



Agenda

Council Meeting

6.30pm, Tuesday 18 April 2023

Richmond Town Hall

Council Meetings

Council Meetings are public forums where Councillors come together to meet as a Council and make decisions about important, strategic and other matters. The Mayor presides over all Council Meetings, and they are conducted in accordance with the City of Yarra Governance Rules.

Council meetings are decision-making forums and only Councillors have a formal role. However, Council is committed to transparent governance and to ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered before the decision is made.

Question Time

Yarra City Council welcomes questions from members of the community.

Registration

To ask a question, you will need to register and provide your question by 6.30pm on the day before the meeting. Late registrations cannot be accepted, and you will be unable to address the meeting without registration.

Asking your question

During Question Time, the Mayor will invite everyone who has registered to ask their question. When your turn comes, come forward to the microphone and:

- state your name;
- direct your question to the Mayor;
- don't raise operational matters that have not been previously raised with the organisation;
- don't ask questions about matter listed on tonight's agenda
- don't engage in debate;
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

You will be provided a maximum of three minutes to ask your question, but do not need to use all of this time.

Comments not allowed

When you are addressing the meeting, don't ask a question or make comments which:

- relate to a matter that is being considered by Council at this meeting;
- relate to something outside the powers of the Council;
- are defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable;
- deal with a subject matter already answered;
- are aimed at embarrassing a Councillor or a member of Council staff;
- include or relate to confidential information; or
- relate to something that is subject to legal proceedings.

Addressing the Council

An opportunity exists to make your views known about a matter that is listed on the agenda for this meeting by addressing the Council directly before a decision is made.

Registration

To ask address Council, you will need to register by 6.30pm on the day before the meeting. Late registrations cannot be accepted, and you will be unable to address the meeting without registration.

Addressing the Council

Before each item is considered by the Council, the Mayor will invite everyone who has registered in relation to that item to address the Council. When your turn comes, come forward to the microphone and:

- state your name;
- direct your statement to the Mayor;
- confine your submission to the subject being considered;
- avoid repeating previous submitters;
- don't ask questions or seek comments from Councillors or others; and
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

You will be provided a maximum of three minutes to speak, but do not need to use all of this time.

Comments not allowed

When you are addressing the meeting, don't make any comments which:

- relate to something other than the matter being considered by the Council;
- are defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable;
- are aimed at embarrassing a Councillor or a member of Council staff;
- include or relate to confidential information; or
- relate to something that is subject to legal proceedings.

Arrangements to ensure our meetings are accessible to the public

Council meetings are held on the first floor at Richmond Town Hall. Access to the building is available either by the stairs, or via a ramp and lift. Seating is provided to watch the meeting, and the room is wheelchair accessible. Accessible toilet facilities are available. Speakers at the meeting are invited to stand at a lectern to address the Council, and all participants are amplified via an audio system. Meetings are conducted in English.

If you are unable to participate in this environment, we can make arrangements to accommodate you if sufficient notice is given. Some examples of adjustments are:

- a translator in your language
- the presence of an Auslan interpreter
- loan of a portable hearing loop
- reconfiguring the room to facilitate access
- modification of meeting rules to allow you to participate more easily

Recording and Publication of Meetings

A recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including during Question Time or in making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication.

Order of business

1. **Acknowledgement of Country**
2. **Attendance, apologies and requests for leave of absence**
3. **Announcements**
4. **Declarations of conflict of interest**
5. **Confirmation of minutes**
6. **Question time**
7. **Council business reports**
8. **Notices of motion**
9. **Petitions and joint letters**
10. **Questions without notice**
11. **Delegates' reports**
12. **General business**
13. **Urgent business**
14. **Confidential business reports**

1. Acknowledgment of Country

“Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.

We acknowledge their creator spirit Bunjil, their ancestors and their Elders.

We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.

We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.

We pay our respects to Elders from all nations here today—and to their Elders past, present and future.”

