 2026 is detailed below:

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget $'000	Quarter 3 Forecast $'000	Budget vs Forecast Variance $'000
Operating						
Income	440,892	431,066	9,825	502,419	510,202	7,781
Expenditure	240,974	249,978	9,004	349,878	345,002	4,876
Operating surplus / (deficit)	**199,918**	**181,089**	**18,829**	**152,541**	**165,200**	**12,657**
Less						
Capital non-recurrent grants	(11,756)	(11,704)	(52)	(24,000)	(24,602)	(602)
*Development contributions	(122,969)	(108,059)	(14,910)	(144,039)	(155,167)	(11,128)
Adjusted underlying surplus / (deficit)	**65,193**	**61,326**	**3,867**	**(15,498)**	**(14,569)**	**927**

*Includes gifted assets which do not convert into cash
*Includes development contributions which are restricted by legislation and must be used for future infrastructure

For the nine months ended 31 March 2026, Council recorded an operating surplus of $199.92 million, which is $18.83 million favourable to the year-to-date budget. Councils operating surplus is impacted early in the year due to the timing of Rate revenue being recognised in July. The forecast for the year ending 30 June 2026 is expected to have an operating surplus of $165.2 million, which is $12.66 million favourable to the Adopted Budget.

Operating Surplus

Whilst the operating surplus may look like a significant surplus, it is important to note that it is not a cash surplus or immediately available funds for Council. A significant portion of this surplus is tied to non-cash items or restricted by legislation as per the following:

a) **Gifted assets:** These are non-cash contributions received from developers such as roads, parks or infrastructure from developers.

b) **Development contributions:** These are funds received from developers to contribute to the

delivery of community and local transport infrastructure to service growing neighbourhoods. The use of these contributions are restricted by legislation in terms of when and what they can be used for, with requirements defined in endorsed strategic plans, such as Precinct Structure Plans.

c) **Non-recurrent capital grants:** The grant received for a specific infrastructure project and usage is restricted by the funding agreement.

d) **Capital Works program:** A significant portion of the available surplus is invested towards maintaining, upgrading or delivering new critical infrastructure for our growing community.

If the above items from a) to c) were removed, the year to date adjusted underlying surplus is $65.19 million and the forecast for the year ending 30 June 2026 is expected to have an adjusted underlying deficit of ($14.57 million).

This surplus in the early part of the financial year is primarily due to the upfront recognition of the annual rate income which is recognised when levied in line with the accounting standard. As the year progresses, this surplus is expected to reduce as operating and capital works expenses are incurred.

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.

Cash position

The cash position as at 31 March 2026 shows a cash and investment balance of $416.49 million compared with $369.59 million as at 30 June 2025.

	YTD Actual $'000	2024-25 Actual $'000
Cash and cash equivalents	416,486	369,586
Restricted funds	253,611	232,148
Unrestricted cash and cash equivalents	**162,875**	**137,438**
Intended allocations	158,585	141,080
Net available cash	**4,290**	**(3,642)**

The cash and investment balance was sufficient to meet the restricted cash of $253.61 million at the end of March 2026. 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, employee entitlements and project works.

Financial Statements

Comprehensive Income Statement

for the period ended 31 March 2026

	Ref	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	YTD Variance %	Adopted Budget $'000	Quarter 3 Forecast $'000	Budget vs Forecast Variance $'000	Budget vs Forecast Variance %
Income									
Rates and charges	1	242,265	240,162	2,103	1%	241,891	242,784	893	0%
Statutory fees and fines		16,385	15,845	540	3%	20,834	21,471	637	3%
User fees		8,808	8,489	320	4%	12,587	13,252	665	5%
Grants - operating	2	18,021	29,374	(11,354)	(39%)	36,129	26,180	(9,949)	-38%
Grants - capital		14,251	13,902	349	3%	26,495	27,096	601	2%
Contributions - monetary	3	19,452	26,048	(6,595)	(25%)	34,691	29,650	(5,041)	-17%
Contributions - non-monetary assets	4	103,516	82,011	21,505	26%	109,348	125,516	16,168	13%
Net gain on disposal of property, infrastructure, plant and equipment	5	182	667	(485)	(73%)	783	583	(200)	-34%
Share of Net Profits/(Losses) of		-	-	-	-	200	200	-	0%
Other income	6	18,011	14,568	3,444	24%	19,461	23,468	4,007	17%
Total income		**440,892**	**431,066**	**9,825**	**2%**	**502,419**	**510,202**	**7,781**	**2%**
Expenditure									
Employee benefits	7	95,283	100,740	5,457	5%	135,352	130,064	5,288	4%
Materials and services	8	79,889	84,119	4,230	5%	126,002	123,566	2,436	2%
Depreciation	9	49,064	47,212	(1,851)	(4%)	62,952	65,494	(2,542)	(4%)
Amortisation - intangible assets		-	-	-	-	71	71	-	0%
Amortisation - right of use assets		-	-	-	-	918	918	-	0%
Allowance for impairment losses	10	1,734	2,014	280	14%	3,186	3,208	(22)	(1%)
Borrowing costs	11	47	834	787	94%	1,113	170	943	555%
Finance costs - leases		-	-	-	-	104	104	-	0%
Other expenses	12	14,957	15,057	100	1%	20,180	21,407	(1,227)	(6%)
Total expenditure		**240,974**	**249,978**	**9,004**	**4%**	**349,878**	**345,002**	**4,876**	**1%**
Total comprehensive result		**199,918**	**181,089**	**18,829**	**10%**	**152,541**	**165,199**	**12,657**	**8%**
Less									
Capital grants - non recurrent		(11,756)	(11,704)	(52)	0%	(24,000)	(24,602)	(602)	2%
*Development contributions		(122,969)	(108,059)	(14,910)	14%	(144,039)	(155,167)	(11,128)	7%
Adjusted underlying surplus / (deficit)		**65,193**	**61,326**	**3,867**	**6%**	**(15,498)**	**(14,569)**	**927**	**-6%**

*Includes gifted assets which do not convert into cash

*Includes development contributions which are restricted by legislation and must be used for future infrastructure investment

Explanation of material variations

Council has adopted a materiality threshold for explanations provided if the variance is greater than 10% or $1 million. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material in nature.

Variance Ref	Item	Explanation
1	Rates and charges	**Year to date** performance is $2.1 million favourable to budget primarily due to interest on rates payments earlier than forecasted and supplementary rates income being higher than anticipated.
2	Grants - operating	**Year to date** performance is ($11.35 million) unfavourable to budget primarily due to 50% of the 2025-26 Financial Assistance Grant being paid in 2024-25 and recognised in line with the Accounting Standard. The full year **forecast** is ($9.95 million) unfavourable to budget due to the reason mentioned above.
3	Contributions - monetary	**Year to date** performance is ($6.6 million) unfavourable to budget primarily due to contributions received from developers being less than anticipated, reflecting slower than expected subdivision activity. The full year **forecast** is ($5.04 million) unfavourable to budget due to the reason mentioned above.
4	Contributions - non-monetary assets	**Year to date** performance is $21.51 million favourable to budget primarily due to higher than anticipated developments reaching practical completion throughout the municipality. The full year **forecast** is $16.17 million favourable to budget due to the reason mentioned above.
5	Net gain on disposal of property, infrastructure, plant and equipment	**Year to date** performance is ($0.49 million) unfavourable to budget as a result of proceeds from vehicle sales to be received later than expected. This is due to minor delays in the purchasing of replacement fleet. The full year **forecast** is ($0.2 million) unfavourable to budget due to the reason mentioned above.
6	Other income	**Year to date** performance is $3.44 million favourable to budget primarily due to higher than projected interest income. The full year **forecast** is $4.01 million favourable to budget due to the reason mentioned above.

7	Employee benefits	**Year to date** performance is $5.46 million favourable to budget largely driven by reduction in full time equivalent (FTE) staffing as part of an organisation realignment to improve efficiency and better align resources to operational needs. In addition to this, vacant positions across the organisation not yet filled as well as the Workcover premium being lower than budgeted have further contributed to the favourable variance. The full year **forecast** is $5.29 million favourable to budget due to the reasons mentioned above.
8	Materials and services	**Year to date** performance is $4.23 million favourable to budget primarily due to reimbursements related to Developer Contributions being deferred to the next financial year. This deferral is a direct consequence of a delay in reaching the Statement of Compliance, which has pushed the expected payment timeline beyond 30 June 2026. The full year **forecast** is $2.44 million favourable to budget due to the reasons mentioned above.
9	Depreciation	**Year to date** performance is ($1.85 million) unfavourable to budget as a result of an increase in the valuation of Council assets and the receipt of significant gifted assets after the budget was adopted, which were not accounted for in the budget depreciation. The full year **forecast** is ($2.54 million) unfavourable to budget due to the reasons mentioned above.
10	Allowance for impairment losses	**Year to date** performance is $0.28 million favourable to budget primarily due to the provision for doubtful debts relating to infringements being less than anticipated.
11	Borrowing costs	**Year to date** performance is $0.79 million favourable to budget driven by lower than anticipated borrowing costs, resulting from a delay in the drawdown of planned borrowings, which is now expected to occur in the last quarter of 2025-26. The full year **forecast** is $0.94 million favourable to budget due to the reason mentioned above.
12	Other expenses	The full year **forecast** is ($1.23 million) unfavourable to budget primarily due to contributions related to committed upgrades to Casa D'Abruzzo lighting and sports fields which are expected to be paid in the quarter four of 2025-26.

Balance Sheet
as at 31 March 2026

	YTD Actual $'000	2024-25 Actual $'000	Net Movement $'000
Current assets			
Cash and cash equivalents	41,485	49,587	(8,102)
Trade and other receivables	107,154	67,213	39,941
Other financial assets	260,000	270,000	(10,000)
Inventories	110	48	62
Other assets	6,524	10,216	(3,692)
Total current assets	**415,273**	**397,064**	**18,209**
Non-current assets			
Investment in associate	3,079	3,079	0
Other financial assets	115,022	50,022	65,000
Property, infrastructure, plant and equipment	5,543,663	5,459,554	84,109
Intangible assets	151	151	(0)
Right of use assets	2,339	2,339	(0)
Total non-current assets	**5,664,254**	**5,515,145**	**149,110**
Total assets	**6,079,528**	**5,912,209**	**167,319**
Current liabilities			
Trade and other payables	45,252	32,181	13,071
Trust funds and deposits	21,498	44,681	(23,183)
Provisions	25,097	23,928	1,169
Lease liabilities	783	783	0
Interest-bearing liabilities	401	1,593	(1,192)
Unearned Income	38,516	37,376	1,140
Total current liabilities	**131,547**	**140,542**	**(8,995)**
Non-current liabilities			
Provisions	3,300	3,067	233
Lease liabilities	1,681	1,681	(0)
Interest-bearing liabilities	6,032	6,031	1
Total non-current liabilities	**11,013**	**10,779**	**233**
Total liabilities	**142,560**	**151,321**	**(8,762)**
Net assets	**5,936,968**	**5,760,888**	**176,080**
Equity			
Accumulated surplus	3,431,701	3,256,092	175,609
Reserves	2,505,266	2,504,796	470
Total equity	**5,936,968**	**5,760,888**	**176,080**

Cash Position
for the period ended 31 March 2026

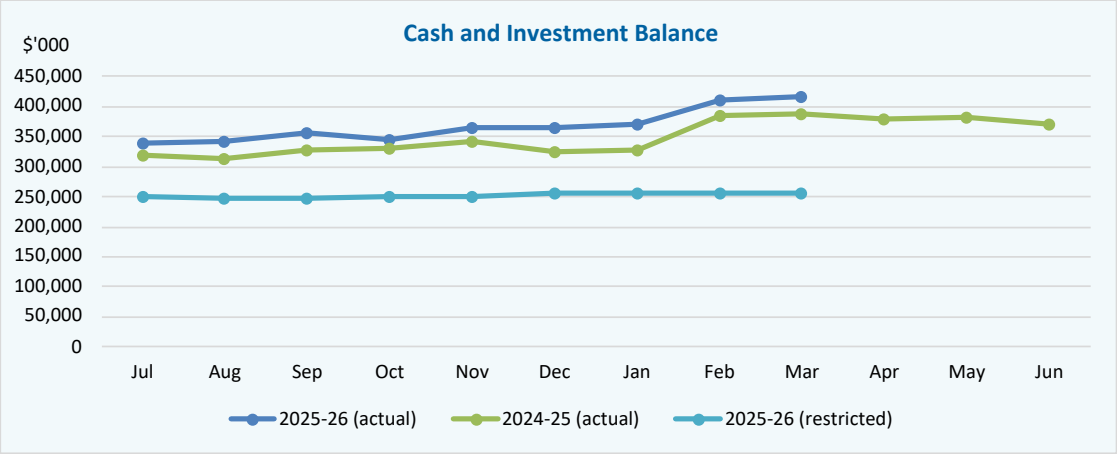
	YTD Actual $'000	2024-25 Actual $'000
Cash and cash equivalents		
Cash on hand	4	4
Cash at bank	22,477	1,045
Term deposit	19,005	48,537
Total cash and cash equivalents	**41,486**	**49,586**
Other financial assets		
Term deposits	375,000	320,000
Total other financial assets	**375,000**	**320,000**
Total cash and cash equivalents	**416,486**	**369,586**
Restricted and unrestricted cash and cash equivalents		
Trust funds and deposits	21,498	50,600
Asset development reserves	232,113	181,548
Total restricted cash and cash equivalents	**253,611**	**232,148**
Total unrestricted cash and cash equivalents	**162,875**	**137,438**
Unrestricted cash intended allocations		
Cash held to fund carried forward capital works	25,531	11,131
Unexpended grants and subsidies	38,516	37,376
Employee entitlements	28,398	26,995
Asset replacement reserves	65,578	65,578
Total Unrestricted cash intended allocations	**158,023**	**141,080**
Net available cash	**4,852**	**(3,642)**

The cash position as at 31 March 2026 shows a cash and investment balance of $416.49 million compared with $369.59 million as at 30 June 2025.

The cash and investment balance was sufficient to meet the restricted cash of $253.61 million at the end of March 2026. Restricted cash is the amount of cash holdings Council requires to meet external restrictions such as trust funds and statutory reserves including development contributions and subdivision levy. Unrestricted cash for intended allocations includes cash held to fund future capital works, employee entitlements and project works.

The chart below shows Council's cash balance year to date for 2025-26 against the cash balance from 2024-25 and restricted cash.

The cash and investments balance is currently $11.13 million favourable to the budgeted year end position. Every opportunity is taken to invest surplus cash to maximise investment returns.

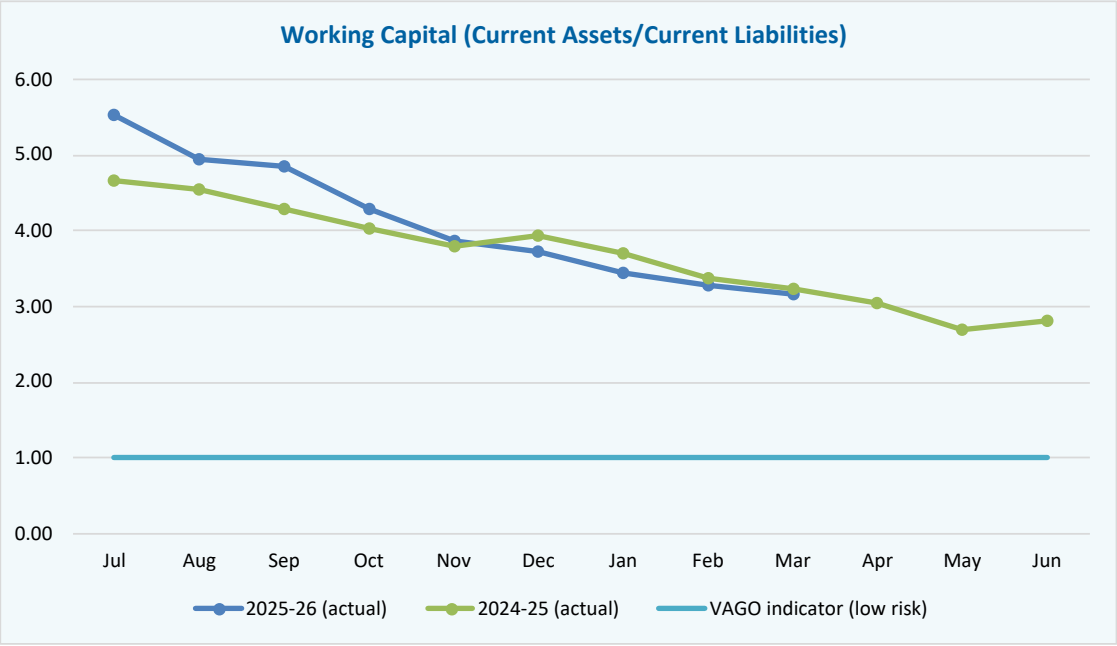


Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet.

Working capital

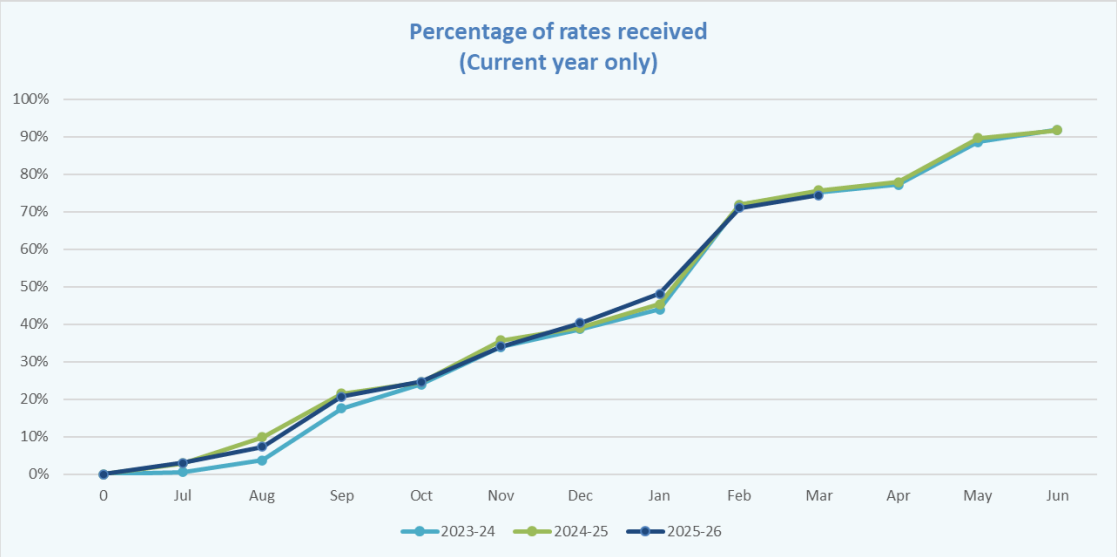
The chart compares current assets to current liabilities, which provides a measure of the ability to pay existing liabilities in the next 12 months.

Council's working capital is forecast to remain in the low-risk range and well above the Victorian Auditor-General's Office (VAGO) liquidity indicator as shown below.

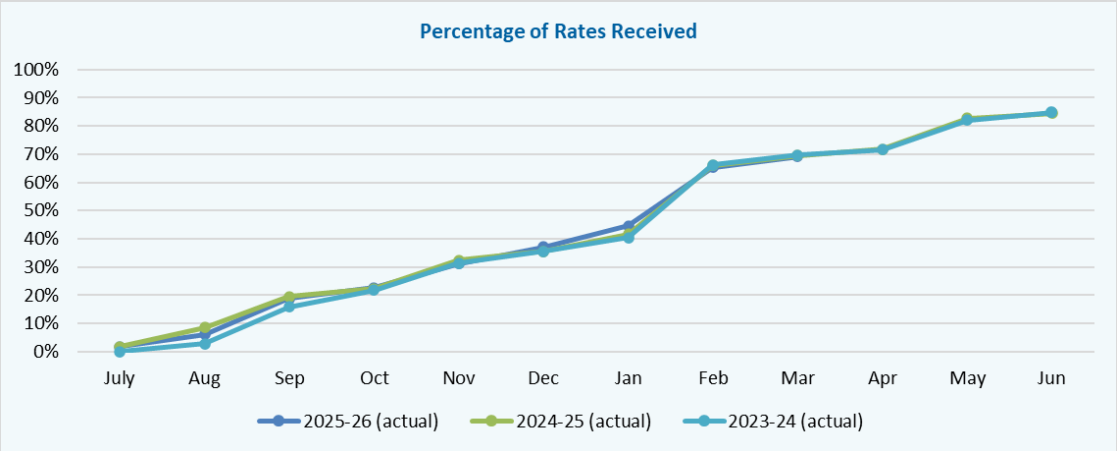


Rates debtors

As at 1 July 2025, $281.93 million was raised in rates and charges to Council's property base. As at 31 March 2026, 74.5% of the rates raised have been collected compared to 75.7% at the same period of the 2024-25 financial year.



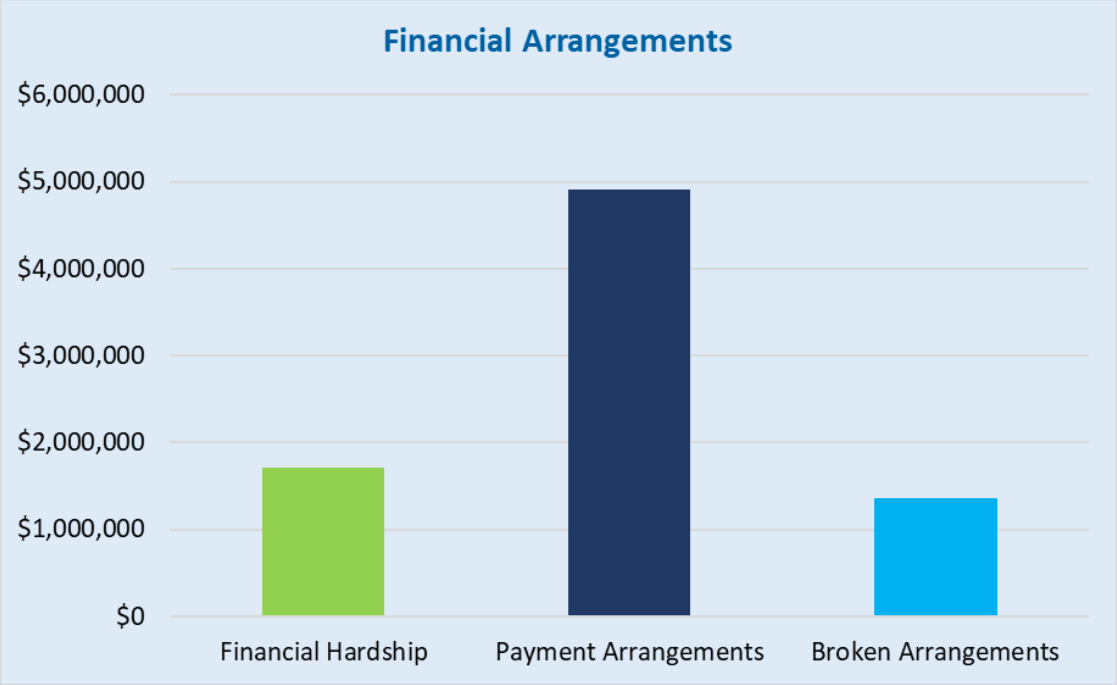
The below graphs demonstrate the percentage of rates collected including arrears from previous years. As at 31 March 2026, 69.2% of the rates debt has been collected compared 69.5% at the same period of the 2024-25 financial year.



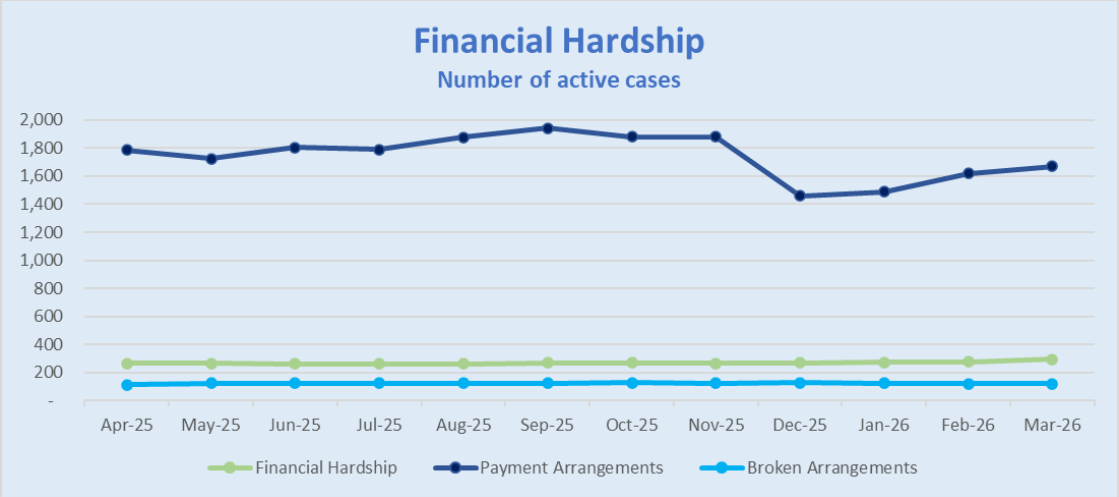
Although the collection rate as at 31 March 2026 is slightly lower compared to the same period in 2024-25, the total dollar value collected has increased by $29 million compared to the previous year. This reflects growth in Council's rates base, together with an increase in ratepayers entering into payment plans. While payment plans can result in collections being received over a longer period, they support improved overall debt recovery outcomes and contribute to a higher total amount collected.

Financial Arrangements

To help reduce debt to Council, the following initiatives are being implemented.



Request Type	Total ($)
Financial Hardship	1,714,349
Payment Arrangements	4,913,337
Broken Arrangements	1,353,342
Total	**7,981,027**



- Active Financial Hardship (FHS) active cases have increased throughout the financial year. As at the 31 March 2026, there were 294 active financial hardship cases, which represents 0.27% of total rateable properties within the municipality.

Financial hardship – ratepayers that qualify for assistance as per the Financial Hardship policy.
Payment arrangements – payment plan for ratepayers in arrears by 1 - 12 months.
Broken arrangements – ratepayers that have defaulted on their arranged payment plan more than once.

Statement of Cash Flows
for the period ended 31 March 2026

	2025-26 Inflows / (Outflows) YTD Actual $'000	2024-25 Inflows / (Outflows) Actual $'000
Cash flows from operating activities		
Rates and charges	189,835	223,676
Statutory fees and fines	13,901	18,996
User fees	19,232	855
Grants - operating	18,021	45,144
Grants - capital	14,251	22,691
Contributions - Monetary	19,452	34,692
Trust funds and deposits taken	9,737	8,221
Other receipts	8,807	25,035
Interest received	12,897	557
Net GST refund	2,816	(412)
Payments to employees	(93,880)	(122,626)
Payments to suppliers	(85,127)	(85,065)
Short-term, low value and variable lease payments	(610)	(687)
Trust funds and deposits repaid	(14,064)	(14,140)
Other payments	(13,817)	(19,461)
Net cash provided by (used in) operating activities	**101,450**	**137,476**
Cash flows from investing activities		
Payments for infrastructure, property, plant and equipment	(53,495)	(107,234)
Proceeds from sale of property, infrastructure, plant and equipment	182	404
Payments for investments	(55,000)	(5,000)
Net cash provided by (used in) investing activities	**(108,313)**	**(111,830)**
Cash flows from financing activities		
Finance costs	(47)	(74)
Repayment of borrowings	(1,192)	(1,567)
Interest paid - lease liability	-	(118)
Repayment of lease liabilities	0	(881)
Net cash provided by (used in) financing activities	**(1,239)**	**(2,640)**
Net increase (decrease) in cash and cash equivalents	(8,102)	22,991
Cash and cash equivalents at the beginning of the year	49,587	26,596
Cash and cash equivalents at the end of the period	**41,485**	**49,587**

Statement of Capital Works

for the period ended 31 March 2026

	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Adopted Budget	Annual Budget $'000	Quarter 3 Forecast $'000
Property						
Land	776	380	(396)	1,060	1,060	876
Building	13,718	8,478	(5,240)	13,180	17,020	17,004
Building improvements	3,122	2,480	(642)	7,985	4,801	4,762
Total Property	**17,616**	**11,338**	**(6,278)**	**22,225**	**22,882**	**22,641**
Plant and equipment						
Plant, machinery & equipment	940	1,710	770	1,952	2,002	2,002
Fixtures, fittings & furniture	84	297	213	335	401	138
Computers & telecommunications	201	372	171	250	493	649
Total plant and equipment	**1,225**	**2,379**	**1,154**	**2,537**	**2,896**	**2,788**
Infrastructure						
Roads	11,488	8,588	(2,899)	14,815	15,637	15,002
Bridges	32	110	78	298	298	298
Footpaths & cycleways	4,484	4,204	(280)	7,240	9,421	9,069
Drainage	257	330	73	650	1,322	1,180
Recreation, leisure & community facilities	3,891	22,488	18,597	37,355	37,455	14,589
Parks, open space & streetscapes	11,497	11,795	298	19,784	23,830	23,643
Carparks	1,355	1,096	(259)	1,150	2,917	1,847
Waste management	76	100	24	2,382	2,482	2,458
Other infrastructure	1,644	1,075	(569)	2,249	2,677	3,156
Total infrastructure	**34,725**	**49,787**	**15,063**	**85,923**	**96,038**	**71,242**
Total capital works	**53,566**	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**
Represented by:						
New assets	30,884	44,630	13,746	74,212	81,516	57,847
Asset renewal	16,276	13,356	(2,919)	23,916	25,795	26,687
Asset expansion	-	-	-	-	-	18
Asset upgrade	6,407	5,518	(889)	12,557	14,506	12,120
Total capital works	**53,566**	**63,504**	**9,938**	**110,685**	**121,816**	**96,672**

Summary of Reserves
as at 31 March 2026

	2024-25 Actual $'000	Transfer to $'000	Transfer from $'000	2025-26 YTD Actual $'000
Discretionary reserves				
LASF defined benefit plan liability	3,739	-	-	3,739
Native vegetation offset site maintenance	1,071	-	-	1,071
Strategic investment reserve	34,922	-	-	34,922
Strategic properties reserve	4,807	-	-	4,807
Synthetic turf replacement reserve	375	-	-	375
Technology improvement fund reserve	3,494	-	-	3,494
Transport infrastructure reserve	615	-	-	615
Waste reserve	3,395	-	-	3,395
Strategic operational projects	2,516	-	-	2,516
Regional sports precinct	3,739	-	-	3,739
Resilience and emergency management	449	-	-	449
Plant replacement reserve	772	-	-	772
Community grants reserve	660	-	-	660
Aquatic and Leisure Centre Capital Improvement Reserve	472	-	-	472
Growling Frog Golf Course Capital Improvement Reserve	67	-	-	67
Total Discretionary reserves	**61,094**	**-**	**-**	**61,094**
Non-discretionary reserves				
Development contributions	194,010	18,932	(1,858)	211,084
Net gain compensation	1,522	53	-	1,575
Non standard street lighting contribution	4,201	-	-	4,201
Parklands contributions (open space)	14,571	525	-	15,095
Planning permits drainage	2,431	298	(221)	2,508
Plenty Road duplication	88	3	-	91
Purchase of Lutheran Church and Cemetery	380	-	-	380
Street tree contributions reserve	689	-	-	689
Traffic lights construction	974	-	-	974
Total non-discretionary reserves	**218,865**	**19,811**	**(2,079)**	**236,597**
Asset revaluation reserve				
Asset revaluation reserve	2,224,836	7	(17,269)	2,207,575
Total asset revaluation reserves	**2,224,836**	**7**	**(17,269)**	**2,207,575**
Total Reserves	**2,504,796**	**19,818**	**(19,348)**	**2,505,266**

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Goal 1 Connected Community				
Key direction 1 A socially cohesive community				
Outcome: All members of our community feel that they belong, are valued and respected				
Strategic priority 17: Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.				
Action 1	Deliver education modules to sports clubs and undertake an Expression of Interest for usage of the Regional Sports Precinct as part of the implementation of Council's Fair Access Policy.	Off Track	Active Places & Communities	Community Wellbeing
Public Comment:	Fourteen local sporting clubs completed the Fair Access Education Program in 2025, supporting more inclusive and welcoming environments for women and girls in sport. A further 16 clubs have commenced training and completed three of the six modules, with remaining clubs registered to complete all requirements by the end of the 2026 calendar year. Three clubs have also finalised Fair Access audits with Council support. The Regional Sports Precinct Expression of Interest has been deferred to later in 2026 to align with the project's build timeline.			
Strategic priority 44: Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.				
Action 2	Support service providers to develop a work readiness program that will engage local employers and community organisations to build awareness and capacity to create viable work and volunteer opportunities for young people with disability.	Complete	Community Strengthening	Community Wellbeing
Public Comment:	Delivery of the Whittlesea and Northern School for Autism Work Readiness Project commenced in February 2026 and will conclude in April 2026. The program is supporting students to build skills and confidence for future employment, while actively engaging families, local employers and community organisations. These partnerships are strengthening awareness and capacity for inclusive employment and contributing to the creation of meaningful work and volunteer opportunities for young people with disability. An evaluation will commence mid-year to inform future delivery.			
Outcome: Our community strengthens connections between diverse cultures				
Strategic priority 4: Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.				
Action 3	Provide First Peoples children and their families with culturally responsive local family engagement opportunities.	Complete	Children & Families	Community Wellbeing
Public Comment:	Council commenced its 2026 programs to support First Peoples children and families, including the return of the Aboriginal and Torres Strait Islander Supported Playgroup at The Lakes South Morang Kindergarten. National Playgroup Week was celebrated at Lalor Library with around 300 people coming along. Council's Maternal and Child Health Deadly Boorais and Deadly Families Program continues to support families. Recently, the program has welcomed 26 new families and supported enrolments for 37 children into kindergarten and long day care. Planning is underway for the 2026 National Aboriginal and Torres Strait Islander Children's Day event.			
Outcome: Our community shares stories and learns from one another				
Strategic priority 49: Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the Local Government Act 2020.				
Action 4	Continue to consider the future arrangements for the delivery of Library Services, including opportunities for collaboration with other councils.	Complete	Active Places & Communities	Community Wellbeing
Public Comment:	In November 2025, Council endorsed the continuation of the Yarra Plenty Regional Library service agreement through to 2031. Council continues to work with partner Councils to consider future library service delivery arrangements. In February, the murnong Community Centre in Donnybrook opened, including a new mini-branch library service to support the growing community.			
Outcome: Our community values and respects First Peoples and celebrates their rich, diverse cultures				
Strategic priority 39: Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.				
Action 5	Partner with First Peoples communities to co-design and establish programs and activities at the Aboriginal Gathering Place.	Complete	Community Strengthening	Community Wellbeing
Public Comment:	The Aboriginal Gathering Place was officially opened on 15 February 2026 with a well-attended community celebration. Since opening, Council has been partnering with First Peoples communities to co-design and deliver programs and activities within the space. Programs led by Council's Aboriginal Communities unit are underway, with strong and ongoing use by Aboriginal Community Controlled Organisations and First Peoples service providers. The Aboriginal Gathering Place will continue to host a range of significant community-led activities throughout 2026, including upcoming Aboriginal Community Elders Service programming for Elders, Treaty polling stations, and possum skin cloak sessions.			
Key direction 2 A healthy and safe community				
Outcome: Our community is healthy, well and physically active				
Strategic priority 19: Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.				
Action 6	Continue construction of Stage 2 of the Regional Sports Precinct including the indoor stadium and outdoor netball courts.	Monitor	Capital Delivery	Infrastructure & Environment
Public Comment:	The integration of the early works and main works is nearing finalisation. Works are planned to commence in mid-April 2026.			
Strategic priority 20: Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.				
Action 7	Commence the design of a new sports reserve in Wollert (Alkira).	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	The design for the new Alkira Sports Reserve in Wollert has commenced. This project will deliver new sporting and community facilities including playing fields, multipurpose sporting spaces, playground, car parking and a community pavilion.			
Strategic priority 21: Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of new multi-purpose community pavilion and redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.				
Action 8	Commence the redevelopment of the Huskisson Recreation Reserve sports facilities with fencing and lighting, a new community sports pavilion, additional car parking, connecting paths and landscaping.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	Construction for the redevelopment of the Huskisson Recreation Reserve commencement in late 2025. The project will deliver new and upgraded sporting facilities.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Strategic priority 22: Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.				
Action 9	Complete design of a natural turf sports oval and synthetic cricket wicket with lighting, netball courts with fencing and lighting, community sports pavilion, additional car parking, connecting paths, passive open space and landscaping.	On Track	Capital Delivery	Infrastructure & Environment
Public Comment:	The design process is progressing well, with detailed design currently underway. This design work is expected to be completed by the end of the 2025–26 financial year, ahead of tendering for construction.			
Strategic priority 23: Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.				
Action 10	Complete design of soccer pitches with lighting, community sports pavilion, playground, additional car parking, connecting paths, passive open space and landscaping.	On Track	Capital Delivery	Infrastructure & Environment
Public Comment:	The design process is progressing well, with detailed design currently underway. This design work is expected to be completed by the end of the 2025–26 financial year, ahead of tendering for construction.			
Strategic priority 42: Facilitate local services to improve access to fresh, healthy, affordable, culturally appropriate food; respond to food insecurity and promote healthy eating.				
Action 11	Advocate and partner for better access to fresh, healthy, safe, affordable and culturally appropriate food systems to increase healthy eating.	Complete	Community Strengthening	Community Wellbeing
Public Comment:	Council continues to advocate and partner to improve access to fresh, healthy, safe, affordable and culturally appropriate food for the community. In 2026, Council supported Foodbank to increase access for young children and families through a new referral system linking schools, Maternal and Child Health teams and local housing services to food support programs. Council also supported the delivery of two community markets, providing emergency food relief to approximately 100 families.			
Outcome: Our children and young people are supported to thrive				
Strategic priority 3: Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.				
Action 12	Develop a Kindergarten Position Paper for Council endorsement that outlines Council's future role in implementing the Victorian Government's Best Start, Best Life Reform.	Complete	Children & Families	Community Wellbeing
Public Comment:	In October 2025, Council endorsed its Kindergarten Position Paper, outlining how it will support the Victorian Government's Best Start, Best Life reforms. These reforms are designed to give every child the best start in life, improving learning outcomes in the two years before school. To meet growing community demand, Council is working closely with the Department of Education to deliver new and upgraded kindergarten facilities, ensuring more children have access to high-quality early learning close to home.			
Strategic priority 5: Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.				
Action 13	Advocate for funding to develop a dedicated youth hub and youth-friendly spaces for middle years and young people, providing access to services, programs and support.	On Track	Community Strengthening	Community Wellbeing
Public Comment:	At the March Council meeting, Council endorsed the Youth Hub Business Case, supporting the development of a $4–6 million Youth Hub in the City of Whittlesea. Council will continue to advocate to the Victorian Government for external funding to support delivery. The proposed Youth Hub will be located on the southern side of the Civic Centre in South Morang, a site identified for its safety, accessibility, proximity to public transport and connection to surrounding activity centre services.			
Strategic priority 50: Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.				
Action 14	Continue construction of the West Wollert Community Centre.	On Track	Capital Delivery	Infrastructure & Environment
Public Comment:	Construction of the West Wollert Community Centre is continuing and progressing in line with the project schedule.			
Strategic priority 51: Deliver the murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.				
Action 15	Complete the construction of the murnong Community Centre and commence operations of the new community facility including a library.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	The Community Centre at 183 Olivine Boulevard includes a two-room kindergarten, maternal and child health services, a community library, a community hall and kitchen, and flexible spaces for hire. Construction has been completed. murnong Community Centre officially opened to public on 21 February 2026.			
Outcome: Our community experiences financial wellbeing				
Strategic priority 40: Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.				
Action 16	Partner with health providers to develop local awareness about gambling harm.	Complete	Community Strengthening	Community Wellbeing
Public Comment:	Council has partnered with the Victorian Local Governance Association to prepare and submit a joint response to the Department of Justice and Community Safety on the proposed Gambling Regulations 2026. This work supports local awareness of gambling harm by advocating for stronger and more transparent regulations, including harm minimisation measures, venue environments, advertising practices, and activities within Council-owned facilities. The submission reflects Council's ongoing commitment to working with partners to reduce the impacts of gambling harm in the community.			
Strategic priority 41: Advocate for and facilitate the expansion of local services for individuals experiencing homelessness and those at risk.				
Action 17	Partner with external agencies to pilot a homelessness outreach program.	Complete	Community Strengthening	Community Wellbeing
Public Comment:	Council has completed a pilot homelessness outreach project in partnership with external agencies, which identified local homelessness trends, rough sleeping hotspots and the existing service network in the municipality. Findings were presented to Council in March 2026 and are informing future initiatives to support people experiencing homelessness. As part of this work, Council partnered with the Council to Homeless Persons organisation to deliver a two-week exhibition at Mill Park Library, raising awareness of hidden homelessness through lived experience stories and a community forum.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Outcome: Our community feels safe and supported				
Strategic priority 43: Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.				
Action 18	Partner with local organisations to increase access to services that are culturally safe, inclusive and accessible to diverse communities including marginalised groups.	On Track	Community Strengthening	Community Wellbeing
Public Comment:	Council is developing a partnership with Neami National to deliver a mental health program tailored to the needs of multicultural communities. This initiative is currently in development and aims to strengthen access to culturally safe, inclusive and responsive mental health support for diverse and marginalised groups. The work reflects Council's ongoing commitment to partnering with local organisations to improve service accessibility and better meet community needs.			
Strategic priority 48: Deliver accessible precincts for people living with a significant disability and their carers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.				
Action 19	Deliver a feasibility study on the development of an accessible neighbourhood pilot project to better meet the needs for people living with a significant disability and their carers.	Monitor	Community Strengthening	Community Wellbeing
Public Comment:	Council has commenced phase one of the feasibility study for an accessible neighbourhood pilot project and is undertaking preliminary assessments of identified potential precinct sites. This work represents an early step in exploring the development of an accessible neighbourhood pilot and how local environments can better support people living with significant disability and their carers. The study will help identify opportunities to improve inclusive and accessible neighbourhood design in response to community needs. The progress of this action is being closely monitored to ensure completion by the end of the financial year.			
Outcome: Our community experiences healthy, equal and respectful relationships, and live free from abuse and family violence				
Strategic priority 30: Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.				
Action 20	Partner with local health services to pilot a program that engages men to help stop gender-based violence and promote gender equity.	Complete	Community Strengthening	Community Wellbeing
Public Comment:	Council has commenced delivery of the Stepping Up for Equality: Men's Action Group project, a pilot program engaging local men to help prevent gender-based violence and promote gender equality. The program currently has 24 registered participants from diverse backgrounds. Early sessions have focused on understanding family violence, exploring masculinities and fostering healthy relationships. Future sessions will support participants to apply learning through community-based projects that promote gender equity across the municipality.			
Outcome: Our community is prepared and able to respond to and recover from emergencies				
Strategic priority 29: Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.				
Action 21	Deliver a feasibility assessment for a Safer Neighbourhoods Expo to enhance community education and awareness of available services.	Complete	Emergency Management & Regulatory Programs	Planning & Development
Public Comment:	Council has benchmarked what other Councils have done to engage and educate the community about safer neighbourhoods and crime prevention to inform a proposal, which will be presented to Councillors in May.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Goal 2 Liveable Neighbourhoods				
Key direction 1 Smart, connected transport network				
Outcome: Our community has options to easily travel where they need to go				
Strategic priority 6: Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.				
Action 22	Complete design for Edgars Creek Shared Path from Main Street to Kingsway Drive, Lalor.	Monitor	Capital Delivery	Infrastructure & Environment
Public Comment:	Design for the Edgars Creek Shared Path between Main Street and Kingsway Drive has been completed, and parts of the path have already been constructed. An alternative design is now being developed to respond to construction constraints in some sections.			
Action 23	Commence construction of the Yan Yean Shared Path from Childs Road to Centenary Drive, Mill Park.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	Construction commenced on the Yan Yean Shared Path from Childs Road to Centenary Drive, Mill Park in February 2026.			
Strategic priority 8: Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.				
Action 24	Commence design for the signalisation of the intersection of Findon Road and The Great Eastern Way to improve safety, ease congestion and improve local access to surrounding community facilities.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	Council completed the design for new traffic signals at the intersection of Findon Road and The Great Eastern Way. The completed design means the project will commence construction in the 2026-27 financial year.			
Key direction 2 Well designed neighbourhoods and vibrant town centres				
Outcome: Our neighbourhoods are attractive and desirable places to live, work and play				
Strategic priority 18: Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a Changing Places facility.				
Action 25	Complete the Granite Hills Playground featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play, boardwalks and connecting paths, landscaping and public toilets with a Changing Places facility.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	The Granite Hills Playground has been completed and is now open for the community to enjoy. A free community open day was held on 15 February to celebrate the opening.			
Strategic priority 28: Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.				
Action 26	Complete the Mill Park Place Framework identifying opportunities to address the distinct needs for the area, including safer streets, enhanced public places and improved infrastructure and develop an implementation action plan.	Complete	Urban Design & Transport	Infrastructure & Environment
Public Comment:	The Mill Park Place Framework has been completed, identifying opportunities to better meet the distinct needs of the area. The completed framework can be viewed on councils website.			
Strategic priority 31: Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility, local character and support local spending.				
Action 27	Commence the upgrade of The Boulevard Shops in Thomastown including tree planting, garden beds, improved pedestrian footpaths, reconfigured car parking, raised pedestrian crossings, road resurfacing and improved drainage.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	Construction has commenced to upgrade The Boulevard shops and surrounding area to improve safety, accessibility and the overall functionality of this local shopping precinct. The construction contract was awarded in December 2025 Council Meeting, with works commencing on site on 29 January 2026.			
Strategic priority 32: Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.				
Action 28	Commence a review of the Whittlesea Planning Scheme to ensure planning policies and controls continue to deliver high quality design and sustainable development outcomes.	Complete	Strategic Futures	Planning & Development
Public Comment:	Council has undertaken background analysis and targeted stakeholder consultation to inform the Planning Scheme Review report as part of the review of the Whittlesea Planning Scheme.			
Outcome: Our neighbourhoods are well-designed and enable all people to connect				
Strategic priority 24: Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.				
Action 29	Commence the design of dog off-leash area, playground and picnic facilities, new public toilet, lighting, upgraded access road and car park, connecting paths, passive open space and landscaping at VR Michael Reserve.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	Design of the VR Michael Reserve upgrade to facilities has been completed and the project is now progressing through the procurement process.			
Strategic priority 25: Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.				
Action 30	Continue upgrading pedestrian bridges over the Plenty River and the construction of connecting paths.	Off Track	Capital Delivery	Infrastructure & Environment
Public Comment:	The discovery of cultural heritage artefacts has had a significant impact on the delivery of this project. A Cultural Heritage Management Plan (CHMP) is being developed, with outcomes not expected to be finalised within the 2025–26 financial year. As a result, this action will continue into the 2026–27 financial year and remain subject to ongoing reporting.			
Strategic priority 26: Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Master Plan in Epping, Nick Ascenzo Reserve in Thomastown, Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.				
Action 31	Commence design of the park improvements at Nick Ascenzo Reserve.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	The redevelopment design is now underway, with the design contract awarded. The project will focus on replacing ageing infrastructure, improving safety and accessibility. The design will also include upgraded lighting, public amenities and landscaping to support a safer, more welcoming and functional space for the community.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Key direction 3 Housing for diverse needs				
Outcome: Our community has the right mix and supply of housing to provide choices for all				
Strategic priority 33: Deliver an affordable housing plan which defines Council's role as well as future projects that deliver diverse housing opportunities for our community.				
Action 32	Deliver an affordable housing plan which defines Council's role and identifies associated actions over the short, medium and longer term that deliver diverse housing opportunities for our community.	Complete	Strategic Property & Portfolio Development	Planning & Development
Public Comment:	The Affordable Housing Plan 2025–2030 was adopted by Council in December 2025. Work is now underway on the Plan's short-term priorities. This includes updating our demand data to reflect the latest population and demographic information, creating practical educational resources for the community, and launching a live Expression of Interest (EOI) process to partner with a Community Housing Organisation (CHO). The CHO partner will deliver new affordable homes on Council-owned land within the municipality.			
Strategic priority 34: Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.				
Action 33	Commence construction of Ashline Street Affordable Housing Project in Wollert, providing affordable homes and a community pocket park.	On Track	Strategic Property & Portfolio Development	Planning & Development
Public Comment:	Council is partnering with Beyond Housing to deliver 27 new social and affordable housing dwellings at the Ashline Street site, along with a new community park. Beyond Housing has undertaken community engagement on the housing and park designs. Construction is anticipated to commence in May, with ongoing communication to nearby residents throughout delivery.			
Strategic priority 35: Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.				
Action 34	Complete the design and commence the construction of the Johnsons Road residential development in Mernda, including affordable housing.	On Track	Capital Delivery	Infrastructure & Environment
Public Comment:	The contract for the design has been awarded and concept design for the subdivision development and Johnsons Road redevelopment has commenced. Consultation with Melbourne Water has progressed and preparatory works have commenced on site, the main construction works will be delayed until later in the financial year.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Goal 3 Strong Local Economy				
Key direction 1 Increased local employment				
Outcome: Our municipality attracts investment to provide more local jobs to match population growth				
Strategic priority 38: Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge, which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.				
Action 35	Advocate as part of the planning for the Intermodal Freight Precinct in Beveridge, led by the Federal Government, including for enhanced environmental outcomes, accessible open space, protection of heritage assets, upgrades to the road network and increased employment land supply.	On Track	Strategic Futures	Planning & Development
Public Comment:	Planning Scheme Amendment GC249 was gazetted by the State Government in August 2025, giving effect to Stage 1a of the Beveridge Intermodal Precinct, with construction now commenced. Council continues to meet with the Department of Transport and Planning and its consultants regarding future planning for Stages 1b and the Northern Freight Precinct Structure Plan.			
Outcome: Our economy is inclusive and accessible for all				
Strategic priority 45: Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.				
Action 36	Develop an industry prospectus to promote local function and event spaces through tourism networks and support PRACC to position itself as a venue of choice for the performing arts and creative industries.	Complete	Economic Development	Planning & Development
Public Comment:	Council has finalised the revised Meetings, Incentives, Conventions and Events (MICE) Prospectus to promote local venues, address potential gaps, and improve accessibility information. The information will be made available on the Explore Whittlesea website and reviewed regularly.			
Key Direction 3 Successful, innovative local businesses				
Outcome: Our economy has a diverse base that fosters small business development				
Strategic priority 37: Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.				
Action 37	Develop a new Strong Local Economy Strategy, inclusive of a night-time economy plan to respond to current and continued growth in the municipality.	On Track	Economic Development	Planning & Development
Public Comment:	A background paper has been prepared using consultation feedback, data and research to inform the development of the draft Economic Growth Strategy 2026–2036. The draft strategy is expected to be released for public consultation later in May or June of 2026.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Goal 4 Sustainable Environment				
Key direction 1 Valued natural landscapes and biodiversity				
Outcome: Our landscapes, waters and species are protected, improved, and valued				
Strategic priority 16: Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.				
Action 38	Complete the rehabilitation of Peter Hopper Lake and commence the refilling of the lake.	Complete	Capital Delivery	Infrastructure & Environment
Public Comment:	The rehabilitation of Peter Hopper Lake has been completed. Other associated works including the circuit path will be undertaken in 2026. The lake will be closely monitor over the next 12 months.			
Key direction 2 Climate ready				
Outcome: Our city's green cover is enhanced to reduce the risk of extreme heat				
Strategic priority 11: Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.				
Action 39	Deliver the annual tree planting programs for main roads, residential streets, parks, creek corridors and conservation reserves.	On Track	Urban Design & Transport	Infrastructure & Environment
Public Comment:	A total of 4,284 trees have been added to our urban forest consisting of 3,573 planted as seedlings in conservation reserves and 711 planted as advanced trees in streetscapes and parks. During the planting off-season, planning has been finalised to recommence the annual planting program in Autumn/Winter 2026. Site preparation commenced in bunjil nganga Parkland (Quarry Hills) and for community planting sessions scheduled for Autumn/Winter 2026. Contractors have been engaged to plant 1881 advanced trees between April and June 2026.			
Key direction 3 Leaders in clean, sustainable living				
Outcome: Our city becomes a net zero emissions municipality				
Strategic priority 9: Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.				
Action 40	Partner with providers to deliver a pilot household program for energy upgrades.	On Track	Sustainable Environment	Infrastructure & Environment
Public Comment:	Council has partnered with Solar Savers to deliver a pilot household energy upgrades program, now rolled out across the municipality. Through the Energy Smart Homes grant, 27 households are progressing through the Solar Savers platform to obtain quotes and undertake upgrades, with 12 homes already completed following 77 enquiries.			
Strategic priority 10: Provide additional opportunities to generate local carbon offsets on Council owned and private land to help reduce municipal wide carbon emissions.				
Action 41	Commence the bunjil nganga Parkland (Quarry Hills) tree planting program.	Complete	Sustainable Environment	Infrastructure & Environment
Public Comment:	Works for the 2025–26 bunjil nganga Tree Planting Program commenced with a community planting event held on National Tree Day at Brunton Park Conservation Area, where 3,573 plants were installed.			
Outcome: Our city is low waste and transitions to a circular economy				
Strategic priority 13: Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.				
Action 42	Enhance the hard waste collection service including the trial of a home collection service for whitegoods, e-waste, clothing and small household items.	Monitor	Sustainable Environment	Infrastructure & Environment
Public Comment:	Options to trial enhancements to hard waste collection services are currently under investigation and are expected to be finalised by June 2026.			