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors

- Cr Claudia Nguyen Mayor
- Cr Edward Crossland Deputy Mayor
- Cr Michael Glynatsis Councillor
- Cr Stephen Jolly Councillor
- Cr Herschel Landes Councillor
- Cr Anab Mohamud Councillor
- Cr Bridgid O’Brien Councillor
- Cr Amanda Stone Councillor
- Cr Sophie Wade Councillor

Council staff

Chief Executive Officer

- Sue Wilkinson Chief Executive Officer

General Managers

- Jenny Scicluna Corporate Services and Transformation
- Brooke Colbert Governance, Communications and Customer Experience
- Chris Leivers Infrastructure and Environment
- Kerry McGrath Community Strengthening
- Mary Osman City Sustainability and Strategy

Governance

- Phil De Losa Manager Governance and Integrity
- Mel Nikou Governance Officer

3. Announcements

An opportunity is provided for the Mayor to make any necessary announcements.

4. **Declarations of conflict of interest**

Any Councillor who has a conflict of interest in a matter being considered at this meeting is required to disclose that interest either by explaining the nature of the conflict of interest to those present or advising that they have disclosed the nature of the interest in writing to the Chief Executive Officer before the meeting commenced.

5. **Confirmation of minutes**

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 14 March 2023 be confirmed.

6. **Question time**

An opportunity is provided for questions from members of the public.

7. Council business reports

Item		Page	Rec. Page	Report Presenter
7.1	Draft Budget 2023/2024, Draft Long Term Financial Plan 2023/2024 to 2032/2033 and Draft Revenue and Rating Plan 2023/24	9	14	Wei Chen - Chief Financial Officer
7.2	Elizabeth Street - Protected Bike Lanes Trial	175	183	Simon Exon – Unit Manager Strategic Transport
7.3	Community Grants Initiation Report	194	202	Malcolm McCall – Manager Equity and Community Development
7.4	Draft Neighbourhood House Partnership Framework	203	212	Malcolm McCall – Manager Equity and Community Development
7.5	Renaming of Collingwood Senior Citizen Centre	294	297	Adrian Murphy – Manager Aged and Disability Services
7.6	Proposed Discontinuance of Road at 79 Balmain Street Cremorne	298	301	Bill Graham – Coordinator Valuations
7.7	Proposed Amendment C316 - 484-490 Swan Street Richmond	307	310	John Theodosakis – Principal Planner
7.8	Proposed Amendment C314yara – 31–35 and 41 Victoria Parade Fitzroy	484	490	John Theodosakis – Principal Planner
7.9	Governance Report - April 2023	625	629	Phil De Losa - Manager Governance and Integrity
7.10	C1631 - Otter Street Reserve Construction	648	651	Susan Stanes – Senior Coordinator Design and Place Making

8. Notices of motion

Item		Page	Rec. Page	Report Presenter
8.1	Notice of Motion No.1 of 2023 - Cultural Role of Johnston Street Fitzroy	652	653	Councillor - Edward Crossland

9. Petitions and joint letters

An opportunity exists for any Councillor to table a petition or joint letter for Council's consideration.

10. Questions without notice

An opportunity is provided for Councillors to ask questions of the Mayor or Chief Executive Officer.

11. Delegate's reports

An opportunity is provided for Councillors to table or present a Delegate's Report.

12. General business

An opportunity is provided for Councillors to raise items of General Business for Council's consideration.

13. Urgent business

An opportunity is provided for the Chief Executive Officer to introduce items of Urgent Business.

14. Confidential business reports

Nil

7.1 Draft Budget 2023/2024, Draft Long Term Financial Plan 2023/2024 to 2032/2033 and Draft Revenue and Rating Plan 2023/24

Executive Summary

Purpose

To consider Council's Draft Budget 2023/24, the Draft Long Term Financial Plan (LTFP) 2023/24 to 2032/33 and Draft Revenue and Rating Plan 2023/24 and to resolve to place these documents on public exhibition.