Community Action Plan 2025-2026: Quarter 3 Summary

Strategic Priority / Action / Quarter 3 Public Comment		Progress	Lead Department	Lead Directorate
Goal 5 High Performing Organisation				
Key direction 1 Driving better community outcomes				
Outcome: Our community finds it easy to interact with Council				
Strategic priority 52: Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness and efficiency of Council's operations.				
Action 43	Increase our digital offering to enable self-service and make it easier for our community to interact with us online.	On Track	Customer Experience	Customer & Corporate Services
Public Comment:	Council is progressing a project focused on improving customer experience through enhanced digital services. This includes the introduction of new features such as web chat, live agent chat, and improvements to the existing Customer Portal to make it easier for customers to access information and request services online. Council is currently reviewing tender submissions as part of the procurement process to appoint a suitable vendor to deliver the AI web chat solution.			
Key direction 2 More informed council decisions				
Outcome: Our communities engage with us on issues and activities that affect them				
Strategic priority 53: Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.				
Action 44	Establish a Disability Advisory Committee to facilitate communication and consultation between people with disabilities and Council on matters that affect their lives.	Monitor	Community Strengthening	Community Wellbeing
Public Comment:	Council is currently reviewing the most appropriate advisory model to best support responsive, effective, and meaningful consultation with people with disability.			
Key Direction 3 More cost-effective investment and engaged workforce				
Outcome: Our community is confident that City of Whittlesea can fund community needs in the future				
Strategic priority 54: Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.				
Action 45	Commence the review of Council Fees and Charges, in accordance with Council's Pricing policy to ensure Council services are financially sustainable.	Complete	Finance	Customer & Corporate Services
Public Comment:	Council has commenced reviewing its fees to ensure they align with the recently adopted Pricing Policy. The proposed budget inclusive of the review findings is being presented to Council mid-April 2026			
Action 46	Begin a review of Council services that considers financial sustainability and alignment with Council priorities.	Complete	EPMO & Change	Customer & Corporate Services
Public Comment:	Using internally developed templates and tools, Council is currently undertaking two service reviews and will continue to deliver annual service reviews to identify opportunities to improve efficiency and optimise resources across the organisation.			

5.6 2025-2026 Q3 Community Grants

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Unit Manager Community Grants

In Attendance: Manager EPMO & Change

Executive Summary

A total of 80 grant applications were received this quarter from January to March 2026. This is a 35% decrease in comparison to Quarter 2 of this financial year however, approved grants for this period totalled $215,465.90. The approval rate of grants this quarter is at 80% due to the high number of grants approved for the Environmental Works Grant Program.

This quarter sees applications for the Community Based Emergency Service Grant Program close and also the first reporting of the Environmental Works Grant Program. The key outcome for this grant is to protect our landscapes, waterways and local species, ensure land management and land use are sustainable and to further ensure our natural environment and biodiversity is resilient to climate change.

Officers' Recommendation

THAT Council note the 2025-2026 Q3 Community Grants Program report at Attachment 1.

Background / Key Information

The number of applications submitted this quarter was 35% lower than in Quarter 2 of this financial year, primarily due to the high volume of Senior Club applications received in Q2. Despite the decrease in applications, approved grants for this quarter totalled $215,465.90, while grant payments of $123,555.84 were made for previously approved grants.

The Community Grants team continued to support the Positive Ageing team and Seniors groups to meet their obligations to successfully acquit past senior club grants. Alongside meeting eligibility requirements, Council staff provided tailored education and capacity-building support to help senior groups strengthen their governance and administrative capabilities. Through this approach, Council staff continue to empower groups to build confidence, take ownership of their processes and improve long-term compliance outcomes.

This quarter saw the initial reporting of the Environmental Works Grants Program delivered by the Sustainable Environment team and supported by the Community Grants team. A total of 45 applications were received with 39 approved totalling $76,023. This grant program is an incentive program that provides financial support to rural landowners undertaking projects on their land that protect and enhance remnant vegetation and promote local wildlife conservation. Funding was available through two streams: Small Grants of up to $3,000 per applicant and Project Grants of up to $6,000 per applicant.

The Community Based Emergency Service Grant Program also closed in Q3 and saw 13 applications approved totalling $125,380 across the four tiers aligned to the level of support each registered brigade or emergency service group provides to City of Whittlesea residents.

Tier Level	Definition
Tier 1	Wholly in the City of Whittlesea
Tier 2	On the border and receiving financial support from neighbouring Council
Tier 3	Just outside the border but servicing residents in our catchment
Tier 4	Administrative Units only

This grant program supports local emergency service organisations, including local CFA and SES brigades, to deliver community education and engagement initiatives focused on emergency preparedness, resilience and response. The program recognises the importance of collaboration between Council, emergency services and the community to strengthen preparedness and recovery outcomes across the municipality.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

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

Considerations of *Local Government Act (2020)* Principles

Financial Management
The centralised grants budget has actual expenditure of $1,761,262 (88%) of the annual budget.

Community Consultation and Engagement
The grants team supported other program areas by attending two grant writing workshops delivered by the Economic Development and Creative Communities teams. One workshop was specifically for Businesses and the other was Grant Writing for Creatives. The Community Grants team were on hand to provide practical advice and key tips to assist attendees understand what makes for a good grant application.

In addition, the grants team met face to face, on-line and provided telephone support to Seniors Groups, in collaboration with Positive Ageing team members to support Senior Groups meet their acquittal requirements.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles
(e) Innovation and continuous improvement is to be pursued.
(i) The transparency of Council decisions, actions and information is to be ensured.

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

Council Policy Considerations

Environmental Sustainability Considerations
The Environmental Work Grants Program has approved projects that contribute to planting over 16 trees, 3,622 indigenous plants, installing 107 nest boxes and 70 guards to protect vegetation, apply weed control and provide protection to mitigate erosion. These works contribute to the delivery of our Sustainable Environment Strategy, Key Direction 1: Valued Natural Landscape and Biodiversity.

Social, Cultural and Health
No Implications.

Economic
No Implications.

Legal, Resource and Strategic Risk Implications
No Implications.

Implementation Strategy

Communication
Community Grant flyers were distributed at the City of Whittlesea Community Festival in February and were also provided to internal teams to display at Council facilities and to share with various community groups. Council continues to feature stories and articles in its newsletters highlighting the recently endorsed Council Grants Policy and showcasing grant recipients, promoting the benefits that the program offers for community and how support through the program is helping bring people together.

Critical Dates
All Council grants including Community Grants and Business-to-Business (Round 2) closed on 30 April 2026.

Declaration of Conflict of Interest

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

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

Attachments

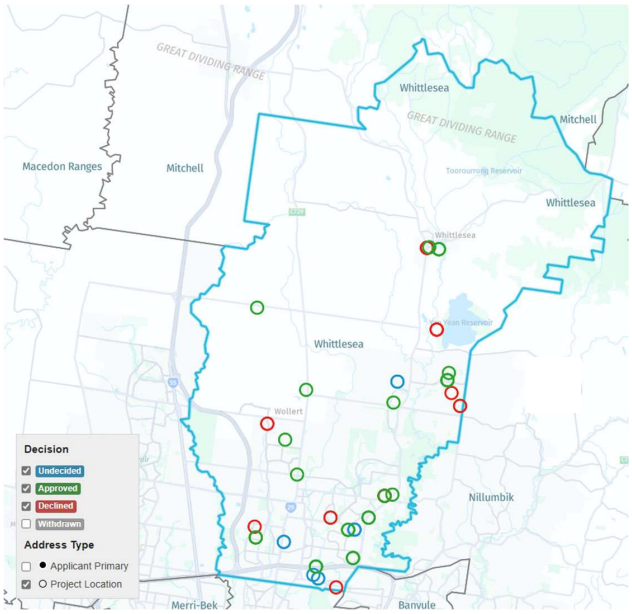
1. 2025-2026 Q3 Community Grants Program [**5.6.1** - 5 pages]

Community Grants Program



2025-2026 Quarter 3 Summary

The City of Whittlesea Community Grants program offers year-round grants to support local programs, events, projects and initiatives.



Location of grant applications Q3 2025-2026

A total of 80 grant applications were received this quarter from January to March 2026. 64 of these were approved for this period totalling **$215,465.90.**

This quarter includes the approval of 39 applications for the Environmental Works Grant Program. The key outcomes of this grant is the protection of our landscapes, waterways and local species, ensure land management and land use are sustainable and ensure our natural environment and biodiversity is resilient to climate change.

The Community Based Emergency Service Grant Program also closed in Q3 and saw 13 applications approved totalling $125,380 across the four tiers aligned to the level of support each registered brigade or emergency service group provides to City of Whittlesea residents.

Grant	No. Applications	Amount Requested	No. Applications Approved	Amount Approved
Community Based Emergency Services	13	$137,530.00	13	$125,380.00
Individual Grants	11	$10,250.00	6	$4,550.00
Small Grants	8	$21,413.00	6	$9,512.90
Unincorporated Group Grants	1	$869.40	0	$0.00
Environmental Grant Program	45	$76,023.00	39	$76,023.00
Large Grants	2	$64,900.00	0	$0.00
Totals	**80**	**$310,985.40**	**64**	**$215,465.90**

2025-2026 Q3 Grants Approved

Grant Program	Applicant	Received grant last FY	Event or Project Title	Suburb	Event or Project Date/ Type	Amount
Individual Grant	A. Haxton		Baseball	Mernda	Competitive Sports or Recreation	$1,000.00
Individual Grant	C. Dufour-Lamartinie		Taekwondo Tashkent 2026 World Taekwondo Junior Championships	Wollert	Competitive Sports or Recreation	$650.00
Individual Grant	H. Fitzgerald		GAELIC FOOTBALL	Doreen	Competitive Sports or Recreation	$750.00
Individual Grant	M. Mischefski		Obstacle Sports Expo in Harrisburg, PA	Donnybrook	Competitive Sports or Recreation	$500.00
Individual Grant	I. Karanfilovski	2024-2025	Cheerleading	Mill Park	Competitive Sports or Recreation	$900.00
Individual Grant	M. Bloomfield		Gaelic Football	Doreen	Competitive Sports or Recreation	$750.00
Small Grants	Northern Melbourne Marathi Mandal Inc	2024-2025	NMMM Dahi Handi 2026	Whittlesea	Event	$1,871.00
Small Grants	Musa Zakizada		The Filigree of the Pen: Persian Calligraphy Across Diaspora	Whittlesea	Project	$1,000.00
Small Grants	Chancez Cafe Mill Park Library		Community Served: modern skills for Whittlesea's diverse future workforce	Mill Park	Project	$1,450.96
Small Grants	Home Ed in the North		Eco Trackers	Thomastown	Project	$1,022.76
Small Grants	Vipancika Grandhasala Melbourne Inc	2025-2026	'"D4 Fest Melbourne" Dance, Drama Diversity, Dignity	Thomastown	Event	$4,168.18
Small Grants	Noahs Ark		Noahs Ark family day	Bundoora	Event	TBC

2025-2026 Q3 Community Based Emergency Services Grants Approved

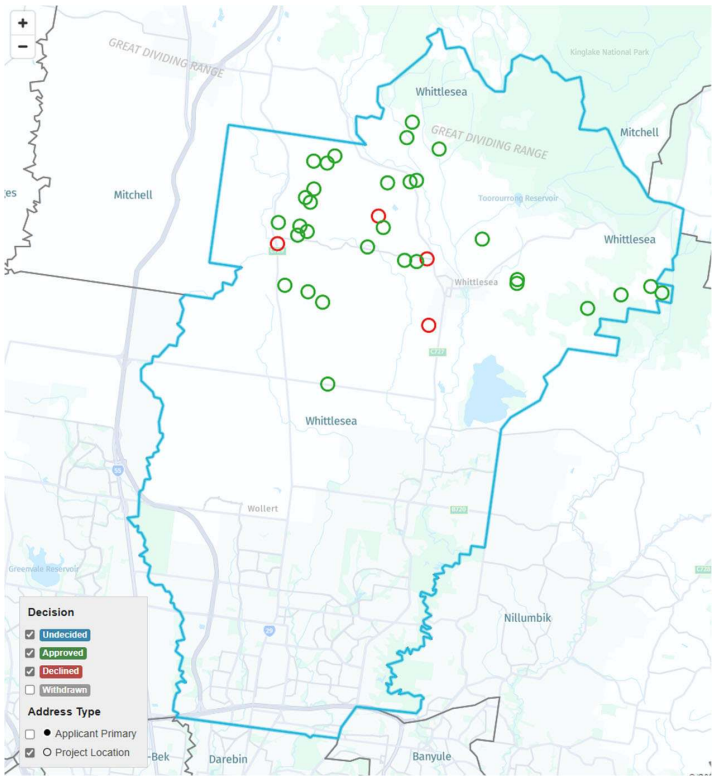
Grant Recipient	Tier	Amount
Country Fire Authority (CFA)- MERNDA FIRE BRIGADE	Tier 1	$14,400
Epping CFA	Tier 1	$14,400
South Morang Fire Brigade	Tier 1	$14,400
Whittlesea Fire Brigade - CFA	Tier 1	$14,400
Whittlesea Victorian State Emergency Service	Tier 1	$14,400
Wollert & District Fire Brigade	Tier 1	$14,400
Doreen CFA	Tier 2	$11,810
Arthurs Creek CFA	Tier 3	$5,380
Beveridge CFA	Tier 3	$5,380
Kalkallo Fire Brigade	Tier 3	$5,380
Kinglake West Fire Brigade	Tier 3	$5,380
Hume Group Fire Brigades	Tier 4	$2,960
Whittlesea Diamond Valley Fire Brigades Group	Tier 4	$2,690
	Amount Approved	**$125,380**

Tier Level	Definition
Tier 1	Wholly in the City of Whittlesea
Tier 2	On the border and receiving financial support from neighbouring Council
Tier 3	Just outside the border but servicing residents in our catchment
Tier 4	Administrative Units only

2025-2026 Environmental Works Grant Program Grants Approved

Applicant	Project description	Amount
S. MAYNES	Fencing of remnant trees, vegetation and farm dam	$6,000
D. NAYLOR	Fence gully with remnant vegetation and revegetation with supply of 100 indigenous plants	$6,000
S. TUCKER	Shelterbelt establishment including revegetation with the supply of 360 indigenous plants	$6,000
S. DUNCAN	Fencing revegetation and remnant vegetation	$3,295
N. KAUR	Environmental weed control (Cherry Plums) and revegetation with supply of 145 indigenous plants	$3,000
D. PESCOD	Environmental weed control (African Weed Orchid and Sifton Bush)	$3,000
S. APTED	Environmental Weed Control (Sifton Bush)	$3,000
J. SIMIONATO	Environmental weed control (African Weed Orchid and Sifton Bush)	$3,000
G. SMITHWICK	Environmental weed control (African Weed Orchid and Sifton Bush)	$3,000
P. BORG	Revegetation with the supply of 300 indigenous plants and installation of one nest box	$3,000
L. BAJERSKI	Fencing remnant vegetation and farm dam and revegetation with 100 indigenous plants	$3,000
M. PALVIANEN	Environmental weed control (Sifton bush)	$3,000
A. ADAMS	Revegetation with supply of 70 indigenous plants and installation of 15 nest box installation within remnant areas	$2,900
J. WOOD	Erosion mitigation works involving supply and installation of geotextile matting and supply of revegetation with 648 indigenous plants	$2,652
A. BRYANT	Revegetation with the supply and installation of 150 indigenous plants and 8 nest boxes and erosion mitigation	$2,020
R. WEBB	Supply and installation of 15 nest boxes along Barbers Creek	$1,850
M.NEWELL	Protection of natural environment with supply and installation of 50 guards	$1,750
M. TRAYNOR	Shelterbelt establishment with the supply of 300 indigenous plants	$1,500
J. BRIDA	Revegetation with supply of 50 indigenous plants and installation of 8 nest boxes	$1,270
R. LYNN	Supply and installation of 10 nest boxes	$1,200
K. CLARKE	Supply of revegetation along gully with 482 indigenous plants and erosion mitigation	$1,148
L. WATSON	Revegetation with supply of 50 indigenous plants and installation of 6 nest boxes	$1,090
E. MCRAE	Supply and installation of 8 nest boxes	$1,020
I. PRENTICE	Supply and installation of 10 nest boxes and 20 indigenous plants within previously protected areas	$1,000
C. LOOKER	Revegetation with the supply of 25 indigenous plants within remnant area	$1,000
J. ROPAR	Environmental weed control (Arum Lily)	$1,000
J. COWELL	Environmental weed control (Maple trees)	$1,000
N. DINNAGE	Revegetation with the supply of 482 indigenous plants along Barbers Creek tributary and around farm dam	$898
L. MENNILLO	Supply and installation of 6 nest boxes on remnant trees	$840
J. CLEMENTS	Fencing remnant paddock tree and vegetation	$800
V. AMBROZ	Revegetation with the supply of 100 indigenous plants and supply and installation of 3 nest boxes	$770
C. BELL	Revegetation with the supply of 150 indigenous plants within remnant and non-remnant areas	$750
T. LORD	Paddock tree establishment, fencing and supply of 6 trees	$750
S. MAYNES	Fencing of remnant vegetation and farm dam	$740
R. STILES	Supply and installation of 8 nest boxes in remnant areas	$720
J. TUNLEY	Guarding of 20 previously planted indigenous plants with kangaroo guards	$700
P. ALBERICO	Revegetation with supply of 40 indigenous plants and installation of 4 nest boxes	$560
J. KARAFILIS	Supply and planting of 10 Paddock Trees and stock guards	$550
V. CREED	Revegetation with supply of 50 indigenous plants into previously protected areas	$250
	Total Amount Approved	**$76,023**

2025-2026 Environmental Works Grant



Location of Environmental Works grant applications



Nesting boxes in use by local wildlife



Fencing of remnant trees and vegetation



Increase of native vegetation and canopy cover between 2015 and 2026

5.7 Delivery of the aquatics and leisure component of the regional sports precinct in Mernda

Director/Executive Manager: Director Community Wellbeing

Report Author: Manager Active Places & Communities

In Attendance: Manager Active Places & Communities

Executive Summary

This report recommends that Stage 3 of the regional sports precinct in Mernda (aquatics and leisure component) be brought to Council for further consideration at its meeting on 18 August 2026. The August 2026 report will provide a detailed assessment of project scope and cost to Council in the context of available external funding, supporting Council's consideration of the project alongside community priorities and long-term financial sustainability.

The business case for a regional sports facility in Mernda was endorsed by Council in July 2022, with delivery of the project dependent on a funding partnership with the Victorian and/or Federal Governments, recognising that the scale of investment required exceeds Council's financial capacity. The resolution also noted that a further report on the aquatics and leisure component would be presented for Council's consideration during the 2025/26 financial year.

Since that time, the Victorian Government has announced a $10 million contribution towards the aquatics and leisure component; however, this funding is substantially below the level required in the endorsed business case.

In light of the funding shortfall, the additional time to August 2026 will enable Council to consider how the project scope can best respond to community needs, while also considering the financial impacts of progressing the project.

Officers' Recommendation

THAT Council:

1. **Note this report is being presented in response to a Council resolution dated 18 July 2022 which required Council to consider funding for construction of Stage 3, the aquatics and leisure component, of a regional sports precinct on Plenty Road, Mernda in the 2025-26 financial year.**
2. **Resolve to defer consideration of a decision regarding delivery of the aquatics and leisure component of the regional sports precinct in Mernda until the 18 August 2026 Scheduled Council Meeting.**

Background / Key Information

At its 18 July 2022 meeting, Council endorsed the business case for a regional sports facility on Plenty Road, Mernda. The resolution also noted that a future report on Stage 3 (aquatics and leisure) would be presented for Council's consideration in the 2025-26 financial year.

The 2022 business case was explicit that delivery of the project required a funding partnership with the Victorian and/or Federal Government, as it was beyond Council's financial capacity to deliver alone. Since endorsement of the business case, Council has continued to strongly advocate to both levels of government for the external funding required.

The Victorian Government has announced a $10 million contribution toward the aquatics and leisure component; however, this commitment is not yet formalised through a funding agreement and is significantly below the level of external funding required under the endorsed business case.

Council has remained committed to delivering the regional sports precinct in a financially responsible manner, progressing each stage as formally resolved:

- Stage 1 transport infrastructure is complete.
- Stage 2, comprising the indoor stadium and outdoor netball courts, is under construction following Council's 19 March 2024 resolution to proceed with a revised scope in response to a funding shortfall. This followed a $21.5 million Victorian Government contribution, compared with the $40 million initially sought.

Given the scale of the project and the level of Council funding that would be required in the absence of further Victorian and/or Federal Government contributions, it is recommended that a further report on the delivery of the aquatics and leisure component of the regional sports precinct in Mernda be presented to Council at its meeting on 18 August 2026.

The additional time will enable further assessment of how the project scope may respond to community needs, within the context of Council's broader responsibility to maintain long-term financial sustainability and continue delivering essential community services, critical growth infrastructure, and the renewal of ageing community assets across the municipality.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

Whittlesea 2040

The provision of leisure and aquatic facilities within the municipality strongly aligns with the Whittlesea 2040 strategic priority of 'Connected Community' as the provision of recreation infrastructure supports the key directions of encouraging a socially cohesive, participating and healthy and safe community.

Community Plan

The Community Plan commits to supporting active lifestyles by delivering programs and creating inclusive spaces that encourage greater participation in physical activity.

The Plan also emphasises inclusive opportunities that welcome all community members and highlights Council's responsibility to deliver and provide a range sporting and leisure facilities, while maintaining financial sustainability.

Considerations of *Local Government Act (2020)* Principles

Financial Management

In assessing Council's capacity to deliver the aquatics and leisure component of the regional sports precinct in Mernda, consideration has been given to the financial management principles under the *Local Government Act 2020*, including prudent financial risk management, long-term financial sustainability, and equitable allocation of resources across current and future generations.

Community Consultation and Engagement

Community feedback continues to demonstrate strong support for the delivery of the aquatics and leisure component of the regional sports precinct in Mernda. The *Community Priorities Focus Group Engagement Summary* (March 2026) identified sport, recreation and leisure infrastructure as a key community priority, including a clear preference from participants for the aquatic and leisure component of the regional sports precinct to be delivered as soon as possible.

Further, during the 2026-27 budget engagement process, Council received 56 community submissions specifically advocating for the prioritisation and construction of an aquatic facility in Mernda.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

Public Transparency Principles

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

Council Policy Considerations

Environmental Sustainability Considerations

Environmental sustainability impacts will be considered in the August 2026 report.

Social, Cultural and Health
Social, cultural and health impacts will be considered in the August 2026 report.

Economic
Economic impacts will be considered in the August 2026 report.

Legal, Resource and Strategic Risk Implications
A funding agreement has not yet been finalised for the Victorian Government's $10 million contribution.

Implementation Strategy

Communication
The outcome of this resolution will be communicated to all project stakeholders.

Critical Dates
It is proposed that Council resolves to receive a further report at the Scheduled Council meeting in August 2026.

Declaration of Conflict of Interest

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

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

Attachments

No attachments

5.8 Hawkstowe Village West Development Plan

Director/Executive Manager: Director Planning & Development

Report Author: Senior Strategic Planner

In Attendance: Manager Strategic Futures
Senior Strategic Planner

Executive Summary

The purpose of this report is to present the Hawkstowe Village West Development Plan (the Development Plan) and seek Council's approval of the Development Plan which will create a new residential community in South Morang.

The Development Plan has been prepared by Bursill Consulting and submitted by YourLand Pty Ltd. The Development Plan affects the land at 1175 and 1215 Plenty Road, South Morang (refer to Suburb Context Map at *Attachment 1* and Site Context Map at *Attachment 2*). The Development Plan encompasses an area of approximately 8.8 hectares and is bound by Plenty Road to the north and east, McArthurs Road to the south and a future residential subdivision to the west. The site is in immediate proximity to the Hawkstowe Train Station located on the other side of Plenty Road. The Hawkstowe Station East Development Plan area, approved by Council in February 2026, is to the east of the land.

The Development Plan area has previously been used for agricultural uses including a poultry farm on part of the site. A heritage building, 'Moorilla Homestead' is located on the southeastern part of the land (1175 Plenty Road) and is still used as a residence.

The Development Plan proposes to develop the land into a residential neighbourhood including a combination of detached dwellings and townhouses (refer to *Attachment 3*). The Development Plan provides for:

- the construction of approximately 230 dwellings, including a modest affordable housing contribution. The proponent has agreed to enter into a voluntary affordable housing agreement to contribute one townhouse lot as affordable housing at no cost to a registered housing agency. Alternatively, the contribution may comprise of the discounted sale of townhouse lots to a registered housing agency to an equivalent value of one lot. The developer is also committed to exploring additional opportunities for affordable housing as part of the next stages in the development process which is detailed further in this report. It is noted that the above commitment to affordable housing does not meet the identified need or aspirations of Council's Affordable Housing Plan however under the current planning system affordable housing contributions are voluntary.

Officers will continue to advocate and work with the developer to help facilitate additional affordable housing as part of the development in accordance with community need;

- an integrated road and pedestrian network including links to the Hawkstowe Train Station;
- the retention of native vegetation within open space reserves;
- environmentally sustainable design and integrated water management outcomes;
- the protection of the 'Moorilla' heritage homestead; and
- guidelines to provide for a high quality and site responsive subdivision design.

The Development Plan and supporting documents were placed on non-statutory exhibition in August and September 2025. Surrounding residents and relevant agencies were notified and provided the opportunity to comment on the proposal. A total of nine submissions were received, including one submission from a nearby resident. A summary of the issues raised in the submissions is outlined in this report and the Engagement Report at *Attachment 4*.

One of the key issues raised in submissions, was the management of potentially contaminated land on part of the subject site previously used as a poultry farm and the septic system which serviced the 'Moorilla' homestead. To manage this issue, the proponent has agreed to enter into a Section 173 Agreement with Council which requires that an Environmental Audit is completed for the potentially contaminated parts of the land, as identified in the Preliminary Risk Screen Assessment report, at the planning permit stage of the development.

In summary, the proposed Development Plan has been prepared in accordance with the provisions of Schedule 5 and 27 to the Development Plan Overlay (DPO) at Clause 43.04 of the Whittlesea Planning Scheme and the *Mernda Strategy Plan* (MSP).

The Development Plan has been assessed as meeting the relevant requirements of the Whittlesea Planning Scheme and satisfactorily responds to the existing site features, constraints and overarching strategic documents. It addresses an overarching community need for additional and diverse housing options in an area well-serviced by public transport, including a modest, albeit suboptimal, amount of affordable housing voluntarily committed to as part of the development.

For these reasons, this report recommends that Council endorse the Development Plan. Noting the recommendation for s173 agreements to be entered into to secure the affordable housing contribution and completion of the Environmental Audit, the recommendation is for the approval of the Development Plan to be delegated to the Acting Chief Executive Officer subject to the execution of these agreements with Council, which can be signed by officers under delegation.

Officers' Recommendation

THAT Council:

1. **Note the Hawkstowe Village West Development Plan at Attachment 3 which proposes the subject land to be developed for a neighbourhood of standard and medium density housing.**
2. **Authorise the Acting Chief Executive Officer to approve the Hawkstowe Village West Development Plan, subject to the proponent entering into agreements under Section 173 Agreement of the *Planning and Environment Act 1987* with Council to:**
   a. **Provide for voluntary affordable housing contribution as part of the development of the subject land.**
   b. **Require that an Environmental Audit be completed and Statement of Environmental Audit issued for the parts of the subject land that have a been identified in the Preliminary Risk Screen Assessment, 2023 at *Attachment 5*, as having a 'medium' likelihood of contamination, prior to the certification of a Plan of Subdivision for Stage 2 of the future planning permit application for the land.**
3. **Note that officers have delegation to execute and enter into the above Section 173 Agreements on behalf of the Council.**
4. **Note the outcomes of the non-statutory exhibition process as detailed in the Non-Statutory Exhibition section of this report and the Engagement Report at Attachment 4.**
5. **Note officers will notify the submitters and proponent of this resolution.**
6. **Note officers will work with the developer of the land to explore additional affordable housing opportunities consistent with Council's Affordable Housing Plan 2025–2030.**

Background / Key Information

Site Context

The subject land is located on the western side of Plenty Road (refer to *Attachments 1 and 2*). The land to the immediate north and west of the site is being developed for residential uses. To the south of the site is an existing residential estate. The eastern boundary of the site abuts Plenty Road. The Hawkstowe Station East Development Plan area, approved by Council in February 2026, is to the east of the land.

More broadly, the land is located within the Mernda Strategy Plan area, between the Lakes Boulevard Estate and southern extent of Mernda. The site is approximately 1.5 kilometres south of the Mernda Town Centre and approximately 120 metres west of the Hawkstowe Train Station. The Development Plan area comprises an area of approximately 8.8 hectares.

The Development Plan area is currently used for residential purposes, comprising three dwellings, including the heritage listed Moorilla Homestead which is in use as a private dwelling. Three sheds are located within the northern section of the Development Plan that have historically been used for agricultural purposes.

The land abuts Plenty Road on the eastern boundary. Plenty Road is a major arterial road providing north-south access through the region. The eastern part of the subject land is located within a walkable catchment of the Hawkstowe train station. The site is well serviced by the existing and future bus network, including the 388, 386 and 387 services. A bus stop is located on the south-east corner of the site, adjacent to Moorilla Homestead. The existing shared path network terminates to the north of the Development Plan area, on the west side of Plenty Road. A shared path has also been constructed on the east side of Plenty Road, which provides access to Hawkstowe Station.

The site is located at the eastern extent of the bunjil nganga Parkland Quarry Hills. The land is undulating and includes several remnant River Red Gum trees. A partially intact stony rise is located within the southern part of the land, adjacent to McArthurs Road.

The Development Plan Process at City of Whittlesea

The subject land is affected by Schedule 5 of the Development Plan Overlay (DPO), which is the principal planning tool applied to the older structure plan areas that originally converted rural land to urban use in Whittlesea Township, Mernda, Doreen, South Morang, Wollert, Epping, and Epping North.

The Development Plan Overlay Schedule 5 applies to the majority of the subject site and implements the requirements of the *Mernda Strategy Plan*. The Development Plan Overlay requires a Development Plan to be prepared and approved by Council prior to planning permit applications for subdivision or buildings or works being approved for the land.

The Development Plan process is explained further at *Attachment 6* and the location of Development Plans in the planning document hierarchy is shown at *Attachment 7*.

The Development Plan Overlay Schedule 27 applies to a small portion of the site in its southwestern corner due to the movement of the urban growth boundary. The site is considered a part of the Mernda West and South Morang Quarry Hills Precincts.

Council in its role as the responsible authority for administering the Whittlesea Planning Scheme is required to make a decision as to whether the proposed Development Plan satisfies the requirements of the scheme.

Planning Context

The majority of the land is located within the Mernda Strategy Plan (MSP) area which is the primary strategic document guiding the development of land in the precinct.

The subject land is located within Precinct 4 of the MSP. The land has been identified in the MSP for residential use, providing a combination of low density and standard density housing. The MSP nominates a Vegetation Protection area centrally within the land which includes existing native vegetation. The land has been identified as having 'high' archaeological sensitivity within the MSP.

Since the adoption of the MSP, there have been several changes to the context of the surrounding area. The extension of the rail network to Mernda including the construction of the Hawkstowe Train Station have resulted in additional opportunities for increased density within the precinct, which is consistent with State Planning Policy. The low density housing designation of the MSP is therefore no longer desirable given the potential for the land to provide increased housing density around existing services and infrastructure.

Reflecting the residential designation in the MSP, the land is zoned General Residential Zone – Schedule 1.

The site is also affected by several planning overlays, including:

- Incorporated Plan Overlay – Schedule 1 (IPO1) – *Mernda Strategy Plan*
- Development Plan Overlay – Schedule 5 (DPO5)- *Mernda Development Plan*
- Development Plan Overlay – Schedule 27 (DPO27)- *Mernda West and South Morang Quarry Hills Precincts*
- Development Contributions Plan Overlay – Schedule 8 (DCPO8) – *Mernda Precinct 4 Development Contributions Plan*
- Vegetation Protection Overlay – Schedule 1 (VPO1) – *Significant Vegetation (River Redgum Grassy Woodland)*

Development Plan Proposal

The Development Plan proposes standard and medium-density residential development across the site including a mix of detached dwellings and townhouses. The residential development will be serviced by a local road network with connections to adjoining sites and public open space. The Development Plan layout has been supported and informed by a number of background technical reports and assessments.

Specifically, the Development Plan proposes:

- The construction of a roundabout at the intersection between McArthurs Road and Poppy Drive, creating a single connector road that will align with the future residential development to the northwest.
- A connected shared path network, that is a walkable distance to the Hawkstowe Train Station and the adjoining residential zoned land to the west.
- The Development Plan proposes a housing density of 20 to 25 dwellings per net developable hectare, consisting of residential development on lots generally ranging between 400-700 square metres in size which represents 230 separate lots, housing 600-750 future residents.
- The Development Plan will facilitate the construction of a range of housing typologies, included detached dwellings and medium density townhouses.
- Larger residential lots are located within the northern and western part of the site which reflects the increased distance from existing infrastructure and services.
- Lot sizes generally decrease towards Plenty Road within the eastern and northern part of the land, providing an increased dwelling density within proximity to the Hawkstowe Train Station.
- The protection of existing River Redgum trees within the public realm will be achieved with the creation of pocket parks and open space reserves.
- Environmentally Sustainable Design outcomes and integrated water management design outcomes, including the potential for passive irrigation and an urban design response which is responsive to the slope of the land.
- An integrated design response to Moorilla Homestead, including guidelines which encourage the restoration of the building (subject to future planning approval). The Development Plan does not allow for subdivision within the curtilage of the Heritage Overlay (HO76).
- An affordable housing contribution and guidelines which seeks to respond to the ambitions outlined in Council's Affordable Housing Plan 2025-2030. The affordable housing contribution will consist of one nominated serviced townhouse lot, or the discounted sale of townhouse lots to a registered Housing Agency to an equivalent value of one lot. This is discussed in more detail further in this report.

The proposed Hawkstowe Village West Development Plan is included at *Attachment 3*.

Non-Statutory Exhibition

The draft Development Plan was exhibited to owners and occupiers within the surrounding precinct, and relevant authorities from 15 August 2025 to 12 September 2025.

Council officers have considered the submissions received, assessed and responded to the submitter concerns.

Nine submissions were received from relevant authorities and nearby residents during the non-statutory exhibition period.

APA, Ausnet, CFA and Yarra Valley Water provided a submission that supported the Development Plan in its current form. Refer to *Attachment 4* for a detailed Summary Engagement Report.

Below is a summary of the issues raised by submitters.

Department of Transport and Planning - Transport

Department of Transport and Planning's (DTP) submission raised concerns in relation to the future performance of the Plenty Road/McArthurs Road intersection located to the southeast of the Development Plan. The proponent has provided a Traffic Impact Assessment which identifies that the intersection will become significantly congested during peak periods once the surrounding residential areas are developed, which is expected to be in approximately 2034. For this reason, DTP requested that a concept plan be provided for the intersection to demonstrate that the Development Plan would not impact on the required land take to facilitate the upgrade works to the intersection. YourLand have prepared a concept plan which demonstrates that the Development Plan has provided sufficient space within the southwest corner to provide for the intersection upgrade works. The intersection will be developer works undertaken as part of the development of the land.

Environmental Protection Authority

The Environmental Protection Authority (EPA) noted the proponent had provided a Preliminary Risk Screen Assessment (PRSA) which found that there were two locations within the Development Plan area to have a 'medium' likelihood of contamination (refer to *Attachment 5*). The EPA's submission encouraged Council to abide by the PRSA's recommendation and conduct an environmental audit within these locations as early in the planning process as possible, in accordance with Planning Practice Note 30 Potentially Contaminated Land. The proponent has agreed to enter into a Section 173 Agreement with Council that will require an environmental audit to be conducted for the areas of potential contamination prior to the issue of a permit for the land. This is discussed in more detail elsewhere in this report.

Melbourne Water

Melbourne Water's submission initially indicated a number of matters to resolve and discuss further. These were in relation to stormwater management infrastructure and environmental and biodiversity considerations. In further consultation with Council's development engineers, it was confirmed that these matters are required to be considered during the planning permit application and the functional and detailed design phases of the development. Therefore, no further changes to the Development Plan were made.

Cultural Heritage

The subject land includes a partially intact stony rise within the southern part of the land, adjacent to McArthurs Road. For this reason, the Development Plan was exhibited to the Wurundjeri Woi-wurring Cultural Heritage Aboriginal Corporation (WWCHAC). WWCHAC's submission recognised the existence of the stony rise and requested that the proponent undertake the preparation of a voluntary Aboriginal Cultural Heritage Management Plan (CHMP). Council officers have engaged closely with Wurundjeri in responding to the issues raised in their submission.

Due to the planning controls which apply to the land and the absence of a mapped area of Aboriginal Cultural Heritage Sensitivity, there is limited scope to require the mandatory preparation of a CHMP. The proponent declined to prepare a voluntary CHMP for the land and referenced a decision issued by First People's State Relations advising that a CHMP is not triggered. However, in recognition of the landform feature, the Development Plan includes provisions to require the future subdivision to respond to the slope and topography of the land. In addition, the Development Plan includes provisions requiring that overland flows and tree moisture conditions are maintained, which will consider the topography of the stony rise at the planning permit stage.

Adjoining landowner

One submission from a nearby landowner/occupier was received which raised concerns regarding the availability of on-street car parking within proximity to the site. The submission requested that parking restrictions be implemented on a nearby court to manage the anticipated traffic generated by the construction works associated with the future development of the Development Plan area. The implementation of car parking restrictions is not within the scope of a Development Plan assessment. The resident submission was passed on to Council's Traffic and Transport team for consideration. The provision of on-street car parking within the Development Plan area will be considered at the planning permit stage in accordance with the requirements of Clause 52.06 (Car Parking) of the Whittlesea Planning Scheme.

Discussion

The proposed Development Plan complies with purposes of the General Residential Zone by providing for additional housing, with a suitable transition between the proposed increased density housing within the subject to and the existing conventional housing to the south. The Development Plan also provides for a diversity of housing types closer towards the train station and car park, while suitably protecting existing vegetation on the land. The Performance Measures in the Development Plan will encourage the future development to be responsive to the neighbourhood character of the area. The Development Plan provides for a logical extension of the expansion and upgrades of roads, footpath and shared path network; as well as potential future pedestrian access to Hawkstowe Station and bunjil nganga Parkland Quarry Hills.

The Development Plan includes built form principles that encourage the delivery of diverse housing typologies including smaller and more affordable housing products within proximity to Hawkstowe Station. The Development Plan also provides for a transition between the existing standard density development to the south of the site and the future medium density housing to the north and east of the site.

The Development Plan is generally in accordance with the overarching *Mernda Strategy Plan*, which identifies residential use and includes a number of requirements for the preparation of a development plan, which have been fulfilled. The Development Plan is also consistent with the relevant planning policy of the Whittlesea Planning Scheme, as assessed further in this report.

Land Contamination

A Preliminary Risk Screen Assessment (PRSA) was prepared for the land by Senversa on behalf of YourLand. The PRSA identified that the northern portion of the site has a 'medium' likelihood of being contaminated from previous site activities to a level that may pose unacceptable risks to future sensitive uses, including residential development. The potential sources of contamination include chicken sheds, above ground fuel storage, septic systems and stockpiling of soil and crushed rock.

The PRSA also identified that the 1175 Plenty Road (Moorilla Homestead) portion of the land also has a medium likelihood of being contaminated to a level that may pose an unacceptable risk to future sensitive uses, including residential development. The potential source of contamination is associated with a septic system that is located within the rear open space of 'Moorilla' Homestead.

The EPA in its submission encouraged Council to abide by the recommendations of the PRSA to conduct an environmental audit within the specified locations. In subsequent consultation with the EPA, Council Officers have determined that an environmental audit is required to be undertaken prior to the issue of a planning permit for the land.

This is in accordance with Planning Practice Note 30 Potentially Contaminated Land, that states an environmental audit should be provided as early as possible in the planning process.

To ensure that an Environmental Audit is undertaken as early as possible within the planning process a Section 173 Agreement, to be entered into prior to the approval of the Development Plan, will require that the Environmental Audit is undertaken prior to the completion of Stage 2 of the development. The proponent has agreed to enter into a Section 173 Agreement with Council that will require an environmental audit is undertaken for the parts of the land which are potentially contaminated to ensure the land can be made suitable for its proposed use and development. The Section 173 Agreement will be registered on title and available to all future potential purchasers of the land. The requirement for the proponent to enter into a Section 173 Agreement is a critical component of the recommendation for Council to approve the Development Plan.

Establishing a mechanism for the proponent to complete an environmental audit prior to issuing a permit for the land was a threshold issue that needed to be resolved before bringing the Development Plan to Council for its consideration. Advice has been provided from an Environmental Auditor which indicates that the risk of the site being unable to be remediated is low, given that the level of complexity associated with the likely contamination can be easily managed and the costs of remediation are not expected to be a significant impost.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

Liveable Neighbourhoods
Our City is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.
Response: The Development Plan aligns with *Whittlesea 2040* by facilitating the development of the site for high amenity housing for future residents

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

The Plan identifies a significant need for more affordable housing in the City of Whittlesea and recognises Councils existing planning policy aspirations to incorporate social and affordable housing into the development (noting that these are policy guidelines and not mandatory requirements).

Response:
The Development Plan proposes to provide a modest affordable housing contribution to be secured as part of the approval process and delivered at the planning permit stage.

At this stage in the planning process and within the constraints of the Victorian planning system, there is a limited ability to mandate or secure affordable housing as a requirement of the Development Plan. The proponent has partnered with a registered affordable housing provider to deliver a voluntary affordable housing contribution within the Development Plan area. The voluntary affordable housing contribution consists of one nominated serviced townhouse lot to be delivered as affordable housing as defined by the *Planning and Environment Act 1987*, to be managed by a registered Housing Agency. Alternatively, the contribution may also comprise of the discounted sale of townhouse lots to a registered Housing Agency to an equivalent value of one lot. This delivery of affordable housing will be secured via a Section 173 Agreement.

The developer has also expressed a willingness to explore additional opportunities for affordable housing to be included in the development as part of the next stages in the development process. Council Officers will continue to negotiate with the developer of the land during the planning permit process to explore affordable housing opportunities consistent with Council's Affordable Housing Plan 2025–2030.

The Developer has provided a commitment to Council to explore additional opportunities for affordable housing provisions within the Development Plan area. To secure this commitment, the Development Plan includes the following requirement:

Prior to the grant of the first planning permit for residential development, an Affordable Housing Statement must be submitted to the Responsible Authority. The Affordable Housing Statement must address whether further opportunities exist to provide additional affordable housing outcomes at the planning permit stage, having regard to development model and feasibility, staging, market conditions and Federal and State supported funding programs.

Considerations of *Local Government Act (2020)* Principles

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

Community Consultation and Engagement

The draft Development Plan was exhibited to owners and occupiers within the surrounding precinct, and relevant authorities from 15 August 2025 to 12 September 2025. Although there is no statutory requirement to advertise the Development Plan, the City of Whittlesea undertakes non-statutory exhibition as part of its established notification practices to affected and adjoining properties and relevant agencies.

This is to ensure that any owners/occupiers impacted by the proposal, and agencies with relevant expertise, can provide comment on the draft Development Plan for Council's consideration. Council officers have considered the submissions received, which is detailed in the report above.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

Public Transparency Principles

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

Council Policy Considerations

Environmental Sustainability Considerations

The proposed Development Plan contains a number of Environmentally Sustainable Design and Integrated Water Management principles to be met at the planning permit stage. The proposed Development Plan also seeks to retain native vegetation on the site.

Social, Cultural and Health

The Development Plan will facilitate the delivery of a diverse range of housing typologies, including smaller and more affordable housing options within proximity to an existing train station. The diversity of housing will have a positive effect through the increase of housing choices within the municipality in an area serviced by public transportation.

Economic

The proposed uses of the site will have a positive economic effect by providing additional housing supply and job opportunities during construction works.

Legal, Resource and Strategic Risk Implications

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

Planning Policy Assessment

Planning Policy Framework

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

- *Clause 11 – Settlement***:** The Development Plan responds to the needs of the community by providing for additional housing in an area with good access to services.

- *Clause 11.02-2S – Structure planning*: Orderly planning will be achieved with the preparation and implementation of the Development Plan.
- *Clause 12 – Environmental and Landscape Values:* The Development Plan responds to site features and constraints, by providing for the retention of existing vegetation, and managing environmental flows.
- *Clause 12.01-1L – River Red Gum protection*: The Development Plan has considered the location of River Red Gum trees, and this has been indicated on the Development Plan for retention during the development stage.
- *Clause 13.04-1S- Contaminated and Potentially Contaminated Land*: a Preliminary Risk Screen Assessment has been prepared for the land. The proponent will be required to undertake an Environmental Audit for the potentially contaminated land, which will be enforced by a Section 173 Agreement.
- *Clause 16.06-1S – Urban forests*: The Development Plan includes provisions to aim to meet the 30 per cent tree canopy target for urban areas.
- *Clause 13.01-3S – Urban heat*: The Development Plan includes provisions to mitigate the impact of urban heat during the development phase.
- *Clause 15.01-1S – Urban design*: The Development Plan will ensure that future residential development is of high amenity for future residents with the inclusion of Performance Measures.
- *Clause 15.01-2L – Environmentally sustainable development*: the Development Plan includes Performance Measures to meet best practice of Environmentally Sustainable Development measures for development.
- *Clause 15*.03-1L – *Heritage conservation in Whittlesea*: The Development Plan provides conservation and enhancement for the "Moorilla" estate that exists within a Heritage Overlay as well as the Yan Yean Pipe Track due to the presence of a dry stone wall.
- *Clause 16 – Housing***:** The Development Plan increases the supply of housing to meet community needs.
- *Clause 16.01-2L – Housing affordability*: The Development Plan will support smaller and medium density scale housing to support diverse and more affordable housing options. The proposal includes a commitment to at least one gifted serviced housing lot to a social housing provider and for further opportunities to be pursued as part of future stages of development. It is noted that the proposal does not meet the aspiration of the policy guideline to deliver *"5 per cent social housing and 10 per cent affordable housing (that is not social housing) in the structure planning of any established or greenfield housing development."*
- *Clause 18.01 – Land use and transport*: The Development Plan area is well-located to integrate housing and transportation.
- *Clause 19.02-6L – Open space*: The Development Plan will incorporate pocket parks around retained River Red Gums. An active transport network allows access to the bunjil nganga Parkland.

- *Clause 19.03-3L – Water sensitive urban design*: The Development Plan provides for the collection of stormwater in a manner that is efficient due to being aligned with the principles of Yarra Valley Water and Melbourne Water.

State Government Planning Strategies

The proposed Development Plan is consistent with *Plan for Victoria 2025*, which seeks to deliver on Victoria's Housing Statement 2023 to boost housing supply across the state. The area is well suited to increased housing supply due to proximity to the Hawkstowe train station and services.

Zones and Overlays

General Residential Zone – Schedule 1 (GRZ1):

The subject site is in the GRZ1 of the Whittlesea Planning Scheme. The primary purpose of the GRZ1 is to provide a diversity of housing types and housing growth, particularly in locations offering good access to services and transport.