Key Issues

Like all councils in Victoria, Yarra City Council (Yarra) is facing challenges to its financial sustainability from rising cost pressures, rate capping and cost-shifting, along with increasing pressure and demand on its services and infrastructure from a rapidly growing population.

So that Yarra can continue to provide its community with quality services and infrastructure, we need to make some crucial decisions now that will have tangible benefits in the years to come.

The draft 2023/24 budget strikes a balance between addressing financial challenges, prioritising existing services and infrastructure, and delivering a range of projects that will help achieve our community's vision for Yarra.

Key projects this financial year go towards better options for the school commute for families, building local liveable streets, more parks and open spaces, addressing the Climate Emergency, improving bicycle and road safety and infrastructure, and enhancing sport and recreation opportunities.

Council has made the decision to separate waste and recycling costs from general rates and to implement a separate rate for public and kerbside waste services. This would be achieved by reducing general rates by the equivalent value.

It is Council's responsibility to take action to limit the impacts of known future financial risks wherever possible. This is the case with waste services. If waste and recycling service costs are not separated from general rates, any additional costs will need to be offset through reductions in other areas of Council's services. Separating the waste charge from general rates is a critical component to ensuring Council's future financial sustainability is not eroded further.

Yarra is the last Council in Victoria to make the decision to separate waste charges from general rates.

7.1 Draft Budget 2023/2024, Draft Long Term Financial Plan 2023/2024 to 2032/2033 and Draft Revenue and Rating Plan 2023/24

Reference	D23/130480
Author	Dennis Bastas - Manager Financial Services
Authoriser	General Manager Corporate Services and Transformation

Purpose

1. To consider Council's Draft Budget 2023/24, the Draft Long Term Financial Plan (LTFP) 2023/24 to 2032/33 and Draft Revenue and Rating Plan 2023/24 and to resolve to place these documents on public exhibition.

Critical analysis

History and background

2. Section 94 of the Local Government Act 2020 (LGA) provides that Council must prepare and adopt a Budget for each financial year and the subsequent 3 financial years.
3. Section 96 of the LGA provides that Council must develop the budget in accordance with its Community Engagement Policy.
4. The external consultation detailed below is the second stage of the community engagement plan which is developed in accordance with Council's Community Engagement Policy 2020.
5. Section 91 of the Local Government Act 2020 provides that Council must develop, adopt and keep in force a long-term financial plan for a period of at least the next 10 financial years in accordance with its deliberative engagement practices.

Discussion

Budget Highlights

6. Council has worked hard to prepare a draft budget that aligns with Yarra's Council Plan 2021-25 and Community Vision and delivers what our community has told us it wants, while addressing ongoing financial challenges and prioritising financial sustainability.
7. Key projects this financial year go towards better options for the school commute for families, building local liveable streets, more parks and open spaces, tackling the Climate Emergency, improving bicycle and road safety and infrastructure, and enhancing sport and recreation opportunities.
8. Project highlights for this year's budget include:
 - (a) Accelerating Yarra's Tree Planting program as a Natural Cooling Climate Emergency Response by increasing annual planting from 330 to 660 trees;
 - (b) Creating new parks and open spaces and upgrading existing with new park furniture, play and sports equipment, toilets and other amenities;
 - (c) Preparation and planning for the New Deal for Schools, a flagship transport program to increase the proportion of children walking, cycling and scooting to school, reduce school traffic and improve the school commute for families;
 - (d) Making a range of improvements across Yarra's bicycle network with a focus on Strategic Cycling Corridors like Wellington Street's bicycle lanes;
 - (e) Replacing library resources across all libraries and expanding the Open Library to ensure these vital community hubs are relevant, resourceful and accessible for our community;