Incorporated Plan Overlay – Schedule 1 (IPO1) – Mernda Strategy Plan

The IPO1 applies the *Mernda Strategy Plan* (MSP) to the precinct.

Development Plan Overlay – Schedule 5 (DPO5) – Mernda Development Plan

The site is affected by DPO5, which allows for a permit to be granted for use or development of land prior to the approval of a Development Plan if the Responsible Authority is satisfied that the objectives of the Mernda Strategy Plan are being fulfilled.

The proposed Development Plan responds to the following requirements of DPO5:

- Generally, in accordance with the MSP.
- Generally, in accordance with planning policy including retention and integration of mature trees, particularly River Red Gums.
- Provision of appropriate transition to adjacent land uses, and interface design treatments.
- Provision of a road network that supports a future bus network alongside active transportation through shared pathways.

Development Plan Overlay – Schedule 27 (DPO27)- *Mernda West and South Morang Quarry Hills Precincts*

The southwest portion of the Development Plan area is affected by DPO27, which allows for a permit to be granted for use or development of land prior to the approval of a Development Plan if the Responsible Authority is satisfied that the objectives of the Mernda Strategy Plan are being fulfilled or if an agreement has been made under Section 173 of the *Planning and Environment Act 1987*.

The proposed Development Plan responds to the following requirements of DPO5:

- Generally in accordance with the MSP.
- Generally in accordance with planning policy including retention and integration of mature trees, particularly River Red Gums.
- Provision of appropriate transition to adjacent land uses, and interface design treatments.
- Generally in accordance with the planning policy including the protection of Aboriginal and European cultural heritage places.
- Generally in accordance with the planning policy including the opportunities for a diverse range of allotment densities and dwelling types.

The proposed Development Plan responds to the following requirements of DPO27:

- Generally in accordance with planning policy including retention and integration of mature trees, particularly River Red Gums.
- Generally in accordance with planning policy including by facilitating a subdivision layout which is innovative in urban design and provides for built form responses that are responsive to the site and surrounds.

Development Contributions Plan Overlay – Schedule 8 (DCPO8) – Mernda Precinct 4 Development Contributions Plan
The DCPO8 provides that development contributions are payable upon development (post-planning permit) of the site and summarises the costs and contributions applicable to Precinct 4 of the *Mernda Strategy Plan Development Contributions Plan 2008.*

Vegetation Protection Overlay – Schedule 1 (VPO1) – Significant Vegetation (River Redgum Grassy Woodland)
The purpose of the VPO1 is to protect and retain significant native vegetation, including River Red Gums. The layout proposed in the Development Plan has considered and provides for the retention of native vegetation. This will also be considered during the planning permit process.

Implementation Strategy

Communication

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

Critical Dates

- July 2023 – Original Development Plan submitted to Council.
- December 2023, April 2024, July 2024, August 2024, February 2025, June 2025 and July 2025 – Proponent lodges amended submissions to respond to Officer queries.
- August to September 2025 – Non-statutory exhibition of the draft Development Plan.

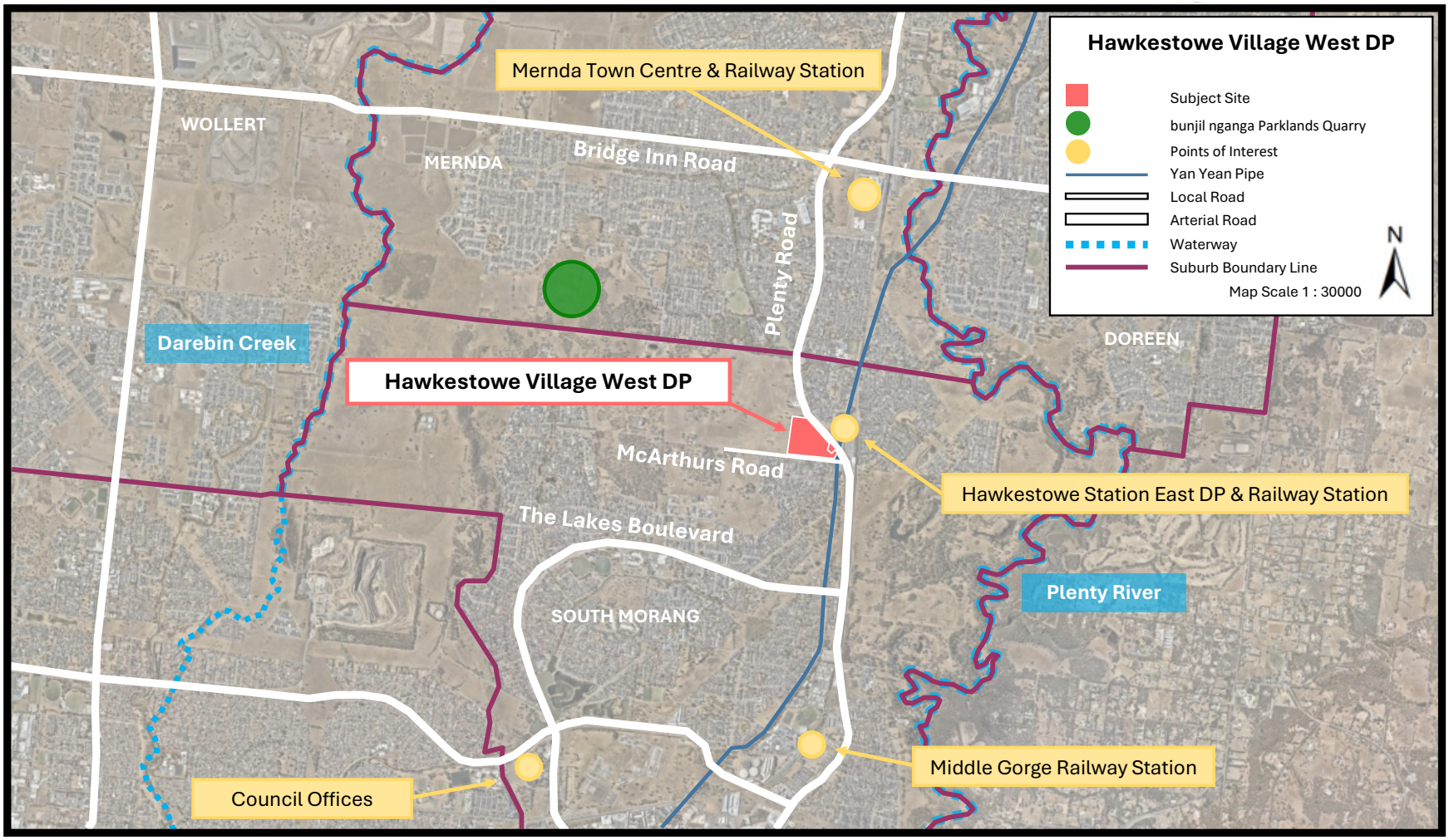
Declaration of Conflict of Interest

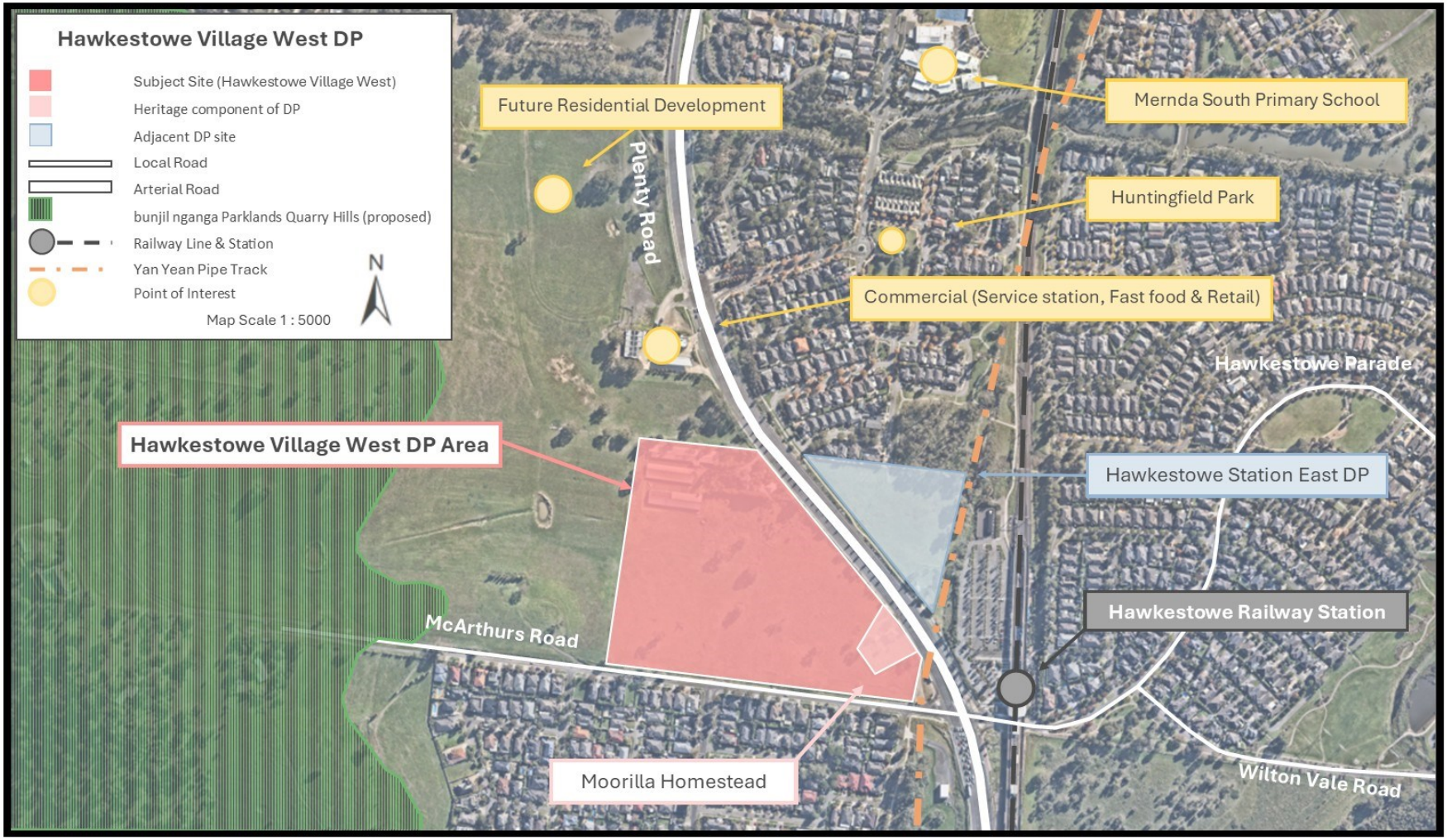
Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

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

Attachments

1. Suburb Context Map [**5.8.1** - 1 page]
2. Site Context Map [**5.8.2** - 1 page]
3. Hawkstowe Village West Development Plan May 2026 [**5.8.3** - 40 pages]
4. Hawkstowe West Village Development Plan Engagement Report [**5.8.4** - 6 pages]
5. Preliminary Environmental Assessment Summary [**5.8.5** - 30 pages]
6. Planning Document Hierarchy [**5.8.6** - 1 page]
7. Development Plan Process [**5.8.7** - 1 page]


Hawkestowe Village West DP
Subject Site
bunjil nganga Parklands Quarry
Points of Interest
Yan Yean Pipe
Local Road
Arterial Road
Waterway
Suburb Boundary Line
Map Scale 1 : 30000
N
Mernda Town Centre & Railway Station
WOLLERT
MERNDA
Bridge Inn Road
Plenty Road
DOREEN
Darebin Creek
Hawkestowe Village West DP
McArthurs Road
Hawkestowe Station East DP & Railway Station
The Lakes Boulevard
Plenty River
SOUTH MORANG
Middle Gorge Railway Station
Council Offices


Hawkestowe Village West DP
Subject Site (Hawkestowe Village West)
Heritage component of DP
Adjacent DP site
Local Road
Arterial Road
bunjil nganga Parklands Quarry Hills (proposed)
Railway Line & Station
Yan Yean Pipe Track
Point of Interest
Map Scale 1 : 5000
N
Future Residential Development
Plenty Road
Mernda South Primary School
Huntingfield Park
Commercial (Service station, Fast food & Retail)
Hawkestowe Parade
Hawkestowe Village West DP Area
Hawkestowe Station East DP
Hawkestowe Railway Station
McArthurs Road
Moorilla Homestead
Wilton Vale Road

Hawkstowe Station West Development Plan

Development Plan Overlay Schedule 5 and Schedule 27
Whittlesea Planning Scheme

May 2026





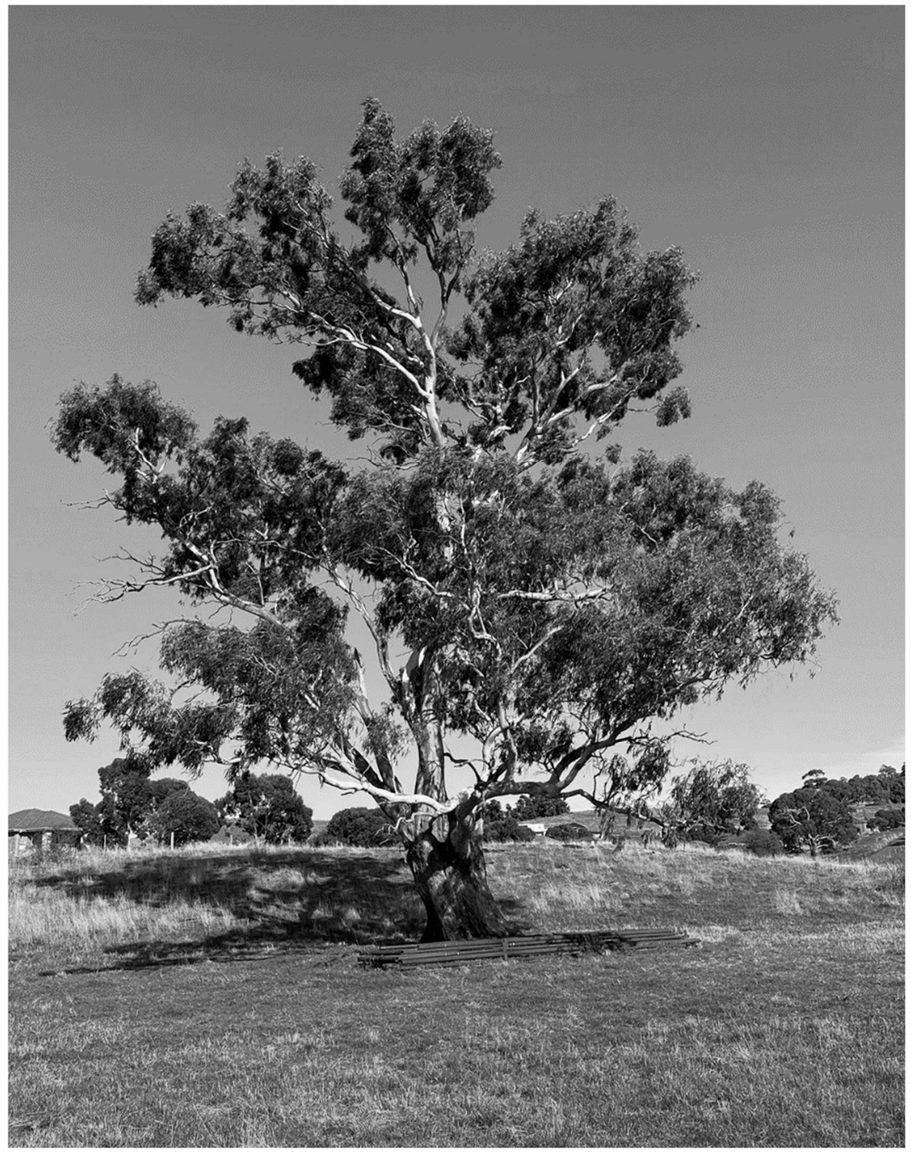
BURSILL BC CONSULTING

Document Management

Version	Date	Details	Author
1	20/07/2023	Preliminary Development Plan	Gregory Bursill
2	17/12/2023	Revised Development Plan to address Council feedback	Gregory Bursill
3	27/04/2024	Revised Development Plan to address Council feedback	Gregory Bursill
4	11/07/2024	Revised Development Plan to address Council feedback	Gregory Bursill
5	04/02/2025	Revised Development Plan to address Council feedback	Gregory Bursill
6	16/04/2025	Revised Development Plan to address Council feedback	Gregory Bursill
7	15/06/2025	Revised Development Plan to address Council feedback	Gregory Bursill
8	11/05/2026	Revised Development Plan to address Council feedback	Gregory Bursill

Technical Design Team:

- BPD Civil Engineering and Urban Design.
- Taylors, Survey.
- Urban Edge Landscape Architects.
- Traffic Works, Traffic Impact Assessment.
- Biosis, Historic Heritage.
- Alluvium, Surface Water Management Strategy.
- Tree Logic Arborist.
- Ecology and Heritage Partners, Native Vegetation Assessment.
- Senversa, Preliminary Risk Screen Assessment.



Contents

1 Introduction 5
1.1 Purpose 5
1.2 Development Plan Structure 5
1.3 Technical Reports 5
2 Context 6
2.1 Strategic Context Statement 6
2.2 Mernda Strategy Plan 7
2.2.1 MSP Key Objectives and Design Principles 7
2.3 Local Context Statement 9
2.4 Adjacent Development Plan 10
2.5 Planning Scheme Requirements 11
2.5.1 Development Plan Overlay 11
3 Site Analysis 13
3.1 Introduction 13
3.2 Site Title and s173 Agreement 13
3.3 Detailed Site Analysis 13
3.4 Existing Trees 14
3.4.1 Arboriculture Assessment 14
3.4.2 Environmental Assessment 14
3.5 Existing Hydrology Analysis 15
4 Vision 16
4.1 Design Principles 16
4.2 Development Plan 17
4.3 Population and Lot Yield Targets 18
5 Design Response 19
5.1 Introduction 19
5.2 Housing Response 19
5.2.1 Housing Outcomes Statement 19
5.2.2 Housing Performance Measures 19
5.2.3 Residential Typologies 20
5.3 Movement and Access Response 21
5.3.1 Transport Outcomes Statement 21
5.3.2 Transport Performance Measures 21
5.4 Public Realm 24
5.4.1 Public Realm Outcomes Statement 24
5.4.2 Public Realm Performance Measures 24
5.4.3 Body Corporate Development 25
5.4.4 Bushfire Management Permit Conditions 25
5.4.5 Permit Landscape Masterplan 25
5.4.6 Tree Protection Fencing Permit Condition 26
5.4.7 Kangaroo Management Plan 26
5.5 Built Form 31
5.5.1 Built Form Outcomes Statement 31
5.5.2 Public Realm Performance Measures 31
5.5.3 Preferred Future Neighbourhood Character 32
5.6 Environmentally Sustainable Design 32
5.6.1 Environmentally Sustainable Design Objectives 32
5.6.2 ESD Performance Measures 32
5.6.3 ESD Examples 33
5.7 Integrated Water Management 34
5.7.1 Integrated Water Management Objectives 34
5.7.2 IWM Performance Measures 34
5.8 Heritage 35
5.8.1 Heritage Outcomes Statement 35
5.8.2 Heritage Performance Objectives 35
6 Implementation 36
6.1 Introduction 36
6.2 Servicing 36
6.3 Developer Funded Works 36
6.4 Staging Plan 36
6.5 Street Sections, Functional and Landscape Design Concepts 36
6.6 Environmental Audit 36
6.7 Off Site Works 37
6.8 Temporary Drainage 37
6.9 Affordable Housing 37

Figures

Figure 1: Area to Which the Development Plan Applies 5
Figure 2: Extract from the Growth Corridor Plan 6
Figure 3: Strategic Context Plan 6
Figure 4: Mernda Strategy Plan Precinct 4 Plan 7
Figure 5: Areas Requiring Environmental Protection 8
Figure 6: Local Context Plan 9
Figure 7: Adjacent Approved Development Plan 10
Figure 8: Connector Street Profile in Adjacent Development Plan 10
Figure 9: Development Plan Overlay Map 11
Figure 10: Mernda Strategy Open Space Plan Extract 12
Figure 11: Site Analysis Plan 13
Figure 12: Assessment of All Existing Trees 14
Figure 13: Assessment of All Existing Indigenous Trees 14
Figure 14: Extract from Wiltonvale DSS 15
Figure 15: BPD Internal Drainage Path Diagram 15
Figure 16: Alluvium MWC DSS Summary Plan 15
Figure 17: Vision Concept 16
Figure 18: Development Plan 17
Figure 19: Land Budget Table 18
Figure 20: Hawkstowe Rail Station Entry 18
Figure 21: Residential Typologies 20
Figure 22: Movement and Access Plan 22
Figure 23: Bicycle and Pedestrian Network Plan 23
Figure 24: Landscape Strategy 26
Figure 25: Staging Plan 37
Figure 26: Road Hierarchy and Cross Sections 38

1 Introduction

1.1 Purpose

This Development Plan is proposed to be endorsed by the City of Whittlesea to satisfy a requirement to prepare a Development Plan specified in:

- Development Plan Overlay (DPO) Schedule 5.
- DPO Schedule 27.

The purpose of the Development Plan as set out in the DPO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

This Development Plan facilitates the transition of the land from farming purposes to a residential development generally in accordance with the Mernda Strategy Plan.

The process to approve construction of the development is:

- Step 1. Approval of this Development Plan.
- Step 2. Approval of a future planning permit (or permits) for the subdivision and development of the land.
- Step 3. Construction of the subdivision, followed by the construction of new homes.

1.2 Development Plan Structure

The report is structured as follows:

2. Context.
3. Site Analysis.
4. Vision.
5. Design Response.
6. Implementation.

This Development Plan applies to the land shown in Figure 1.

Figure 1: Area to Which the Development Plan Applies



1.3 Technical Reports

The following technical assessments have been completed to support the preparation of this Development Plan:

- **Preliminary Risk Screen Assessment (PRSA)**. Senversa, 2023.
- **Feature and Level Survey.** Taylors, December 2023.
- **Dry Stone Wall Assessment**, Biosis, December 2023.
- **Arborist.** Arboricultural Assessment Report, May 2023.
- **Servicing Strategy.** Breese Pitt Dixon, April 2025.
- **Ecology.** Ecology and Heritage Partners, Native Vegetation Assessment, December 2023.
- **Landscape Concept**. Landscape Concept Report, Urban Edge Landscape Architects, April 2025.
- **Traffic Assessment**. Transport Assessment Report, Traffic Works, June 2025.
- **Historic Heritage**. Conservation Management Plan, Biosis Research, February 2025.
- **Surface Stormwater Management Strategy**. Alluvium, June 2025.

2 Context

2.1 Strategic Context Statement

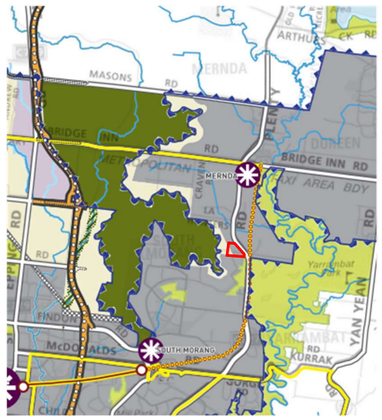
The land was designated for urban development through two separate strategic planning processes:

- Most of the land was identified through the Mernda Strategy Plan (see 2.2 below) in 1994.
- The balance of the land, being a small part of the south western corner of the land, was identified through the Growth Corridor Plan in August 2010.

Planning scheme amendment VC68, amongst other changes, amended the location of the Urban Growth Boundary (UGB) in August 2010 as the boundary was shifted to the west providing for an increased development footprint. That part of the land which was included within the expanded UGB was rezoned from the Rural Conservation Zone to Residential 1 Zone via planning scheme amendment C166 part 1 in November 2012. This amendment also applied the DPO Schedule 27 to the land. DPO Schedule 5 already applied to the land within the Mernda Strategy Plan area.

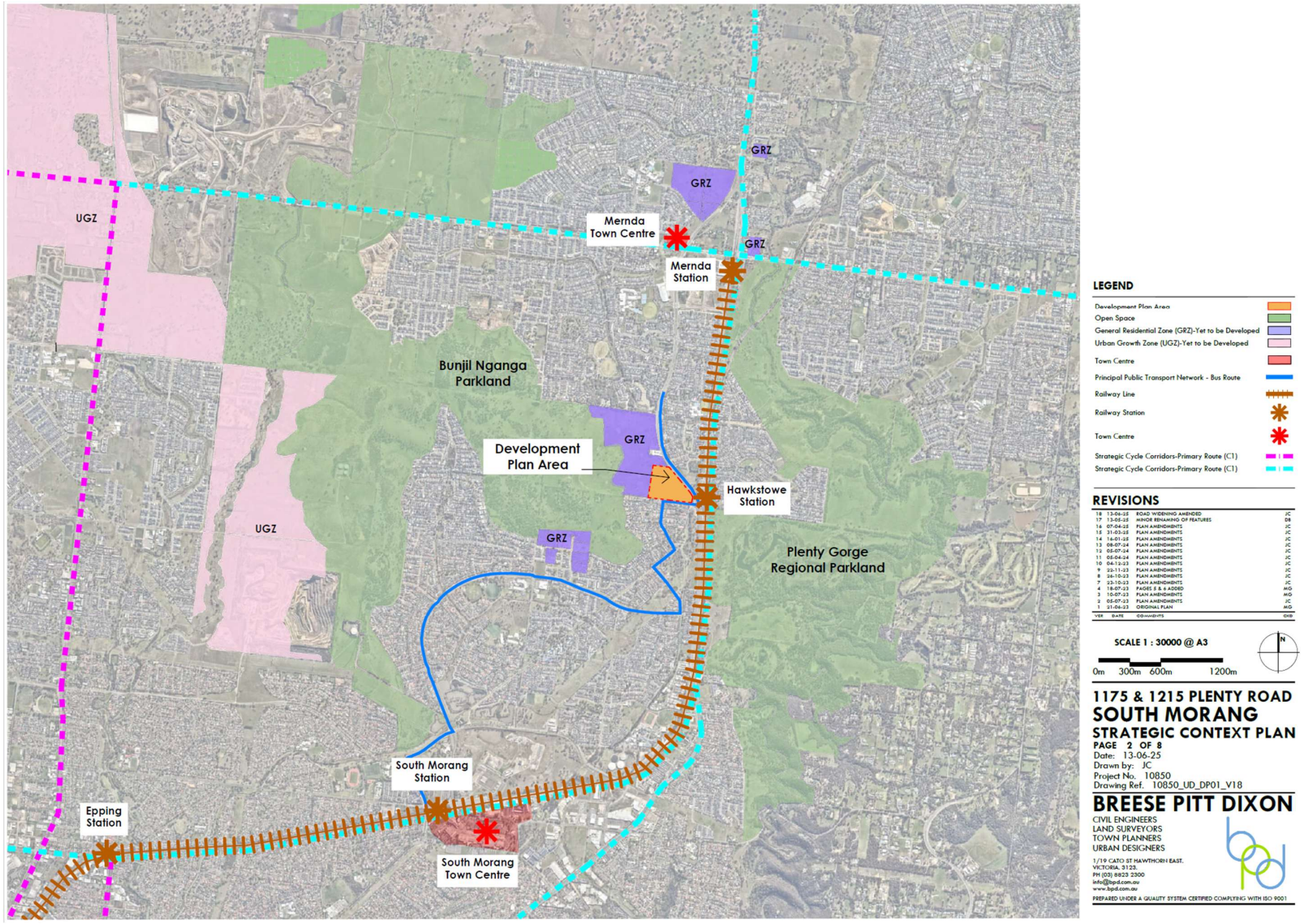
The Growth Corridor Plan in Figure 2 below shows the land as an established urban area except within DPO Schedule 27 which is future urban.

Figure 2: Extract from the Growth Corridor Plan



Source: Growth Areas Authority, Northern Growth Corridor Plan

Figure 3: Strategic Context Plan



The land is about 25km from the Melbourne CBD. Some of the key features of the site's strategic context are:

- The land is adjacent to the Hawkstowe Rail Station.
- The land is midway between the major town centres of South Morang and the emerging centre at Mernda.
- The land is within walking distance of both the Bunjil nganga Parkland and the Plenty Valley Parklands.
- The land has access to Plenty Road which is a Primary Arterial servicing the Mernda Growth Area.
- The land is adjacent to the strategic cycling corridor.
- The land is adjacent to the Principal Public Transport Network (PPTN) which is planned to be a higher frequency and capacity bus service.

2.2 Mernda Strategy Plan

This a written report required by DPO Schedule 5 which explains how this Development Plan is generally in accordance with the Mernda Strategy Plan (MSP), including how it responds to and applies the design principles and key objectives of the relevant plans.

The MSP was approved by Council in October 2004 and an amended version was subsequently approved in July 2017 through Amendment C123 to the Whittlesea Planning Scheme. The strategy provides broad strategic direction and land use outcomes to guide development of the Mernda Growth Area.

The land is included within Incorporated Plan Overlay (IPO) Schedule 1 which relates to the MSP. The IPO requires development to be generally in accordance with the MSP.

The MSP provides more detailed plans for 5 precincts. Figure 4 is an extract from the MSP which is the Precinct 4 Plan. The Precinct 4 Plan includes the subject land.

The following is relevant from Figure 4:

- The land is designated as residential.
- Existing River Red Gum trees are shown on the plan for protection and an environmentally sensitive design area is shown around the existing River Red Gums.
- A low-density transition is shown to the west.

The following relevant planning context changes have occurred since the MSP was adopted:

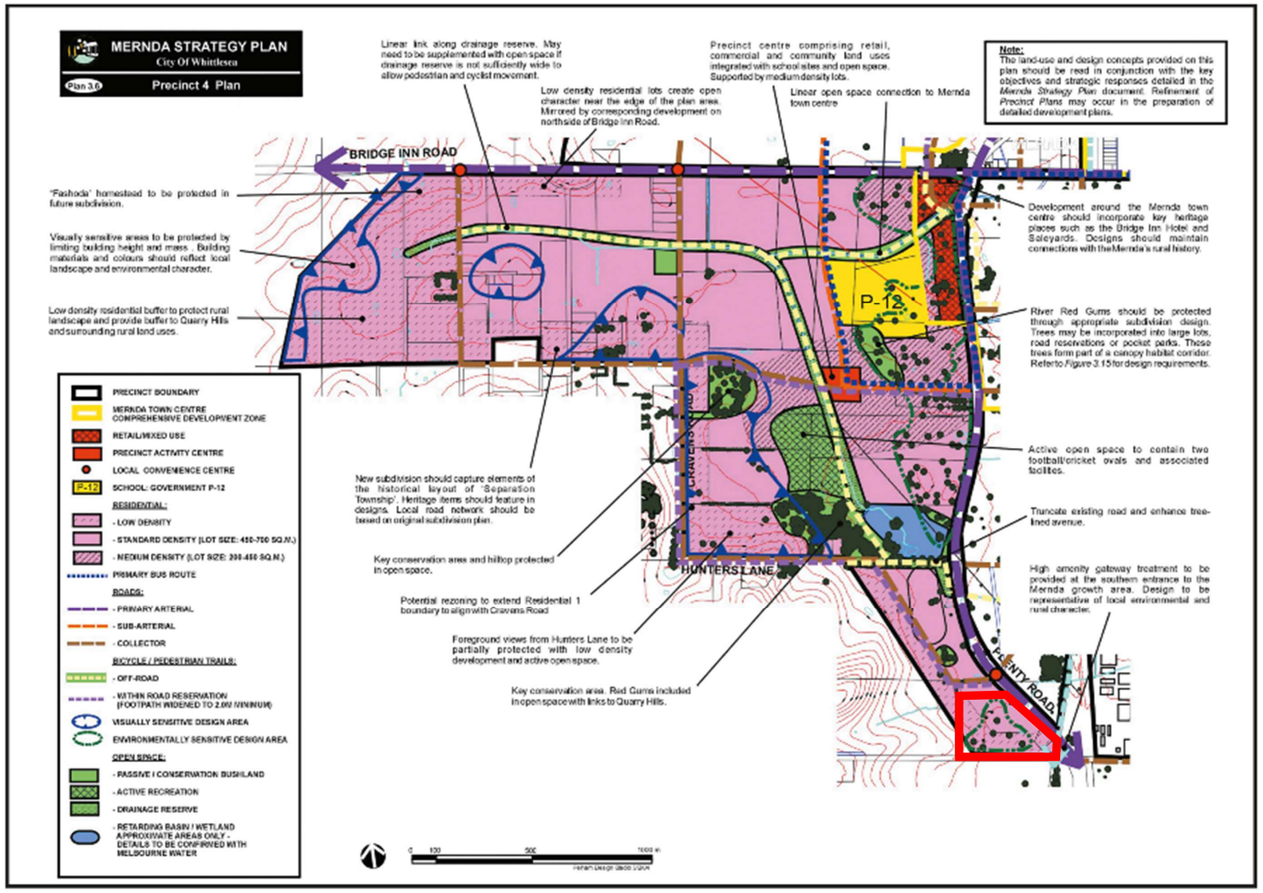
- Rail has been extended to Hawkstowe and the original sewer capacity constraints that restricted housing densities have been removed.
- The urban footprint has been expanded to facilitate the establishment of the Bunjil nganga Parkland. This removed the relevance of a low-density transition on the western edge of Precinct 4.

The land is now an in-fill site suitable for well-designed housing.

2.2.1 MSP Key Objectives and Design Principles

This section describes how the Development Plan responds to the MSP Key objectives and design principles as relevant.

Figure 4: Mernda Strategy Plan Precinct 4 Plan



Planning and Design Key Objective: To create an interconnected set of neighbourhoods that each has a distinctive character. They should enable community participation, economic development and adaptation to change over time.

***Development Plan Response**: The Development Plan implements the planning key objective as it provides for well-designed residential development that enables residents to participate in economic and community life with an ability to walk or cycle to the rail station, a PPTN bus and parks, schools and shops. The Development Plan requires a neighboruhood character response and is well connected which encourages community and economic participation.*

Transport System Key Objective: To put in place an efficient, equitable and environmentally sustainable transportation system that reduces car dependence, encourages walking and cycling for local trips, and supports local economic activity.

***Development Plan Response**: The Development Plan implements the transport system key objective as it provides for a bus route along McArthurs Road and through the connector street traversing the site, direct shared path links towards the rail station, a walkable and safe street structure and increased housing density opportunity to encourage greater use of the rail station. Higher density housing is encouraged within the walkable catchment of the station which supports reduced car dependance of future residents.*

Environmental Conservation Key Objective: To protect and enhance environmental values by applying the principles of ecologically sustainable design to the designation of open space and the construction of urban areas. Plan 3.10 – Areas Requiring Environmental Protection identifies land that have environmental significance. These have been categorised as Key Conservation, Link, Conservation or Vegetation Protection areas. Within these areas consideration must be given to the recommendations of the report prepared by TBLD (2000). The MSP includes Figure 5 which identifies areas of environmental significance. The areas of environmental significance plan show:

- A vegetation protection area to protect the existing trees.
- A link conservation area linking from the rail station to the urban area to the south generally along the Pipe Track.

***Development Plan Response**: The Development Plan has been informed by a detailed Native Vegetation and Arboricultural Assessment by EHP and Tree Logic. The design team have met Council staff on site to determine which of the indigenous trees should be retained, how they should be retained generally and other design considerations which are included in the Development Plan as performance measures. The urban design response allows the environmentally sensitive design areas to be linked to the open space system through an expanded tree canopy.*

***Development Plan Response to Thompson Birrell Landscape Design (TBLD) Report, 2000:** The MSP identifies a portion of the land within a 'Vegetation Protection Area'. Section 3.2.2 of the MSP states that where a Development Plan affects this area, consideration must be given to the recommendations of the TBLD report, 2000. The most relevant parts of the TBLD Report include:*

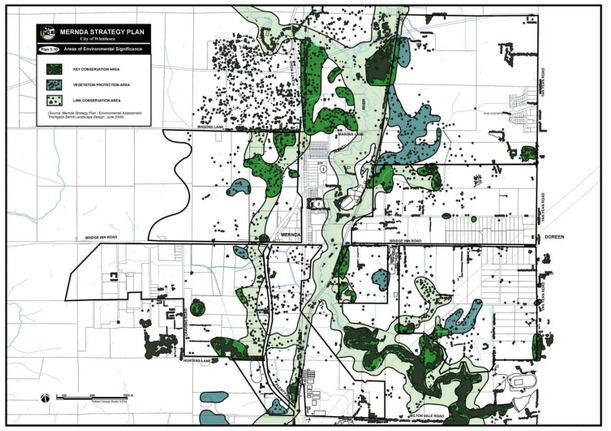
- *The vision statement and key objectives.*
- *Use of plants in urban and landscape design.*
- *Vegetation protection area directions.*
- *Link conservation area directions.*

Key conservation areas are not relevant to this Development Plan. The following are the Development Plan's response to the relevant TBLD design elements.

The vision statement and key objectives: The Development Plan protects the environmental character and ecological integrity of the area by preserving healthy existing River Red Gums. These trees will contribute to the sense of place in the wider Mernda Area.

Use of plants in urban and landscape design: The Development Plan proposes to predominately use indigenous trees and plants in future landscape design. These will be approved by Council before any works can commence on site.

Figure 5: Areas Requiring Environmental Protection



Vegetation protection area directions: The vegetation protection areas include scattered trees which do not form a strategic link. More detailed assessment has occurred on the land to explore whether it is appropriate to retain the trees and the general form of protection. The Development Plan protects the key trees from development in future conservation areas. The details of how these areas will be protected with be resolved by future planning permit applications. The TBLD document supports low impact passive use as well as unsealed paths through areas where trees are protected. The Development Plan includes performance measures to assess planning permits against which require tree protection, and which encourage housing to overlook the conservation areas as well as other design measures.

Link conservation area directions: The link conservation area is not relevant as the link follows the Pipe Track which is outside of the Development plan area and not impacted by the proposed development. The Pipe Track is protected from impact.

Social Infrastructure and Community Development. Key Objective: To facilitate the timely provision of a range of community and recreation facilities to meet the needs of residents and promote community health and cohesion.

***Development Plan Response:** The Development Plan is consistent with the MSP direction for the location of social infrastructure. The land will pay development contributions towards the provision of offsite infrastructure in nearby neighborhoods.*

Housing: Key Objective: To provide a mix of lot sizes and housing forms to cater for a broad range of household types. The design of dwellings should be site-responsive, energy efficient, and contribute to local identity.

***Development Plan Response:** The Development Plan implements the housing key objective through the housing objectives contained in the housing statement. The housing performance measures, and the Development Plan plans combine to encourage a broad range of household types. The Development Plan includes comprehensive housing, public realm and ESD objectives and performance measures which will ensure dwellings will be site responsive, energy efficient and contribute to local identity.*

Open Space Network Key Objective: To establish an integrated open space network that maintains ecological integrity and landscape character as well as offering a wide range of passive and active recreation opportunities for all user-groups.

***Development Plan Response:** The Development Plan vision, objectives and performance measures will ensure the site contributes to the wider MSP integrated open space network. The performance measures to be implemented through planning permits will ensure ecological integrity and provide a range of experiences for all user groups. An active transport network allows residents access to the Bunjil nganga Parkland, the Plenty River Valley Parklands and nearby active sport opportunities.*

Heritage and Culture Key Objective: To protect Aboriginal and European heritage sites and to increase community understanding and awareness of this heritage through site-responsive urban design.

***Development Plan Response:** A Preliminary Aboriginal Heritage Test (PHAT) has determined that here are no areas of Aboriginal cultural sensitivity on the land. The Development Plan acknowledges the heritage significance of Moorilla and ensures any development within the Heritage Overlay is consistent with the objectives of the Overlay and planning scheme policies designed to protect heritage values.*

Servicing and Drainage Key Objective: To effectively and efficiently implement the servicing and drainage strategies that have been prepared by Yarra Valley Water and Melbourne Water respectively. The principles of Water Sensitive Urban Design (WSUD) should be applied in a coordinated manner across all precincts in the MSP area. This should occur in collaboration with Melbourne Water with the aim of limiting the quantity, and improving the quality, of stormwater entering waterways by limiting impervious surface areas, capturing run-off, and allowing biofiltration to occur.

***Development Plan Response:** The Development Plan includes an Integrated Water Management Plan section that specifically addresses the MSP drainage objective, which embraces WSUD and seeks to reduce stormwater quantity leaving the land.*

2.3 Local Context Statement

The land is near major transport, social and recreation infrastructure which provides the context for the development to support a quality, affordable lifestyle for future residents.

Figure 6 illustrates the key infrastructure and context, including that the site is:

- Close to Hawkstowe Rail Station.
- Adjacent to the Plenty Road transport corridor.
- Adjacent to the Yen Yean Pipe Track.
- Adjacent to the Principal Public Transport Network (PPTN).
- Close to Mernda Park Primary School.
- Within walking distance of both the Bunjil nganga Parkland and Plenty Gorge Parklands.

Hawkstowe Rail Station

The eastern boundary of the land is within 150 metres of the Hawkstowe Rail Station. More than half the land is within the 400m walkable catchment of the station with direct access via a signalised pedestrian and cycle crossing on Plenty Road at the McArthurs Road intersection.

Plenty Road Transport Corridor

Plenty Road is a 6-lane primary arterial road that provides road-based transport access to the Ring Road and the region. Plenty Road is a PPTN bus route and has dedicated on road bike lanes.

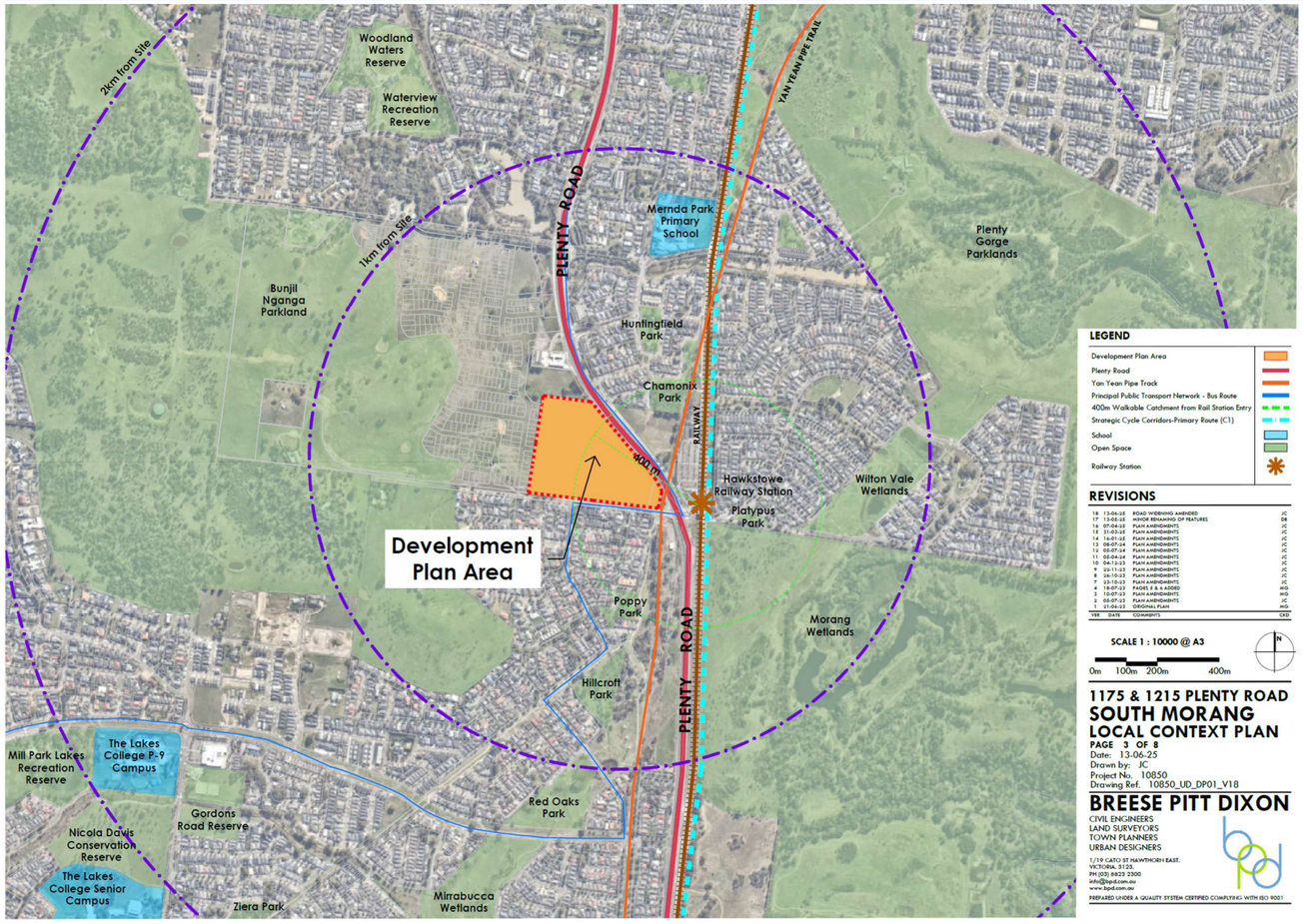
Bunjil nganga Parkland

The Bunjil nganga Parkland is located to the west and provides open space on hilltops and ridgelines which overlooks the northern area of South Morang with elevated 360 degree views. The parklands support a network of trails, passive open space use, flora and fauna biodiversity, cultural heritage values and is a locally and regionally significant landscape. An area to the west of the subject land is identified to be acquired by Council for expansion of the Bunjil nganga Parkland.

Plenty Gorge Parkland

The Plenty Gorge parklands are an important environment protection zone and provide managed opportunities for passive recreation including cycling and walking trails.

Figure 6: Local Context Plan



Yan Yean Pipe Track

The Yan Yean Pipe Track is a key heritage asset and supports a shared path and canopy trees and other environmental qualities. Some heritage dry stone walls are located abutting the site.

Surrounding Established Urban Areas

The surrounding residential areas supports conventional residential development typically with single dwellings on lots generally in the range of 400-700 square metres.

These adjacent residential areas include medium density residential development near public open space and the retention of River Red Gums within open space.

The Mernda Park primary school is within walking distance of the land, and a P-12 college is located to the south of the land.

2.4 Adjacent Development Plan

Figure 7 is an extract from the adjacent approved Development Plan.

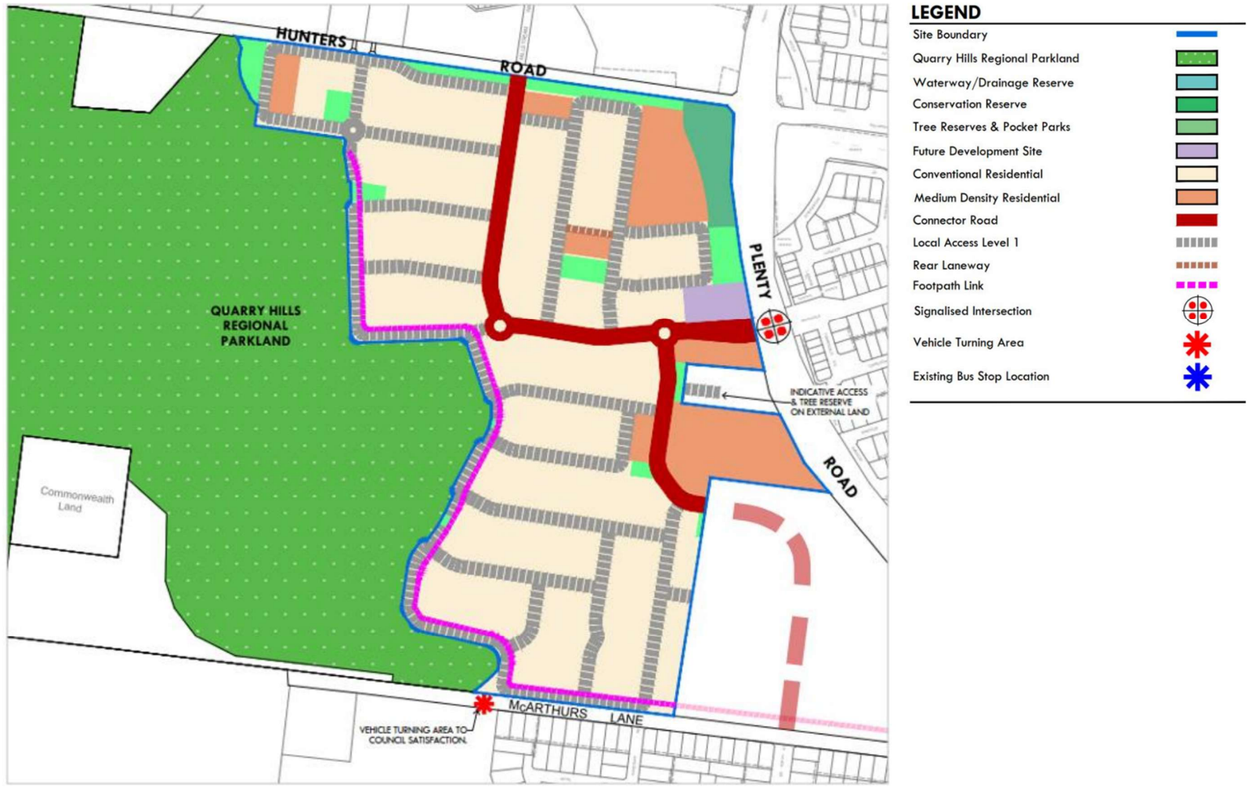
The most relevant features of the plan that need to be considered or integrated into this Development Plan are:

- A new connector street is proposed to extend from Hunters Road to McArthurs Road via a new intersection on the subject land at Poppy Drive. This would require a roundabout to manage traffic movements at McArthurs Road.
- A now complete signalised intersection on Plenty Road at Riverdale Boulevard. This provides alternative traffic access to Plenty Road, which may be attractive for north bound movement.
- Bunjil nganga Parklandis proposed to the west to extend to within several hundred metres of the land. This provides attractive walking and recreation opportunities.
- A footpath is proposed to extend from the Bunjil nganga Parkland along the north side of McArthurs Road to the Rail Station. This would be widened to a shared path from Poppy Drive.
- Medium density housing is proposed along the Plenty Road transport corridor.
- Existing River Red Gums and other indigenous trees are proposed to be protected on the land, including straddling the western boundary interface with this Development Plan. The Planning Scheme generally requires protection of River Red Gums on the land.
- The balance of the land is proposed for residential development.