- (f) Ongoing implementation of the community-led Local Liveable Streets initiative to turn our streets into liveable and dynamic spaces for the community;
 - (g) Ongoing funding for community street events and activations that celebrate the diversity and vibrancy of Yarra, like Lunar New Year and the Johnston St Fiesta;
 - (h) Enhancing youth engagement and participation, focussing on at-risk young people, promoting the voices of young people and participation in decision-making and employment opportunities;
 - (i) Improving parking and road safety and amenity by reconstructing laneways, footpaths, pavements, and kerbs, improving pedestrian and traffic management and developing a parking strategy;
 - (j) Implementing the Curtain Square Stormwater Harvesting Scheme that will deliver a 420-kilolitre underground tank to store stormwater, saving 10 million litres of potable water per year;
 - (k) Continued rollout of the Zero Carbon Households and Better Energy Better Business programs to support Yarra residents and businesses to reduce emissions by creating efficient, electric homes and businesses powered by renewable energy;
 - (l) Improving the community's digital access and customer experience with upgrades to the Council website to make it easier for residents to interact with Council, anywhere, anytime; and
 - (m) Expanding Council's community engagement program.
9. In addition to delivering key projects for our community, Council is taking a number of measures to address financial challenges and secure financial sustainability so that we can ensure resources are evenly distributed between current and future residents.
10. We are prioritising the continued provision of quality community services and programs, along with upgrades to existing assets and infrastructure over new investments.
11. Fees and charges have been adjusted in line with the consumer price index (CPI).
12. General rates will increase by 3.5%, in line with the 2023-24 rate cap implemented by the Victorian Government, which is below the 4% recommended by the Essential Services Commission based on CPI forecast.
13. Council will continue to support vulnerable community members through its Hardship Policy and Pensioner Rebate.

Financial sustainability

14. Council is deeply committed to serving the best interests of the community and recognises that consistent effort will be required to ensure that we remain financially sustainable and make the most effective use of public funds.
15. One of Council's key responsibilities is to ensure it is financially sustainable for both current and future communities. Furthermore, it is important that decisions are future focused and have regard to the emerging needs of the City.
16. Like all other councils across Victoria, Yarra is facing financial challenges with rising cost pressures, rate capping and cost shifting, coupled with unprecedented growth and increasing pressure and demand on its services.
17. Work to meet these challenges will need to be ongoing and require constant attention. There is no single solution- rather a holistic approach will be required.
18. This was emphasised by the Municipal Monitor in his final report when he noted "the Council will need to continue addressing its financial problems on an ongoing basis."
19. The Monitor recommended that the Minister for Local Government requests an annual performance review by the Victorian Auditor-General's Office (VAGO). This recommendation was welcomed, and discussions held VAGO to date indicate that this will be a productive partnership.

20. The preparation of a long-term Financial Sustainability Strategy is also underway which aims to provide Council with guidance for the long term sustainable management of its resources. The strategy will seek to articulate the challenges and opportunities for Council and to identify options to ensure long term financial sustainability including both strategic and systemic reforms.
21. Strategic reforms seek to ensure that future investment decisions are based on need, underpinned by evidence and guided by informed strategies including detailed asset management plans, contemporary property management and community infrastructure planning and an ongoing program of service reviews.
22. Systemic reforms include expenditure/cost controls, prudent management of debt, operational efficiencies and capital works delivery management among many others.
23. Separate but related, is the responsibility of Councils to also take action to limit the impacts of known future financial risks wherever possible.
24. This is the case with waste services, as the rising cost of providing waste services is a known risk. Separating the waste charge from general rates is critical to addressing this risk to ensure Council's financial sustainability is not eroded further.
25. This approach has been implemented across the Victorian local government sector irrespective of each Council's specific financial circumstances.