A shared path is not shown along the Plenty Road frontage of the land. However, it is understood that Council has requested that a path be provided along the Plenty Road frontage to connect south into the Development Plan area.

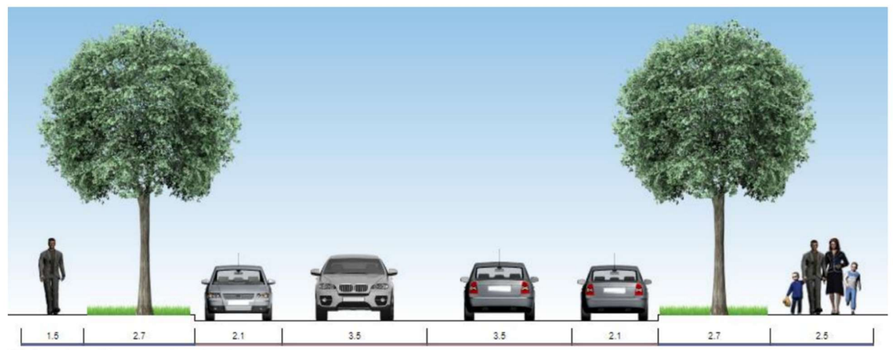
Figure 8 is the connector street profile in the adjacent Development Plan that is proposed to be extended into the site to meet McArthurs Road at Poppy Drive. A shared path is included on one side of the street.

Figure 7: Adjacent Approved Development Plan



Source: City of Whittlesea

Figure 8: Connector Street Profile in Adjacent Development Plan



20.6 metre wide connector street

2.5 Planning Scheme Requirements

The Whittlesea Planning Scheme includes a range of policies and requirements which must be addressed in this Development Plan or in future permit applications. The most relevant policies and requirements are summarised here.

The key planning scheme elements include:

- Development Plan Overlays.
- Planning policy framework.
- Other planning scheme requirements.
- Open Space requirements.
- Infrastructure contributions.

2.5.1 Development Plan Overlay

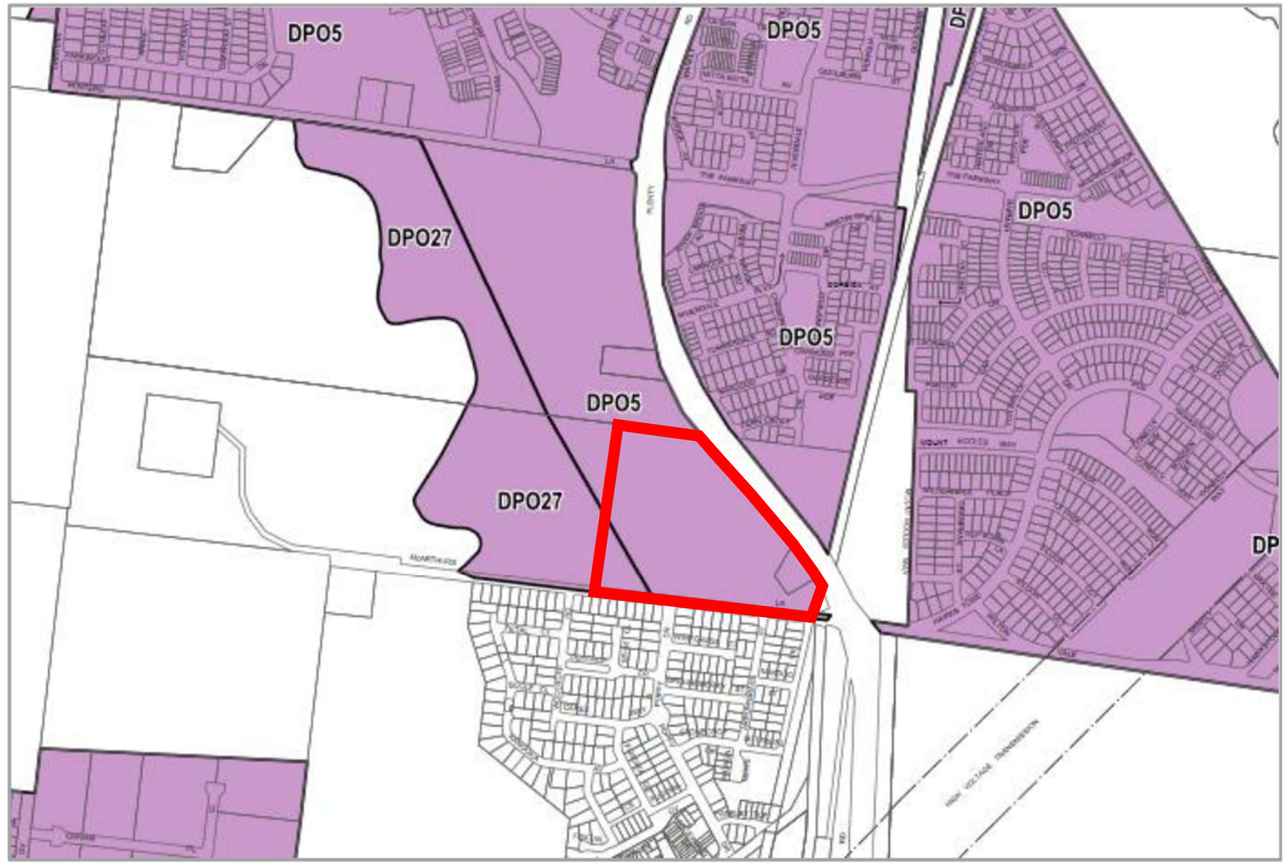
Figure 9 shows most of the land is covered by DPO Schedule 5 and a smaller part in the southwest corner is covered by DPO Schedule 27. This section of the Development Plan explains how it addresses the requirements of the two overlays.

DPO Schedule 5 requires that the Development Plan must be generally in accordance with the Mernda Strategy Plan and that it must include:

- A strategic context statement (this is in Section 2.1).
- A detailed site analysis plan (this is Figure 11).
- A land contamination assessment (the Preliminary Risk Screen Assessment outcome is shown in Figure 11).
- A flora and fauna and net gain assessment and River Red Gum and arboriculture assessment, including WSUD treatments to support River Red Gum heath and linkages between green spaces (this is addressed in various parts of Section 3 and in the implementation sections of the Development Plan).
- A housing diversity outcomes statement (this is in Section 5.2).
- An active transport plan (refer Figure 23).
- An open space plan, landscape concept plan (including a concept for the Plenty Road interface), street tree concept plan (refer Figure 24).
- Functional road layout plan with street sections, intersection treatments, road widening and bus networks (refer cross sections and functional designs in Figure 28).
- A drainage, telecommunications and staging strategy (refer BPD Servicing Report and Staging Plan in Figure 27).

Section 1.3 lists the technical reports prepared in conjunction with this Development Plan. These provide additional information.

Figure 9: Development Plan Overlay Map



Additional requirements in DPO Schedule 27 beyond those in Schedule 5 are also addressed in the Development Plan as follows:

- Transport strategy, including road hierarchy and cross sections (this is addressed in Figure 22).
- A plan that shows integration and transition with surrounding properties (this is addressed in Figure 23).
- Appropriate parkland interface treatments (refer Figure 24).
- A diverse range of allotment densities and dwelling types (refer Figure 18 and Figure 21).
- Innovative, site-specific urban design (refer Figure 24 and the need for permits to respond to the objectives and performance measures of the Development Plan).
- A detailed heritage response (refer Section 5.8).

Planning policy framework

The Development Plans implements the relevant planning policy framework policies which include:

- Housing.
- Urban Design.
- Environmental and Landscape Values.
- River Red Gums.
- Built Environment and Heritage Conservation.

The Development Plan objectives and performance measures are designed to implement these policies which are summarised on the next page.

Housing. The most relevant parts of Clause 02.03-6 are:

- Development in established areas close to public transport should include medium and higher density housing.
- Encourage greater housing choice in terms of type and style.
- Encourage housing that contributes positively to local character and sense of place.

Urban Design. The most relevant parts of Clause 15.01-1L are:

- Discourage the use of rear or side fences on major roads to encourage activation and passive surveillance.
- Encourage the use of built and natural shade in new developments.
- Encourage the planting of large canopy trees in developments and in urban streetscapes.
- Plant trees along walking and cycling corridors to enhance shade provision.

Environmental and Landscape Values. The most relevant parts of Clause 02.03-2 include:

- Protect River Red Gum trees for their intrinsic value in establishing a character and identity, especially for newly developing areas but also in existing areas.

River Red Gum Protection. The objective of Clause 12.01-1L is to retain and provide for the long-term viability of River Red Gums. Key strategies include:

- Maximise retention, protection and incorporation of mature River Red Gums and juvenile trees (to support regeneration) into the design of any development or subdivision.
- Site River Red Gum trees proposed for retention in public open space reserves and/or road reserves.
- Set aside parts of open space areas containing River Red Gums as regeneration and establish understory.
- Limit removal of mature River Red Gum trees to only those that present a danger to people and property.

Heritage Conservation. The relevant parts of Clause 15.03-1L which apply to land within a Heritage Overlay include:

- Secure heritage sites early in the development process.
- Secure long term protection with a s173 Agreement.
- Integrate the heritage place into public space or open space.
- Support adaptive reuse of the building.
- Protect views, vistas and silhouettes where these are part of the heritage significance.
- Discourage alterations visible from the public realm.
- Hide ancillary services from the public realm.
- Protect mature canopy trees adjacent to the heritage place.
- Retain fencing or create new fencing to reflect the style.

Built Environment. The relevant parts of Clause 02.03-4 Include:

- Create a preferred urban character in housing change areas identified for more intensive infill development, such as in activity centres and along public transport routes.

Sustainability and Stormwater Management: The relevant parts of the planning policy framework are:

- Cl. 15.01-2L Environmentally Sustainable Development.
- Cl. 15.01-3S - Subdivision Design.
- Cl. 19.-03-3S Integrated Water Management.
- Cl. 19.03-3L Water Sensitive Urban Design.
- Cl 53.18 Stormwater Management in Urban Development.

Other Planning Scheme Requirements

The most relevant policies include:

- Environmental Significance Overlay.
- Heritage Overlay.
- Clause 54, 55 and 56 of the schemes (known as ResCode).
- Provision of Public Open Space.
- Development Contributions.

Environmental Significance Overlay. The land is within Vegetation Protection Overlay Schedule 1. The purpose of this overlay is to protect and maintain River Red Gums. Permit applications must provide a site analysis plan that identifies River Red Gums, and which responds to an arborist assessment report.

Heritage Overlay. A Heritage Overlay applies to part of the land shown in Figure 11. This Overlay seeks to protect heritage values and requires a planning permit for use or development within the Heritage Overlay area.

ResCode. ResCode refers to clause 54, 55 and 56 of the Planning Scheme which relate to residential development design objectives and standards. The Development Plan allows for these objectives and standards to be met at the permit stage.

Provision of Public Open Space

The Mernda Strategy Plan Development Contributions Plan explains how open space is to be provided to the land within DPO 5, as follows and as shown in Figure 10.

> *"All Development Plans must provide open space in accordance with the Plan 4. This plan shows the area of open space on each land parcel in the MSP area. If the designated open space on a given land parcel is less than the "adjusted" percentage open space figure for the subject precinct, then a cash contribution will also be required. The cash contribution will be equal to difference between the amount of open space provided on the Development Plan (as a % of GDA) and the "adjusted" percentage figure for the subject precinct."*

Figure 10: Mernda Strategy Open Space Plan Extract



No unencumbered open space is required by the MSP within the Development Plan area. A cash contribution to open space is required to be made to Council as set out in the MSP Development Contributions Plan.

Infrastructure Contributions

The Mernda Development Contributions Plan Overlay applies to the land and requires a contribution to be made when subdivision occurs. As no DCP projects are located on the land, a cash contribution will be paid to Council when the land is subdivided in accordance with the relevant DPO Schedule. DPO 27 also requires a contribution to local infrastructure. These will be documented in a s173 Agreement between the owner and Council prior to development occurring.

3 Site Analysis

3.1 Introduction

This section addresses site attributes including:

- Existing land titles, agreements, and easements.
- A detailed site analysis plan.
- Existing trees and hydrology.

3.2 Site Title and s173 Agreement

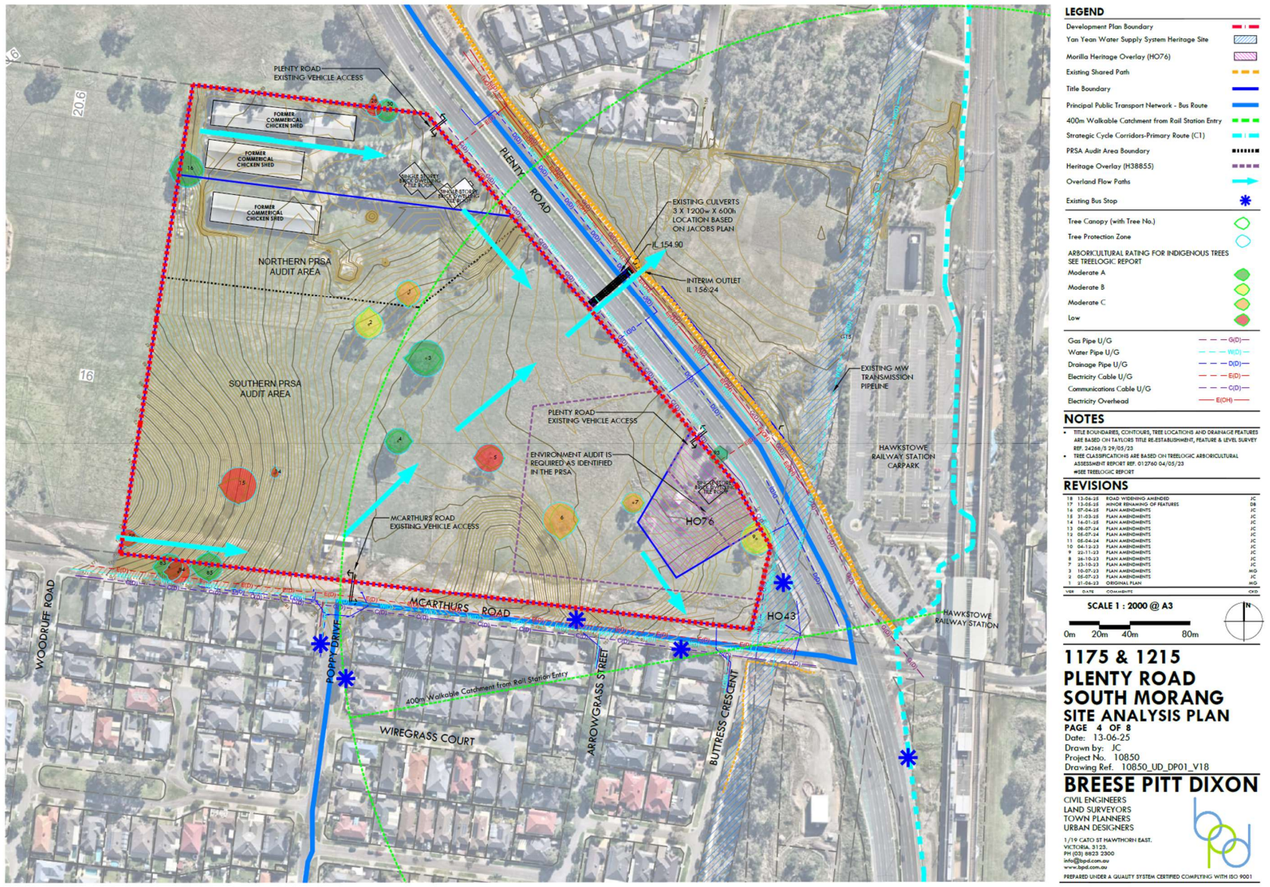
The Development Plan area contains 3 separate land titles comprising 10.04 hectares as shown in the Table below.

Title Identifiers:	• Lot 1 on Title Plan 396110S (formerly known as part of Section 14 Parish of Morang) which is 1.2 hectares. • Lot 1 on Title Plan 160051Y (formerly known as part of Portion 14 Parish of Morang) which is 8.43 hectares. • Lot 1 on Title Plan 129782J (formerly known as part of Section 14 Parish of Morang) which is 0.41ha.
Restrictions/Covenants:	• There are no existing agreements under s173 of the Planning and Environment Act that apply to the land. • There are no restrictive covenants that apply to the land.
Easements:	• There are no existing easements that apply to the land.

3.3 Detailed Site Analysis

The land is currently used for low intensity agricultural purposes, including cropping and grazing. The land is within walking distance of the Hawkstowe Rail Station. The main site features are summarised in Figure 11 and described in more detail in Section 2 and in the technical reports accompanying the Development Plan.

Figure 11: Site Analysis Plan



The key features evident in the site analysis plan include:

- **Poultry farm**. There are 3 former commercial chicken sheds on the land.
- **Existing dwellings**. There are two existing dwellings on the land. The southern dwelling is within a Heritage Overlay.
- **Slope**. The land falls from west to east with several steeper sections which require design consideration.
- **Existing services**. Urban services exist abutting the site and these can be readily extended to the land.
- **Bus Stops**. Bus stops exist in Poppy Drive, McArthurs Road and on Plenty Road.
- **Indigenous trees**. A number of River Red Gums exist on site.
- **Plenty Road access**. An existing vehicle access exists from Plenty Road for the existing dwelling in the Heritage Overlay.
- **McArthurs Road**. The main access to the land is from McArthurs Road, which allows direct property access.
- **Adjacent development**. Development to the south is single-story dwellings on lots between 500 and 600 square metres.
- **Heritage Overlay**. A Heritage Overlay applies to Morilla, an existing house and to the Yan Yean Pipe Track.
- **PRSA Audit Areas**. The PRSA defines areas which will require an Environmental Audit.
- **Former Daniel's Residence and Manufactory site.** Heritage Victoria recognizes H7922-0535 triggering a consent to disturb.

3.4 Existing Trees

A comprehensive assessment was undertaken of existing trees. The assessment process included:

- Survey of canopy and trunk diameter (Taylors).
- Arboriculture assessment (Tree Logic).
- Determine Tree Protection Zone (TPZ) requirements (Taylors and Tree Logic).
- Ecological assessment (Ecology and Heritage Partners).
- An integrated landscape assessment based on the above with recommendations for tree retention and removal (Urban Edge Landscape Architects in conjunction with Council officers).

3.4.1 Arboriculture Assessment

Figure 12 is an extract from the Tree Logic Arborist Report. The plan illustrates the arboricultural rating for each tree, the survey of tree canopy and the computed TPZ using the diameter at breast heights. Figure 13 is the assessment for indigenous trees.

Figure 12: Assessment of All Existing Trees



The design team has considered:

- The need for any cut and fill through the urban design process that could impact trees proposed for retention.
- Potential civil engineering, hydrology and landscape treatment around retained trees.
- Potential urban design response to highlight key trees.
- Potential WSUD and passive street tree watering to support tree water requirements.

Figure 13: Assessment of All Existing Indigenous Trees



The detailed design response to these issues will be addressed at the planning permit stage in response to the objectives and performance measures set out in the Development Plan.

Tree Logic specifically considered: tree species, tree condition, tree height, width (at breast height and base width), tree health., tree structure, tree age class, life expectancy and arboricultural rating. The design team met Council staff on site to determine which of the indigenous trees should be retained, how they should be retained generally or other requirements. The design team have taken the recommendations into the project vision, design response, objectives and performance measures.

The EHP Report provided an environmental assessment of the flora, fauna and habitat significance of the land and provided recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas. These recommended actions have been included in the Development Plan through the objectives and performance measures which will be addressed in detail at the planning permit stage.

3.5 Existing Hydrology Analysis

A Stowmwater Management Strategy (SWMS) has been prepared to address the MSP and to support the Development Plan by Alluvium. The SWMS includes detailed analysis of the existing hyrdology which is summarised in Figures 14 and 15.

The land is within the Wiltonvale Development Servcies Scheme (DSS) managed by Melbourne Water and shown in Figure 14. BPD have shown in Figure15 that there are external flows from the west that will be conveyed through the site.

Figure 14: Extract from Wiltonvale DSS

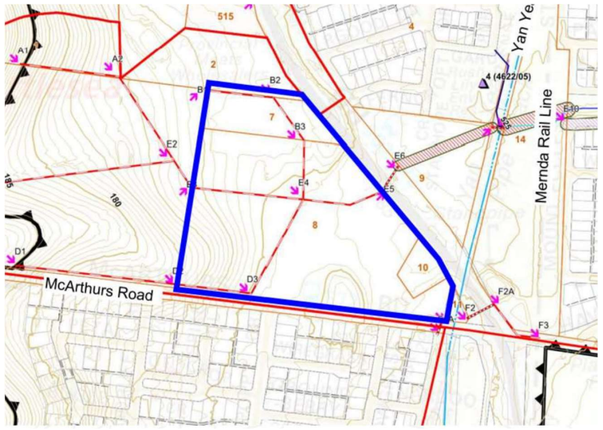


Figure 15: BPD Internal Drainage Path Diagram

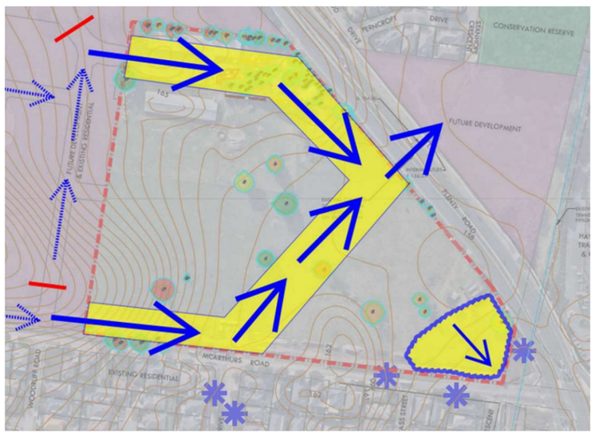


Figure 16: Alluvium MWC DSS Summary Plan

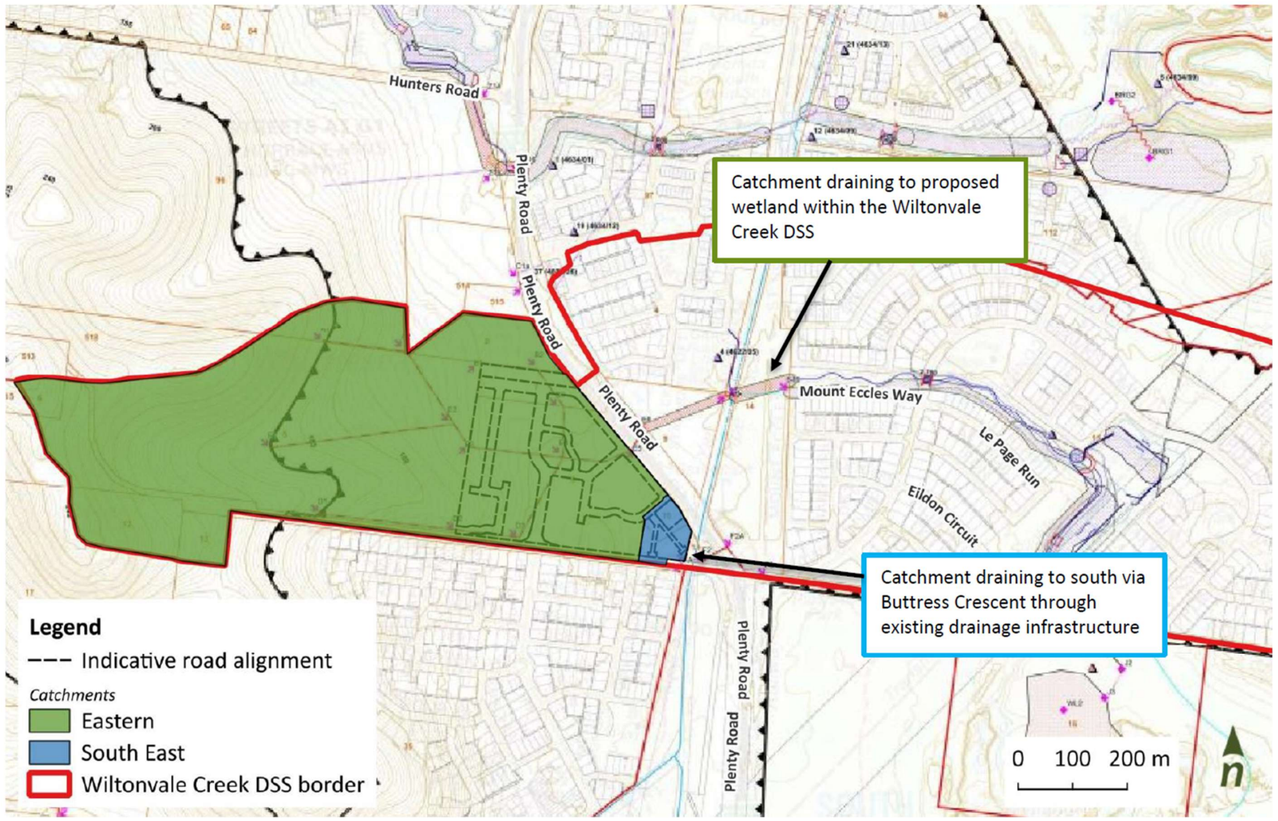


Figure 16 provides a summary of the MWC DSS strategy for the site and its upstream and downstream catchment.

The Alluvium SWMS Report applies WSUD principles as set out in the MSP and in Councils IWM Urban Design Manual. Future permits will provide a more detailed SWMS in response to the IWM objectives and performance measures set out in Section 5.7

The SWMS provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality (particularly in relation to the Plenty River and its tributaries), and reduction of run off and peak flows. The SWMS has had regard to the particular WSUD principles set out in the MSP.

This SWMS identifies objectives and strategies for stormwater quantity, stormwater quality and interim development. By meeting objectives and the performance measures permit applications will provide a comprehesnive IWM design response.

The SWMS is an important component of the development servicing strategy and ensures storm water is managed in accordance with the MSP, Melbourne Water and Council requirements.

The Alluvium SWMS has considered both the interim and ultimate infrastructure requirements associated with the development of 1215 Plenty Road site. The strategy has demonstrated that the proposed interim arrangements will be consistent with ultimate drainage system.

4 Vision

*"**Hawkstowe Station West: An attractive, green, treed, walkable community offering a quality, affordable lifestyle.***

The Hawkstowe Station West Development Plan prioritises the sustainable movement of people and facilitates active and public transport use. A walkable grid of shady streets will create a compact and pedestrian oriented neighbourhood that encourages residents to safely walk or cycle to the rail station, Bunjil nganga Parkland, shops, schools, recreation areas and parks.

The development protects and celebrates healthy existing indigenous trees and provides space for their conservation as a place-making gesture. Civil and landscape design provides water to support River Red Gum health. A unique landscape character is created by implementation of IWM principles and maximising street tree canopy with performance measures to support long term tree health.

Shady streets and shared paths provide efficient and direct links across for residents to the strategic cycling corridor and to the rail station. Along these journeys, protected beautiful River Red Gums connect both people to nature and wildlife and create a positive sense of place.

The precinct provides for an affordable, quality lifestyle. At the cornerstone is compact, affordable housing designed to integrate into the existing urban fabric adding to local social and economic diversity and building a more complete community. Denser housing is encouraged in the core of the rail station's walkable catchment.

The design celebrates the role Plenty Road played in the region's development as a transport arterial and Moorilla is protected. Its location fronting Plenty Road allows for informal public enjoyment at its frontage, new planting in the rear garden will soften the adjacent development, creating a green background for the house.

McArthurs Road will be completed as an attractive, shady, east-west active transport and green spine with development complementing existing southern side homes.

Master planning provides urban and landscape design guidelines that incorporate contemporary building techniques and tree canopy to ensure an attractive outcome."

4.1 Design Principles

The vision is supported by the diagram in Figure 17 and the following design principles based on the following themes:

- Housing.
- Movement and access.
- Public realm.
- Built form.

Housing forms and urban density principles include:

- Increase housing density with smaller housing forms within the walkable catchment of the rail station supported by permeable walking paths.
- Provide increased housing density near the rail station to support households to reduce car dependence and the cost of living.
- Provide a diverse range of housing and lifestyle opportunities.

Movement and access principles include:

- Provide direct walking and cycling links to the rail station and to the Bunjil nganga Parkland.
- Design for safe, shady walking and cycling.
- Create a safer, calm neighbourhood by designing in slow points into the western connector street and link at Poppy Drive.

Tree canopy and public realm principles include:

- Protect and enhance existing healthy River Red Gums.
- Achieve an expanded tree canopy in new streets.
- Encourage passive street tree watering to boost tree growth and to make the canopy more climate resilient.
- Relate retained trees to street vistas as a place-making gesture.
- Incorporate WSUD principles and techniques into the development to help reduce site runoff.

Built form principles include:

- Manage built form with design guidelines for the site entry, adjacent to existing residents and adjacent to reserves.
- Implement integrated housing and engineering design and construction to support a more compact development.
- Provide for consistent treatment of street setbacks, with smaller setbacks where development is more compact.
- Integrate Moorilla into the urban design response.
- Encourage housing designs consistent with the Small Lot Housing Code to support affordable housing delivery.

BURSILL BC CONSULTING

Figure 17: Vision Concept



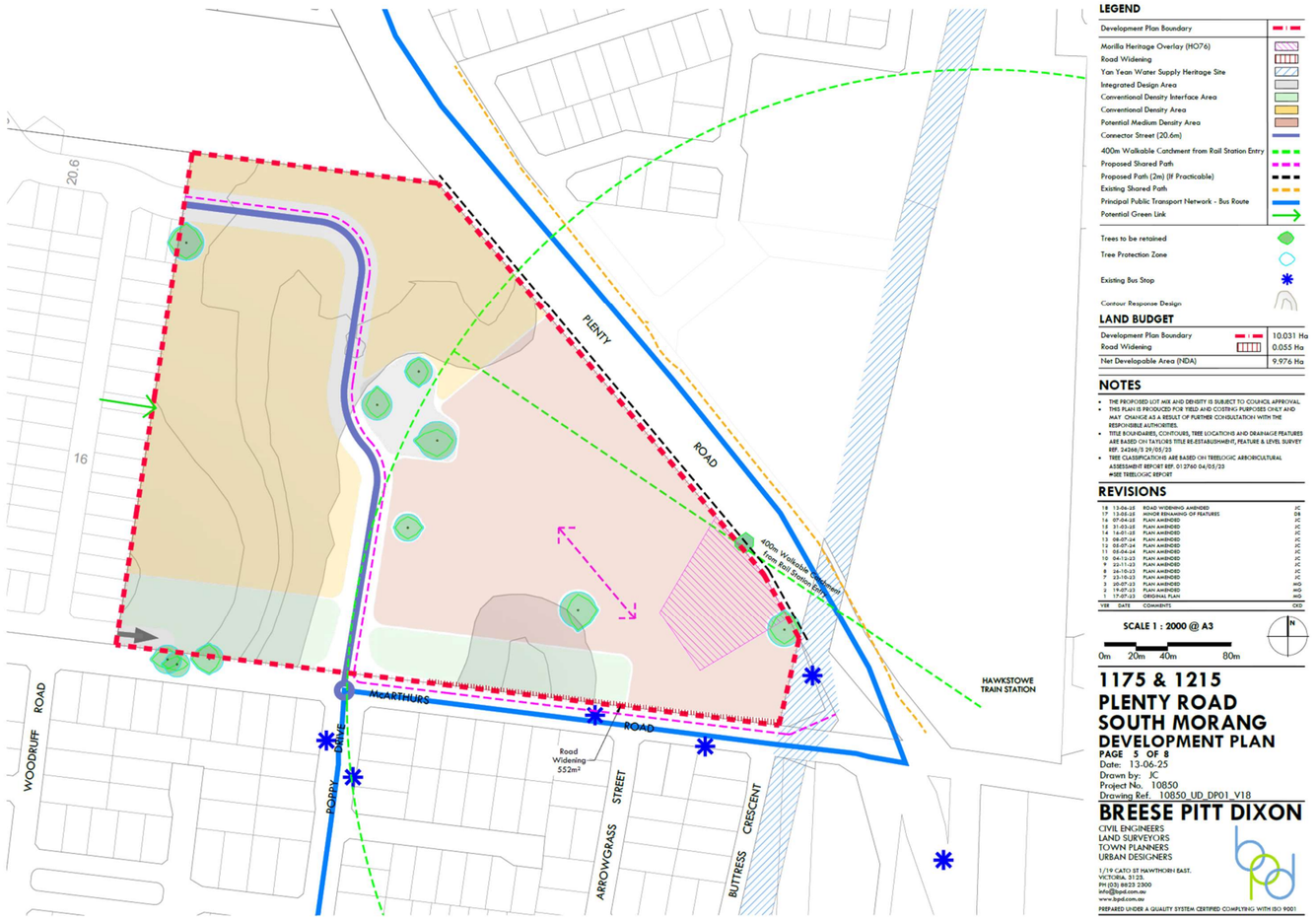


4.2 Development Plan

The Development Plan is shown in Figure 18 and provides for the following outcomes:

- **Walkable Structure**. Street and path design provides permeability to the central River Red Gum conservation area, Plenty Road, McArthurs Road and to Hawkstowe Rail Station.
- **Maximise Density.** Increased housing density with a variety of compact homes within the walkable catchment of the rail station.
- **Affordable Housing**. Encourage smaller affordable homes closer to the rail station, to support a quality, affordable lifestyle.
- **River Red Gum Focused Entry.** Terminate the entry road from McArthurs Road at the retained River Red Gums as a key placemaking move.
- **River Red Gum Protection**. Protect and enhance existing healthy River Red Gums in conservation areas.
- **Plenty Road Access.** New lots do not have direct access to Plenty Road.
- **Southern Conventional Density Interface**. Provide conventional lots along most of the frontage to McArthurs Road to help the new neighbourhood fit within the existing context.
- **Plenty Road Landscape Response.** Create an attractive interface by providing a row of indigenous trees and a path within the edge of the existing Plenty Road reservation – if practicable.
- **Local Traffic Management.** Create a safe neighbourhood feel by designing in bends as slow points into the new connector street. Calm local traffic on McArthurs Road with a roundabout at Poppy Drive.
- **East-West Connection**. Provide for a connection between the land to the west into the site as shown mid-way along the western boundary of the land.
- **Shared Path.** Provide a key shared path along the new connector street and linking the central River Red Gum reserve, along McArthurs Road to join the strategic cycling corridor and to link to the rail station.
- **Safe Cycling**. Design for safe, shady walking and cycling, including use of local streets for cycling.
- **Moorilla**. Ensure use and development within the Moorilla Heritage Overlay is consistent with the overlay and relevant planning scheme policy.

Figure 18: Development Plan



4.3 Population and Lot Yield Targets

Figure 19 provides the Development Plan land budget. The target yield is between 200 and 250 dwellings. The Development Plan housing yield would generate a population of between 600 and 750 people.

A higher housing yield is encouraged by developing the areas suitable for medium density housing generally as shown in Figure 18. It may be possible for the yield to be increased further through integrated design to support Government policy for urban consolidation.

Figure 19: Land Budget Table

	Total
	10.031
Heritage Site	0.161
Road Widening	0.063
Net Developable Area (NDAHa)	9.976
Net Residential Area	5.663
Number of Lots (Total)	230
Central River Red Gum Integrated Design Area	0.364
Tree Reserve	0.263
Landscape Reserve	0.293

There is potential for higher density housing and appropriate non-residential use at ground level with apartments at upper levels which would increase the housing yield beyond those in Figure 19.

Figure 20: Hawkstowe Rail Station Entry



5 Design Response

5.1 Introduction

The design response includes objectives and performance measures under the following headings:

- Housing.
- Movement and Access.
- Public Realm.
- Environmentally Sustainable Design.
- Integrated Water Management.
- Built Form.
- Heritage.

5.2 Housing Response

5.2.1 Housing Outcomes Statement

The housing objectives form the Housing Outcomes Statement which is a requirement of DPO Schedule 27:

- Encourage greater housing choice in terms of size, type and style.
- Use residential land efficiently to increase housing yield.
- Increase housing density, particularly within the walkable catchment of the rail station.
- Provide opportunities for smaller, affordable housing opportunities near the rail station to reduce car dependence.
- Provide an appropriate dwelling diversity to suit varied accommodation needs including conventional and medium density dwellings.
- Consider different housing outcomes responding to the site development opportunities and constraints.
- Encourage housing that contributes positively to local character and sense of place.
- Provide appropriate dwelling diversity to suit varied accommodation needs.

5.2.2 Housing Performance Measures

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM1 Density between 20 and 25 Dwellings per NDHa**. Permits should achieve an overall housing density of between 20 and 25 dwellings per net developable hectare.
- **PM 2 Modern Housing Designs**. Housing should consist of modern and contemporary design.
- **PM 3 Diverse Lot Types**. Conventional residential subdivision should ensure that a suitable diversity of lot types is provided to support variation in dwelling types and frontage treatments.
- **PM 4 Attractive Interface to McArthurs and Plenty Roads**. Urban design should ensure that housing makes a positive visual contribution to the visual amenity along McArthurs Road and Plenty Road.
- **PM 5 Housing to Front Open Space**. Housing should front onto areas of public open space to enhance the safety, presentation, and function of these areas. Side boundary presentation to public open space should be limited to where design constraints require that outcome.
- **PM6 Rear Loaded Lots to Provide Paper Road**. Where rear loaded medium density housing directly adjoins an open space reserve or Plenty Road, a 4-metre wide 'paper road' reserve should be provided including path access to dwelling entries.
- **PM 7 Housing Diversity.** Permit applications should demonstrate how the overall design response will deliver housing diversity, including one, two, or three-bedroom dwellings.
- **PM 8 Complement Open Space**. Housing design should complement and enhance the presentation and function of open space areas.
- **PM 9 Landscape Responsive Materials**. Housing should adopt the use of materials and finishes which complement the natural landscape within and surrounding the site.
- **PM 10 Consistent Front Setbacks**. Dwellings should provide a consistent front setback character. Reduced front setbacks should be considered for medium density sites within an urban design and streetscape response. Consideration should be given to enabling the provision of landscaping within the property frontage to complement street planting and the open space network.
- **PM11 Passive Surveillance to Open Space**. Applications proposing medium density housing in locations adjacent to public open space areas should ensure that dwellings provide passive surveillance to open space from ground and upper floors, pedestrian connections and deliver an integrated landscape response which complements the reserve.
- **PM12 Avoid Front Fencing Forward of the Dwelling**. Fencing forward of the dwelling frontage should be avoided.
- **PM 13 Slope Management Plan**. Where relevant, a slope management plan should be submitted at the Functional Design Stage to ensure a positive streetscape through integrated urban, landscape and civil design is achieved.
- **PM 14 Minimise Cut and Fill**. Subdivision, engineering, landscape design and buildings and works should provide an appropriate response to topography and reduce unnecessary excavation and cut and fill works.
- **PM 15 Manage Retaining Walls and Site Cut**. Works that are undertaken in response to steeper topography such as retaining walls and site cutting should not overwhelm or dominate the presentation of residential lots from the street.
- **PM 16 Rear Retaining Walls Should not Impact Access to Daylight**. Earthworks and retaining walls along rear lot boundaries should ensure that the works will maintain satisfactory levels of sunlight to secluded private open space.
- **PM 17 Housing Character**. Establish a unique residential character that achieves successful integration into the broader residential areas of the surrounding local area.
- **PM 18 Potential Higher Density Housing**. There is potential for appropriate, higher density housing, such as apartments, near the rail station to promote urban consolidation and transit orientated development.
- **PM 19 Non-Residential Use**. There is potential for appropriate non-residential use at the ground floor closer to the rail station with higher density residential above to promote increased activity and safety. Any significant intensity of development should ensure there is appropriate road access, and that the existing street system capacity is not exceeded.
- **PM 20 Small Lot Housing Code**. Housing on lots less than 300 square meters in size are encouraged to be consistent with the Small Lot Housing Code.

5.2.3 Residential Typologies

Figure 21: Residential Typologies

Example Conventional Lot



Example Small Lot Home



Front and Rear Loaded Townhouse Examples





Example Townhouses



Example Integrated Apartment Design



5.3 Movement and Access Response

5.3.1 Transport Outcomes Statement

The Development Plan has the following transport objectives:

- Deliver a street environment which emphasises an intimate local network rather than characterised by higher order streets.
- Support a low-speed street network encouraging shared use of local streets to encourage walking, community interaction and safe cycling.
- Provide a legible and permeable mobility network.
- Encourage the use of non-vehicular modes of travel.
- Achieve street network design and landscaping which complement and enhance the natural values of the site.
- Provide efficient access to all residential lots.
- Provide appropriate connections to the rail station and existing and surrounding road, walking, and cycling networks.

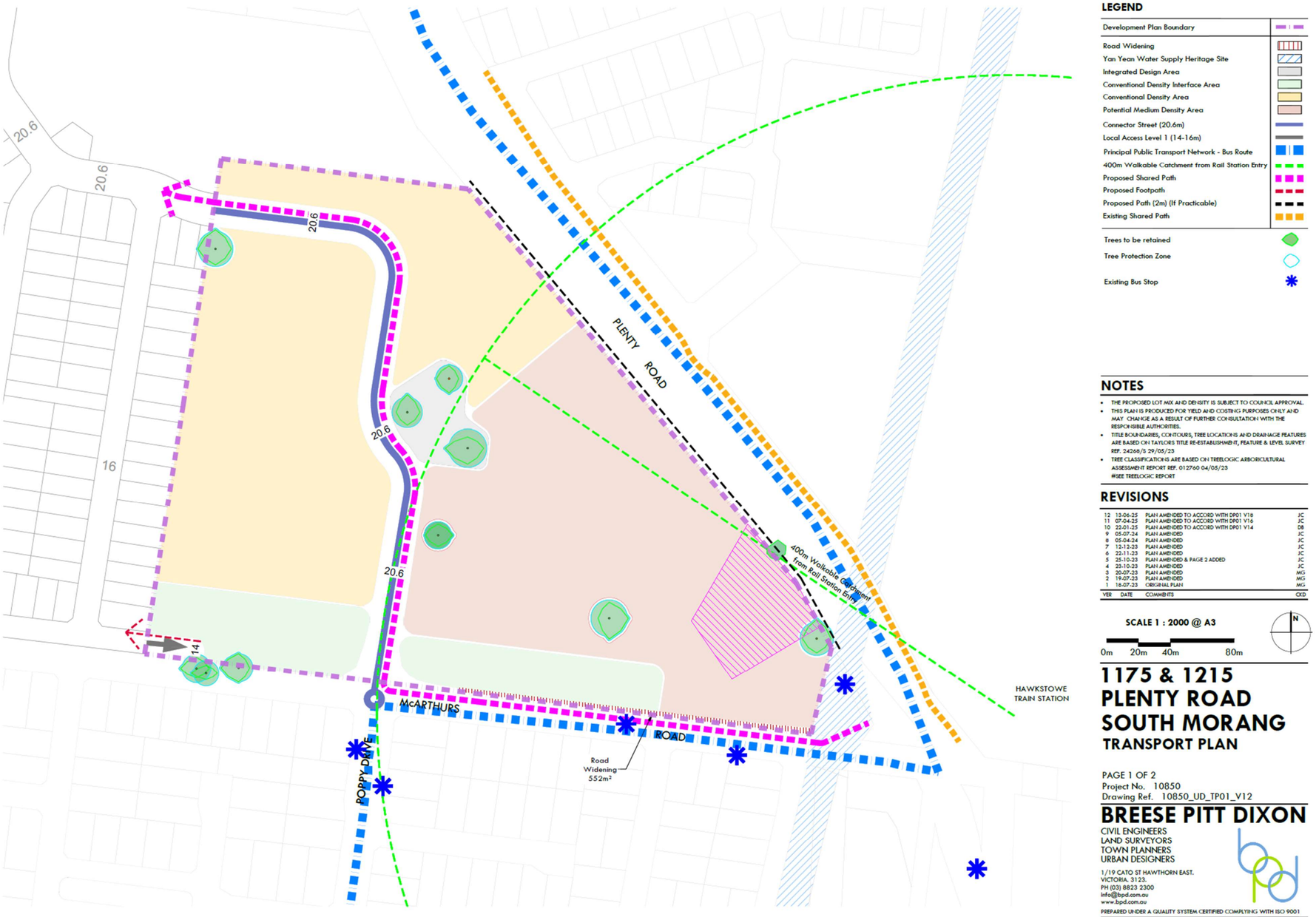
5.3.2 Transport Performance Measures

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM 1 Avoid New Traffic Access to Plenty Road**. New traffic access to Plenty Road should be avoided.
- **PM 2 Lots to Front Plenty Road**. Rear loaded residential development located along Plenty Road should be provided with access via an internal street or via rear lot access with a paper road.
- **PM 3 Path Along Plenty Road**. Development should provide a path along Plenty Road within the Plenty Road reserve if practicable. This is like the existing path on the east side of Plenty Road.
- **PM 4 Provide Efficient Road Access to McArthurs Road**. The local street network should support efficient access to McArthurs Road.
- **PM 5 River Red Gum at Entry Road Vista**. The main entry street into the estate from McArthurs Road from Poppy Drive should be designed to provide direct view lines towards retained River Red Gums.
- **PM 6 Adjacent Road Connections.** A planning permit application should demonstrate agreement between property owners regarding alignment of connecting roads, paths or other critical infrastructure.
- **PM 7 Road Sections.** Permit applications should implement the concept designs in Figure 22 and Figure 23 and the transport cross sections and concept plans in section 6.6 to the satisfaction of the responsible authority.
- **PM 8 Local Streets to Conservation Area**. Where appropriate, provide local streets or paper roads around the periphery of conservation reserves to provide opportunities for passive surveillance and access. Rear accessed dwellings may abut a conservation reserve provided the dwellings front the reserve.
- **PM 9 Streets to Respond to Topography**. The alignment of the street network should respond to site topography where practicable and reduce the use of excessive earthworks and retaining walls.
- **PM 10 Integration with Adjoining Land.** Urban design responses should respond to land use distribution, local traffic and non-vehicular movement and provide appropriate cross-parcel movement
- **PM 11 Whittlesea Neighbourhood Design Manual**. Permits should address the Whittlesea Neighbourhood Design Manual to the satisfaction of the responsible authority.
- **PM 11 Street Block Design**. The street network and street block lengths should have regard to the Whittlesea Neighbourhood Design Guidelines to the satisfaction of the responsible authority.
- **PM 13 Low Speed Streets**. The street network should support a low-speed environment for pedestrians, cyclists and vehicles and encourage shared use with speed control devices to be applied to the satisfaction of the responsible authority.
- **PM 14 Integrated Pedestrian and Cycle Network**. The pedestrian and cycle network should respond to the Movement and Access Plan in Figure 23 and provide for movement throughout the site and connection to surrounding networks.
- **PM 15 Civil Engineering Design to Demonstrate that Trees are Protected**. Where trees are shown to be retained in, or near a road, detailed design works as part of engineering or landscape design should ensure the health of vegetation is maintained.
- **PM 16 Integrated Landscape Treatment to Protect River Red Gums**. Local streets adjoining the central River Red Gum cluster are to support an integrated landscape design treatment to provide a positive level of public amenity along this interface.
- **PM 17 Street Design to Prioritise Pedestrians and Cyclists**. The design of all streets should give priority to pedestrians and cyclists through:
  - Providing footpaths of at least 1.5 metres wide, or shared zones to the satisfaction of the responsible authority to support pedestrian permeability.
  - Providing a connected footpath network throughout the Development Plan area.
  - Providing safe and convenient crossing points to all intersections and at key networks.
  - Providing pedestrian and cycle priority where feasible.
  - Ensure all streets support the planting of canopy trees to the satisfaction of the responsible authority and consist of a native or indigenous species theme.
- **PM 18 Pedestrians and Bicycle Links to Surrounding Areas**. The design of all streets should ensure that pedestrian and bike paths provide the links to the surrounding areas shown on the bicycle and pedestrian network plan in Figure 23.

BURSILL BC CONSULTING

Figure 22: Movement and Access Plan



LEGEND

- Development Plan Boundary
- Road Widening
- Yan Yean Water Supply Heritage Site
- Integrated Design Area
- Conventional Density Interface Area
- Conventional Density Area
- Potential Medium Density Area
- Connector Street (20.6m)
- Local Access Level 1 (14-16m)
- Principal Public Transport Network - Bus Route
- 400m Walkable Catchment from Rail Station Entry
- Proposed Shared Path
- Proposed Footpath
- Proposed Path (2m) (If Practicable)
- Existing Shared Path
- Trees to be retained
- Tree Protection Zone
- Existing Bus Stop

NOTES

- THE PROPOSED LOT MIX AND DENSITY IS SUBJECT TO COUNCIL APPROVAL.
- THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSES ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.
- TITLE BOUNDARIES, CONTOURS, TREE LOCATIONS AND DRAINAGE FEATURES ARE BASED ON TAYLORS TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY REF. 24268/S 29/05/23
- TREE CLASSIFICATION IS ARE BASED ON TREELOGIC ARBORICULTURAL ASSESSMENT REPORT REF. 012760 04/05/23 #SEE TREELOGIC REPORT

REVISIONS

VER	DATE	COMMENTS	CKD
12	13-06-25	PLAN AMENDED TO ACCORD WITH DP01 V18	JC
11	07-04-25	PLAN AMENDED TO ACCORD WITH DP01 V16	JC
10	22-01-25	PLAN AMENDED TO ACCORD WITH DP01 V14	DB
9	05-07-24	PLAN AMENDED	JC
8	05-04-24	PLAN AMENDED	JC
7	12-12-23	PLAN AMENDED	JC
6	22-11-23	PLAN AMENDED	JC
5	25-10-23	PLAN AMENDED & PAGE 2 ADDED	JC
4	23-10-23	PLAN AMENDED	JC
3	20-07-23	PLAN AMENDED	MG
2	19-07-23	PLAN AMENDED	MG
1	18-07-23	ORIGINAL PLAN	MG

SCALE 1 : 2000 @ A3

0m 20m 40m 80m

N

1175 & 1215 PLENTY ROAD SOUTH MORANG

TRANSPORT PLAN

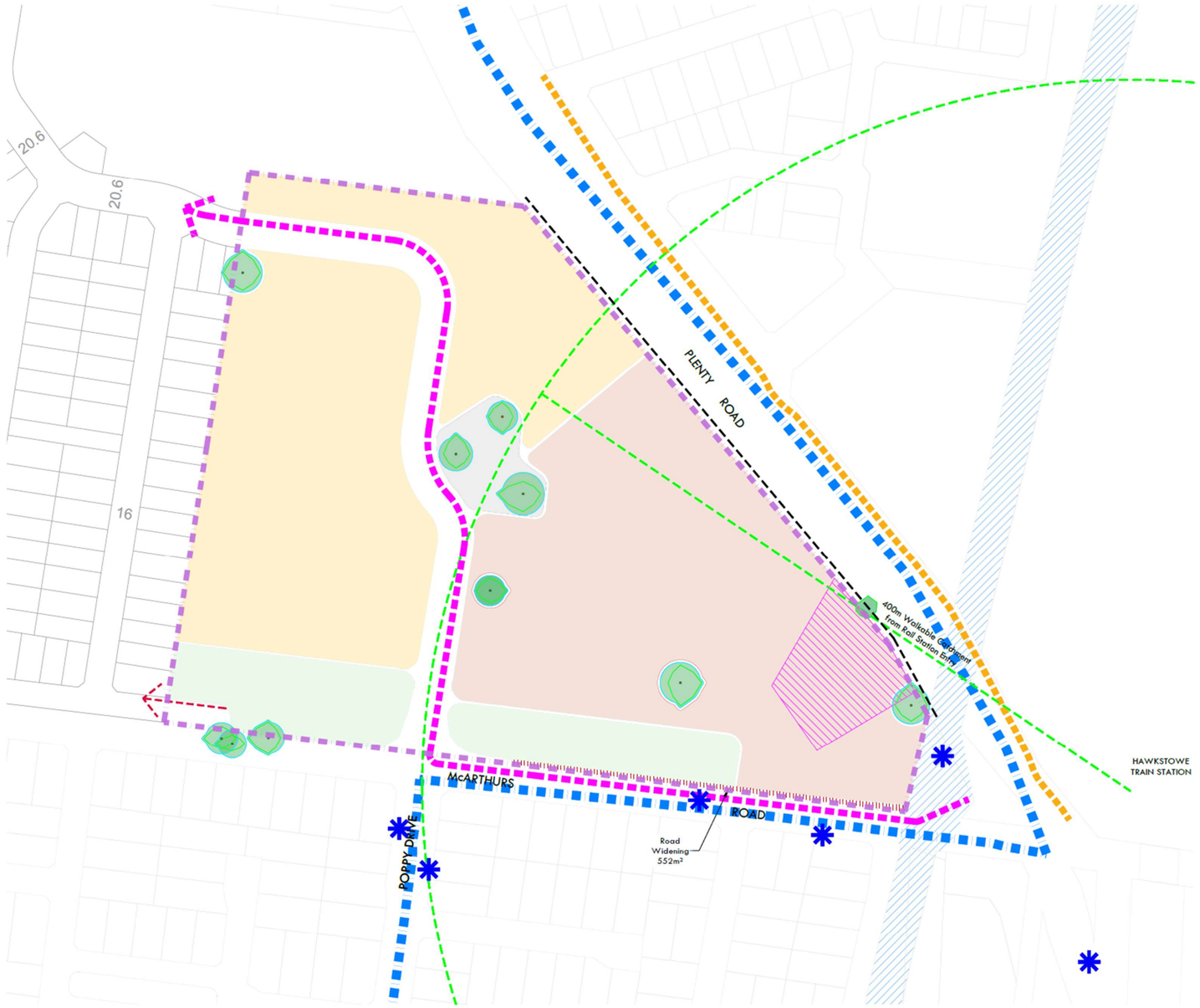
PAGE 1 OF 2
Project No. 10850
Drawing Ref. 10850_UD_TP01_V12

BREESE PITT DIXON
CIVIL ENGINEERS
LAND SURVEYORS
TOWN PLANNERS
URBAN DESIGNERS

1/19 CATO ST HAWTHORN EAST.
VICTORIA, 3123.
PH (03) 8823 2300
info@bpd.com.au
www.bpd.com.au

PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

Figure 23: Bicycle and Pedestrian Network Plan



LEGEND

Development Plan Boundary	
Road Widening	
Yan Yean Water Supply Heritage Site	
Integrated Design Area	
Conventional Density Interface Area	
Conventional Density Area	
Potential Medium Density Area	
Principal Public Transport Network - Bus Route	
400m Walkable Catchment from Rail Station Entry	
Proposed Shared Path	
Proposed Footpath	
Proposed Path (2m) (If Practicable)	
Existing Shared Path	
Trees to be retained	
Tree Protection Zone	
Existing Bus Stop	

NOTES

- THE PROPOSED LOT MIX AND DENSITY IS SUBJECT TO COUNCIL APPROVAL.
- THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSES ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.
- TITLE BOUNDARIES, CONTOURS, TREE LOCATIONS AND DRAINAGE FEATURES ARE BASED ON TAYLORS TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY REF. 24268/S 29/05/23
- TREE CLASSIFICATIONS ARE BASED ON TREELOGIC ARBORICULTURAL ASSESSMENT REPORT REF. 012760 04/05/23 #SEE TREELOGIC REPORT

REVISIONS

VER	DATE	COMMENTS	CKD
12	13-06-25	PLAN AMENDED TO ACCORD WITH DP01 V18	JC
11	07-04-25	PLAN AMENDED TO ACCORD WITH DP01 V16	JC
10	22-01-25	PLAN AMENDED TO ACCORD WITH DP01 V14	DB
9	05-07-24	PLAN AMENDED	JC
8	05-04-24	PLAN AMENDED	JC
7	12-12-23	PLAN AMENDED	JC
6	22-11-23	PLAN AMENDED	JC
5	25-10-23	PLAN AMENDED & PAGE 2 ADDED	JC
4	23-10-23	PLAN AMENDED	JC
3	20-07-23	PLAN AMENDED	MG
2	19-07-23	PLAN AMENDED	MG
1	18-07-23	ORIGINAL PLAN	MG

SCALE 1 : 2000 @ A3

0m 20m 40m 80m

N

1175 & 1215 PLENTY ROAD SOUTH MORANG

BICYCLE & PEDESTRIAN NETWORK PLAN

PAGE 2 OF 2

Project No. 10850

Drawing Ref. 10850_UD_TP01_V12

BREESE PITT DIXON

CIVIL ENGINEERS
LAND SURVEYORS
TOWN PLANNERS
URBAN DESIGNERS

1/19 CATO ST HAWTHORN EAST.
VICTORIA, 3123.
PH (03) 8823 2300
info@bpd.com.au
www.bpd.com.au

PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

5.4 Public Realm

5.4.1 Public Realm Outcomes Statement

The Development Plan has the following public realm objectives:

- Create an urban environment that is safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity.
- Create a subdivision design that achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Create a neighbourhood that seeks to foster healthy and active living and community wellbeing.
- Protect healthy River Red Gum trees for their intrinsic value in establishing a character and identify.
- Ensure the conservation of suitable River Red Gums and other existing indigenous trees.
- Ensure the conservation of places of heritage significance.
- Recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- Achieve building design outcomes that contribute positively to the local context and enhance the public realm.

5.4.2 Public Realm Performance Measures

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM 1 Protect Specified River Red Gums**. Unless with the consent of the responsible authority, all trees shown as retained on the Development Plan should be retained.
- **PM 2 Indigenous Landscaping**. The landscaping strategy should adopt native and indigenous species and new canopy tree planting should extend tree canopy. Planting should enhance the amenity associated with existing mature River Red Gums.
- **PM 3 Dry Stone Walls to be Protected**. Functional and detailed design plans should demonstrate that the existing dry-stone wall on the Melbourne Water Heritage Pipe Track is protected.
- **PM 4 Works to Protect River Red Gums**. Conservation areas designed for River Red Gum protection should provide satisfactory protection of River Red Gums from works external and internal to the reserve including road and service installation works. Roads, paths and other infrastructure should not be proposed within the TPZs of retained trees unless of a special design to the satisfaction of the responsible authority.
- **PM 5 Implement Public Realm Diagrams**. Permit applications should implement the public realm diagrams in Figure 24 and the cross sections and concept plans in section 6.to the satisfaction of the responsible authority.
- **PM 6 Strong Landscape Response**. Landscape design should provide a balancing of the built environment and make a positive contribution to local neighbourhood character.
- **PM 7 Post Permit Landscape Masterplan to Determine Open Space Facilities**: The level of embellishment to open space reserves, such as play equipment, structures and other facilities should be determined at the post permit landscape masterplan approval stage.
- **PM 8 Interface Treatments to be Provided**. Conservation areas supporting passive recreation use should be provided with a street frontage interface. Where a street frontage is not possible, a paper road along medium density developments with rear vehicle access (in accordance with Council's engineering and landscape standards) should be provided. Side fences should only be provided where alternatives are not feasible and should be managed to ensure passive surveillance and high public realm quality. Complementary street landscaping (in combination with Integrated Water Management strategies) should be provided to create attractive, green, sustainable, safe and high-quality streetscapes.
- **PM 9 Landscaping to Ensure an Attractive Outcome**. The level of landscaping provided within reserves should positively contribute to landscape amenity and character.
- **PM 10 Reserve Landscaping to Complement Retained Trees**. Public space should support the planting of canopy trees to complement those which are retained provide shading, landscape interest and ultimately a sense of enclosure within the reserve.
- **PM 11 Pocket Parks to Integrate with Street Design to Ensure Their Prominence**. Where small pocket parks are provided, they should make a positive contribution to the streetscape or public realm through appropriate visual exposure.
- **PM 12 Manage Pedestrian Access to Reserves**. Pedestrian access to and throughout any reserves should be provided to the satisfaction of the responsible authority and be commensurate with the purpose of the reserve.
- **PM 13 Seating to be Carefully Located**. Seating provided within public land should be provided in logical locations associated with active areas rather than providing seating in areas unlikely to support activity to the satisfaction of the responsible authority.
- **PM 14 Provide for Vehicle Exclusion to Reserves**. Vehicle exclusion bollards should be placed along the boundary of conservation areas to the satisfaction of the responsible authority.
- **PM 15 Retained River Red Gums to be Enhanced**. Ensure River Red Gum retention enhance their landscape and amenity value by ensuring trees are effectively retained in the subdivision design response.
- **PM 16 Road Design to Ensure Tree Health**. Where vegetation is to be retained within a new road reserve information is to be provided to Council demonstrating how the tree is to be integrated within the road design to ensure its health is preserved. Retention may require local widening of public land, setting back of lot access and varied location of infrastructure assets to limit works around a tree.
- **PM 17 Arborist Advice Required for Works near Protected Trees**. Where works within the tree protection zone of a tree to be retained are proposed, information prepared by a suitably qualified arboriculture expert is to be provided to satisfactorily demonstrate the extent of works will not have a detrimental impact on the health of the tree.
- **PM 18 Vegetation Protected in Medium Density Sites**. Vegetation to be retained within areas identified to support medium density housing should be integrated with the design of proposed development. Design of medium density housing sites is to enhance the landscape amenity contribution provided by retained vegetation through suitably responsive design.
- **PM 19 Consider Views to Key Trees**. Views to existing trees within the site should be enhanced through placing such vegetation within local reserves with surrounding residential land to support active frontages to these areas.
- **PM 20 Green Links**. Green links, where provided as public land, should be a minimum of 10m wide. Mews treatments are preferred and should be considered where relevant.
- **PM 21 Traditional Owner Consultation**. Landscape plans are encouraged to include Aboriginal cultural heritage interpretation elements designed in conjunction with the Wurundjeri Tribal Council and the Kulin National Heritage Organisation.
- **PM 22 McArthurs and Plenty Road Indigenous Trees**. Landscape plans for McArthurs and Penty Road should include indigenous tree planting to support the movement of avifauna.

- **PM 23 Batter Slope Treatment**. Batter slope treatments on public land should be treated with lawn or garden beds to Council's satisfaction.
- **PM 24 Ecological Links**. Where possible, maintain and introduce habitat through revegetation works, to aid dispersal of animals by incorporating habitat corridors, and facilitate natural ecological processes by protecting and enhancing pollinator habitat.
- **PM 25 Passive Watering of River Red Gums**. Subdivision design should ensure suitable provisions are made for the ongoing passive tree watering to support the health of retained River Red Gums.
- **PM 26 Moisture for Retained Trees**. Post development, the tree root zone soil moisture conditions of retained trees should be appropriate, both in terms of ensuring adequate soil moisture and ensuring that the trees are not inundated with excessive water from overland flows. The design response will need to demonstrate that the existing hydrological conditions as they relate to soil moisture are maintained to the extent reasonably practicable. The design response should include advice from a dendrologist as relevant. The design response should also respond to arborist advice to confirm that trees that are retained will retain or improve the pre-development health.

5.4.3 Body Corporate Development

- **PM 27 River Red Gum Protection**. Indigenous trees should be retained in public reserves. Where suitable arrangements are made to ensure long term protection within a body corporate development, this may be considered to the satisfaction of the responsible authority.
- **PM 28 Integrated Master Plan for Body Corporate Development to Active Public and Communal Spaces**. A permit application should be accompanied by an integrated urban design, built form and landscape master plan. The master plan should ensure each dwelling is provided with a pedestrian path along the dwelling frontage, appropriate interfaces, vehicle and pedestrian entries, appropriate space for canopy trees and landscaping and variable building typologies. Blank walls to pedestrian accessways and communal areas should be avoided and minimised.
- **PM 29 Integrated Street Sections**. The integrated master plan for any body corporate areas should include typical cross sections for access ways and communal space. Interface treatments that ensure articulation and which implement CPTED design principles should be provided.
- **PM 30 Canopy Trees and Urban Greening.** The design response should provide for integrated landscape design with suitable trees across private dwelling sites and in communal space and accessways. The density of trees and plans should be increased to create a cooler, greener area. Planting should be dominated by indigenous and native planting to support local ecology, birds, and insects.
- **PM 31 Building Typology**. A building typology response should be provided that considers reasonable variation to create visual interest and character.
- **PM 32 Integrated Laneway Spaces.** Laneway design should consider these as shared walking and cycling zones, with small canopy trees and gardens to soften and cool these areas. Consideration should be provided to plant fruit trees to encourage a more sustainable lifestyle. Building design should provide windows and other treatments to encourage laneways to feel safe and active.
- **PM 33 Communal Space.** Encourage attractive communal spaces and shared facilities and services in body corporate development. Encourage the provision of a community garden, edible plants including fruit and vegetables.
- **PM 34 Green Walls.** The use of green walls should be considered in key areas to cool and soften building forms and create a pleasant environment.

5.4.4 Bushfire Management Permit Conditions

The following condition should be applied as relevant and may be amended to the satisfaction of the responsible authority.

Before the certification of a subdivision plan under the Subdivision Act 1988, a bushfire management plan that addresses bushfire risk in the subdivision construction and if relevant post construction should be prepared to the satisfaction of the responsible authority.

The plan should address the following:

- How adequate opportunities for access and egress will be provided for residents, construction workers and emergency vehicles.
- The staging of development and the likely bushfire risks at each stage.
- How the land between the development edge and non-urban areas can be managed to ensure the separation distances specified in AS3959-2009 are achieved.
- The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped land and protect residents and property from the threat of fire.

5.4.5 Permit Landscape Masterplan

The following condition should be applied as relevant and may be amended to the satisfaction of the responsible authority.

A landscape master plan for the permit area should be prepared by a qualified landscape architect to the satisfaction of the responsible authority.

The landscape master plan should include the following to the satisfaction of the responsible authority:

- The location, size, dimensions, and primary function of all land to be developed as reserves including, conservation reserves, road reserves and drainage reserves as relevant.
- A survey, including the location, size and botanical name, of all existing vegetation proposed to be retained on the land. Trees to be retained must be accompanied by a tree specific arboriculture assessment to determine if each tree can be safely retained on public land.
- Existing and proposed grades for all reserve areas.
- The ultimate 1% and 10% annual exceedance probability storm event extents.
- The location, concept design and size of any water sensitive urban design assets.
- A general indication of what recreation infrastructure is proposed and its location, including but not limited to: playgrounds, furniture, exercise equipment, paths, shelters, vehicle exclusion barriers and maintenance access points.
- An active transport plan, including shared path locations, creek crossings, widths, and surface treatments.
- A street tree master plan, including the estimated canopy of the mature trees (at 20 years) shown to scale and an estimate of the percentage of streets, parks and reserves that are included within projected tree canopy.
- Consideration of using indigenous trees and plants of local province.

5.4.6 Tree Protection Fencing Permit Condition

The following condition should be applied as relevant and may be amended to the satisfaction of the responsible authority.

- Before the commencement of buildings or works within or on or within 30m of land abutting a conservation area, the permit holder must erect a vegetation protection fence around any conservation area, patch of native vegetation or scattered tree identified for retention.
- The fence must be provided and maintained in accordance with the relevant City of Whittlesea standard.
- During the undertaking of buildings or works, all activities must be excluded from occurring within the protection fencing, unless otherwise agreed to by the responsible authority.
- Construction stockpiles, fill, machinery, vehicle parking, excavation and works or other activities associated with the buildings or works must be designed and constructed to ensure that the conservation area, scattered trees or patches of native vegetation identified for retention in the endorsed plan under this permit are protected from adverse impacts during construction.

5.4.7 Kangaroo Management Plan

The following condition should be applied as relevant and may be amended to the satisfaction of the responsible authority.

Before the certification of the plan of subdivision, a Kangaroo Management Plan should be approved by the Secretary to the Department of Environment, Energy and Climate Change. The submitted Kangaroo Management Plan should include:

- Strategies to avoid land locking kangaroos, including staging of subdivision.
- Strategies to minimise animal and human welfare risks.
- Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.
- Actions to address the containment of kangaroos and to ensure appropriate animal welfare.

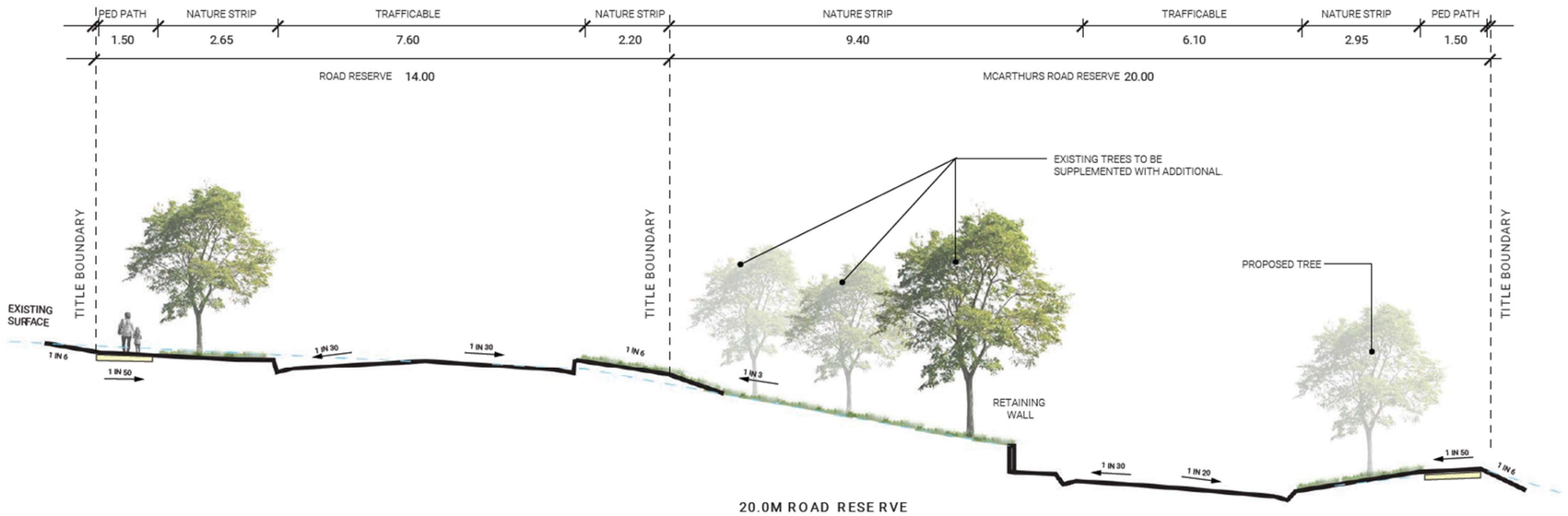
The approved Kangaroo Management must be implemented to the satisfaction of the responsible authority.

Figure 24: Landscape Strategy

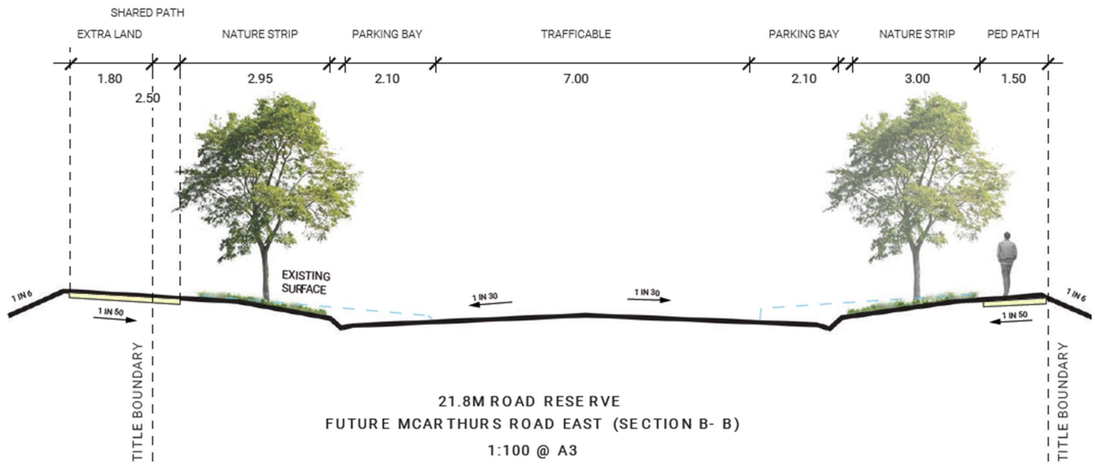


BURSILL BC CONSULTING

SECTION 1



20.0M ROAD RESERVE
FUTURE MCARTHURS ROAD (SECTION A- A)
1:100 @ A3

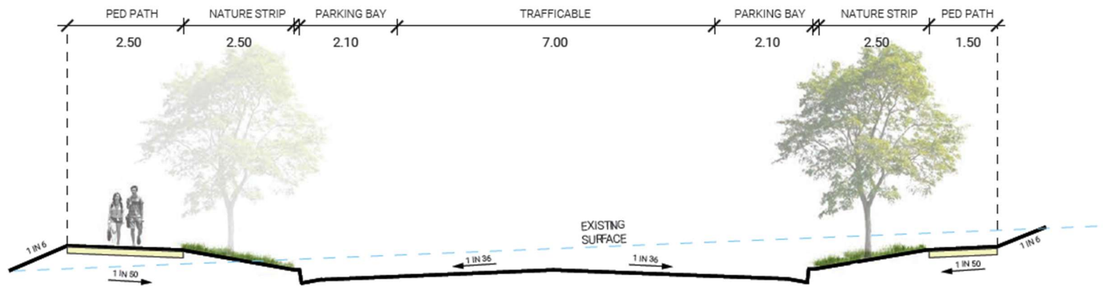


21.8M ROAD RESERVE
FUTURE MCARTHURS ROAD EAST (SECTION B- B)
1:100 @ A3

URBAN EDGE
LANDSCAPE ARCHITECTS
Date of issue: 11/04/2025

BURSILL BC CONSULTING

SECTION 2



20.60M ROAD RESERVE
(SECTION G - G)
1:100 @ A3

URBAN EDGE
LANDSCAPE ARCHITECTS
Date of issue: 11/04/2025

BURSILL BC CONSULTING

RED GUM CONSERVATION

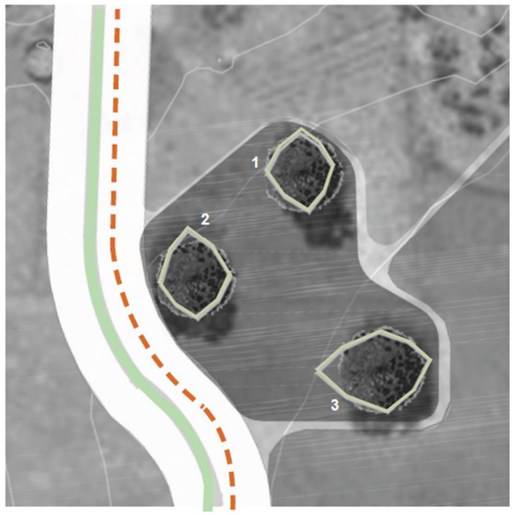








(Indicative imagery only)



LEGEND

Proposed Shared Path — Connector Road

Existing *Eucalyptus camaldulensis* to be retained and protected as per City of Whittlesea Tree Protection Zone Detail SDL.1.01. To deter tree access, all trees must be mulched to TPZ extremities with a 1- meter planting buffer.

All trees are to be protected during development construction to the City of Whittlesea Tree Protection Zone Fence and Sign Detail SDL.1.02.

URBAN EDGE
LANDSCAPE ARCHITECTS
Date of issue: 11/04/2025

BURSILL BC CONSULTING

SUGGESTED PLANTING SCHEDULE



Angophora costata



Zelkova serrata 'Green Vase'



Brachychiton populneus x acerifolius



Eucalyptus polyanthemos



Ulmus parvifolia cv.



Eucalyptus sideroxylon



Eucalyptus viminalis

INDICATIVE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE H X W
TREES			
AC	ANGOPHORA COSTATA BORONIA	RUSTY GUM	8 X 8M
BR	BRACHYCHITON POPULNEUS X ACERIFOLIUS	KURRAJONG TREE	9 X 10M
EP	EUCALYPTUS POLYANTHEMOS	RED BOX	15 X 5M
EV	EUCALYPTUS VIMINALIS	MANNA GUM	15 X 5M
ES	EUCALYPTUS SIDEROXYLON	RED IRONBARK	15 x 5M
UP	ULMUS PARVIFOLIA 'TODD'S FORM'	CHINESE ELM TREE	10 X 11M
ZE	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	10 X 6M
LARGE SHRUBS			
BY	BESHENORIA YUCCOIDES	MEXICAN LILY	1.5 X 1.0M
CY	CEANOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT'	HORIZONTAL CALIFORNIAN LILAC	1.5 X 1.0M
EC	ECHIUM CANDICANS	PRIDE OF MADEIRA	1.6 X 0.8M
EN	EREMOPHILA NIVEA	EMU BUSH	1.2 X 1.0M
LE	LEUCADENDRON 'SAFARI SUNSET'	BURGUNDY LEUCADENDRON	2.2 X 1.5M
LC	LEUCADENDRON 'COPPER GLOW'	COPPER GLOW TEA TREE	3.0 X 1.8M
SMALL SHRUBS, GRASSES & GROUNDCOVERS			
AN	ANIGOZANTHOS HYBRID 'RUBY VELVET'	RED KANGAROO PAW	0.4 X 0.4M
BE	BERGENIA CORDATA	ELEPHANTS EARS	0.4 X 0.6M
BP	BANKSIA PETIOLARIS	PROSTRATE BANKSIA	0.3 X 1.0M
BG	BANKSIA SERRATA 'PYGMY POSSUM'	PYGMY POSSUM BANKSIA	0.3 X 0.6M
BS	BANKSIA SPINULOSA 'CHERRY CANDLES'	CHERRY CANDLES BANKSIA	0.6 X 0.6M
CT	CAREX TESTACEA	HAIR SEDGE	0.5 X 0.4M
CA	CHRYSOCEPHALUM APICULATUM 'DESERT FLAME'	YELLOW BUTTONS	0.5 X 0.5M
CI	CISTUS SALVIIFOLIUS 'PROSTRATUS'	PROSTATE ROCK ROSE	0.5 X 0.8M
CO	CORREA ALBA	WHITE CORREA	1.5 X 0.5M
CP	CORREA PULCHELLA	COFFIN BAY CORREA	0.8 X 0.8M
CE	CERATOSTIGMA PLUMBAGINOIDES	BLUE LEADWOOD	0.3 X 0.4M
CB	CRASSULA OVATA 'BLUEBIRD'	CRASSULA JADE PLANT	0.5 X 0.5M
CS	CONVOLULUS SABATIUS 'NEW BLUE MOON'	FIELD BINDWEED	-
DI	DIANELLA CAERULEA 'LITTLE JESS' DC MP01	BLUE FLAX LILY	0.5 X 0.5M
HH	HARDENBERGIA 'MINI HA HA'	DWARF PURPLE PEA FLOWER	0.6 X 1.0M
KN	KNIPHOFIA UVARIA ' ELLOW SPLENDER'	YELLOW HOT POKER	1.0 X 0.5M
LM	LEPIDOSPERMA SQUAMATUM	LEPIDOSPERMA	0.7 X 0.5M
LU	LEUCOPHYTA BROWNII 'SILVER NUGGET'	DWARF CUSHION BUSH	0.3 X 0.3M
LP	LIMONIUM PEREZII	PERENNIAL STATICE	0.4 X 0.5M
LT	LOMANDRA LONGIFOLIA 'TANIKA'	DWARF MAT RUSH	0.8 X 0.5M
LS	LOMANDRA LABILL LM600 'EVERGREEN BABY'	EVERGREEN BABY MAT RUSH	0.5 X 0.5M
PF	PHILOMIS FRUTICOSA	JERUSALEM SAGE	0.5 X 0.4M
PL	POA LABILLARDIERI 'ESKDALE'	COMMON TUSSOCK GRASS	0.6 X 0.5M
PO	POA POIFORMIS	TUSSOCK GRASS	0.8 X 0.4M
RB	ROSMARINUS 'BLUE LAGOON'	BLUE LAGOON ROSEMARY	0.6 X 1.0M
RP	ROSMARINUS PROSTRATUS	PROSTRATUS ROSEMARY	0.4 X 1.0M
RY	ROSA FLOWER CARPET YELLOW (ANTHONY TESSELAAR)	TESSELAAR CARPET ROSE	0.7 X 1.0M
RW	ROSA FLOWER CARPET WHITE (ANTHONY TESSELAAR)	TESSELAAR CARPET ROSE	0.7 X 1.0M
SB	STACHYS BYZANTINA 'BIG EARS'	MAUVE CLUSTERS	-
WE	WESTRINGIA GLABRA DEEP PURPLE	NATIVE ROSEMARY	0.9 X 0.5M

URBAN EDGE
LANDSCAPE ARCHITECTS
Date of issue: 11/04/2025

5.5 Built Form

5.5.1 Built Form Outcomes Statement

The Development Plan has the following built form objectives:

- Support the creation of an attractive preferred future neighbourhood character, cultural identity, and sense of place that blends native vegetation with modern housing design.
- Create a preferred urban character supported through the permit design response and design guidelines.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views, and vistas.
- Achieve higher standards of housing design guidelines adjacent to River Red Gum conservation reserves.
- Achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Manage site entries and corner sites for higher standards of urban design and housing design guidelines.
- Promote compact housing within the walkable catchment of the rail station.
- Create simple and well-proportioned built form with well-articulated facades, high quality and robust materials.
- Create environmentally sustainable developments through maximising tree canopies and landscaping, external shading devices and IWM solutions.

5.5.2 Public Realm Performance Measures

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM1 Preferred Future Neighbourhood Character**. Create a preferred future character response for the site. The character response should adopt design elements which contribute to City of Whittlesea's broader landscape and built form character.
- **PM 2 Enhance River Red Gums**. Built form should enhance retained River Red Gums and the natural landscape.
- **PM 3 Intimate Streetscapes**. Provide intimate and quality local streetscapes. Avoid excessive repetitive building elements.
- **PM 4 Housing to Respond to Slope**. Housing types should be distributed to respond to the development opportunities and constraints of the site, including to site topography.
- **PM 5 Safe Design**. Create a residential environment that makes residents feel safe. Housing (windows, balconies and habitable rooms) should front and address streets, public spaces, and communal areas.
- **PM 6 Green Cover and Tree Canopy**. Encourage the planting of green cover and canopy trees within integrated building design.
- **PM 7 Housing to address Key Roads**. Discourage the use of rear or side fences on major roads to encourage activation and passive surveillance.
- **PM 8 Maximum Wall Length**. Medium density wall form in public streets should not exceed 60m. Integrated body corporate development design can consider a range of treatments that break up excessive length and bulk of building forms.
- **PM 9 Maximum Rear Loaded Product Length**. Rear loaded product should not exceed 100m in length on public streets. Where larger rear loaded precincts are proposed, integrated responses that provide relief from building form should be included, for example a green link that provides for shade and walkability.
- **PM 10 Dual Fronted Lots Should be Avoided**. Where dual fronted lots are provided, the design should ensure streets are not dominated by garages, service equipment or ancillary building elements. Consideration should be given to incorporating balconies, windows, fencing design, and landscape treatments to provide a positive interface to public space.
- **PM 11 Housing Adjacent to Open Space**. Permit applications should provide a suitable design response or design guidelines requiring development abutting open space to provide passive surveillance of the open space through built from features, such as windows or balconies. Where a single storey dwelling is provided, fences should be visually permeable to allow for surveillance of the open space.
- **PM 12 Plenty Road and McArthurs Road Interfaces**. Blank walls facing the public realm should be avoided. Housing design should orientate windows, balconies and habitable rooms to front the public realm and provide low fences to facilitate passive surveillance and enhanced perception of safety. Housing design should also adopt contemporary architectural outcomes that respect local character, create simple and well-proportioned built forms, well-articulated facades with varied depth, textures, quality and robust materials and external shade devices.
- **PM 13 Driveway Design.** Minimise vehicle impact on the public realm through minimising the number of driveways and crossovers, ensuring driveways are at least 5.5m long (to prevent vehicles overhanging on the footpaths), designing driveways with textured materials and landscaping (as shared spaces with pedestrian priority) and setting back garages from the main building line.
- **PM 14 Integrated Dwelling Services**. Integrate mailbox, bin storage and site services into the overall built form and landscaping design to promote high quality public realm outcomes. Locate mailboxes in safe and accessible space and where possible, away from vehicular traffic. Enclose bin storage, gas maters, water meters and other services with quality materials.
- **PM 15 Robust Building Materials**. Use robust materials, such as corrugated metal sheets, bricks, lightweight metal cladding, textured bricks, cement sheets, aluminium cladding and Besser blocks. Choose materials that respect existing and preferred neighbourhood character to promote quality public realm outcomes.
- **PM 16 Building Colours.** Maximise the use of light-coloured and/or earth-tone materials on roofs, building facades, driveways and other outdoor surfaces to minimise urban heat and demand for the use of air conditioners.
- **PM 17 External Shading**. Provide external shading devices to maximise access to sunlight and minimise solar gain. Use fixed, external horizontal shading for north-facing doors, windows and balconies, and adjustable external shading such as tensioned zip-track, adjustable external louvres, vertical shading or sliding screens on east/west-facing doors, windows and balconies.
- **PM 18 Well Proportioned Built Form**. Create simple and well-proportioned built form with well-articulated facades, high quality and robust materials. Provide built form relief and articulation at suitable intervals to ensure visual bulk does not overwhelm the streetscape. Use vertical rhythms, façade and roof design variety, consistent material palette, depths, textures and details to achieve well-articulated facades.

5.5.3 Preferred Future Neighbourhood Character

Permit applications should include a neighbourhood character response that supports the need to increase housing densities while responding to and integrating with local neighbourhood character.

The design response should consider the following elements:

- Built form including architectural characteristics, height, setbacks, roof form, eaves, and materials.
- Variation of lot sizes, including a variety of lot widths and depths.
- Open space, including landscape design to enhance the character of retained River Red Gums.
- Vegetation and landscaping, including front gardens in key areas and entries.
- Interface with the street including fencing and driveways.

Permits should be consistent with the neighbourhood character response defined through endorsed Design Guidelines and consider the interplay between:

- Subdivision and streetscape design.
- Park design.
- Housing design guidelines.
- Any front garden treatments managed by the developer through an estate approval processes.
- Built form, architectural characteristics, height, setbacks, roof form and materiality.
- Street tree planting and canopy cover.
- Front and side garden tree planting and fencing.
- Interface with street including fencing and driveways.
- Street design and verge widths.

5.6 Environmentally Sustainable Design

5.6.1 Environmentally Sustainable Design Objectives

The Development Plan has the following Environmentall Sustainable Design (ESD) objectives drawn from Whittlesea Planning Scheme local policy.

<u>Energy performance objectives:</u>

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

<u>Water efficiency:</u>

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of rainwater.
- To encourage the appropriate use of alternative water sources (e.g. greywater).

<u>Integrated water management:</u>

- To reduce the impact of stormwater run-off.
- To reduce stormwater volumes leaving the land.
- To improve water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design.
- To consider options for stormwater reuse.

<u>Indoor environment quality objectives:</u>

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

<u>Transport objectives:</u>

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport, in that order.
- To minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

<u>Waste management objectives:</u>

- To ensure waste avoidance, reuse and recycling during the design, construction, and operation stages of development.
- To ensure durability and long-term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

<u>Urban ecology objectives:</u>

- To protect and enhance biodiversity within the locality.
- To provide environmentally sustainable landscapes and natural habitats and minimise the urban heat island effect.
- To encourage the retention of significant native trees.
- To encourage the planting of indigenous vegetation.
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

5.6.2 ESD Performance Measures

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM 1 Local Policy Implementation**. The Whittlesea Planning Scheme includes a local policy related to ESD at Clause 51.01-2L. A permit should respond to this local planning policy, as amended from time to time.
- **PM 2 ESD design response**. A permit should provide an ESD response to the satisfaction of the responsible authority. The ESD response should respond to the objectives and performance measures of the Development Plan. The assessment should also consider, as relevant, the Sustainable Subdivision Framework.

- **PM 3 Energy Performance**. Developments should: consider the feasibility of:
  - Performing above the NCC Section J minimum requirement.
  - Performing above the 7 star NatHERS standard.
  - Having energy efficient hot water, heating and cooling systems should that are within one energy star rating of the best available.
  - Having daylight/occupancy sensors for external lighting
  - Providing external clothes drying facility.
  - Selecting light-coloured roofing materials for dwellings to reduce the urban heat island effect (SRI value >50% or 0.5).
  - Providing appropriately orientated buildings and roof forms designed to accommodate Solar PV panels.
  - Provide for EV charging facilities.

- **PM 4 Water Efficiency**. Developments should:
  - Provide for rainwater capture and plumbing for reuse for toilet flushing and irrigation.
  - Provide WELS rated fittings within one star of the best available.

- **PM 5 Integrated Water Management (IWM)**. A Stormwater Management Strategy (SWMS) should consider the Development Plan IWM objectives and performance measures and WSUD principles at the concept masterplan and planning permit stage. Permits should consider the relevant provisions of the Neighbourhood Design Manual and address the objectives and performance measures in Section 5.7 of this Development Plan.

- **PM 6 Indoor Environment Quality**. Developments should:
  - Provide adequate daylight to all living areas, bedrooms and all other regularly occupied spaces (as defined in BESS).
  - Design for living rooms to have north facing windows.
  - Provide openable windows and skylights in habitable rooms.
  - Design appropriate shading to all windows receiving direct sunlight.

- **PM 7 Transport**. Developments should:
  - Provide residential bicycle parking - 1 per dwelling for residents and 1 per 5 dwellings for visitors.
  - Provide non-residential bicycle parking at 50% more than as required by Planning Clause 52.34 Bicycle Facilities and End of Trip facilities (1 shower per 10 bicycle spaces and 1 locker per bicycle space provided).
  - Provide infrastructure to support electric vehicles charging.

- **PM 8 Waste Management**. Developments should:
  - Ensure recycling facilities are as convenient as general waste facilities for future occupants to use.
  - Explore how at least 80% of all construction and demolition waste by mass can be recycled.

- **PM 9 Urban Ecology**. Developments should:
  - Protect existing on-site indigenous trees.
  - Incorporate indigenous and /or productive gardens.
  - Provide a tap for irrigation (connected to rainwater tank) and drainage on balconies, courtyards, and backyards.
  - Achieve at least 30% tree canopy cover in public streets and laneways, including provision for passive street tree watering.

- **PM 10 Miscellaneous**. Developments should also consider the feasibility of the following as relevant:
  - How building materials and recycled materials can minimise embodied carbon and minimise waste.
  - Substituting cement content of concrete with recycled content or using low carbon concrete.
  - Selecting low embodied energy materials such as limiting aluminium, zinc and other high embodied energy materials.
  - Sourcing all timber from sustainably managed sources that hold third party verification.
  - Selecting recycled or re-usable materials.
  - Avoiding materials which are toxic in manufacture and use.
  - Selecting low maintenance and highly durable materials.
  - Providing individual utility meters for all dwellings and non-residential areas/ tenancies.

5.6.3 ESD Examples

Light Coloured Roofing with Solar Panels



Example of Dense Street Planting



Underground Water Tanks within Green Space



5.7 Integrated Water Management

5.7.1 Integrated Water Management Objectives

The Development Plan has the following IWM objectives:

- To effectively manage water resources and promote sustainable water management practice.
- To minimise the impact of urban development on water resources and ecosystems.
- To safeguard the ecological integrity of urban waterways and ecosystems.
- To effectively manage stormwater runoff, reduce flooding risks, and protect water bodies from pollution.
- To optimise the overall management of water resources and ensure their long-term sustainability and benefit to the community.
- To enhance local amenity, reduce the urban heat island effect, increase local access to nature and support biodiversity.
- To optimise stormwater management across the site, to ensure stormwater is adequately used as a resource to support healthy urban micro-climate.
- To provide for the protection of natural systems, integration of stormwater treatment into the landscape and improvement of stormwater quality.
- To consider the application of reasonably practicable best practice IWM and WSUD principles and techniques which can be applied to the site.
- To consider the application of reasonably practicable WSUD principles from the MSP and the Neighbourhood Design Manual in the IWM response.
- To reduce stormwater volume run-off leaving the land to the extent reasonably practicable.

5.7.2 IWM Performance Measures

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM 1 IWM to Form Part of the SWMS**. To facilitate a streamlined approach, a permit must, as relevant, incorporate an IWM response within the framework of the SWMS. The IWM should consider opportunities at the whole of site and also at the lot scale.
- **PM 2 Scope of IWM Response**. The IWM response should include a description of the development's water balance, quantifying projected water demands and supply for the various uses within the subject land. The IWM should also include a completed IWM contributions form contained in Council's IWM Guidelines, for example to summarise the following:
    - Quantity of all alternative water sources that substitute potable mains water supply.
    - Percentage of total projected potable demand substituted by alternative water sources.
    - Projection of recycled water deliverable to end users.
    - Cross-consideration of IWM and flood mitigation opportunities as part of the development design.
    - Annual runoff volume reduction.
    - Annual total suspended solids prevented from discharging to receiving waters
    - Mean annual total nitrogen prevented from discharging to receiving waters.
    - Percentage of trees that are supported with permanent irrigation from an alternative water supply, relative to all trees planted on public land.
    - Percentage of passive public open space (parkland and gardens) supported by an alternative water source.

  The IWM should consider the costs and benefits and feasibility of using the following asset types:
    - Rainwater tanks for toilet and laundry reuse only.
    - Rainwater tanks for garden irrigation.
    - Permeable pavements (for example flexible bound porous pavements).
    - Permeable pavements (for example unbound interlocking pavers, grid pavers).
    - Irrigated green roofs/walls.
    - Passively irrigated street trees.
    - Irrigated buffer strips.
    - Soil moisture banking and wicking beds.
    - Bioretention systems.
    - Swales.

  The IWM should measure the IWM responses against a Business-as-Usual approach based on at least the following indicators:
    - Recycled water use.
    - Rainwater harvested and used.
    - Stormwater harvested and used.
    - Stormwater infiltrated.
    - Vegetated stormwater treatment assets.
    - Tree canopy percentage of public streets.
    - Understorey landscaped areas.
    - Public open space supported with alternative water.
    - Trees supported with alternative water.
    - Surfaces with retained permeability.
- **PM 3 IWM Policy**. The IWM should consider the following policies and others and as updated from time to time as relevant:
    - Sustainable Environment Strategy 2022-2032 (City of Whittlesea).
    - Yarra Catchment Integrated Water Management Plan 2022 (Yarra IWM Forum).
    - Greening Whittlesea City Forest Strategy 2020-2040 (City of Whittlesea).
    - Urban Stormwater Management Guidelines 2021 (EPA Victoria).
    - Whittlesea Water for All 2020-2030 (City of Whittlesea).
    - Designing for a Cool City 2020 (CRC for Water Sensitive Cities).
    - Healthy Waterways Strategy 2018-2028 (Melbourne Water).

5.8 Heritage

5.8.1 Heritage Outcomes Statement

The Development Plan has the following heritage objectives:

- Provide for the conservation and enhancement of Moorilla for its cultural and social heritage significance.
- Provide an appropriate garden setting and development context for Moorilla.
- Protect views to Moorilla from key locations along Plenty Road.
- Protect and respond to dry-stone walls within the adjacent Melbourne Water Pipe Track land.

5.8.2 Heritage Performance Objectives

Planning permit applications must address the performance measures to the satisfaction of the responsible authority. Approaches that vary from the performance measures may be considered provided the objectives are met.

- **PM 1 Victorian Heritage Inventory**. Any development impacting a Victorian Heritage Inventory Site may be required to obtain a Heritage Act 2017 Consent to authorise any works that may affect historical archaeological remains at the place.
- **PM 2 Archaeology Documentation**. An archaeology assessment of H7922-0535 - Former Daniel's Residence and Manufactory Site should be undertaken to explore heritage artefacts and to add to the heritage database.
- **PM 3 Moorilla Heritage Response**. Permit applications should respond to the Moorilla Heritage Overlay objectives and relevant heritage management policies of the Whittlesea Planning Scheme to the satisfaction of the responsible authority.
- **PM 4 Moorilla Roof Restoration**. Encourage restoration of Moorilla's roof to its original condition and the install of roof insulation to improve energy performance.
- **PM 5 Moorilla Alterations**. Alterations To Moorilla should respect the external form, veranda, bulk, façade patterning, painting, finishes and materials of the heritage place. Encourage external materials, colours and finishes that are consistent with and complement the architectural style and period of the heritage place.
- **PM 6 Moorilla Ancillary Services**. Encourage any change to ancillary services and equipment (such as satellite dishes, aerials, shade canopies, or similar structures) to be concealed from view from the public realm.
- **PM 7 Moorilla ESD Improvement.** Consider ancillary services that improve the sustainable performance of Moorilla such as solar panels, rain water tanks and solar hot water services provided they are not visible from the public realm.
- **PM 8 Moorilla New Car Spaces**. Encourage new on-site car spaces to be located at the rear of the property or in a side setback area which are secluded from the public realm.
- **PM 9 Moorilla Garden Design**. Landscape works should ensure an appropriate planting and garden design in keeping with the heritage values of the land.
- **PM 10 Dry Stone Walls on the Yan Yean Pipe Track**. Permits, and functional and detailed design plans should demonstrate that the existing dry-stone wall on the adjacent Melbourne Water heritage pipe track is protected.
- **PM 11 Moorilla Urban Design Response**. Ensure new development near Moorilla:
  - Maintains view lines from Plenty Road to Moorilla so that the image of Moorilla contributes to the overall development.
  - Considers removal of the existing access to Plenty Road and provides alternative road access in a logical position.
  - Provides good integration between the development and Moorilla to protect the amenity of Moorilla and future adjacent lots

Images of Moorilla







6 Implementation

6.1 Introduction

Management of staging and infrastructure delivery and integration of co-ordination between the developer and the City of Whittlesea is central to achieving good outcomes.

The Development Plan has the following implementation objectives:

- Deliver required services and utilities to support the development of residential land in an orderly and logical manner.
- Provide infrastructure and services in a cost-effective manner.
- Provide satisfactory integration to the existing and future road, shared path, and footpath networks.
- Ensure drainage outfalls and requirements are addressed and available for each stage of the development.

6.2 Servicing

The table below summarises the servicing strategy. There are no servicing constraints to the development generally occurring in accordance with the Staging Plan in Figure 27.

Service	Strategy
Sewer Yarra Valley Water	Extend from south to north.
Potable Water Yarra Valley Water	Extend from south to north.
Recycled Water Yarra Valley Water	Extend from south to north.
Electricity	Extended into the site from McArthur Road.
Gas	In accordance with State Government policy, gas will not be provided for the development.
Telecommunications	Extend into the site from McArthur Road.

The subdivision of the Development Plan area requires services and drainage to be extended from adjacent areas.

6.3 Developer Funded Works

The MSP Development Contributions Plan (DCP) provides that the following infrastructure items and services are not included in the Mernda DCP but must be provided by developers as a matter of course:

- All internal local, collector and sub-arterial roads, and associated traffic management measures.
- Local drainage systems.
- Intersections connecting the development to the existing road network.
- Water, sewerage underground power, gas, telecommunications services.
- Pathways.
- Basic levelling, water tapping and landscaping of open space.
- Council's plan checking and supervision costs.
- Conduit for fibre optic cabling in accordance with Council's Telecommunications Conduit Policy.

The following should also be provided as developer works, as relevant:

- Local bus stop infrastructure (where locations have been agreed in writing by Head, Department of Transport and Planning).
- Landscaping, including canopy tree planting, of all existing and future roads and local streets.
- Council approved fencing and landscaping (where required) along road and reserves.
- Bicycle parking (if provided).
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space.

6.4 Staging Plan

A permit should include a staging strategy that responds to Figure 25 and which provides, as relevant:

- The stages in which the land is intended to be subdivided and developed.
- A lot mix and dwelling density calculation for each stage.
- The proposed servicing and infrastructure to be delivered in each stage that includes the following, as relevant:
  - Road and intersection work required to McArthurs Road to provide access to the development.
  - Progressive construction of the connector street, including a shared path.
  - Provision and treatment of encumbered open space required for tree protection.
  - Construction of any shared paths so that links can be provided to the rail station early.
  - How proposed physical services are to be provided to the land, including water, recycled water (if relevant), sewer, electricity, and telecommunications.

6.5 Street Sections, Functional and Landscape Design Concepts

Figure 26 provides street sections and functional designs for McArthurs Road. These sections show the estimated location of the existing Yarra Valley Water (YVW) water main. The exact location of the main along the road may vary. Permit applications should include the results of Non-Destructive Testing and confirm the location of the water main. The final street section may vary from Figure 26 to the satisfaction of the responsible authority.