Separation of Waste Charges

26. Council has made the decision to separate waste and recycling costs from general rates and implement a separate rate for public and kerbside waste services. This would be achieved by reducing general rates by the equivalent value.
27. Whilst in future years waste service charges would not be subject to the rate cap, any charges applied would be for cost recovery only, hence limited to the cost of providing waste and recycling services.
28. Without a separate waste charge, all future costs associated with waste services will need to be met using rate revenue noting that the costs of waste and recycling is continually outpacing the rate cap. This will directly impact Council's capacity to fund other priorities and its ability to deliver and maintain current services in other areas.
29. Yarra is the last Council in Victoria to make the decision to separate waste charges from general rates.

Options

30. There are no alternative options.

Community and stakeholder engagement

31. Stage 1 of community engagement took place from November to December in 2022. We invited the community to share its priorities and ideas for the 2023-24 Budget and received feedback from almost 500 people in the community. Feedback was invited online via 'Your Say Yarra' and through a series of in person pop ups at various locations across the City of Yarra. A youth forum was also held to capture the priorities of young people living in the city. The feedback from the community has assisted in the development of this Draft Budget and Long Term Financial Plan (LTFP).
32. Stage 2 of community engagement will include a public exhibition period seeking feedback on the Draft Budget, Draft LTFP and Draft Revenue and Rating Plan will occur upon adoption in principle of these documents.
33. Engagement during the exhibition period will be facilitated online, in person and via email and hard copy. The following methods will encourage and facilitate the Yarra community engaging in our budget consultation process:
 - (a) Online engagement portal- Your Say Yarra feedback opportunities;

- (b) Hard copy draft budgets available at town halls and posted if requested;
 - (c) Community engagement sessions (incorporating separate waste services charge) four pop-up information sessions across the municipality and two waste station events and dedicated engagement session for young people during April and May 2023; and
 - (d) 5 June 2023 – hearing of community feedback at a council meeting.
34. The draft budget and the opportunity for community feedback will be promoted through the following:
- (a) Yarra News (delivered to all households);
 - (b) News item and banner on Yarra corporate website;
 - (c) Events pages on the corporate website promoting the individual draft Budget information sessions;
 - (d) Direct email campaign to community organisations, groups, neighbourhood houses and local schools;
 - (e) Materials displayed in Public Housing foyers (including translated panels);
 - (f) Community and CALD radio;
 - (g) *Yarra life* electronic newsletter;
 - (h) Regular social media promotion throughout the exhibition period; and
 - (i) Direct emails to all Yarra advisory group members.
35. At the council meeting to be held on 5 June 2023, Councillors will hear from community members wanting to speak to their feedback.
36. Any alterations to the Draft Budget or the Draft LTFP that are resolved by Council, as a result of the consultative process, will be incorporated into the resolution at the adoption of the Budget at the council meeting on 19 June 2022.
37. The Draft Budget has been developed through a rigorous process of review by Council and Council Officers. Council has placed an emphasis on the continuation of service delivery for our community and support for our residents.

Policy analysis

[Alignment to Community Vision and Council Plan](#)

38. Council has adopted its first Community Vision on 20 July 2021, in accordance with the Local Government Act 2020. The Vision – Yarra 2036 - identifies the long-term aspirations and priorities of the community and provides a future lens to guide planning and decision making.
39. The Council Plan 2021-25, formally adopted on 19 October 2021 in accordance with the Local Government Act 2020, addresses Yarra 2036 Community Vision and outlines six Strategic Objectives, representing Council's direction for the next four years.
40. The Draft Budget and Draft LTFP incorporate the financial resources necessary to implement the Council Plan objectives and strategies over the next 4 years and to work towards achieving the Community Vision over the next 10 years.

[Climate emergency and sustainability implications](#)

41. The Draft Budget and the Draft LTFP support Council's climate emergency and sustainability policies and objectives.

[Community and social implications](#)

42. The Draft Budget, Draft LTFP and Draft Revenue and Rating Plan support Council's social policies and services.

Economic development implications

43. Council's Budget, LTFP and Revenue and Rating Plan have wide-ranging economic implications for Yarra's citizens, particularly those reliant on Council infrastructure, services, and funding, as well as those people that benefit from Council's strategic advocacy role.

Human rights and gender equality implications

44. There are no human rights and gender equality implications.

Operational analysis

Financial and resource impacts

45. The ongoing financial viability of Council will depend on its ability to generate additional revenue, and to continue to tightly control cost pressures and operating expenditure.
46. Within the Draft Budget and Draft LTFP, operating expenditure is provided for operations and core services, at the same high-quality service levels as 2022/23.
47. The proposed Capital Works Program is a comprehensive asset renewal, upgrade and new works program of \$26.8 million in addition to an expected \$4.9 million carried forward projects from the 2022/23 financial year.

Legal Implications

48. The annual budget process is a statutory process as specified in the Local Government Act 2020.

Conclusion

49. Council endorsement of the Draft Budget, Draft LTFP and Draft Revenue and Rating Plan commences the public advertising and consultation process, and it is recommended that Council adopt the Draft Budget, Draft LTFP and Draft Revenue and Rating Plan for that purpose.

RECOMMENDATION

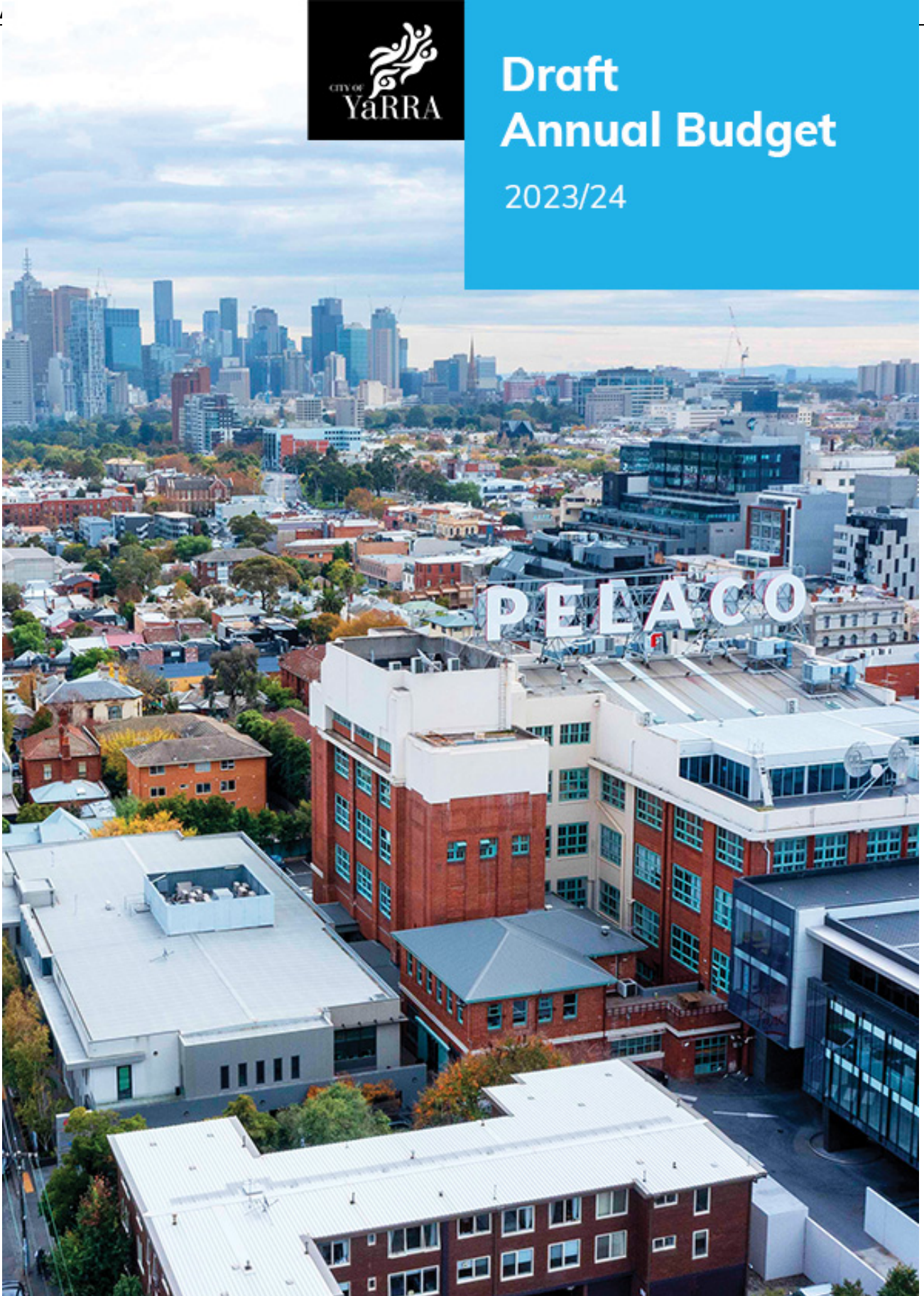
1. That Council adopts, for the purpose of public exhibition:
 - (a) the Draft Budget 2023/2024 at **Attachment One** as a draft of the budget prepared for the purpose of section 94 of the Local Government Act 2020;
 - (b) the Draft Long Term Financial Plan 2023/2024 to 2032/2033 at **Attachment Two**, and
 - (c) the Draft Revenue and Rating Plan 2023/2024 at **Attachment Three**.
2. That in accordance with Governance Rule Chapter Two, Rule 10.1, Council call Extraordinary Council meetings at:
 - (a) 6.30pm on Monday 5 June 2023 to hear feedback in relation to the Draft Budget 2023/2024, Draft Long Term Financial Plan 2023/2024 to 2032/2033 and Draft Revenue and Rating Plan 2023/2024 and that in accordance with Governance Rule Chapter Two, Rule 54.6 determine that persons be heard at that meeting in accordance with Governance Rule Chapter Two, Rule 54; and
 - (b) 6.30pm on Monday 19 June 2023 to consider the feedback and adopt the Budget 2023/2024, the Long Term Financial Plan 2023/2024 to 2031/2032 and the Revenue and Rating Plan 2023/2024, noting that there will not be an opportunity for members of the public to address Council at that meeting.