Body corporate streets should address the requirements of Clause 55 of the Planning Scheme as appropriate to the satisfaction of the responsible authority.

6.6 Environmental Audit

This provision applies to the land identified as being subject to an Environmental Audit in the PRSA for the land, as shown in the Site Analysis in Figure 11.

Before a sensitive use (residential use, child care centre, kindergarten, pre-school centre, school, (even if ancillary to another use), or children's playground commences or before the construction or carrying out of buildings and works in association with these uses commences:

- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or
- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.

6.7 Off Site Works

The development of the land will require the following works outside of the Development Plan area:

- Drainage outfalls on the east side of Plenty Road to the satisfaction of Council and Melbourne Water Corporation.
- A shared path connecting from the land, over the Yan Yean Pipe Track to the traffic signals at Plenty Road. A planning permit, Melbourne Water consent as landowner and Heritage Victoria consent is required for those works.

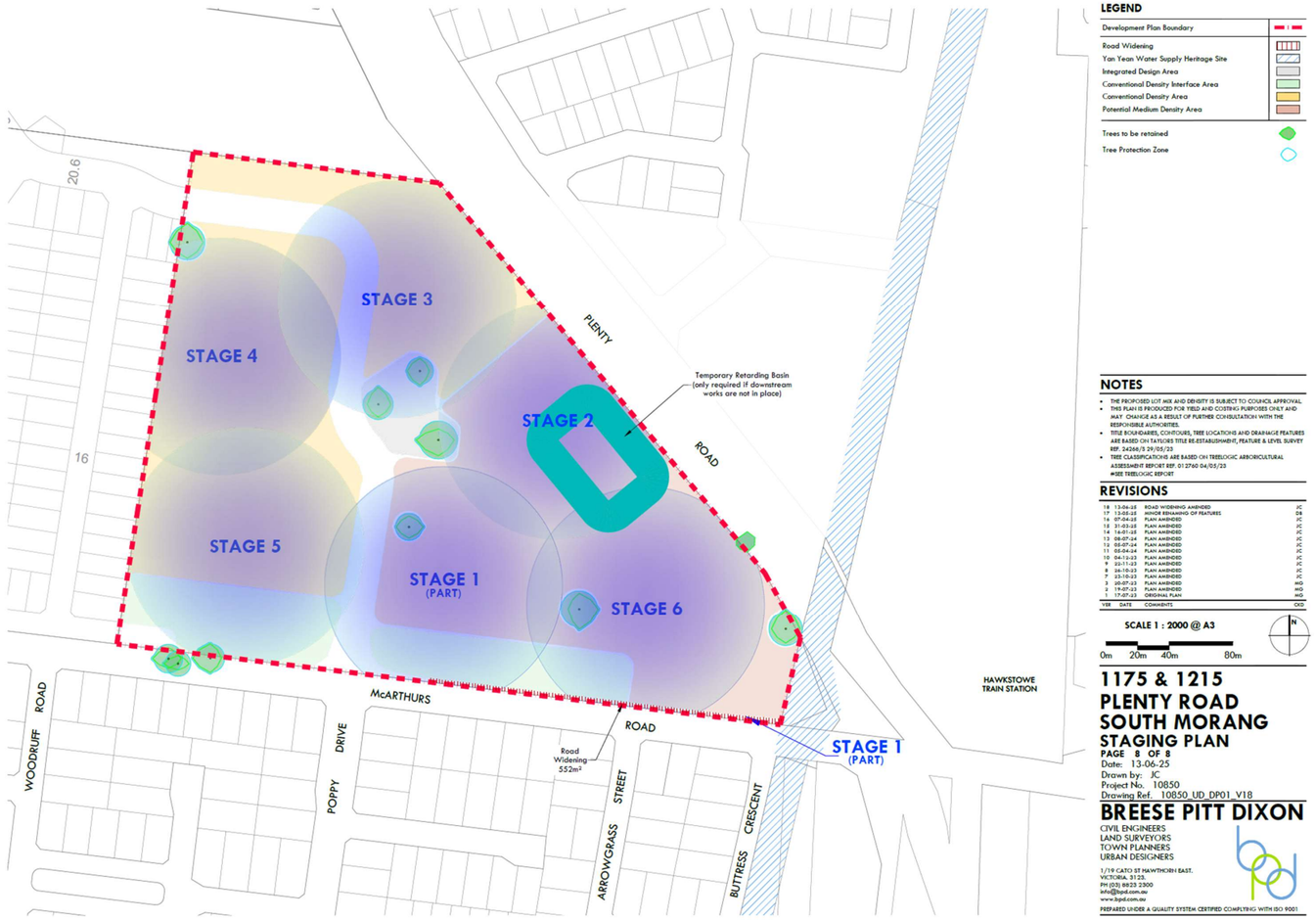
6.8 Temporary Drainage

If the development commences prior to the downstream property at 1180 Plenty Road, a temporary retarding basin will be required on 1215 Plenty Road until the downstream infrastructure is provided. Any temporary drainage will need to be installed and maintained to the satisfaction of the relevant drainage authority.

6.9 Affordable Housing

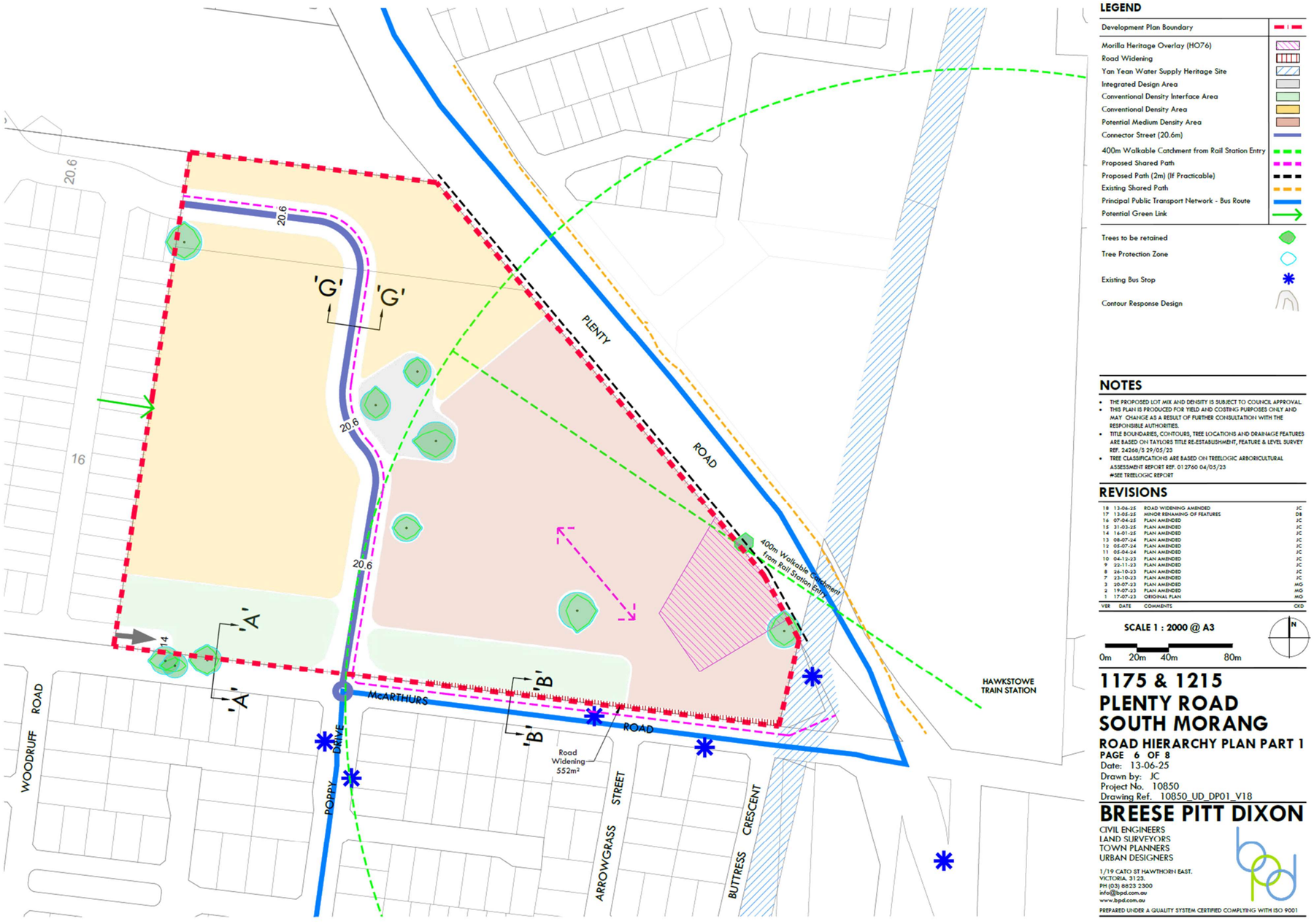
Prior to the grant of the first planning permit for residential development, an Affordable Housing Statement must be submitted to the Responsible Authority. The Affordable Housing Statement must address whether further opportunities exist to provide additional affordable housing outcomes at the planning permit stage, having regard to development model and feasibility, staging, market conditions and Federal and State supported funding programs.

Figure 25: Staging Plan



BURSILL BC CONSULTING

Figure 26: Road Hierarchy and Cross Sections



LEGEND

Development Plan Boundary	
Morilla Heritage Overlay (HO76)	
Road Widening	
Yan Yean Water Supply Heritage Site	
Integrated Design Area	
Conventional Density Interface Area	
Conventional Density Area	
Potential Medium Density Area	
Connector Street (20.6m)	
400m Walkable Catchment from Rail Station Entry	
Proposed Shared Path	
Proposed Path (2m) (If Practicable)	
Existing Shared Path	
Principal Public Transport Network - Bus Route	
Potential Green Link	
Trees to be retained	
Tree Protection Zone	
Existing Bus Stop	
Contour Response Design	

NOTES

- THE PROPOSED LOT MIX AND DENSITY IS SUBJECT TO COUNCIL APPROVAL
- THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSES ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.
- TITLE BOUNDARIES, CONTOURS, TREE LOCATIONS AND DRAINAGE FEATURES ARE BASED ON TAYLORS TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY REF. 24268/3 29/05/23
- TREE CLASSIFICATIONS ARE BASED ON TREELOGIC ARBORICULTURAL ASSESSMENT REPORT REF. 012760 04/05/23 #SEE TREELOGIC REPORT

REVISIONS

VER	DATE	COMMENTS	CKD
18	13-06-25	ROAD WIDENING AMENDED	JC
17	13-05-25	MINOR RENAMING OF FEATURES	DB
16	07-04-25	PLAN AMENDED	JC
15	31-03-25	PLAN AMENDED	JC
14	16-01-25	PLAN AMENDED	JC
13	08-07-24	PLAN AMENDED	JC
12	05-07-24	PLAN AMENDED	JC
11	05-04-24	PLAN AMENDED	JC
10	04-12-23	PLAN AMENDED	JC
9	22-11-23	PLAN AMENDED	JC
8	26-10-23	PLAN AMENDED	JC
7	23-10-23	PLAN AMENDED	JC
3	20-07-23	PLAN AMENDED	MG
2	19-07-23	PLAN AMENDED	MG
1	17-07-23	ORIGINAL PLAN	MG

SCALE 1 : 2000 @ A3

0m 20m 40m 80m

N

1175 & 1215 PLENTY ROAD SOUTH MORANG

ROAD HIERARCHY PLAN PART 1

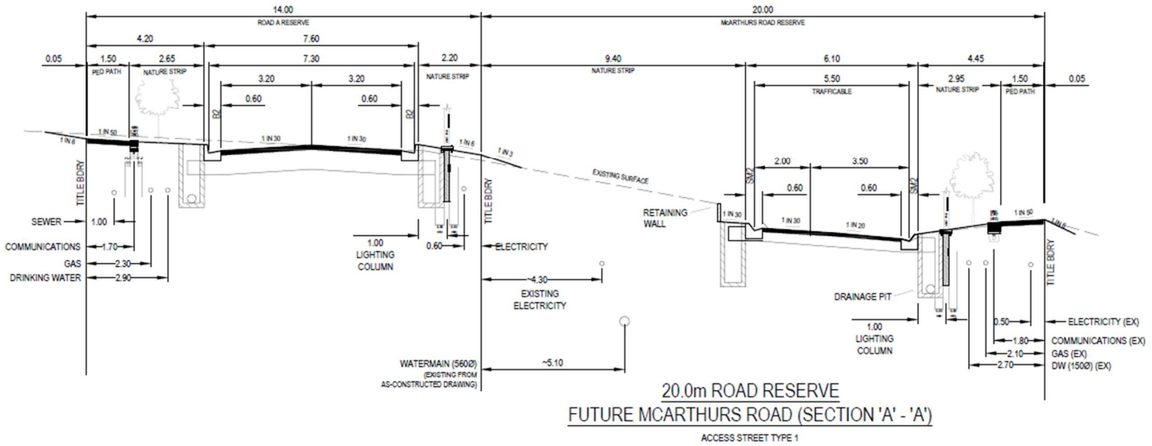
PAGE 6 OF 8
Date: 13-06-25
Drawn by: JC
Project No. 10850
Drawing Ref. 10850_UD_DP01_V18

BREESE PITT DIXON
CIVIL ENGINEERS
LAND SURVEYORS
TOWN PLANNERS
URBAN DESIGNERS

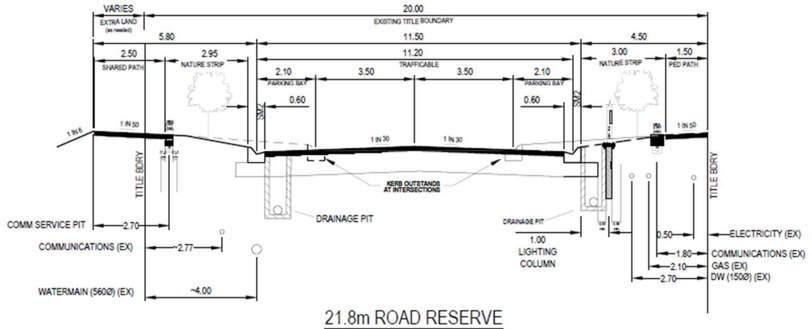
1/19 CATO ST HAWTHORN EAST.
VICTORIA, 3123.
PH (03) 8823 2300
info@bpd.com.au
www.bpd.com.au

PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

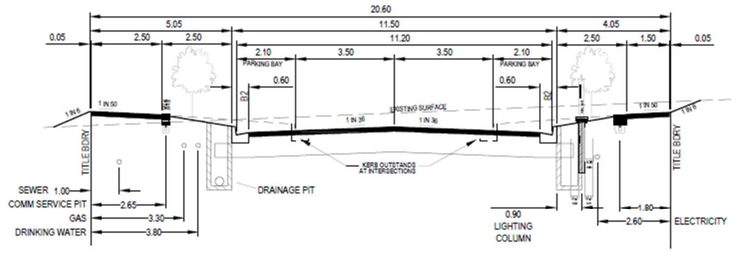
BURSILL BC CONSULTING



20.0m ROAD RESERVE
FUTURE MCARTHURS ROAD (SECTION 'A' - 'A')
ACCESS STREET TYPE 1



21.8m ROAD RESERVE
FUTURE MCARTHURS ROAD EAST (SECTION 'B' - 'B')
CONNECTOR ROAD

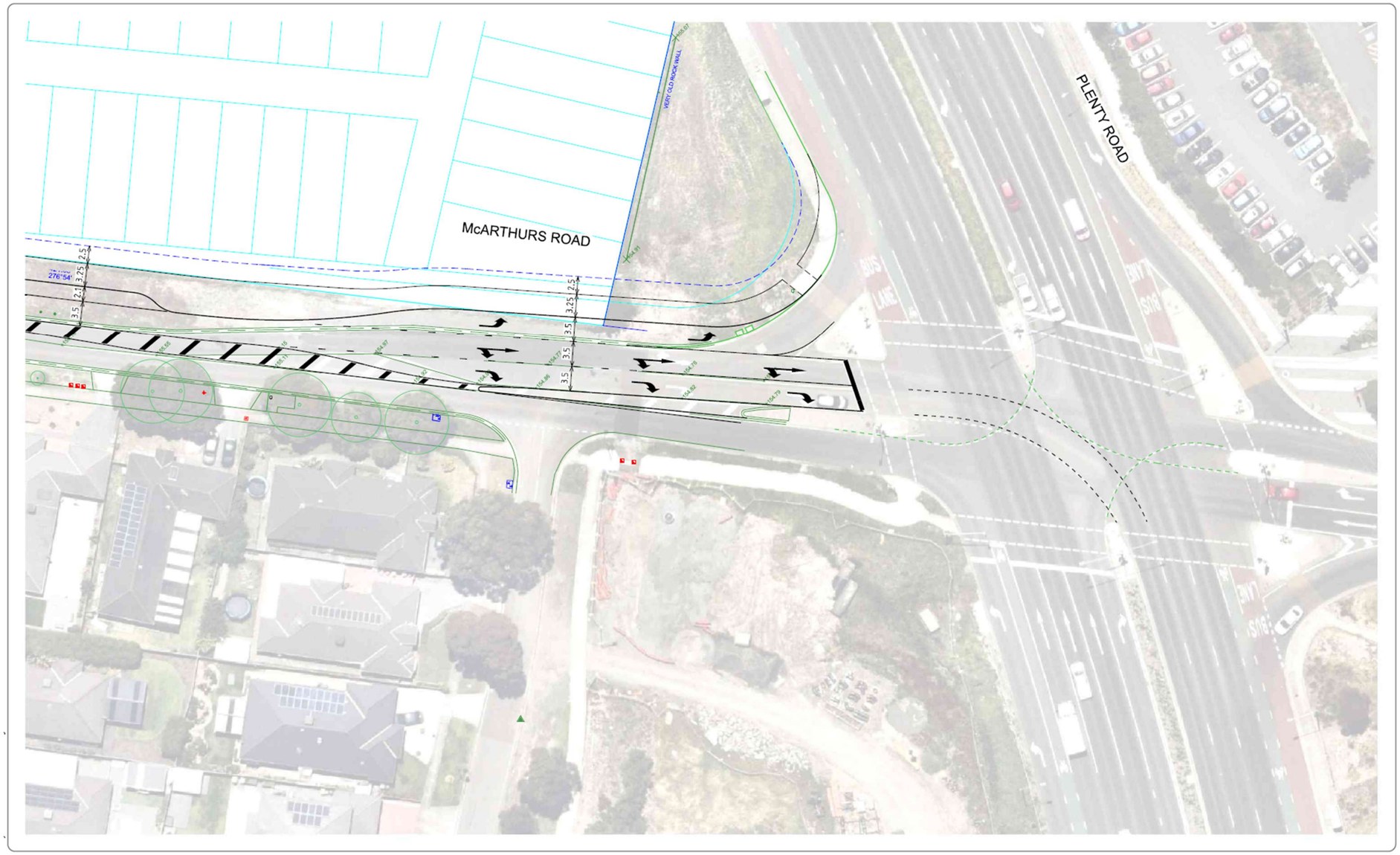


20.60m ROAD RESERVE (SECTION 'G' - 'G')
CONNECTOR ROAD

1175 & 1215
PLENTY ROAD
SOUTH MORANG
ROAD HIERARCHY PLAN PART 2
PAGE 7 OF 8
Date: 13-06-25
Drawn by: JC
Project No. 10850
Drawing Ref. 10850_UD_DP01_V18

BREESE PITT DIXON
CIVIL ENGINEERS
LAND SURVEYORS
TOWN PLANNERS
URBAN DESIGNERS
1/19 CATO ST HAWTHORN EAST.
VICTORIA, 3123.
PH (03) 8823 2300
info@bpd.com.au
www.bpd.com.au
PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

BURSILL BC CONSULTING



Drawing Record

ISSUE	DRAWN	APP'D	DATE	AMENDMENT
P15	GL/JT	AA	29.04.26	MINOR AMENDMENTS INCORPORATED

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY
SUBJECT TO CHANGE WITHOUT NOTIFICATION
DATE OF ISSUE: 29/04/26

Notes & Legend

1. AERIAL IMAGE FROM NEARMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS PTY LTD.
2. ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.

Design by Trafficworks
Design by Others
Proposed ROW Boundary

TRAFFICWORKS™

CLIENT
1180 PR Development PTY LTD

N W E S

SCALE OF METRES
0 5 10

1175 and 1215 Plenty Road, South Morang
City of Whittlesea

Concept Plan

SHEET NO.	DRAWING NO.	ISSUE
10	220541-CTP-110	P15

Hawkstowe Village West Development Plan

Engagement Report

In accordance with Section 20(F) of the *Planning and Environment Act 1987*

Table of Contents

Introduction 3
Outline of the public engagement made 3
Information about the outcomes of the public engagement 4
Summary of the submission or comments received by the planning authority 4
Officer's response to each submission or comment 4
Description and explanation of any changes the Officer is recommending to the proposed Development Plan in response to the submissions or comments 4

Introduction

This engagement report has been prepared to describe Council Officers' consideration of, and decisions made in respect of, any submissions or comments in response to the non-statutory exhibition of the proposed Development Plan. This report is not a statutory requirement under the *Planning and Environment Act 1987* (the *Act*). Rather, the preparation of the engagement report demonstrates a consistent approach to statutory exhibition undertaken for other strategic planning processes as set out in the *Act*.

Outline of the public engagement undertaken

The draft Development Plan was exhibited to affected and adjoining landowners and occupiers within the surrounding precinct and relevant authorities from 15 August 2025 to 12 September 2025. Details of the proposed Development Plan were also placed on Council's website and a letter was mailed to the affected landowners and occupiers.

There is no statutory requirement under the *Act* to advertise the Development Plan. However, the City of Whittlesea undertakes non-statutory exhibition as part of its established notification practices to affected and adjoining properties and relevant agencies, in accordance with the transparency requirements of the *Local Government Act 2020*. This is to ensure that any landowners and occupiers impacted by the proposal, and agencies with relevant expertise, can provide comment on the draft Development Plan for Council's consideration. Providing notice in accordance with the *Local Government Act 2020* has been commented on favourably by VCAT members.

Any future planning permit applications lodged on the land would not be publicly exhibited where they are generally in accordance with an approved Development Plan. The non-statutory exhibition of the Development Plan provides an opportunity for persons potentially impacted by the proposal to have a say on the matter.

Formal notification was provided by mail/email to surrounding property owners and occupiers, and to the following agencies and referral authorities:

- Melbourne Water
- Department of Transport and Planning
- Yarra Valley Water
- AusNet Electricity Services Subdivisions
- APA Gas
- CFA
- Environmental Protection Authority
- Wurundjeri Corporation Cultural Heritage Unit Elders

Information about the outcomes of that public engagement

Nine submissions were received during the non-statutory exhibition period, with one submission received from affected owner/occupiers and eight submissions from relevant agencies. Council Officers have considered the submissions received, assessed and responded to the submitter concerns in the table below.

The submissions and the personal information included in the submissions are collected by City of Whittlesea for the purposes of this planning process. Privacy Collection Notices are included in letters that are sent as part of the exhibition. Where requests from submitters are received to withhold personal information, these details will not be disclosed in this engagement report. However, submissions may be shared with the relevant parties to further progress consideration of a Development Plan. City of Whittlesea are obliged to handle personal information and maintain privacy rights for individuals in accordance with the *Privacy and Data Protection Act 2014*.

Summary and Officers response to submissions received

Council officers have considered the submissions received, assessed and responded to the submitter concerns in the table below.

Submission	**Officer Response**	**Summary Response**
1. Melbourne Water Requested information regarding grading of drainage pipelines to culverts. Requested that a targeted survey of Tussock Skink be prepared for the land. Requested a Dispersive and Sodic Soil Assessment be prepared for the land.	 Any future planning permit issued for the land will require approved Functional Layout Plans and Civil drawings prior to construction. Detailed biodiversity and environmental reports will accompany the future planning permit application for the land.	Noted.

Requested a Kangaroo Management Plan and Growling Grass Frog assessment be prepared for the land.		
2. Department of Transport and Planning The Head, TfV has reviewed the traffic report and notes that Trafficworks report raises significant concerns in relation to the future performance of the Plenty Road intersections with McArthurs Road/Hawkestowe Parade and Future Access/Riversdale Boulevard. The TIAR indicates that future (2034) conditions including the Development Plan are expected to be poor with DOS significantly greater than 1.0 in both the AM/PM peak periods. Based on this, the Head of Transport for Victoria requires that additional capacity be provided at the Plenty Road/McArthurs Road/Hawkestowe Parade intersection to ensure it continues to operate satisfactorily for at least the next 10 years. Before the development is approved, Head, TfV requires that a concept plan for the intersection be provided to the satisfaction of the Head, TfV and be included as part of the development plan**.**	The Development Plan has been updated to include a Concept Plan for the McArthurs Road/Plenty Road intersection.	Change made.
3. Yarra Valley Water No objection to the proposed Development Plan	No changes required	Noted.
4. AusNet Electricity Services Subdivisions No objection to the proposed Development Plan	No changes required.	Noted

5. APA No objection to the proposed Development Plan.	No changes required.	Noted.
6. CFA No objection to the proposed Development Plan. Requested that areas of Public Open Space and drainage/ waterways must be maintained in a fuel reduced state during the Declared Fire Danger Period via the development and implementation of a Land Management Plan	A detailed assessment of open space, including maintenance requirements, will be undertaken at the planning permit stage.	Noted.
7. EPA Noted the findings of the Preliminary Risk Screen Assessment, which identified that parts of the site have a 'medium' likelihood of contamination. In accordance with Planning Practice Note 30- Potentially Contaminated Land, where a site has a 'medium' likelihood of contamination, an Environmental Audit is required to be undertaken for the site. EPA encouraged Council to abide by the Planning Practice Note 30 advice and require an Environmental Audit be prepared for the potentially contaminated parts of the land.	The proponent has agreed to enter into a Section 173 Agreement with Council which requires an Environmental Audit to be undertaken for the potentially contaminated parts of the Development Plan area. The requirement for the proponent to enter into the Section 173 Agreement is a threshold issue that must be resolved prior to bringing the Development Plan to Council for its decision.	Noted.
8. Wurundjeri Corporation Cultural Heritage Unit Elders Noted the presence of a stony rise within the central south of the property. In response to the potential for the area to contain unrecorded Aboriginal cultural	The proponent has declined to prepare a voluntary Cultural Heritage Management Plan.	Noted.

heritage, Wurundjeri requested that a voluntary Cultural Heritage Management Plan is prepared for the land.	The Development Plan includes provisions to require housing to respond to the slope and topography of the land. In addition, the Development Plan includes provisions requiring that overland flows and tree moisture conditions are maintained, which will consider the topography of the stony rise at the planning permit stage.	

Changes proposed to the exhibited Development Plan

The following table describes the changes to the Development Plan that are recommended in response to submissions or comments received in response to exhibition, and an explanation of the recommendation:

Recommendation	Amendment to Development Plan
Raised requirement for a Concept Plan to be provided for the McArthurs Road/Plenty Road intersection to the south-east of the Development Plan area.	The Development Plan has been amended to include the Concept Layout Plan

This engagement report, along with the Council Report and other attachments, will be made publicly available in the Scheduled Council Meeting Agenda on the council website prior to and following the relevant Council Meeting.

Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)

Publication 2009 June 2021

Victoria's audit system

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act 2017* (the Act) provides for the appointment of environmental auditors. It also provides for Environment Protection Authority (EPA or the Authority) to have a system of preliminary risk screen assessments (PRSAs) and environmental audits. These are used in the planning, approval, regulation and management of activities, and in protection of human health and the environment.

Under the Act, the functions of an environmental auditor include to:

- conduct PRSAs and environmental audits
- prepare and issue PRSA statements and reports, and environmental audit statements and reports.

The purpose of a PRSA is to:

- assess the likelihood of the presence of contaminated land
- determine if an environmental audit is required
- recommend a scope for the environmental audit if an environmental audit is required.

The purpose of an environmental audit is to:

- assess the nature and extent of the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- recommend measures to manage the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- make recommendations to manage any contaminated land, waste, pollution or activity.

Upon completion, all PRSAs and environmental audits require preparation of either a PRSA statement, accompanied by a PRSA report, or an environmental audit statement, accompanied by an environmental audit report.

A person may engage an environmental auditor to conduct a PRSA or an environmental audit.

EPA administers the environmental audit system and ensures an acceptable quality of environmental auditing is maintained. This is achieved by assessing auditor applications and conducting a quality assurance program. These measures ensure that PRSAs and environmental audits that environmental auditors undertake are completed in accordance with the relevant sections of the Act or any other Act, and with the guidelines the Authority or other government agencies have published.

Environment Protection Authority Victoria
GPO BOX 4395 Melbourne VIC 3001
1300 372 842 (1300 EPA VIC) **epa.vic.gov.au**

Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)

File structures

EPA stores digital statements and reports from PRSAs and environmental audits in three parts:

- Part A, the PRSA or environmental audit report
- Part B, report appendices
- Part C, the PRSA statement and executive summary or environmental audit statement and executive summary.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the whole document, including any appendices and the PRSA statement or environmental audit statement.

Currency of PRSAs and environmental audits

PRSAs and environmental audits are based on the conditions encountered and information reviewed at the time of preparation. They don't represent any changes that may have occurred since the completion date. As it's not possible for the PRSA or audit report to present all data that could be of interest to all readers, consideration should be made to any appendices or referenced documentation for further information.

When information about the site changes from what was available at the time the PRSA or environmental audit was completed, or where an administrative error is identified, an environmental auditor may amend or withdraw PRSA or environmental audit statements and/or reports. Users are advised to check EPA's website to ensure documents' currency.

PDF searchability and printing

EPA can only provide PRSAs and environmental audit statements, reports and appendices that the environmental auditor provided to EPA via the EPA portal on the EPA website.

All statements and reports should be in a Portable Document Format (PDF) and searchable; however at times some appendices may be provided as image-only PDFs, which can affect searchability.

The PDF is compatible with Adobe Acrobat Reader, which is downloadable free from Adobe's Website (www.adobe.com).

Further information

For more information on Victoria's environmental audit system, visit EPA's website or contact EPA's Environmental Audit Unit.

Web: www.epa.vic.gov.au

Email: environmental.audit@epa.vic.gov.au

Interpreter
For languages other than English, please call **131 450**.
Visit **epa.vic.gov.au/language-help** for next steps.
If you need assistance because of a hearing or speech impairment, please visit **relayservice.gov.au**

Preliminary risk screen assessment statement

Under Part 8.3 of the *Environment Protection Act 2017*

Publication F1031.1 published February 2022

The purpose of a preliminary risk screen assessment is:

(a) to assess the likelihood of the presence of contaminated land; and

(b) to determine if an environmental audit is required; and

(c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA statement is not an environmental audit statement or an environmental audit report. It should not be construed as an environmental audit conducted to assess the suitability of land use.

This statement is a summary of the findings of a preliminary risk screen assessment conducted under Part 8.3 of the *Environment Protection Act 2017* for:

Heritage Portion, 1175 Plenty Road, South Morang VIC 3752 (Lot 1 TP129782)

Further details are provided in the preliminary risk screen assessment report that accompanies this statement.

Section 1: Preliminary risk screen assessment overview

Environmental auditor details

Name:	Doug Ahearne
Company:	Senversa Pty Ltd
Address:	Level 6, 15 William Street, Melbourne VIC 3000
Phone:	03 9606 0070
Email:	doug.ahearne@senversa.com.au

Site owner/occupant

Name:	Ronan Tongs
Company:	1180 PR Developments Pty Ltd

Environmental auditor engaged by

Name:	Ronan Tongs
Company:	YourLand Pty Ltd
Relationship to site owner:	Representative of YourLand which owns the site through a development entity

Reason for preliminary risk screen assessment

Planning scheme:	The PRSA was undertaken as a requirement of the Whittlesea Planning Scheme for new sensitive use.
Permit details (if applicable):	N/A
Other:	-

Preliminary risk screen assessment statement

☐ Permit is attached (if applicable):	N/A

Section 2: Assessment scope

Site details

Address:	1175 Plenty Road, South Morang
Title details:	Lot 1 TP129782
Area (m^2):	4,100

☒ a plan of the site is attached

Use or proposed use assessed

The below section details which land uses (current and proposed) the PRSA has assessed. Note, this is not a suitability of land use audit, rather an assessment to determine if an environmental audit is required for the land uses that apply to the specific PRSA.

Sensitive land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the *Ministerial Direction No. 1* (MD No.1) considers secondary schools and children's playgrounds to be sensitive land uses.

☐ High density

☒ Other (lower density)

☒ Residential land use
☐ Child care centre
☐ Pre-school
☐ Primary school
☐ Secondary school

☐ Children's playground (indoor)
☒ Children's playground (outdoor)

Other land use categories

☒ Recreation/open space
☐ Parks and reserves
☐ Agricultural
☐ Commercial
☐ Industrial
☐ Other land uses not captured by the above as described here:

Environmental elements assessed

☒ Land
- ☒ all environmental values that apply to the land use category were considered **OR**
- ☐ all environmental values that apply to the land use category, other than the following, were considered:

☒ Water
- ☒ Surface water
  - ☒ all environmental values that apply to the applicable segment were considered **OR**
  - ☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Preliminary risk screen assessment statement

☒ Groundwater
- ☒ all environmental values that apply to the applicable segment were considered **OR**
- ☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Standards considered

- Environment Reference Standard 2021.
- National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time.
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022), August 2021.
- Guidelines for conducting preliminary risk screen assessments (EPA Publication 2021), February 2022.
- National Environment Protection Council, 1999. National Environment Protection (Assessment of Site Contamination) Measure (as amended 2013).

Assumptions made during the assessment or any limitations

Nil

Exclusions from the assessment and the rationale for these

Nil

This statement is accompanied by the following preliminary risk screen assessment report

Title:	Preliminary Risk Screen Assessment: 1175 & 1215 Plenty Road, South Morang, VIC 3752
Report no:	M20380_003_RPT_Rev0
Date:	27 September 2023

Preliminary risk screen assessment statement

Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **required** for the following land uses, **including** the use or proposed use for which the site has been assessed:

Sensitive land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the MD No.1 considers secondary schools and children's playgrounds to be sensitive land uses.

☐ ~~High density~~

☒ Other (lower density)

☒ Residential land use
☐ ~~Child care centre~~
☐ ~~Pre-school~~
☐ ~~Primary school~~
☐ ~~Secondary school~~

☐ ~~Children's playground (indoor)~~
☒ Children's playground (outdoor)

Other land use categories

☒ Recreation/open space
☐ ~~Parks and reserves~~
☐ ~~Agricultural~~
☐ ~~Commercial~~
☐ ~~Industrial~~
☐ ~~Other land uses not captured by the above as described here:~~

Other information

Nil

Reason for environmental audit

The site has a medium likelihood of being contaminated from previous site activities (as defined in Planning Practice Note 30 – Potentially Contaminated Land) to a level that may pose unacceptable risks to any future sensitive uses. The potential onsite source of contamination comprises a septic system. Assessment of potential risks associated with this activity in the heritage portion of the site is required.

Proposed scope of environmental audit

Site to be audited:	
Site/premises name	Heritage Portion
Address	1175 Plenty Road, South Morang VIC 3752
Title details	Lot 1 TP129782
Area (m^2)	4,100
Use or proposed use of the site to be audited:	Sensitive land use categories ☐ High density ☒ Residential land use ☐ Child care centre

Preliminary risk screen assessment statement

	☐ Other (lower density) ☐ Pre-school ☐ Primary school ☐ Secondary school ☐ Children's playground (indoor) ☒ Children's playground (outdoor) Other land use categories ☒ Recreation/open space ☐ Parks and reserves ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Other land uses not captured by the above as described here:
Elements of the environment to be assessed in the environmental audit:	☒ Land ☒ all environmental values that apply to the land use category to be considered **OR** ☐ all environmental values that apply to the land use category, other than the following, to be considered:
	☒ Water ☒ Surface water ☒ all environmental values that apply to the segment to be considered **OR** ☐ all environmental values that apply to the segment, other than the following, to be considered: ☒ Groundwater ☒ all environmental values that apply to the segment to be considered **OR** ☐ all environmental values that apply to the segment, other than the following, to be considered:

Preliminary risk screen assessment statement

Standards and reference documents to be considered:	Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) Australian and New Zealand Guidelines for Fresh and Marine Water Quality, October 2000. ANZG (2018) Australian and New Zealand Guidelines for Fresh and Marine Water Quality. Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia. CRC CARE 2019, National Remediation Framework. Department of Health - Final Health Based Guidance Values for PFAS for use in site investigations in Australia, developed by Food Standards Australia New Zealand (FSANZ) (2017). Environment Protection (EP) Act, 2017. EPA 2021, Environmental Reference Standard, Victoria Government Gazette, No S 245. 26 March 2021. EPA 2023, Background levels: Identifying naturally occurring chemical substances: Method and approach, Publication 2033, Environment Protection Authority Victoria, January 2023. EPA 2021, Contaminated land: understanding Section 35 of the Environment Protection Act 2017, Publication 1940, Environment Protection Authority Victoria, February 2021. EPA 2022, Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of contaminated land, Publication 1977.1, Environment Protection Authority Victoria, October 2022. EPA, 2021, Guide to the Environment Reference Standard, Publication 1992, Environment Protection Authority Victoria, June 2021. EPA, 2021, Guidance for the cleanup and management of contaminated groundwater, Publication 2001, Environment Protection Authority Victoria, July 2021. EPA, 2021, Notifiable contamination guideline – Duty to notify of contaminated land, Publication 2008.1, Environment Protection Authority Victoria, July 2021. EPA, 2022. Guideline for conducting environmental audits, Publication 2041: Environment Protection Authority Victoria, February 2022. EPA, 2022. Groundwater Sampling Guidelines, Publication 669.1: Environment Protection Authority Victoria, February 2022. EPA, 2022. Hydrogeological Assessment Guidelines for Groundwater Quality, Publication 668.1: Environment Protection Authority Victoria, December 2022. Heads of Environment Protection Authorities (HEPA) (2020) PFAS National Environmental Management Plan Version 2.0 (PFAS NEMP 2.0), January 2020. National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (ACS NEPM). AS/NZS 5667.11:1998 Water quality – Sampling, Part 11: Guidance on sampling of groundwaters (1998). AS/NZS 5667.1:1998 Water quality – Sampling, Part 1: Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples (1998).
Exclusions from the environmental audit and rationale for these:	The environmental values of ambient air and ambient sound have been excluded from the scope on the basis that the audit is being conducted to assess the suitability of land for the proposed sensitive low density residential and open space use. In accordance with guidelines for land suitability audits (EPA publication 759.3) noise is not a relevant consideration. Ambient air is not a relevant consideration given that the only potential impacts to air (e.g. soil vapour) will be assessed as part of the environmental value of land. The environmental value of surface water has been excluded on the basis that there are no surface water bodies on the site and groundwater contamination (if present) is unlikely to reach and impact a surface water body.
Assumptions made or limitations on the environmental audit:	None

Preliminary risk screen assessment statement

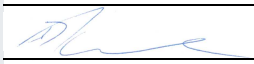
Note: An assessment that an environmental audit is not required does not include any comment on as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (https://www.epa.vic.gov.au/about-epa/publications/1977*).*

Preliminary risk screen assessment statement

Section 4: Environmental auditor's declaration

I state that:

- I am appointed as an environmental auditor by the Environment Protection Authority Victoria under the *Environment Protection Act 2017*.
- The findings contained in this statement represents a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date:	27 September 2023
Signed:	
Name:	Doug Ahearne
	Environmental Auditor

For languages other than English, please call **131 450**.
Visit **epa.vic.gov.au/language-help** for next steps.
If you need assistance because of a hearing or speech impairment, please visit **relayservice.gov.au**



senversa

Legend
- Southern Portion
- Heritage Portion
- Lot Boundary
- Site Boundary

Aerial Imagery (15/05/2023) © Metromap

Created:	E. Marha	Date:	25/09/2023
Reviewed:	K. Shearman	Revision:	0
Approved:	K. Shearman	Scale:	1:500 (A3)
File:	M20380_003_F005 PRSA Statement - Heritage Portion		

0 5 10 20 30 Metres

Coordinate System: GDA2020 MGA Zone 55

Figure No: 5

Title: PRSA Statement - Heritage Portion

Project: PRSA

Location: 1175 and 1215 Plenty Rd, South Morang, VIC 3752

Client: YourLand Management Pty Ltd

Path: S:\01_Jobs\3.VIC_Jobs\M20380_YOURLAND_SOUTH MORANG_PRSA\APRX\M20380_003.aprx

© Senversa 2023

Preliminary risk screen assessment statement

Under Part 8.3 of the *Environment Protection Act 2017*

Publication F1031.1 published February 2022

The purpose of a preliminary risk screen assessment is:

(a) to assess the likelihood of the presence of contaminated land; and

(b) to determine if an environmental audit is required; and

(c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA statement is not an environmental audit statement or an environmental audit report. It should not be construed as an environmental audit conducted to assess the suitability of land use.

This statement is a summary of the findings of a preliminary risk screen assessment conducted under Part 8.3 of the *Environment Protection Act 2017* for:

Northern Portion, part of 1215 Plenty Road, South Morang VIC 3752 (Lot 1 TP396110, part of Lot 1 TP160051)

Further details are provided in the preliminary risk screen assessment report that accompanies this statement.

Section 1: Preliminary risk screen assessment overview

Environmental auditor details

Name:	Doug Ahearne
Company:	Senversa Pty Ltd
Address:	Level 6, 15 William Street, Melbourne VIC 3000
Phone:	03 9606 0070
Email:	doug.ahearne@senversa.com.au

Site owner/occupant

Name:	Ronan Tongs
Company:	1180 PR Developments Pty Ltd

Environmental auditor engaged by

Name:	Ronan Tongs
Company:	YourLand Pty Ltd
Relationship to site owner:	Representative of YourLand which owns the site through a development entity

Reason for preliminary risk screen assessment

Planning scheme:	The PRSA was undertaken as a requirement of the Whittlesea Planning Scheme for new sensitive use.
Permit details (if applicable):	N/A
Other:	-

Preliminary risk screen assessment statement

☐ Permit is attached (if applicable):	N/A

Section 2: Assessment scope

Site details

Address:	Northern portion, part of 1215 Plenty Road, South Morang
Title details:	Lot 1 TP396110, part of Lot 1 TP160051
Area (m^2):	24,800

☒ a plan of the site is attached

Use or proposed use assessed

The below section details which land uses (current and proposed) the PRSA has assessed. Note, this is not a suitability of land use audit, rather an assessment to determine if an environmental audit is required for the land uses that apply to the specific PRSA.

Sensitive land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the *Ministerial Direction No. 1* (MD No.1) considers secondary schools and children's playgrounds to be sensitive land uses.

☐ High density

☒ Other (lower density)

☒ Residential land use
☐ Child care centre
☐ Pre-school
☐ Primary school
☐ Secondary school

☐ Children's playground (indoor)
☒ Children's playground (outdoor)

Other land use categories

☒ Recreation/open space
☐ Parks and reserves
☐ Agricultural
☐ Commercial
☐ Industrial
☐ Other land uses not captured by the above as described here:

Environmental elements assessed

☒ Land
- ☒ all environmental values that apply to the land use category were considered **OR**
- ☐ all environmental values that apply to the land use category, other than the following, were considered:

☒ Water
- ☒ Surface water
  - ☒ all environmental values that apply to the applicable segment were considered **OR**
  - ☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Preliminary risk screen assessment statement

☒ Groundwater
- ☒ all environmental values that apply to the applicable segment were considered **OR**
- ☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Standards considered

- Environment Reference Standard 2021.
- National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time.
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022), August 2021.
- Guidelines for conducting preliminary risk screen assessments (EPA Publication 2021), February 2022.
- National Environment Protection Council, 1999. National Environment Protection (Assessment of Site Contamination) Measure (as amended 2013).

Assumptions made during the assessment or any limitations

Nil

Exclusions from the assessment and the rationale for these

Nil

This statement is accompanied by the following preliminary risk screen assessment report

Title:	Preliminary Risk Screen Assessment: 1175 & 1215 Plenty Road, South Morang, VIC 3752
Report no:	M20380_003_RPT_Rev0
Date:	27 September 2023

Preliminary risk screen assessment statement

Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **required** for the following land uses, **including** the use or proposed use for which the site has been assessed:

Sensitive land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the MD No.1 considers secondary schools and children's playgrounds to be sensitive land uses.

☐ ~~High density~~

☒ Other (lower density)

☒ Residential land use
☐ ~~Child care centre~~
☐ ~~Pre-school~~
☐ ~~Primary school~~
☐ ~~Secondary school~~

☐ ~~Children's playground (indoor)~~
☒ Children's playground (outdoor)

Other land use categories

☒ Recreation/open space
☐ ~~Parks and reserves~~
☐ ~~Agricultural~~
☐ ~~Commercial~~
☐ ~~Industrial~~
☐ ~~Other land uses not captured by the above as described here:~~

Other information

Nil

Reason for environmental audit

The site has a medium likelihood of being contaminated from previous site activities (as defined in Planning Practice Note 30 – Potentially Contaminated Land) to a level that may pose unacceptable risks to any future sensitive uses. The potential onsite sources of contamination include chicken sheds, aboveground fuel storage, septic systems and stockpiling of soil/crushed rock. Assessment of potential risks associated with these former activities in the northern portion of the site is required.

Proposed scope of environmental audit

Site to be audited:	
Site/premises name	Northern Portion
Address	Part of 1215 Plenty Road, South Morang VIC 3752
Title details	Lot 1 TP396110, part of Lot 1 TP160051
Area (m^2)	24,800
Use or proposed use of the site to be audited:	Sensitive land use categories ☐ High density ☒ Residential land use ☐ Child care centre

Preliminary risk screen assessment statement

	☒ Other (lower density) ☐ Pre-school ☐ Primary school ☐ Secondary school ☐ Children's playground (indoor) ☒ Children's playground (outdoor) Other land use categories ☒ Recreation/open space ☐ Parks and reserves ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Other land uses not captured by the above as described here:
Elements of the environment to be assessed in the environmental audit:	☒ Land ☒ all environmental values that apply to the land use category to be considered **OR** ☐ all environmental values that apply to the land use category, other than the following, to be considered:
	☒ Water ☒ Surface water ☒ all environmental values that apply to the segment to be considered **OR** ☐ all environmental values that apply to the segment, other than the following, to be considered: ☒ Groundwater ☐ all environmental values that apply to the segment to be considered **OR** ☐ all environmental values that apply to the segment, other than the following, to be considered:

Preliminary risk screen assessment statement

Standards and reference documents to be considered:	Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) Australian and New Zealand Guidelines for Fresh and Marine Water Quality, October 2000. ANZG (2018) Australian and New Zealand Guidelines for Fresh and Marine Water Quality. Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia. CRC CARE 2019, National Remediation Framework. Department of Health - Final Health Based Guidance Values for PFAS for use in site investigations in Australia, developed by Food Standards Australia New Zealand (FSANZ) (2017). Environment Protection (EP) Act, 2017. EPA 2021, Environmental Reference Standard, Victoria Government Gazette, No S 245. 26 March 2021. EPA 2023, Background levels: Identifying naturally occurring chemical substances: Method and approach, Publication 2033, Environment Protection Authority Victoria, January 2023. EPA 2021, Contaminated land: understanding Section 35 of the Environment Protection Act 2017, Publication 1940, Environment Protection Authority Victoria, February 2021. EPA 2022, Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of contaminated land, Publication 1977.1, Environment Protection Authority Victoria, October 2022. EPA, 2021, Guide to the Environment Reference Standard, Publication 1992, Environment Protection Authority Victoria, June 2021. EPA, 2021, Guidance for the cleanup and management of contaminated groundwater, Publication 2001, Environment Protection Authority Victoria, July 2021. EPA, 2021, Notifiable contamination guideline – Duty to notify of contaminated land, Publication 2008.1, Environment Protection Authority Victoria, July 2021. EPA, 2022. Guideline for conducting environmental audits, Publication 2041: Environment Protection Authority Victoria, February 2022. EPA, 2022. Groundwater Sampling Guidelines, Publication 669.1: Environment Protection Authority Victoria, February 2022. EPA, 2022. Hydrogeological Assessment Guidelines for Groundwater Quality, Publication 668.1: Environment Protection Authority Victoria, December 2022. Heads of Environment Protection Authorities (HEPA) (2020) PFAS National Environmental Management Plan Version 2.0 (PFAS NEMP 2.0), January 2020. National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (ACS NEPM). AS/NZS 5667.11:1998 Water quality – Sampling, Part 11: Guidance on sampling of groundwaters (1998). AS/NZS 5667.1:1998 Water quality – Sampling, Part 1: Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples (1998).
Exclusions from the environmental audit and rationale for these:	The environmental values of ambient air and ambient sound have been excluded from the scope on the basis that the audit is being conducted to assess the suitability of land for the proposed sensitive low density residential and open space use. In accordance with guidelines for land suitability audits (EPA publication 759.3) noise is not a relevant consideration. Ambient air is not a relevant consideration given that the only potential impacts to air (e.g. soil vapour) will be assessed as part of the environmental value of land. The environmental value of surface water has been excluded on the basis that there are no surface water bodies on the site and groundwater contamination (if present) is unlikely to reach and impact a surface water body.
Assumptions made or limitations on the environmental audit:	None

Preliminary risk screen assessment statement

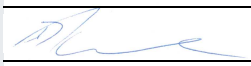
Note: An assessment that an environmental audit is not required does not include any comment on as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (https://www.epa.vic.gov.au/about-epa/publications/1977*).*

Preliminary risk screen assessment statement

Section 4: Environmental auditor's declaration

I state that:

- I am appointed as an environmental auditor by the Environment Protection Authority Victoria under the *Environment Protection Act 2017*.
- The findings contained in this statement represents a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date:	27 September 2023
Signed:	
Name:	Doug Ahearne
	Environmental Auditor

For languages other than English, please call **131 450**.
Visit **epa.vic.gov.au/language-help** for next steps.
If you need assistance because of a hearing or speech impairment, please visit **relayservice.gov.au**



senversa

Legend
- Site Feature
- Northern Portion
- Southern Portion
- Lot Boundary
- Site Boundary

Aerial Imagery (15/05/2023) © Metromap

Created:	E. Marha	Date:	25/09/2023
Reviewed:	K. Shearman	Revision:	0
Approved:	K. Shearman	Scale:	1:800 (A3)
File:	M20380_003_F003 PRSA Statement - Northern Portion		

0 5 10 20 30 40 50 Metres

Coordinate System: GDA2020 MGA Zone 55

Figure No: 3

Title: PRSA Statement - Northern Portion

Project: PRSA

Location: 1175 and 1215 Plenty Rd, South Morang, VIC 3752

Client: YourLand Management Pty Ltd

Path: S:\01_Jobs\3.VIC_Jobs\M20380_YOURLAND_SOUTH MORANG_PRSA\APRX\M20380_003.aprx

© Senversa 2023

Preliminary risk screen assessment statement

Under Part 8.3 of the *Environment Protection Act 2017*

Publication F1031.1 published February 2022

The purpose of a preliminary risk screen assessment is:

(a) to assess the likelihood of the presence of contaminated land; and

(b) to determine if an environmental audit is required; and

(c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA statement is not an environmental audit statement or an environmental audit report. It should not be construed as an environmental audit conducted to assess the suitability of land use.