Attachments

- 1** [↓](#) Attachment 1 – Draft Budget 2023-24
- 2** [↓](#) Attachment 2 – Draft Long Term Financial Plan 2023-24
- 3** [↓](#) Attachment 3 – Draft Revenue and Rating Plan 2023-24



Draft Annual Budget 2023/24



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DRAFT

A message from the Mayor

I am proud to present a draft budget that aligns with Yarra's Council Plan 2021-25 and Community Vision and delivers what our community wants while addressing ongoing financial challenges and prioritising financial sustainability.

Key projects this financial year go towards better options for the school commute for families, building local liveable streets, more parks and open spaces, tackling the Climate Emergency, improving bicycle and road safety and infrastructure, and enhancing sport and recreation opportunities.

Project highlights for this year's budget include:

- Ongoing funding for community street events and activations that celebrate the diversity and vibrancy of Yarra, like Lunar New Year and the Johnston St Fiesta.
- Preparation and planning for the New Deal for Schools, a flagship transport program to increase the proportion of children walking, cycling and scooting to school, reduce school traffic and improve the school commute for families.
- Making a range of improvements across Yarra's bicycle network with a focus on Strategic Cycling Corridors like Wellington Street's bicycle lanes.
- Replacing library resources across all libraries and expansion of the Open Library to ensure these vital community hubs are relevant, resourceful and accessible for our community.
- Improving the community's digital access and customer experience with upgrades to the Council website to make it easier for residents to interact with Council, anywhere, anytime.
- Creating new parks and open spaces and upgrading existing with new park furniture, play and sports equipment, toilets and other amenities.
- Ongoing implementation of the community-led Local Liveable Streets initiative to turn our streets into liveable and dynamic spaces for the community.
- Enhancing youth engagement and participation, focussing on at-risk young people, promoting the voices of young people and participation in decision-making and employment opportunities.
- Improving parking and road safety and amenity by reconstructing several laneways, footpaths, pavements, and kerbs, improving pedestrian and traffic management and developing a parking strategy.
- Implementing the Curtain Square Stormwater Harvesting Scheme that will deliver a 420-kilolitre underground tank to store stormwater, saving 10 million litres of potable water per year.
- Continued rollout of the Zero Carbon Households and Better Energy Better Business programs to support Yarra residents and businesses to reduce emissions by creating efficient, electric homes and businesses powered by renewable energy.
- Expanding Council's community engagement program.