This statement is a summary of the findings of a preliminary risk screen assessment conducted under Part 8.3 of the *Environment Protection Act 2017* for:

Southern Portion, part of 1215 Plenty Road, South Morang VIC 3752 (part of Lot 1 TP160051)

Further details are provided in the preliminary risk screen assessment report that accompanies this statement.

Section 1: Preliminary risk screen assessment overview

Environmental auditor details

Name:	Doug Ahearne
Company:	Senversa Pty Ltd
Address:	Level 6, 15 William Street, Melbourne VIC 3000
Phone:	03 9606 0070
Email:	doug.ahearne@senversa.com.au

Site owner/occupant

Name:	Ronan Tongs
Company:	1180 PR Developments Pty Ltd

Environmental auditor engaged by

Name:	Ronan Tongs
Company:	YourLand Pty Ltd
Relationship to site owner:	Representative of YourLand which owns the site through a development entity

Reason for preliminary risk screen assessment

Planning scheme:	The PRSA was undertaken as a requirement of the Whittlesea Planning Scheme for new sensitive use.
Permit details (if applicable):	N/A
Other:	-

Preliminary risk screen assessment statement

☐ Permit is attached (if applicable):	N/A

Section 2: Assessment scope

Site details

Address:	Southern portion, part of 1215 Plenty Road, South Morang
Title details:	Part of Lot 1 TP160051
Area (m^2):	70,250

☒ a plan of the site is attached

Use or proposed use assessed

The below section details which land uses (current and proposed) the PRSA has assessed. Note, this is not a suitability of land use audit, rather an assessment to determine if an environmental audit is required for the land uses that apply to the specific PRSA.

Sensitive land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the *Ministerial Direction No. 1* (MD No.1) considers secondary schools and children's playgrounds to be sensitive land uses.

☐ High density

☒ Other (lower density)

☒ Residential land use
☐ Child care centre
☐ Pre-school
☐ Primary school
☐ Secondary school

☐ Children's playground (indoor)
☒ Children's playground (outdoor)

Other land use categories

☒ Recreation/open space
☐ Parks and reserves
☐ Agricultural
☐ Commercial
☐ Industrial
☐ Other land uses not captured by the above as described here:

Environmental elements assessed

☒ Land
- ☒ all environmental values that apply to the land use category were considered **OR**
- ☐ all environmental values that apply to the land use category, other than the following, were considered:

☒ Water
- ☒ Surface water
  - ☒ all environmental values that apply to the applicable segment were considered **OR**
  - ☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Preliminary risk screen assessment statement

☒ Groundwater
- ☒ all environmental values that apply to the applicable segment were considered **OR**
- ☐ all environmental values that apply to the applicable segment, other than the following, were considered:

Standards considered

- Environment Reference Standard 2021.
- National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time.
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022), August 2021.
- Guidelines for conducting preliminary risk screen assessments (EPA Publication 2021), February 2022.
- National Environment Protection Council, 1999. National Environment Protection (Assessment of Site Contamination) Measure (as amended 2013).

Assumptions made during the assessment or any limitations

Nil

Exclusions from the assessment and the rationale for these

Nil

This statement is accompanied by the following preliminary risk screen assessment report

Title:	Preliminary Risk Screen Assessment: 1175 & 1215 Plenty Road, South Morang, VIC 3752
Report no:	M20380_003_RPT_Rev0
Date:	27 September 2023

Preliminary risk screen assessment statement

Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **not required** for the following land uses, **including** the use or proposed use for which the site has been assessed:

Sensitive land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the MD No.1 considers secondary schools and children's playgrounds to be sensitive land uses.

☐ ~~High density~~

☒ Other (lower density)

☒ Residential land use
☐ ~~Child care centre~~
☐ ~~Pre-school~~
☐ ~~Primary school~~
☐ ~~Secondary school~~

☐ ~~Children's playground (indoor)~~
☒ Children's playground (outdoor)

Other land use categories

☒ Recreation/open space
☐ ~~Parks and reserves~~
☐ ~~Agricultural~~
☐ ~~Commercial~~
☐ ~~Industrial~~
☐ ~~Other land uses not captured by the above as described here:~~

Other information

Nil

Reason for environmental audit

N/A

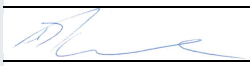
Note: An assessment that an environmental audit is not required does not include any comment on as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (https://www.epa.vic.gov.au/about-epa/publications/1977*)*.

Preliminary risk screen assessment statement

Section 4: Environmental auditor's declaration

I state that:

- I am appointed as an environmental auditor by the Environment Protection Authority Victoria under the *Environment Protection Act 2017*.
- The findings contained in this statement represents a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date:	27 September 2023
Signed:	
Name:	Doug Ahearne
	Environmental Auditor

For languages other than English, please call **131 450**.
Visit **epa.vic.gov.au/language-help** for next steps.
If you need assistance because of a hearing or speech impairment, please visit **relayservice.gov.au**



Path: S:\01_Jobs\3.VIC_Jobs\M20380_YOURLAND_SOUTH MORANG_PRSA\A.PRX\M20380_003.aprx

senversa

Legend

- Site Feature
- Northern Portion
- Southern Portion
- Heritage Portion
- Lot Boundary
- Site Boundary

Aerial Imagery (15/05/2023) © Metromap

Created:	E. Marha	Date:	25/09/2023
Reviewed:	K. Shearman	Revision:	0
Approved:	K. Shearman	Scale:	1:1,200 (A3)
File:	M20380_003_F004 PRSA Statement- Southern Portion		

0 5 10 20 30 40 50 Metres

Coordinate System: GDA2020 MGA Zone 55

Figure No: 4

Title: PRSA Statement - Southern Portion

Project: PRSA

Location: 1175 and 1215 Plenty Rd, South Morang, VIC 3752

Client: YourLand Management Pty Ltd

© Senversa 2023

Executive Summary

Doug Ahearne, a person appointed as an environmental auditor (contaminated land) by the Environment Protection Authority under Division 1 of Part 8.3 of the *Environment Protection Act 2017 (Vic.)* has prepared this Preliminary Risk Screen Assessment (PRSA) report and issued PRSA Statements for the property described as 1175 and 1215 Plenty Road, South Morang, Victoria. The site is shown in **Figures 1** and **2** and the PRSA Statements are presented in **Appendix A**.

The summary information of this PRSA is presented in the following tables, in accordance with EPA Publication 2022:

Table 1: Summary of PRSA Information

Item	Relevant Site Information
PRSA reference	200923_SOUTHMORANG
Auditor	Doug Ahearne
Auditor account number	250906
Name of person requesting PRSA	Ronan Tongs
Relationship person requesting PRSA to site	Representative of YourLand which owns the site through a development entity
Name of site owner	1180 PR Developments Pty Ltd
Date of auditor engagement	30 March 2023
Completion date of the PRSA	27 September 2023
Reason for PRSA	The PRSA was undertaken as a requirement of the Whittlesea Planning Scheme for new sensitive use.
Elements of the environment assessed	Land environment Water environment (including groundwater and surface water)
Planning permit number or requirement detail if applicable	N/A
EPA Region	Northern Metro
Municipality	Whittlesea
Dominant - Lot on Plan	Lot 1 TP160051
Additional - Lot on Plan(s)	Lot 1 TP396110, Lot 1 TP129782

Item	Relevant Site Information
Site / premises name	-
Building/complex sub-unit No.	-
Street/Lot - Lower No.	1175
Street/Lot - Upper No.	1215
Street Name	Plenty
Street type	Road
Street suffix	-
Suburb	South Morang
Postcode	3752
Site area (in m^2)	99,150
Plan of site/premises/location showing the PRSA site boundary attached	Figures 1 and 2
Members and categories of support team utilised	None.
Further work or requirements	The northern portion of the site has a medium likelihood of being contaminated from previous site activities (as defined in *Planning Practice Note 30 – Potentially Contaminated Land*) to a level that may pose unacceptable risks to any future sensitive uses. The potential onsite sources of contamination include chicken sheds, aboveground fuel storage, septic systems and stockpiling of soil/crushed rock. Assessment of potential risks associated with these former activities in the northern portion of the site is required. The southern portion of the site was used for grazing and is considered to have a low likelihood of being contaminated. The heritage portion of the site has a medium likelihood of being contaminated from site activities (as defined in *Planning Practice Note 30 – Potentially Contaminated Land*) to a level that may pose unacceptable risks to any future sensitive uses. The potential onsite source of contamination comprises a septic system. Assessment of potential risks associated with the septic system in the heritage portion of the site is required.
Nature and extent of continuing risk of harm	Based on the historical uses of northern and heritage portions of the site there is the potential for impacts to human health and the environment at the site.
Outcome of the PRSA report	An environmental audit is required for the northern portion of the site as depicted in **Figure 2**. An environmental audit is required for the heritage portion of the site as depicted in **Figure 2**. An environmental audit is not required for the southern portion of the site as depicted in **Figure 2**.

Table 2: Physical Site Information

Item	Relevant Site Information
Historical site use	Agricultural and rural residential use
Current land use	Residential use and egg sales
Proposed land use	Low density residential use incorporating roadways and areas of public open space
Current land use zoning	General Residential Zone (GRZ1)
Proposed land use zoning	General Residential Zone (GRZ1)
Surrounding land use - north	Vacant land then service station and fast food outlet. .
Surrounding land use - south	McArthurs Road then low density residential and public open space.
Surrounding land use - east	Plenty Road then vacant land, the Mernda Rail Trail and the Mernda rail line. Hawkstowe station and associated parking. Low density residential to the northeast of the site.
Surrounding land use - west	Grazing.
Has EPA been notified about the site under Section 40 of the *Environment Protection Act 2017*?	No
Nearest surface water receptor - name	Wilton Vale Creek leading to the Wilton Vale Wetlands
Nearest surface water receptor - direction	East
Site aquifer formation	Newer Volcanic Group
Groundwater segment	A2 (inferred)

Senversa Pty Ltd

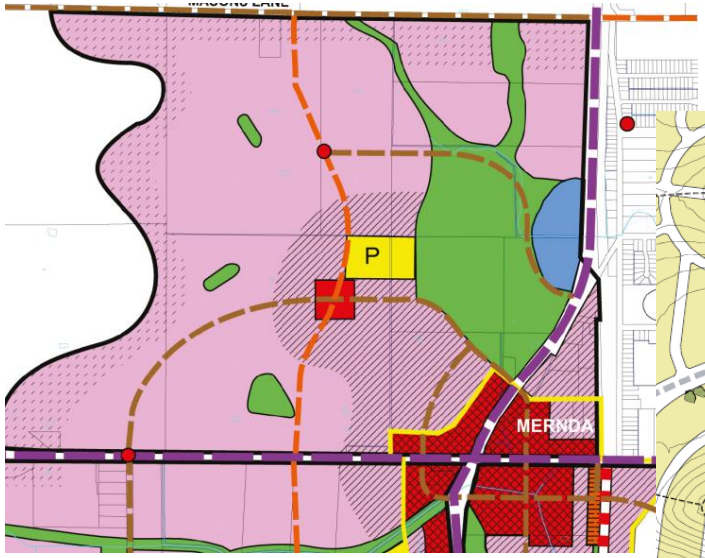
ABN 89 132 231 380
www.senversa.com.au
enquiries@senversa.com.au
LinkedIn: Senversa
Facebook: Senversa

To the extent permissible by law, Senversa shall not be liable for any
s, omissions, defects or misrepresentations, or for any loss or damage suffered by any persons (including for reasons of negligence or otherwise).

©2023 Senversa Pty Ltd

Planning Document Hierarchy

Strategy / Structure Plans



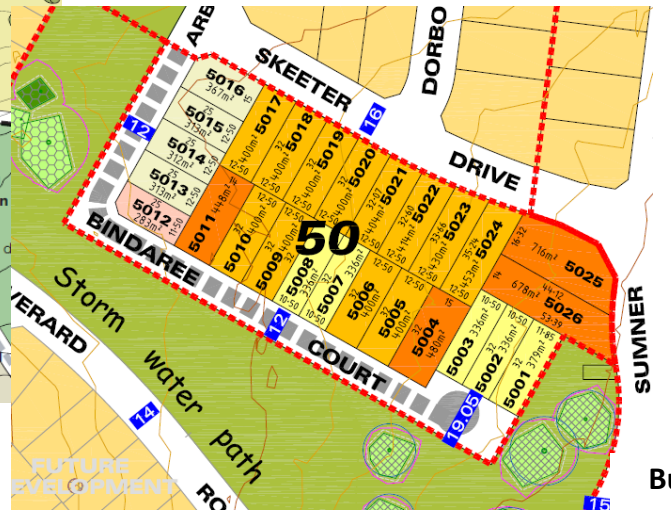
High level strategic plans to guide land use and development of a large precinct, suburb or township. Identifies the regional road network and location of parks, schools, town centres at a high level.

Development Plans



Strategic plans to guide land use and development for a smaller precinct. Identifies the local street network and location of parks, schools, shops and other facilities.

Planning Permit (Subdivision)



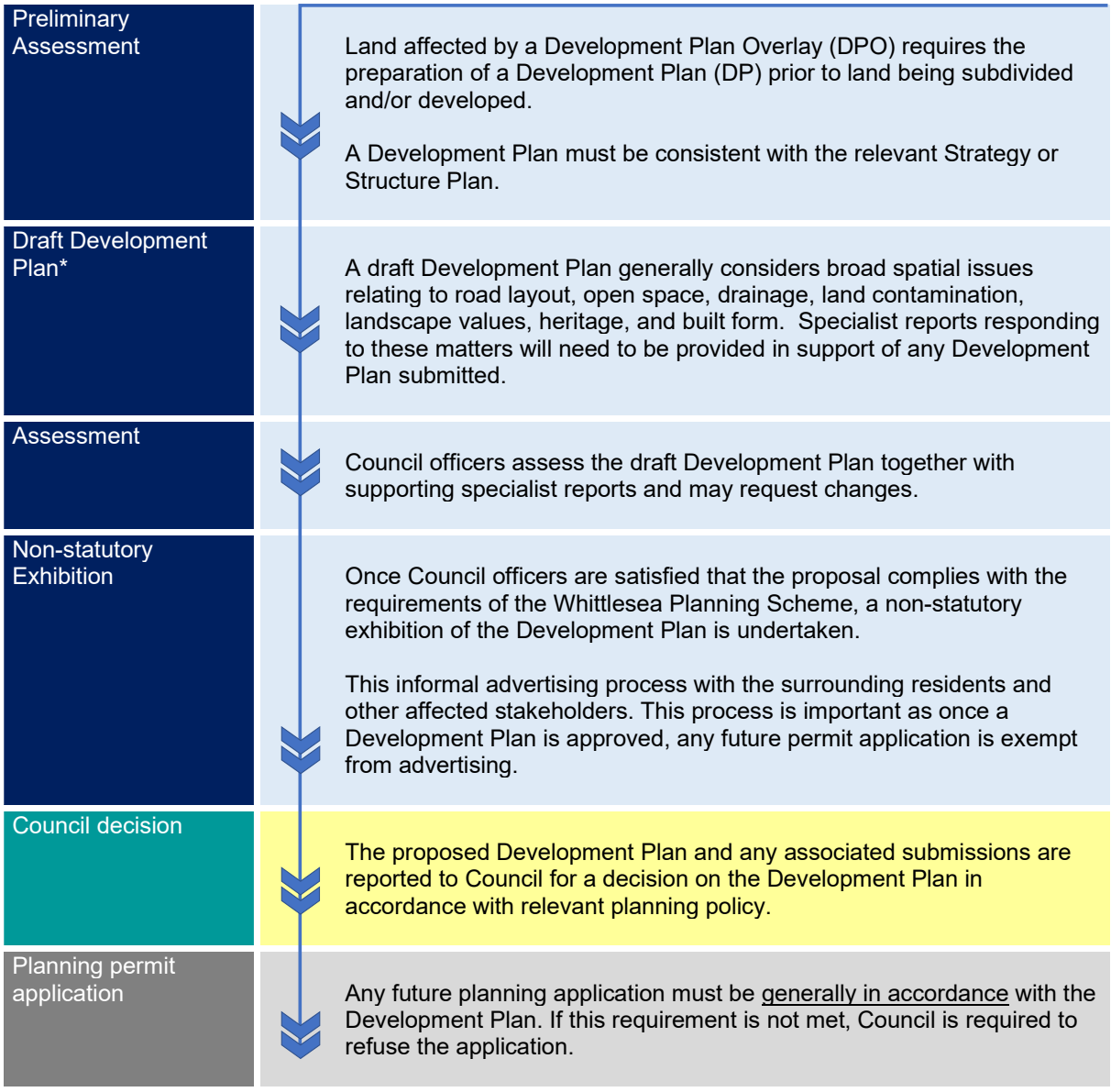
Statutory approval to subdivide land. The Subdivision Plan is the statutory plan which shows the proposed subdivision layout including road reserves, open space reserves, residential and commercial lots. The permit will also identify native vegetation which can be removed.

Building Permits



Statutory approval to construct a building such as a dwelling.

Development Plan Process



*Note: Applications may also be made to amend an approved Development Plan. The assessment of applications to amend a Development Plan follows the same process.

5.9 Public Toilet Plan

Director/Executive Manager: Director Infrastructure & Environment

Report Author: Unit Manager Infrastructure Planning & Sustainable Projects

In Attendance: Manager Capital Delivery
Unit Manager Infrastructure Planning & Sustainable Projects

Executive Summary

The purpose of this report is to present the community feedback received during community exhibition of the draft Public Toilet Plan from 24 April – 10 May. Engagement results indicated majority support for the draft plan and the guiding principles.

The final Public Toilet Plan is a result of two phases of community consultation alongside extensive research and benchmarking, engagement with internal and external stakeholders, contractor input, completion of a gender impact assessment, and guidance from the Project Working Group (PWG) and Project Control Group (PCG).

The influence of community feedback and research is reflected in the revised project selection criteria, a new consistent service hierarchy, design checklists and schedules, and a focus on dignity and safety.

Officers' Recommendation

THAT Council:

1. **Approve the updated Public Toilet Plan at Attachment 1.**
2. **Note the feedback received from community engagement undertaken from 24 April to 10 May and thank all submitters who contributed to the development of the Public Toilet Plan.**

Background / Key Information

The City of Whittlesea plays a central role in the planning and provision of public toilets. Well-placed and well-designed public toilets support the use and enjoyment of public spaces, leading to increased local engagement and active participation in recreation, social and commercial activities.

Aside from the National Construction Code's regulatory compliance standards mandating toilet provision in buildings, local government does not have a legislative or regulatory requirement to provide public toilets elsewhere. However, it is recognised that councils are a key provider of essential community infrastructure such as public toilets with an expectation that they are easily accessible, safe and appropriately maintained.

Council's initial Public Toilet Amenity Plan developed in 2019 outlined the strategic context, the key principles for the provision of public toilets, and recommendations for improving the public toilet network across the municipality. The updated document has a simplified title of 'Public Toilet Plan' and clearer guidance to inform where, how and why we provide public toilets in the municipality.

Definition of a Public Toilet

In the broadest sense, a public toilet can be any facility which is accessible either directly from the public realm or accessed internally within a community building, owned and managed by Council. This includes facilities which are restricted by opening hours and includes amenities within community centres, sports pavilions, libraries and civic buildings. These facilities are considered to be co-located or service hosted.

The minimum provision of these toilets is regulated by the National Construction Code as part of the initial development of the building, and future improvements are determined by asset renewal programs or building redevelopments.

A more contemporary definition of a public toilet is a standalone building or externally accessed public toilet attached but not dependent on or hosted by another service such as a sports pavilion or community centre. This is a definition commonly used by external benchmark organisations of community service provisions.

The updated Public Toilet Plan addresses both definitions and provides a framework for the provision and improvement of both co-located and standalone facilities.

Project History

Council's first Public Toilet Amenity Plan was developed in 2019. In 2023-24 an internal review and assessment of the existing public toilet network was undertaken. The review identified a number of key challenges and established the need for the 2025-26 update of the Public Toilet Plan. Greater detail on the key challenges was outlined in the 11 March 2025 Council Briefing report.

Project Scope

The update of the plan undertook the following tasks:

- Established a clear vision for public toilets in the City of Whittlesea.
- Updated the key objectives and guiding principles.
- Updated the project selection criteria and assessment framework for determining future upgrades and new facilities.
- Established a service level hierarchy outlining the type and scale of public toilet facilities and a selection guide.
- Developed a toolkit for siting and design specifications.
- Clarified the guidelines for the provision of Changing Places and all gender facilities.
- Provided guidance on the provision of proprietary facilities including automated and self-cleaning toilet facilities.
- Conducted a Gender Impact Assessment on the provision and design of public toilets.

Key Outputs

Extensive research and benchmarking with other councils, engagement with internal and external stakeholders, community consultation, contractor input, completion of a gender impact assessment, and reviews by an access consultant and building surveyor have all directly informed the key outputs of the updated plan. These outputs include:

Output	Description
Project Selection Criteria	Framework to assess and prioritise upgrades and expansions to the public toilet network. Includes mandatory and non-mandatory criteria and assigns weightings.
Service Hierarchy	Sets out different levels of provision based on expected use and ease of servicing and maintenance, determining the arrangement of the facility and what is to be included within it. For example, the number and type of cubicles.
Design Checklists	For project managers, consultants, developers and contractors to use to ensure the plan guidelines are applied and delivered to each project. These include siting, layout and planning, Environmentally Sustainable Design and maintenance checklists for small to large projects.

Fittings, Fixtures and Equipment (FF&E) schedule	Standardised schedule of Fittings Fixtures and Equipment (FF&E) to allow for ease of maintenance and replacement.
Action Plan	Sets out specific short-, medium- and long-term actions to address the key recommendations. Also sets out new toilet priority works to inform future Council budget allocation via the capital works program.
Priorities	Consolidates key recommendations into priorities for the planning and design of public toilets.
Gender Impact Assessment	Summary documentation of the gender impact assessment process and outcomes following best practice and legislative requirements.

The draft Public Toilet Plan was endorsed at the Council Meeting on 21 April 2026 to be publicly exhibited for community and stakeholder consultation between 24 April 2026 to 10 May 2026.

The Public Toilet Plan has been revised in direct response to extensive community consultation, ensuring the final plan reflects the feedback received from our community and stakeholders.

Program Implementation
The implementation and delivery of individual public toilet projects identified and selected through the Public Toilet Plan framework is prioritised in short-, medium- and long-term objectives.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

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

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

Sustainable Environment
We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space and address climate change.

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

Considerations of *Local Government Act (2020)* Principles

Financial Management
Funding of the Public Toilet Plan priority improvements is through annual budget allocation in Council's Capital Works Program. Historically, a $250,000 annual capital budget was able to deliver one new facility and one small refurbishment per year. However, with rising costs, this budget allocation now delivers less built infrastructure output.

The forecast Capital Budget allocation for new and upgrade of public toilets is:

Financial Year	Proposed Budget
2026-27	$500,000
2027-28	$500,000
2028-29	$500,000

This funding allocation will enable approximately two to three facilities to be constructed or renewed each year.

Community Consultation and Engagement
The first phase of community consultation involved a 4-week engagement period from June to July 2025. A total of 426 contributions were received and directly influenced the updates to the Public Toilet Plan. Detail on this feedback was provided in the Community Engagement Summary attached to the Council Briefing Report on 11 March 2026.

The second phase of community consultation involved exhibition of the updated draft Public Toilet Plan from 24 April to 10 May 2026. The exhibition included the following outreach:

- A dedicated project page on Council's digital engagement platform *Engage Whittlesea.*
- *Engage Whittlesea* campaign to 1,681 registered users who have expressed interest in the topic or location.
- 100 x A4 posters with QR code to participate in the project distributed to Council owned/managed public toilets across the municipality including Community Centres.
- Digital screen messages at all Council run community centres (10 active screens).
- Direct email sent to key internal staff to distribute to their networks including the Whittlesea Disability Network and Community Development stakeholders.

A total of 48 contributions were received via the *Engage Whittlesea* platform with 631 views and 551 visits to the page. Three responses were also received via email to Councillors or the customer service portal.

The survey results indicate overall support (60.4%) for the draft Public Toilet Plan. The majority of respondents "strongly agree" or "agree" with the four key principles and believe the draft Public Toilet Plan meets the needs of our community.

Key feedback revolved around the following themes:

- Request for specific public toilet locations (The Lakes South Morang, Laurimar Shopping Precinct and Whittlesea Township).
- Provision of gender segregated toilets.
- Safety.
- Increased Environmentally Sustainable Design (rainwater tanks, bike parking).
- Cleaning.
- Need for future provision for outer north suburbs.

63% of the "*Do not support*" feedback was from residents of Doreen. With remaining objections coming from Eden Park (11%), Humevale (5%), Lalor (5%), Mernda (5%), Whittlesea Township (5%), and other (5%).

The following are the major reasons cited for objection to the draft Public Toilet Plan:

- Objection to public toilet provision at Lauries Field (7 respondents).
- Preference for public pool over public toilets (3 respondents).
- Request for public toilet at specific location (Laurimar Shopping precinct) (2 respondents).
- General objection to high cost, cleanliness of toilets or lack of nappy change space (2 respondents).
- Objection to all-gender facilities (2 respondents),
- Low priority for community (2 respondents).
- No additional information (1 respondent).

During the community exhibition period, Council received feedback from residents in Doreen, concerned that two public toilets were proposed to be placed in Lauries Field. This resulted in a coordinated community campaign by residents in the area, to object to the draft Public Toilet Plan. It has now been clarified that residents mistook the Community Feedback Mapping tool, where community members were able to suggest locations for new public toilets, as Council's endorsed locations. Council officers have contacted the residents to clarify the issue and confirm that there are no current proposals for public toilets at Lauries Field. This is also reflected in the endorsed Lauries Field Master Plan.

The high percentage of respondents from Doreen objecting to the draft Public Toilet Plan can likely be attributed to this misunderstanding.

It must also be noted that feedback and requests relating to public toilets are received throughout the year through a range of forums and channels and are consistently identified as an important priority for residents across the municipality. Community feedback on public toilet provision is therefore not limited to engagement undertaken as part of the Public Toilet Plan but is continually received through multiple avenues across Council's broader engagement and service activities.

The final Public Toilet Plan has been updated to incorporate community feedback balanced with regulatory standards and Council's existing strategies and priorities. The Design Toolkit, provided in the appendix of the Public Toilet Plan and aimed at internal project managers and external consultants and contractors, reflects consideration of community feedback through an increased emphasis on:

- additional space and accessibility for all cubicles and facilities as a whole;
- child and family-friendly features;
- additional hooks and shelving where possible; and
- stronger guidelines on safety and siting. Adherence to Crime Prevention Through Environmental Design (CPTED), which is an internationally followed, multi-disciplinary approach to improving safety in design has been strongly emphasised in the updated design guidelines as a requirement for all facilities.

Provision of all gender toilet facilities have also been addressed in the updated Public Toilet Plan. Through discussions with our multicultural groups, LGBTQIA+ groups and a diversity of residents across the municipality, the Public Toilet Plan recommends that all-gender facilities be provided alongside gendered facilities where possible. This allows users to have a choice and does not discriminate against any one group.

Following the majority support for the draft Public Toilet Plan received during community exhibition, it is proposed to proceed to final Council endorsement of the Public Toilet Plan.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

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

(c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

(e) Innovation and continuous improvement is to be pursued.

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

Public Transparency Principles

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

(b) Council information must be publicly available unless—

  (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or

  (ii) public availability of the information would be contrary to the public interest.

(c) Council information must be understandable and accessible to members of the municipal community.

(d) Public awareness of the availability of Council information must be facilitated.

Council Policy Considerations

Environmental Sustainability Considerations

The new Design Toolkit includes design specifications that align with Council's Environmentally Sustainable Design Guidelines, as well as provide guidance on the use of sustainable materials and initiatives in the design, siting and construction of public toilets.

Social, Cultural and Health

The updates to the plan aim to support the health and wellbeing of residents by improving local amenity and enhancing the accessibility of community, recreational and social spaces.

Economic

The updates to the plan support local amenity and active participation in commercial areas.

Legal, Resource and Strategic Risk Implications

Life Cycle Asset Management – Failure to effectively plan for the construction, on-going maintenance and renewal of Council's assets. The updated Project Selection Criteria supports alignment with the asset renewal plan and effective planning for the construction and renewal of Council's public toilets.

Implementation Strategy

Communication

As outlined above, two rounds of community consultation have been held for a total period of 6 weeks.

Critical Dates

The Public Toilet Plan is a well referenced document with impacts on the future development of upgrade and new facility works. It is recommended that the plan be finalised prior to the end of June 2026, to align with works scheduled for the 2026-27 financial year.

Declaration of Conflict of Interest

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

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

Attachments

1. CoW Public Toilet Plan 2026 FINAL [**5.9.1** - 35 pages]

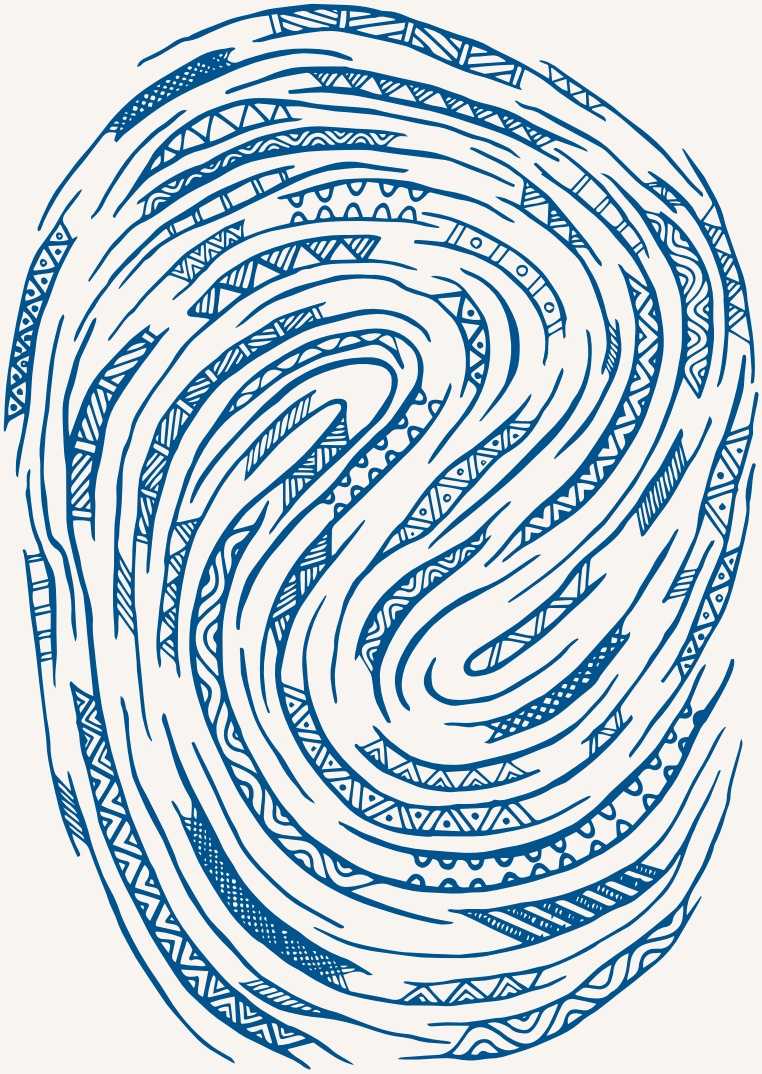
City *of* Whittlesea

Public Toilet Plan



City of Whittlesea

Whittlesea 2040
A place for all



Artwork © Mandy Nicholson, 2017

Acknowledgement

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

Contents

1 Overview 4

1.1 The role of Council 5
1.2 Definition of a public toilet 5
1.3 Scope of this plan 6
1.4 The role of the private sector 6
1.5 Policy alignment 7
1.6 Vision and guiding principles 7

2 Well located 8

2.1 Open spaces 9
2.2 Activity centres 11
2.3 Co-located v. standalone 12
2.4 Existing public toilet locations 13
2.5 Selection criteria 17
2.6 Site activation 19

3 Accessible 20

3.1 Universal design 21
3.2 Ambulant toilet 22
3.3 Accessible toilet 22
3.4 Changing Places/adult change facilities 23

4 Equitable and inclusive 24

4.1 All-gender 25
4.2 Family-friendly design 26
4.3 All-gender iconography 26
4.4 Sharps disposal 27
4.5 Sanitary product dispensing and disposal 27

5 Fit-for-purpose 28

5.1 Crime Prevention Through Environmental Design (CPTED) 29
5.2 Maintenance and cleaning 30
5.3 Environmental design considerations 31
5.4 Signage 31
5.5 Public art 32
5.6 Automation 32
5.7 Service Hierarchy 33

This plan has been prepared following consultation with representatives of the following departments:

- Active Places and Communities
- Ageing Well
- Assets and Facilities
- Capital Delivery
- Children and Families
- Community Strengthening
- Creative Communities
- Economic Development
- Information Services
- Public Affairs
- Sustainable Environment
- Urban Design and Transport

1. Overview

The City of Whittlesea Public Toilet Plan sets out a framework for providing accessible and inclusive public toilets throughout the municipality.

Good public toilet provision supports active communities in their use and enjoyment of public places, improving active participation in recreational, social and commercial activity. Conversely, a lack of accessible and inclusive public toilets can act as a barrier to the use of activity centres and parks, preventing some people, particularly more vulnerable members of community, from participating in civic life.

The City of Whittlesea is diverse, with great differences between established suburbs, growth areas and the rural north.

The Public Toilet Plan outlines a vision for public toilets in all areas of the municipality, supported by a set of guiding principles to manage the planning and delivery of new and upgraded public toilet facilities. It includes detailed Project Selection Criteria, a Services Hierarchy to inform what goes where, and a Design Toolkit to standardise and uphold quality outcomes that meet our community needs. The plan is also supported by a series of priority items to improve the standard of public toilets and an Action Plan to inform Council's future budget allocation for their provision.



1.1 The role of Council

Council does not have a legislative or regulatory requirement to provide public toilets, other than those required in Council facilities under the planning scheme or building regulations. However, there is a reasonable expectation from the community that public toilets will be provided in key locations, and the City of Whittlesea is committed to supporting positive health and wellbeing outcomes for all.

Delivering public toilets is costly, with significant ongoing costs for cleaning, maintenance and management of vandalism. Council has a responsibility to balance the need and public expectation for public toilets against these costs and the appropriate use of public funds. The Public Toilet Plan informs where and how public toilets are provided so our facilities continue to meet our community's needs over time.

1.2 Definition of a public toilet

For the purpose of this plan, a public toilet is any toilet facility that is:

- accessed directly from a public space or public building
- free to use for all users
- owned and maintained by council

This includes standalone toilets in our parks and reserves, and toilets located inside our community centres, libraries, civic buildings, and in some cases sports pavilions.

Council currently owns and manages 48 public toilet facilities that meet this definition.

Table 1 below describes the different types of public toilets across the municipality, their ownership and management and further considerations related to community access.

Type	Description	Council owned	Council managed	Access point	Opening hours	Further considerations
Standalone	Standalone structure	Yes	Yes	Directly from open space	Daylight hours	
Co-located	Attached to or located within a Council building such as a community centre or sports pavilion	Yes	Yes	Internal or external	Centre opening hours or timing of activities (such as event or sport fixture)	Innovatively designed co-located facilities provide a good opportunity to make public toilet amenities accessible from the outside of the building and thereby available beyond centre opening hours
Service-hosted	Located within a council building such as a library or early education facility	Yes	No	Internal to building	Service operation hours	Not all service-hosted locations are managed by Council and the perceived ownership of the facility may discourage users
Provided by others	Provided as part of private development or by other government organisations - eg. shopping centres, cafes, train stations and national parks	No	No	Internal or external	Commercial service operation hours	These facilities are intended to meet the needs of customers. Opportunity for use is often offered in connection with a commercial transaction

1.3 Scope of this plan

First developed in 2019, the City of Whittlesea Public Toilet Plan sets out the guiding vision and principles for the provision of Council-owned public toilets across the municipality. Following extensive key stakeholder input across multiple Council departments and community consultation, the updated plan provides the following:

- New **Project Selection Criteria** that set guidelines on where new toilets will be located and where existing facilities will be upgraded
- A **Services Hierarchy** that sets out what will be provided in new public toilets
- A **Design Toolkit** that provides clear and specific guidance on the design and delivery of public toilets
- **Key priorities** for achieving the vision and guiding principles
- Specific guidance on meeting the diverse needs of our community, including the provision of all-gender facilities, Changing Places and family-friendly facilities
- An **Action Plan** that lays out the priorities in the short-, medium-, and long-term capital works program.

Priority 1:

The Public Toilet Plan will be reviewed every five years to keep up with changes in relevant codes, standards and community expectations.

The detailed Design Toolkit and Action Plan are provided in the Appendices of this document and are available for internal stakeholders and external consultant use and reference.

Public Toilet Plan

Provides an overview of key background information, policies and design criteria relating to Council's public toilets.

Design Toolkit

Works on delivery of public toilets in the municipality

- **Project Selection Criteria** provides clear and specific guidance on the design and delivery of public toilets
- **Services Hierarchy** sets out what is to be provided in new and upgraded public toilets
- **Design Checklists** provide specific recommendations for the design of new and upgraded public toilets
- **Fixtures, Fittings and Finishes Schedule** provides a list of standardised fixtures and fittings, and makes recommendations regarding appropriate finishes

Action Plan

Sets out measurable actions informed by the Public Toilet Plan

- **Implementation plan** sets out the expected works to the municipality's public toilets over the short-, medium- and 'long-term', informing Council's future budget allocations
- **Key priorities** set out measurable actions for each priority item listed in the Public Toilet Plan.

1.4 The role of other providers

The City of Whittlesea has more than 100 toilets provided by other government agencies or private enterprise which are publicly accessible; however as these are not managed by Council it is not possible to know the true number nor their availability and accessibility. Access to these facilities can be restricted by the potential obligation of a commercial transaction, limited opening hours and the perceived ownership of a place by a person or group.

Public toilet amenities owned or managed by private businesses and organisations supplement the Council network and will be considered as part of any assessment of the upgrade or provision of new public toilets, ensuring an optimum level of access to public toilet amenities while avoiding unnecessary duplication of facilities.

Council's principal role regarding privately owned toilets is to use planning controls and enforcement processes to ensure that they are appropriately accessible, open and available for customers when required.

1.5 Policy alignment

The plan supports the vision, plans, strategies and policies of the City of Whittlesea and the Victorian Government, including the following:

- *Public Health and Wellbeing Act 2008*
- Inclusive Victoria: State Disability Plan 2022-2026
- Australian Government Guidelines on the Recognition of Sex and Gender 2013
- *Gender Equality Act 2020*
- *Climate Action Act 2017*

Quality public toilet provision across the municipality supports **Whittlesea 2040:** *A place for all* by contributing to the key goals of creating a Connected Community, Liveable Neighbouhoods, Strong Local Economy and a Sustainable Environment.

The plan also supports the following Council strategies and plans:

- Connected Community Strategy 2023-2033
- Liveable Neighbourhoods Strategy 2023-2033
- Sustainable Environment Strategy 2023-2033
- Strong Local Economy 2023-2033
- Open Space Plan 2026-36
- Climate Change Plan 2022-2032
- Community Plan 2025-2029
- Gender Equality Action Plan 2021-2025
- Asset Management Plan
- Local and Neighbourhood Centres Revitalisation Plan
- Neighourhood Design Manual
- Gender Equity in Design Guidelines
- Signage Management Plan
- Fair Access Policy

1.6 Vision and guiding principles

In line with **Whittlesea 2040:** *A place for all*, Council is committed to creating neighbourhoods that are vibrant, green and accessible. The provision of public toilets contributes to the municipality's liveability, community connection and local economy.

The vision for public toilets is guided by the following key principles:



Well located

The existing **network** of public toilets will be improved to ensure public toilets are **available** in **key locations** across the municipality. Public toilets will be available **near to major attractions, destinations and community facilities**, will be **well-sited** and will be simple to locate, identify and navigate for all users.



Accessible

New and upgraded public toilets will be designed and delivered to support accessibility for all users across the toilet network. A network of facilities for higher-need users will enable access to key locations in the municipality.



Equitable and inclusive

New and upgraded public toilets will be designed and delivered to meet the **diverse needs and preferences** of users, supporting dignity and safety for all.



Fit-for-purpose

New and upgraded public toilets will be designed to ensure **durability** and **ease of maintenance**, ensuring public toilets are safe and convenient to use.

The City of Whittlesea will provide accessible public toilets that are inclusive, well designed and meet diverse community needs in key locations across the municipality

2. Well located

Public toilets are provided in our parks, town centres and in our community buildings to meet the community's needs and expectations.

Adequate provision of public toilets in these spaces can encourage longer stays, providing significant benefits to community by allowing participation in civic life, socialising, caring and recreation. This chapter will explore the locations of our existing public toilets and will make recommendations for the siting of new public toilets through the Project Selection Criteria.

The existing network of public toilets will be improved to ensure public toilets are available in key locations across the municipality. Public toilets will be located near amenities, well-sited and easy for all users to find, identify and navigate.

The City of Whittlesea manages almost 50 publicly available toilets across 13 suburbs.

Of these, just under half are standalone facilities in our open spaces and activity centres, and the rest are co-located with sports pavilions, community centres and other Council facilities.

Additionally, there are more than 100 privately provided toilets that are available within the municipality.

All of council's public toilets are listed on the National Public Toilet Map website and app with up to date accessibility information and opening hours.



2.1 Open spaces

Provision, planning and design of open spaces within the municipality is guided by approved structure plans, development plans and the City of Whittlesea Open Space Plan.

Table 2 below describes the classifications and hierarchy of open space in the City of Whittlesea. Provision of public toilets in the open space network is dependent on a number of factors. Table 2 indicates the likelihood of public toilet provision for each open space classification. Final provision of a public toilet facility will be assessed on a case by case basis.

Classification	Description	Public toilet provision guide
Regional open space	Regional parks are intended to be destinations for residents and workers of the City of Whittlesea and neighbouring municipalities. These spaces are unique and provide for a multilayered visitor experience with a high provision of facilities catering to the defined primary and secondary uses.	Most likely ↑
Municipal open space	Located within walking distance to the suburb, catering to residents and workers in the municipality and appealing to some in neighbouring municipalities. Generally, these open spaces provide a higher level of facility provision supporting the defined primary use of the reserve.	
Neighbourhood open space	Located within comfortable walking distance to the neighbourhood, these parks provide for a longer duration of stay with an increase in facility provision for informal active and passive recreation. The facilities provided are intended for people of all ages, from toddlers through to young adults and older residents.	↓ Least likely
Local open space	Located within easy walking distance from the home or workplace, these parks provide for a short duration of stay with basic facility provision for informal active and passive recreation.	Not recommended
Small or pocket open space	Located within easy walking distance from the home or workplace, connecting streets and cul-de-sacs, and complementing river red gum conservation.	Not recommended

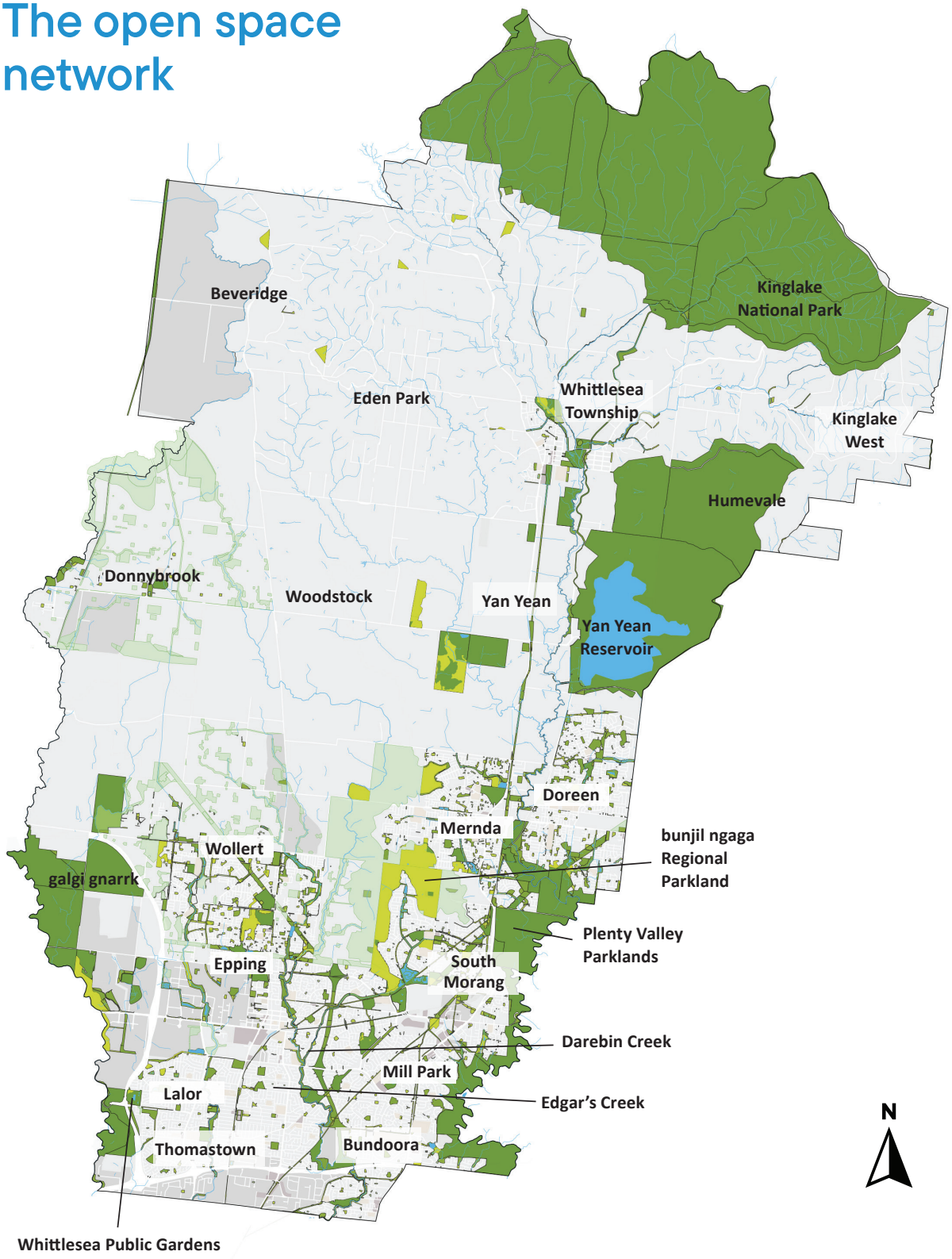
Priority 2:

In line with the City of Whittlesea's Open Space Plan, Council will make public toilet amenities available in key open spaces where there are multiple facilities encouraging longer stays.

Read in conjunction with:
City of Whittlesea Open Space Plan

There are more than 100 existing open spaces classified as regional and municipal across the municipality and more to come as the growth areas develop. Due to the high cost of providing and maintaining public toilets, it is not practical to provide toilets in all these locations. However, as the population of the City of Whittlesea increases and neighbourhoods change, the provision of public toilets within our community's open spaces will be reviewed and assessed.

The open space network



2.2 Activity centres

Activity centres are vibrant community hubs where people shop, work, meet, relax and live. They range in size from local convenience stores to neighbourhood shopping strips, to centres that include education centres and major regional shopping centres.

Table 3 below classifies activity centres according to their scale in line with state government and local planning policy, and Council's Local and Neighbourhood Centres Revitalisation Plan. Table 3 indicates the likelihood of public toilet provision for each activity centre classification. Final provision of a public toilet facility will be assessed on a case by case basis.

Classification	Description	Public toilet provision guide
Metropolitan activity centre	Metropolitan activity centres are state government-recognised significant areas supporting regional catchments. These centres contain a diverse range of retail and other uses catering to a regional catchment and are typically located near multi-modal transport hubs.	Generally, these centres have adequate toilet facilities provided by private enterprise. Council will advocate for and monitor provision of toilets owned and maintained by others.
Major activity centre	Major activity centres support suburban catchments and are a focal point for services, employment, housing, public transport and social interaction. These centres contain a diverse range of retail and other uses and are typically located near to multi-modal transport hubs.	Generally, these centres have adequate toilet facilities provided by private enterprise. Council will advocate for and monitor provision of toilets by owned and maintained by others.
Large neighbourhood centre	These centres provide access to local goods, services and employment opportunities and service the needs of the surrounding community. These centres cater to a smaller catchment and can be reached by bus, cycling, walking or by a short car trip.	More likely
Neighbourhood centre	Similarly to large neighbourhood centres, these centres provide access to local goods, services and employment opportunities and service the needs of the surrounding community.	Less likely
Local centre	Local centres provide for the daily convenience and needs of nearby residents.	Not recommended

One of the key features that improves the vibrancy of our activity centres is the inclusion of spaces, features or activities that encourage longer stays. The availability of toilets either provided by Council or the private sector is then a key factor in enabling and promoting lively activity centres.

Existing larger activity centres typically contain shopping centres with toilet facilities that are free to use without the obligation of a commercial transaction. On the contrary, smaller activity centres often contain more small businesses that do not have the capacity to host and manage toilet facilities for public use.

Read in conjunction with:

City of Whittlesea Local and Neighbourhood Centres Revitalisation Plan

Plan Melbourne 2017-2050

Priority 3:

Council will explore locations for public toilets in activity centres with consideration to private sector toilet provision.

Priority 4:

Council will leverage the Whittlesea Planning Scheme and the planning permit approvals process to negotiate for public toilet provision in new larger commercial developments, where appropriate.

2.3 Co-located v. standalone

Approximately 55 per cent of City of Whittlesea public toilets are co-located with other Council facilities, for example within sporting pavilions and community activity centres. Co-located facilities can be made available directly from outside the building (external access), or from within the building (internal access).

Priority 5:

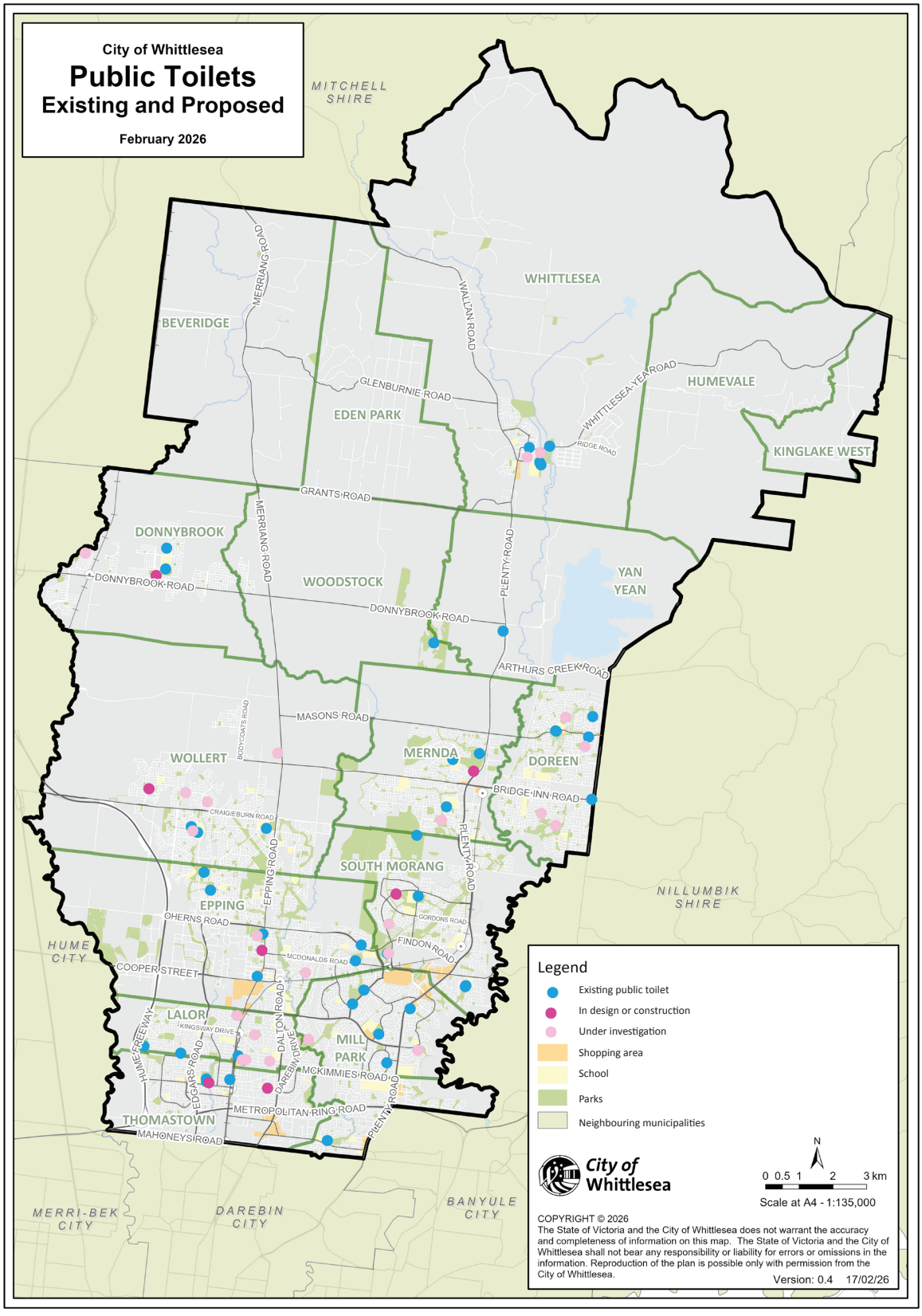
Toilets in Council facilities such as community centres and libraries are available for public use during opening hours, without the obligation to use the facilities.

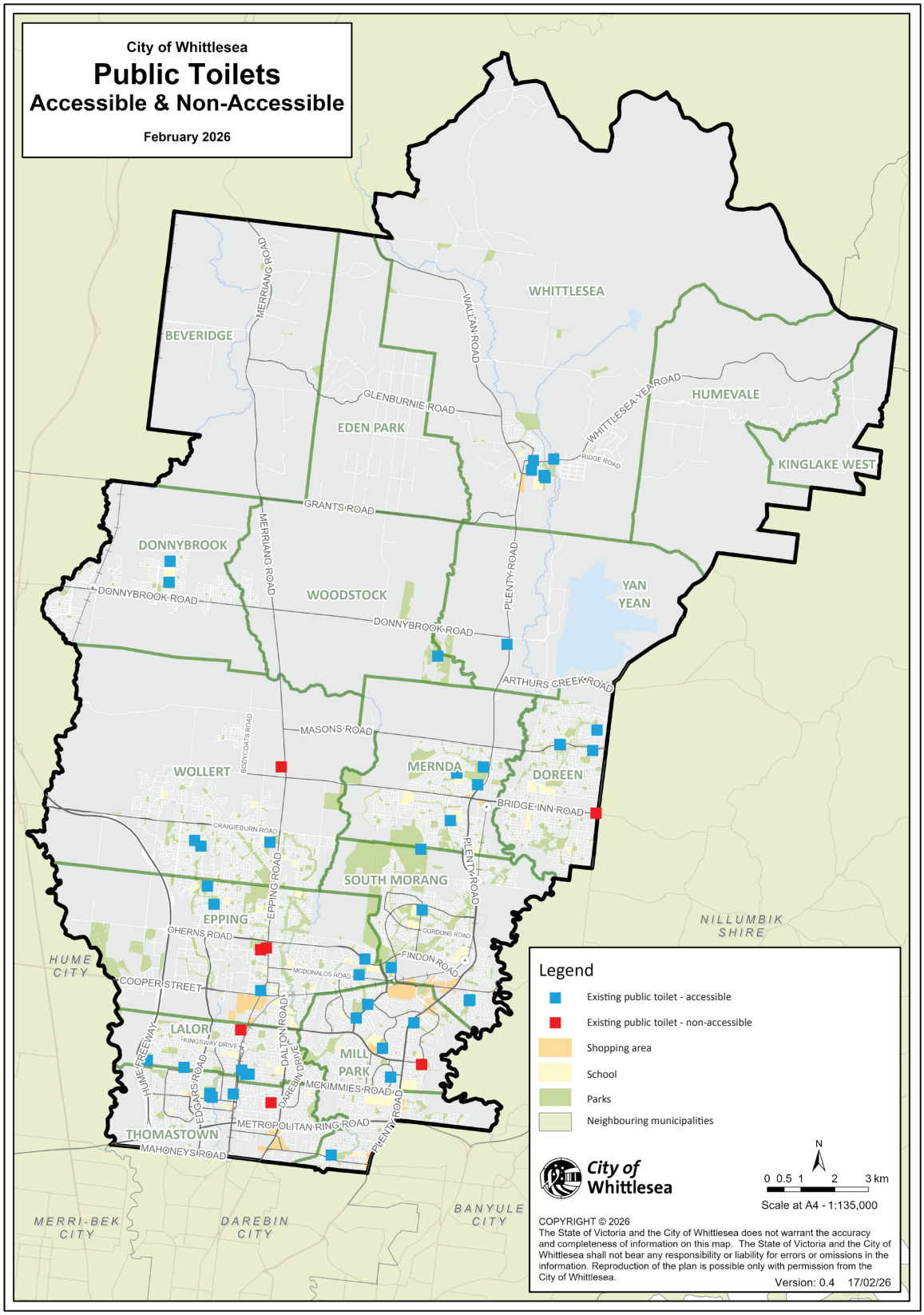
Co-location of toilets provides a number of benefits over standalone public toilet facilities, including simplifying the provision of building services and increased passive surveillance. However, some older external access co-located facilities are poorly designed and have been closed to public use due to persistent vandalism and anti-social behaviour. These facilities are only open during events such as sports games and training sessions.

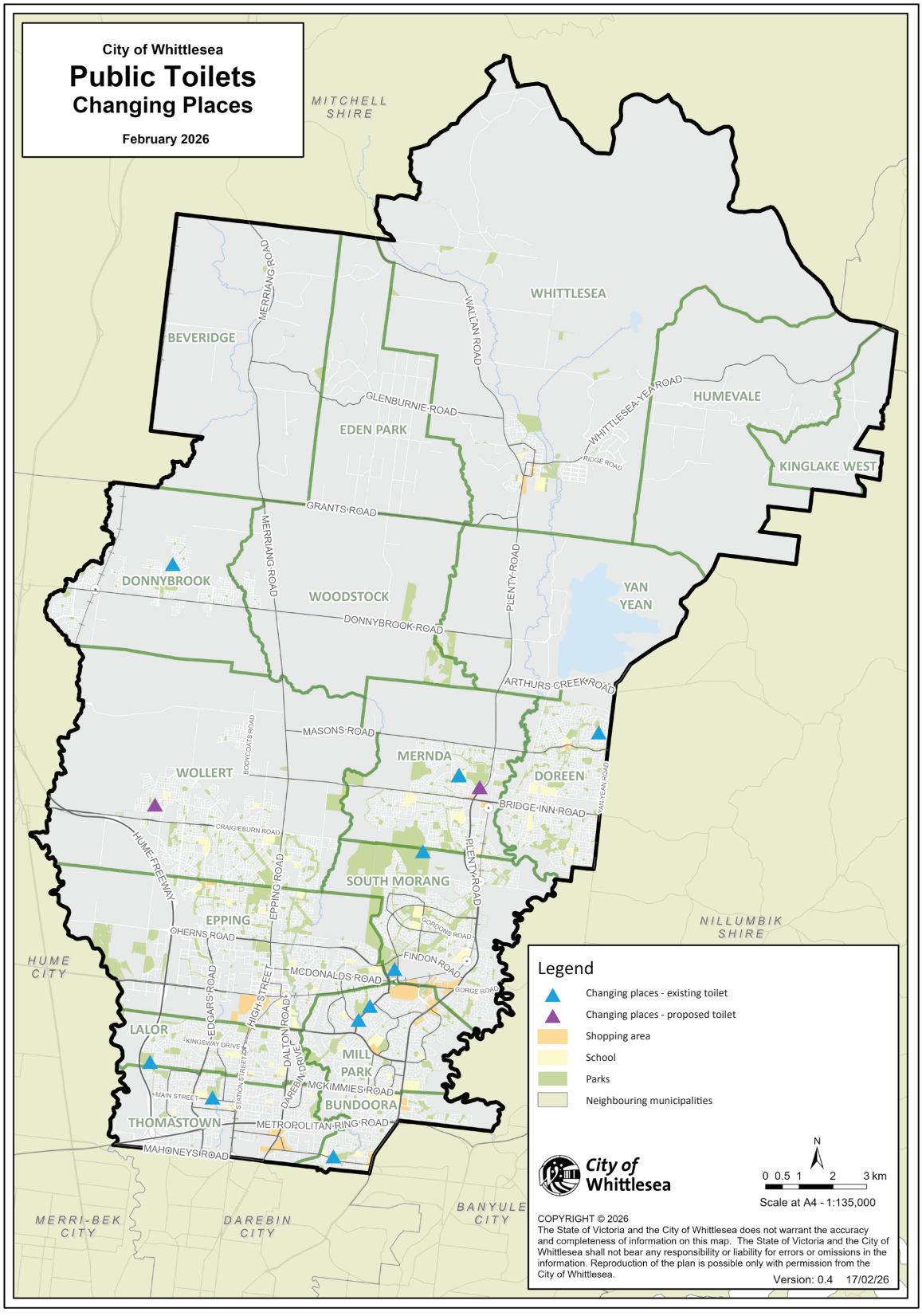
Priority 6:

Council will consider opening toilets with restricted public access on a case-by-case basis where this will address a gap in the network or where there is a demonstrated community need.

2.4 City of Whittlesea public toilet locations




City of Whittlesea
Public Toilets
Accessible & Non-Accessible
February 2026
WHITTLESEA
BEVERIDGE
EDEN PARK
HUMEVALE
KINGLAKE WEST
DONNYBROOK
WOODSTOCK
YAN YEAN
WOLLERT
MERNDA
DOREEN
SOUTH MORANG
EPPING
LALOR
MILL PARK
THOMASTOWN
NILLUMBIK SHIRE
HUME CITY
MERRI-BEK CITY
DAREBIN CITY
BANYULE CITY
GLENBURNIE ROAD
GRANTS ROAD
DONNYBROOK ROAD
MASONS ROAD
ARTHURS CREEK ROAD
BRIDGE INN ROAD
COOPER STREET
METROPOLITAN RING ROAD
MAHONEYS ROAD
Legend
Existing public toilet - accessible
Existing public toilet - non-accessible
Shopping area
School
Parks
Neighbouring municipalities
City of Whittlesea
N
0 0.5 1 2 3 km
Scale at A4 - 1:135,000
COPYRIGHT © 2026
The State of Victoria and the City of Whittlesea does not warrant the accuracy and completeness of information on this map. The State of Victoria and the City of Whittlesea shall not bear any responsibility or liability for errors or omissions in the information. Reproduction of the plan is possible only with permission from the City of Whittlesea.
Version: 0.4 17/02/26


City of Whittlesea
Public Toilets
Changing Places
February 2026
MITCHELL SHIRE
WHITTLESEA
BEVERIDGE
EDEN PARK
HUMEVALE
KINGLAKE WEST
DONNYBROOK
WOODSTOCK
YAN YEAN
MERNDA
DOREEN
WOLLERT
SOUTH MORANG
EPPING
LALOR
MILL PARK
BUNDOORA
THOMASTOWN
NILLUMBIK SHIRE
HUME CITY
MERRI-BEK CITY
DAREBIN CITY
BANYULE CITY
MERRIANG ROAD
WALLAN ROAD
GLENBURNIE ROAD
WHITTLESEA-YEA ROAD
GRANTS ROAD
PLENTY ROAD
DONNYBROOK ROAD
ARTHURS CREEK ROAD
MASONS ROAD
BRIDGE INN ROAD
CRAIGIEBURN ROAD
HUME FREEWAY
EPPING ROAD
OHERNS ROAD
GORDONS ROAD
FINDON ROAD
MCDONALDS ROAD
GORGE ROAD
EDGARS ROAD
HIGH STREET
DALTON ROAD
KINGSWAY DRIVE
MAIN STREET
STATION STREET
DARESBURY DRIVE
MCKIMMIES ROAD
METROPOLITAN RING ROAD
MAHONEYS ROAD
Legend
Changing places - existing toilet
Changing places - proposed toilet
Shopping area
School
Parks
Neighbouring municipalities
City of Whittlesea
N
0 0.5 1 2 3 km
Scale at A4 - 1:135,000
COPYRIGHT © 2026
The State of Victoria and the City of Whittlesea does not warrant the accuracy and completeness of information on this map. The State of Victoria and the City of Whittlesea shall not bear any responsibility or liability for errors or omissions in the information. Reproduction of the plan is possible only with permission from the City of Whittlesea.
Version: 0.4 17/02/26



2.5 Selection criteria

Council uses the Project Selection Criteria to assess and prioritise upgrades and expansions to the public toilet network within the municipality. It assesses potential projects on need, site suitability and the site's capacity to support a facility. Proposed locations are also compared to similar locations nearby to ensure best value and placement. Potential projects are identified through community requests, Council master plans, capital works programs and asset renewal programs.

All new and upgraded toilets will include accessible toilets to improve the network of toilets available to those with additional access needs, including people with a disability, the elderly and family groups. Some new projects may also include Changing Places facilities to cater for those with higher support needs.

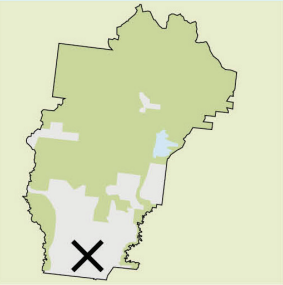
Due to their size, complexity, cost and exclusive Master Locksmith Access Key (MLAK) access requirements, Changing Places cannot be included in every project. However, provision of Changing Places facilities is assessed against the same criteria as standard toilets, so as not to increase barriers for provision and to ensure their place in Council's planning for the broader network.

The primary principle determining the provision of Changing Places is integration into a broader network of places that cater to those with higher support needs, including places for shopping, learning, care and recreation. Further detail and instruction on how to use the Project Selection Criteria is provided in the Design Toolkit.



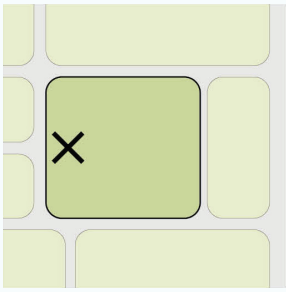
Project Selection Criteria

Triggers for assessment



1. **There is a need for the project. The project must meet one of the below to trigger assessment against the Project Selection Criteria**
   - A new facility is being proposed because of community requests, or
   - A new facility is being proposed to address a gap in the network, or
   - An upgrade is being proposed due to the existing facility being non-compliant or unfit or purpose, or
   - An upgrade is being proposed due to upgrades to an adjacent or attached facility or place.
2. **There are no existing toilets which could address this need**
   - There are no other toilets in the location, or
   - There are other toilets in the location but there are significant barriers that could prevent some people from using them.

Suitability



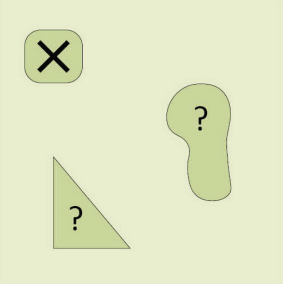
1. There is an appropriate location with regards to Crime Prevention Through Environmental Design (CPTED) and Safety-In-Design principles
2. Supporting infrastructure, such as sewer and water connections, is present
3. A public toilet in this location won't negatively affect the function, character or environmental values of the place
4. There is adequate parking in the location, including accessible parking

Activation



1. There are attractions that would draw people to this location, such as shops and cafes, barbecue and picnic facilities, playgrounds and sportsfields
2. The attractions in this location promote a long duration of stay
3. The proposed location is accessed or visible from walking and cycling paths
4. The proposed location is near to public transport links
5. There is significant foot traffic in the location

Comparison



1. If there are other similar locations nearby, this is the most appropriate location for a public toilet

Priority 7:

Council will continue to consider community requests and feedback, and will review potential public toilet locations against the Project Selection Criteria.

2.6 Site activation

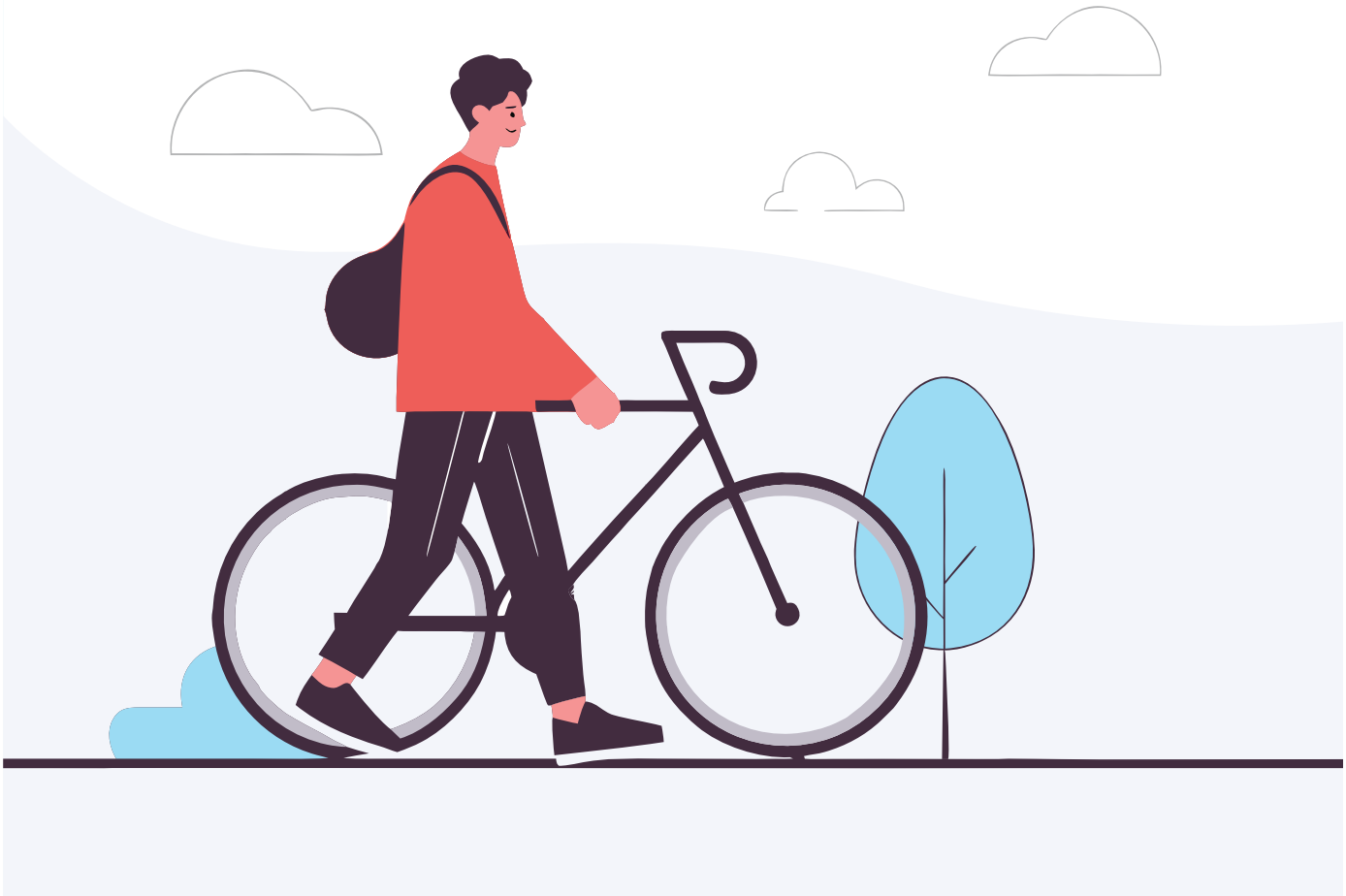
A certain level of activation must be met to justify construction of a toilet in an open space. This is achieved through co-location of facilities such as walking and cycling paths, picnic and barbecue facilities, playgrounds, sporting facilities and the like. Site activation can also be temporary, such as through events and temporary pop-ups. Public toilets have a role to play in supporting temporary activation of public open spaces; however, permanent toilets should not be provided for temporary uses as this would lead to an over-supply.

Priority 8:

Council will consider providing supporting infrastructure such as sewer, power and water connections at major event locations to simplify the provision of portable toilets for major event.

Priority 9:

Council will work collaboratively with stakeholders to identify sites that could benefit from increased activation in conjunction with provision of public toilets.



3. Accessible

Accessible public toilets are toilets that are usable by a greater proportion of the community.

These facilities are typically associated with wheelchair users: however, in this update to the Public Toilet Plan, a broader view of accessibility was applied, with consideration given to the unique access requirements of groups such as older people and parents with pushing prams. It is recognised that there are overlaps in access needs between certain groups, and that improvements to overall accessibility are beneficial to a broad range of users. Therefore, the focus on accessible public toilets within the City of Whittlesea is on how to reduce or eliminate barriers that make public toilet use difficult for all members of our community.

New and upgraded public toilets will be designed and delivered with minimal barriers to use, ensuring the toilet network is accessible to all users. A network of facilities for higher-need users will enable access to key locations in the municipality.

More than 80% of City of Whittlesea's publicly available toilets include accessible facilities; however, not all of these meet current standards and community expectations.

There are 9 existing and 2 planned Changing Places facilities within the municipality.



3.1 Universal design

The concept of universal design emerged to cater for people with disability; however, universal design provides a better outcome for all users. For example, increased space within cubicles can benefit parents with prams, carers with clients or people with mobility aids.

The seven principles of universal design are:

- **Equitable use** – facilities are designed for the broadest range of people regardless of ability, gender identity or other attributes
- **Flexibility in use** – facilities accommodate individual preferences as well as requirements
- **Simple and intuitive use** – facilities are easy to understand, regardless of the user's experience, knowledge and language skills
- **Perceptible information** – necessary information is communicated effectively, regardless of the user's sensory abilities
- **Tolerance for error** – facilities are designed to minimise hazards and unintended misuse
- **Low physical effort** – facilities can be used with minimal expenditure of effort
- **Size and space for approach and use** – appropriate space is provided for approach and use, regardless of body size and mobility. Space for mobility aids is also considered.

Priority 10:

Compliance with relevant codes and standards, and obligations under the *Disability Discrimination Act*, will be met as a minimum requirement in Council's new and upgraded public toilets.

Priority 11:

Universal design principles will be applied in the design and delivery of new and upgraded toilet facilities and paths of travel to those facilities.

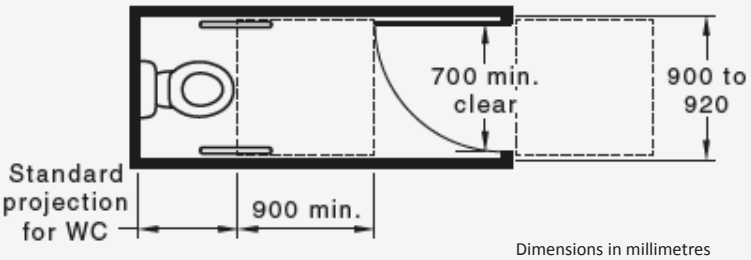
3.2 Ambulant toilet

Ambulant toilet cubicles are determined by Australian Standard *AS1428.1 Access to Premises – Buildings*. They contain a higher than standard toilet seat and grab rails either side of the toilet pan to aid people with ambulant disabilities.

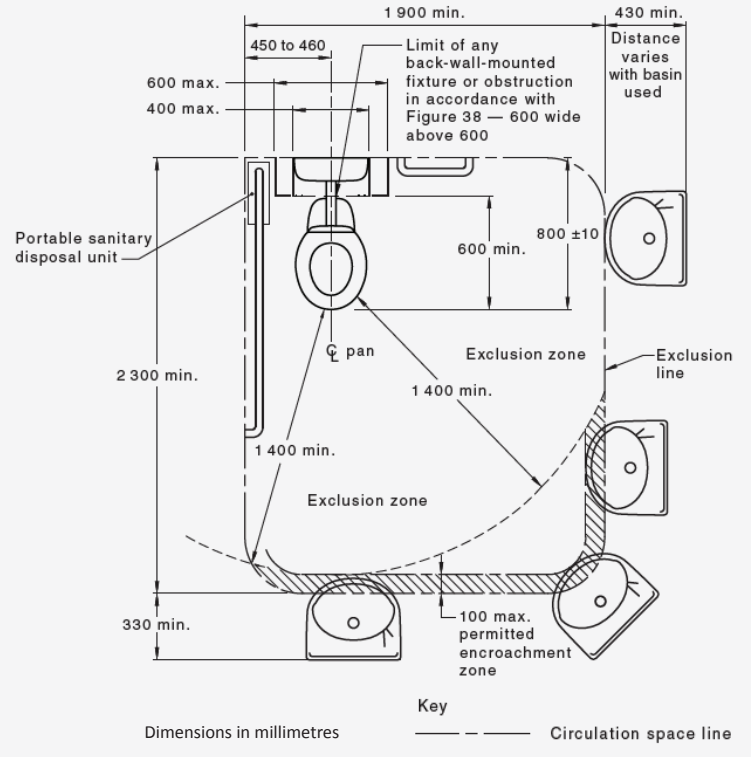
3.3 Accessible toilet

Accessible toilet cubicles are designed for people with disabilities, including people using wheelchairs. These facilities are self-contained and must include handwashing facilities within the cubicle, as well as grab rails around the toilet and additional circulation space for manoeuvring a wheelchair, placing a pram or for a carer accompanying someone while they use the facility. The layout of accessible cubicles is determined by Australian Standard *AS1428.1 Access to Premises – Buildings*.

The space provided in a compliant accessible cubicle is not adequate for all people, including those using larger mobility scooters. Where practicable or where a specific need is identified, Council will aim to provide accessible toilets with additional circulation space to provide for a greater number of people.



Ambulant cubicle typical layout.



Accessible cubicle typical layout and options for hand basin locations.

Priority 12:

A minimum of one accessible toilet will be provided in all new and upgraded toilet facilities.

Priority 13:

When considering upgrades to existing facilities, Council will prioritise sites that do not currently contain compliant accessible toilets.

3.4 Changing Places/ adult change facilities

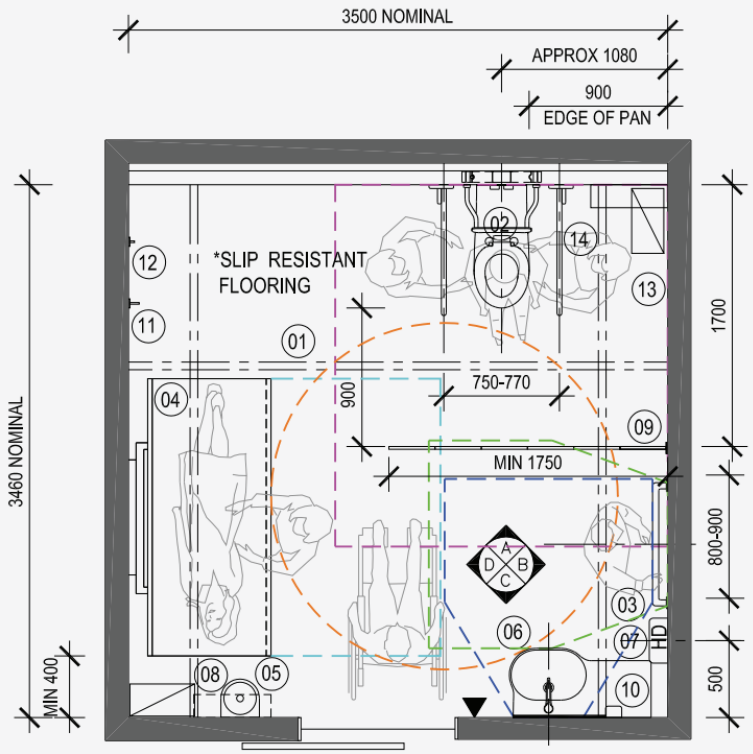
Changing Places facilities are designed for people with severe and profound disabilities, allowing participation in community activities and access to public places for extended periods of time. These facilities differ from standard accessible toilets as they include additional features such as an adult change table, hoist, screens, large circulation spaces and sometimes showers.

Without these facilities, people with profound or serious impairment may be forced to choose between being changed by their carers on a public toilet amenities floor or to not go out at all. Changing Places facilities also provide vital support to carers working in caring roles in the community and meeting the physical demands of their caring responsibilities, such as access to a hoist to assist with lifting adults.

To ensure these facilities are always available for use by those who require them, access is typically only available by use of a Master Locksmith Access Key (MLAK).

The layout of Changing Places facilities is determined by the Changing Places organisation. The National Construction Code contains provisions for a similar facility, referred to as an Accessible Adult Change Facility.

There are 9 existing Changing Places and adult change facilities in the City of Whittlesea, and a further 2 being planned or delivered.



Changing Places standard layout without shower.

Priority 14:

Council will continue to expand the network of Changing Places facilities, with a focus on locations that have or are planned to have other facilities dedicated to or suitable for those with profound disabilities and high-care needs.

4. Equitable and inclusive

It is recognised that due to both biological and social differences, the provision, design and upkeep of public toilets has a greater impact on women and gender diverse people.

As part of the updates to the Public Toilet Plan, a Gender Impact Assessment was undertaken to identify gendered and intersectional issues in the provision and design of public toilets in the municipality, and to make recommendations for the design and delivery of new public toilets. This chapter builds on the recommendations from the Gender Impact Assessment process, turning these into concrete actions for new and future public toilet projects. The findings from this chapter are included as specific design recommendations in the Design Toolkit.

New and upgraded public toilets will be designed and delivered to meet the diverse needs and preferences of users.



6% of Council's existing toilets are all-gender, and 20% are male and female only. The remainder are male and female with one or more unisex accessible cubicles.



4.1 All-gender

All-gender toilets are available for use by all people irrespective of sex or gender identity, recognising that some members of the community belong to non-binary gender identities. All-gender facilities are typically designed with full-height partitions and handwashing facilities within the cubicle to maintain privacy. Where accessed from inside a building, cubicles open directly onto a central, non-gendered lobby. In the case of externally accessed or standalone public toilets, cubicles open directly into public open space.

There are many benefits to providing all-gender toilets, including accommodating gender non-conforming people and parents and carers who need to accompany or supervise someone of the opposite gender when using toilet amenities. In some situations, provision of all-gender toilet amenities could also decrease wait times experienced by women.

Council recognises that all-gender toilets may not be appropriate for all users, including members of some cultural and religious groups, and school groups. Where possible, or in locations where a specific need has been identified by the community, a combination of gendered and all-gender cubicles will be provided to ensure all members of the public can choose a toilet suitable for their needs.

At the time of writing, the Building Code of Australia contains no provision for all-gender toilets, thereby increasing both costs and risks to Council when providing all-gender toilets within Council facilities. Council will adopt the adjacent priorities where possible within the limitations imposed by the Building Code of Australia.

Priority 15:

Where practicable, Council will design and deliver new and upgraded facilities to include a balance of all-gender and gendered toilets, catering to the broad needs of our community.

Priority 16:

All-gender and gendered cubicles will be designed to the same standards to ensure equitable provision and to simplify future refurbishment as standards and community expectations change.

4.2 Family-friendly design

Families with children and infants rely heavily on the availability of public toilet amenities to support their use and enjoyment of public spaces. The basic requirements to accommodate the needs of families are baby change tables and toilet facilities (to allow carers of all genders to change infants and assist older children accessing the toilet) and door widths and spaces that allow for pram access. Consideration should also be given to accommodating nappy disposal within the facility or providing a bin in close proximity to the facility.

For internally accessed toilets in community facilities, there may sometimes be space for separate family bathrooms containing low-height toilets and hand basins for ease of use by children, in addition to baby change facilities. These facilities will be provided in our co-located facilities where the need is identified and where there is suitable space to accommodate them.

Priority 17:

Baby change facilities will be co-located with toilets and handwashing facilities, and located in non-gendered spaces.

Priority 18:

Family toilets will be provided in co-located facilities on a case-by-case basis.

4.3 All-gender iconography

The move towards inclusive toilet design requires updated iconography in lieu of the traditional male and female silhouettes. As there is no standard for all-gender iconography and signage set by the National Construction Code or other relevant standards, local councils and other organisations that manage numerous toilet facilities are left to determine their own best practice policies.

In recognition that all-gender cubicles can be used by anyone regardless of gender, any reference to gender should be removed altogether from these facilities.



Priority 19:

The ‘toilet bowl’ icon and the word ‘toilet’ will be used to identify all-gender toilets in new and upgraded facilities.

4.4 Sharps disposal

Sharps disposal containers are often provided in public toilets for people who use needles for medical reasons. There is a strong stigma around the provision of sharps disposal containers due to the association with illicit drug use, however there are a number of medical conditions that may require the legitimate use of needles in public places, and it is crucial that there are locations for the safe administration of medication and disposal of needles.

Clear and informative signage around sharps disposal containers can play an important role in reducing stigma and promoting community wellbeing. Where possible, containers should be accompanied by signage that uses positive, inclusive, and community-focused language, reinforcing safety, respect, and shared responsibility. Messaging should normalise the presence of these containers while providing clear, simple directions for use, helping to create a supportive environment for everyone.

Priority 20:

All new and upgraded public toilets will include a sharps disposal container. These will be located in an all-gender cubicle and will be identified through signage on or adjacent to the cubicle door.

4.5 Sanitary product dispensing and disposal

There is a need for means of disposing of sanitary products in a hygienic and dignified way. Traditionally, bins for sanitary products have been provided in female and accessible cubicles as this is what is required by the Building Code of Australia; however, this ignores the fact that some men, including men using incontinence products and some trans men, also require means of disposing of sanitary products.

Because they are not fixed to the building, it is possible that these are removed or vandalised and are not replaced, particularly in standalone facilities.

More and more, dispensers or vending machines are provided that give users access to free sanitary products. As this becomes the norm in our community facilities, it is important that adequate allowance is made for these dispensers in the design of new toilets from an early stage.

Priority 21:

All new and upgraded public toilets will include means of disposal of sanitary products within toilet cubicles, regardless of the assigned gender.

Priority 22:

Council will endeavour to provide sanitary product dispensers in all new and upgraded co-located toilet facilities. At a minimum, adequate space will be allowed for future installation.

5. Fit-for-purpose

Keeping our toilets operational is a complex and costly exercise, with more and more resources required as the network expands.

It is crucial, therefore, that decisions made on where and how to construct new public toilets account for the ongoing maintenance and operation costs, ensuring that our toilets can remain open. This chapter will explore the ways in which the design of public toilets can aid in keeping them useable and safe.

New and upgraded public toilets will be designed to ensure durability and ease of maintenance, ensuring public toilets are safe and convenient to use.

Public toilet maintenance at a glance:



Cleaning and maintaining our public toilets cost almost $450,000 in the 2024/2025 financial year



This included approximately $110,000 worth of unplanned maintenance, such as responding to plumbing faults and incidences of vandalism



The amount spent on cleaning and maintenance per year is the equivalent of almost two new standalone public toilets



Cleaning and maintenance costs are particularly high for our standalone public toilets



5.1 Crime Prevention Through Environmental Design (CPTED)

The principle of CPTED is to use design strategies to discourage vandalism and other antisocial behaviour, increasing both physical and perceived safety in our buildings and public spaces. The seven principles of CPTED are:

- **Activation** – encourage and actively invite legitimate use of spaces around public toilets
- **Surveillance** – clear lines of sight to and from the facility for increased perception of safety
- **Ownership** – encourage a shared sense of responsibility for the facility by the public
- **Stakeholder management** – continued management of the facility ensures the design quality is maintained
- **Legibility** – users can find their way to and from the facility with minimal effort
- **Territoriality** – the perceived ownership of a space by another, including temporary ownership during use. A clear delineation between different types of spaces creates a comfortable environment for users
- **Vulnerability** – users navigate spaces without being made to feel vulnerable.

Priority 23:

Council will design and deliver new and upgraded public toilet amenities in accordance with CPTED principles.



Soft lighting can improve perceptions of safety

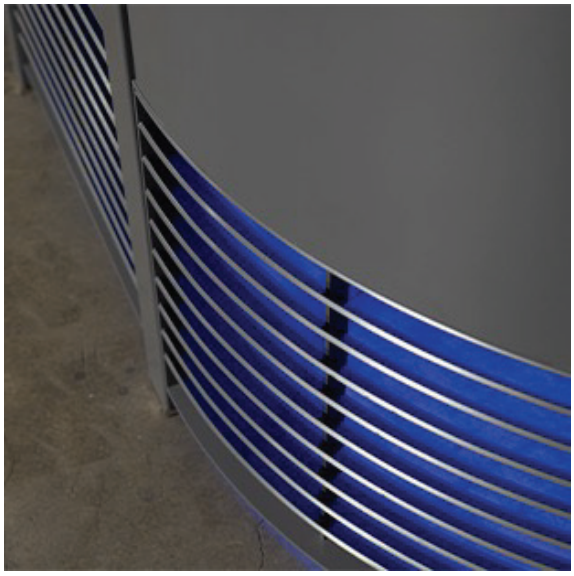
The perception of safety can be as influential to public toilet users as evidence of actual antisocial behaviour, so it is important that the design of public toilets does not decrease perceptions of safety. Some factors that contribute to poor perception of safety include lack of natural light, the presence of graffiti or vandalism and obstructions to passive surveillance, such as facilities that are located amongst dense landscape or are far from active uses.

While our toilet facilities are typically not open during night-time hours, lighting can play an important role in preventing antisocial behaviours both within and around public toilet facilities. Bright lighting is important within and immediately outside of cubicles; however, overly intense lighting leads to a high contrast with the darker surrounds, creating strong shadows and areas of poor visibility. Soft, ambient lighting around the facility should be used to increase the perception of safety.

Priority 24:

Standalone public toilets will be lit during the night in accordance with relevant lighting standards and policies.





'Portland Loo' public toilets contain low-level grilles balancing passive surveillance with privacy.

The need for passive surveillance of public toilet facilities occasionally contradicts the need for privacy for those using the facilities; however, a balance can be struck through careful design of features such as low-level door grilles that allow users externally to see the floor of the cubicle in case someone collapses inside, and semi-transparent screening in front of doors to provide an additional degree of privacy. As the context of each toilet facility varies so greatly, these and other privacy moderating features will be installed in new and upgraded toilets on a case-by-case basis.

5.2 Maintenance and cleaning

Cleanliness has repeatedly been one of the most significant concerns raised by the community regarding our toilet facilities. It is recognised that unclean or poorly maintained toilets affect useability and hygiene, particularly for women, children and people with disabilities.

Typically, all toilets in the City of Whittlesea are cleaned at least once per day, often in the morning. In some key locations, cleaning is undertaken more regularly.

Priority 25:

Low-level door grilles will be provided where appropriate to monitor for accidents and emergencies without reducing privacy.

Priority 26:

Semi-transparent screening or other design features will be used in standalone toilets where appropriate to provide a sense of separation and privacy to the area in front of cubicle doors.

Priority 27:

An evidence-based approach will be taken to determine facilities that would benefit from increased cleaning, including monitoring community requests and feedback, and assessing the degree of use.

Priority 28:

Council will work with our maintenance and cleaning contractors to communicate cleaning schedules to the community, and continually improve processes for actioning maintenance and cleaning issues.



A key goal in the design of our new public toilets is to ensure ease of maintenance and cleaning, enabling toilets to remain available and in a usable condition. This is achieved through standardisation of designs, materials and fixtures and fittings, the inclusion of services maintenance corridors and cleaning rooms, and the application of graffiti-resistant finishes.

Priority 29:

Council will design and deliver new and upgraded public toilet amenities to be simple and cost-effective to clean, maintain, repair and replace.

5.3 Environmental design considerations

The City of Whittlesea is committed to environmental sustainability, including protecting our landscapes and waters, being climate ready, becoming a net zero municipality and transitioning to a circular economy.

While public toilet facilities consume little power compared to permanently occupied buildings, this does not preclude these structures from sustainability considerations, including the use of natural lighting and ventilation, water and energy -saving appliances and sustainable material and construction choices.Simple and durable construction of toilet facilities especially can provide environmental benefits through reduced maintenance and replacement. Standardising facility design and choosing materials and construction systems that simplify deconstruction and alteration can reduce the impact of future upgrades as standards and community expectations change

Read in conjunction with:

City of Whittlesea Environmentally Sustainable Development (ESD) guidelines

Signage Management Plan

5.4 Signage

Toilets should be located and designed so they are easy to find and navigate without relying heavily on signage. This can be achieved through a clear and consistent visual language, consistent layouts and the use of iconography rather than written information. In this way, community members who have difficulty reading and understanding written information, such as people with low English literacy and some people with disability, will be better able to use these facilities. Well-designed signage should be used to complement this and provide more detailed information regardingthe facilities.

Signage should be placed in key locations around the toilet facility to direct users to the facility. Key locations include car parks and nearby walking and cycling paths, as well as any locations where other directional signage is proposed.

Full-height pictograms on doors are used to indicate what is located in each cubicle. These will be in highly contrasting colours to be easily visible, including from a distance and by those with vision impairments. This is in addition to the required statutory signage adjacent to doors that contains this messaging in pictograms, words and braille.

Priority 30:

New public toilets should be designed with strong visual cues to aid in location and navigation without reliance on just signage.

Priority 31:

Clear signage will be provided to all new and upgraded facilities in line with Council's Signage Management Plan and exceeding codes and standards.

Priority 32:

Signage will be provided where possible along key walking and cycling corridors to direct users to nearby public toilets as part of the expansion of the public toilet network.

5.5 Public art

Public art can act as a means of connecting a toilet facility to a place and community, leading to a sense of ownership and pride in the place. According to Crime Prevention Through Environmental Design (CPTED) principles, this can lead to a reduction in anti-social behaviours such as vandalism. For this strategy to be successful, the artwork must be both site- and community-specific, and the community should be engaged in the creation of the artwork. Another benefit of public art is that it aids wayfinding, helping visitors to public open spaces locate toilets without the need for signage.

Successful public art should be integrated into the design of the place, not added as an afterthought. Simple responses such as a unique pattern cut into perforated metal panels, or a mural painted on the side of a building, can be cost effective means of providing art in a public space; however, future maintenance of the artwork must be considered, as customised pieces are likely to be more difficult to repair or replace if required.

Priority 33:

Council will consider the integration of public art in standalone public toilet facilities and welcome community involvement where appropriate.



Central Avenue Exeloo, Thomastown

5.6 Automation

Some public toilets contain automated facilities for user convenience and to reduce opportunities for spreading germs via surfaces such as door handles and taps. The City of Whittlesea manages toilet facilities with different levels of automation from:

- No automation
- Some automation, for example taps and hand dryers operated by sensors
- Full automation, where doors open, close and lock automatically and taps, flushing and hand dryers are operated by sensors.

Automated facilities can provide many benefits. For example they are robust and highly resistant to vandalism, and are self-cleaning. The ability to control the doors, toilet flushing and hand washing hands-free can benefit some user groups, however these same features have been found to cause confusion or discomfort in others.

Fully automated toilets also use significantly more water and energy compared to standard toilets, and since they are a proprietary product, are more costly to clean and maintain.

Priority 34:

Fully-automated toilets will continue to be provided only in high-use locations where there is a demonstrated benefit.

5.7 Service Hierarchy

The Service Hierarchy sets out the different levels of provision based on the expected use and ease of servicing and maintenance, determining the arrangement of the facility and what is to be included within it. The intention is to provide the highest practicable level of amenity in all toilets with consideration to their upkeep, maintenance and cost. Regardless of the service hierarchy level, all toilets must be designed to promote dignity, safety and openness.

More information on the Service Hierarchy can be found in the Design Toolkit.

	Limited serviceability	**Standard**	**High serviceability**
Locations	Moderate use locations, including more remote municipal parks	High use locations, including significant municipal parks and externally accessed toilets in pavilions	High use locations co-located toilets, including inside community centres
Hours	Dawn to dusk	Dawn to dusk, or facility hours	Facility hours
Cubicle configuration	Minimum one all-gender accessible Additional all-gender standard and ambulant cubicles Changing Places where suitable	Minimum one all-gender accessible and minimum one all-gender ambulant Additional all-gender standard and ambulant cubicles Where five or more cubicles, include one each male and female cubicles Changing Places where suitable	Minimum one all-gender accessible and minimum one all-gender ambulant Additional all-gender standard and ambulant cubicles Where five or more cubicles, include one each male and female cubicles Changing places where need identified Family room where practicable
1x cubicle		N/A	Family room where practicable
2x cubicle			N/A 
3x cubicle			
4x cubicle	N/A		
5x cubicle	N/A		
Service notes	Cold water only	Cold water only	Tempered hot and cold water
Cleaning	Once per day*	Once per day*	Once per day*
Hand washing	Outside of cubicles Soap dispenser	Inside of cubicles Soap dispenser and hand dryer	Inside of cubicles Soap dispenser and hand dryer Paper towel where appropriate

* Additional cleaning may be suitable in some locations subject to assessment of need


Toilet
Public Toilet

City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street,
Whittlesea VIC 3752

Opening hours
Monday – Friday, 9.30am-5pm

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

Postal address
Locked Bag 1, Bundoora MDC, VIC 3083

whittlesea.vic.gov.au
facebook.com/cityofwhittlesea
CityWhittlesea

Printed on 100% recycled paper

June 2026

5.10 Governance Report

Director/Executive Manager: Executive Manager Office of Council & CEO

Report Author: Unit Manager Council Governance

Executive Summary

In accordance with best practice, good governance principles, transparent and accountable reporting, the purpose of this report is to seek Council approval for Councillor Zinni to be on approved leave of absence for a period of two weeks.

This request is in accordance with section 35 (4) of the *Local Government Act 2020,* which states Council must grant any reasonable request for leave.

Officers' Recommendation

THAT Council:

1. **Resolve to approve Councillor Zinni's request for leave of absence between the period 10 August to 21 August 2026 inclusive.**
2. **Note Councillor Zinni will be noted as 'on approved leave of absence' during this period for any meetings Councillor Zinni is not in attendance for.**

Background / Key Information

Cr Zinni – Leave of Absence

On 2 June 2026, Cr Zinni advised via email of her intention to be on leave, and following a subsequent discussion with the Executive Manager Office of Council and CEO, sought to have her leave between 10 – 21 August 2026 be formally requested from Council during this period.

This request is in accordance with the *Local Government Act 2020,* specifically section 35 (4) and section 35 (1)(e).

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2025-2029:

High Performing Organisation

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

Considerations of *Local Government Act (2020)* Principles

Financial Management

Not applicable.

Community Consultation and Engagement

There is no community consultation or engagement required for this report.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law.

(i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

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

(b) Council information must be publicly available unless—

  (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or

  (ii) public availability of the information would be contrary to the public interest.

(c) Council information must be understandable and accessible to members of the municipal community.

Council Policy Considerations

Environmental Sustainability Considerations
No Implications.

Social, Cultural and Health
No Implications.

Economic
No Implications.

Legal, Resource and Strategic Risk Implications
No Implications.

Implementation Strategy

Communication
Not applicable.

Critical Dates
There are no other critical dates associated with the report.

Declaration of Conflict of Interest

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

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

Attachments

No attachments

6 Notices of Motion

No Notices of Motion

7 Urgent Business

Urgent Business

8 Reports from Councillors and Acting CEO Update

9 Tabled Reports

No reports

10 Confidential Business

Under section 66(2) of the *Local Government Act 2020* a meeting considering confidential information may be closed to the public. Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*.

Recommendation

THAT the meeting be closed to the public for the purpose of considering details relating to confidential matters in accordance with Section 66(2)(a) of the *Local Government Act 2020* as detailed.

11 Closure