Yarra City Council prides itself on the quality, accessibility, and diversity of services it provides to the community. In addition to the services most Councils provide, Yarra offers community support programs including affordable childcare and disability services, and a broad range of fitness and leisure facilities and programs.

So that Yarra can continue to provide the community with quality services and infrastructure, we need to make some crucial decisions now that will have tangible benefits in the years to come.

DRAFT

Like all councils in Victoria, Yarra is facing challenges to its financial sustainability from rising cost pressures, rate capping and cost-shifting, along with increasing pressure and demand on its services and infrastructure from a rapidly growing population.

We are proud to have provided additional financial support to our community through the COVID pandemic and recovery. However, the financial impact of this, compounded with legacy debt, means we have little reserves left in the tank to weather future storms and meet the emerging needs of the Yarra community.

Yarra has the second-highest population density in the state and is experiencing significant growth. This puts additional pressure on ageing infrastructure and accelerates the need for maintenance and upgrades.

Cost shifting by other levels of government to the local government sector is increasing including in areas such as library services, maternal and child health services, planning and building services. This means we need to find more funding for these services than ever before.

The Victorian Government's legislative reforms to create a circular economy, and the rising cost of waste management presents a significant financial challenge for all councils.

We must address that the costs of providing community services are increasing at a higher rate than both the Consumer Price Index (CPI) and the Victorian Government's rate cap, further depleting our reserves and challenging our ability to provide these services.

The draft 2023/24 Budget strikes a balance between addressing financial challenges, prioritising existing services and infrastructure, and delivering a range of projects that will help achieve our community's vision for Yarra.

Council is taking several measures to address financial challenges and achieve financial sustainability to ensure resources are evenly distributed between current and future residents.

We are prioritising the continued provision of quality community services and programs and upgrades to existing assets and infrastructure over new investments.

Ongoing reviews will be conducted to find additional savings and cost efficiencies across all Council operations.

Fees and charges have been adjusted in line with the consumer price index (CPI) and general rates will increase by 3.5%.

Council has resolved to separate waste service charges from general rates to account for the increasing costs of waste and recycling services, in line with all other Victorian Councils.

Council is deeply committed to serving the community's best interests and recognises that consistent effort is required to ensure we remain financially sustainable.

The preparation of a long-term Financial Sustainability Strategy is underway, to identify further reforms to help us achieve a healthy long-term financial position.

A healthy long-term financial position will ensure Council can consistently deliver services and infrastructure to current and future residents, address significant issues as they arise, and meet the community's emerging needs.

I am pleased to present a draft Budget that makes sure we can meet the needs of our diverse and growing community, now and into the future.

I look forward to discussing the Budget with the community at the range of events we have planned and hearing your feedback.

Warm regards,

Mayor Cr Claudia Nguyen
Yarra City Council

DRAFT

Executive Summary

Council’s Budget is guided by the Financial Management Principles in the *Local Government Act 2020*. These principles require the careful monitoring and management of financial risks, including those that arise from broader economic circumstances.

The Act also requires Council to ensure that both ongoing financial viability and the provision of services for future generations is important, when considering financial matters.

Council is deeply committed to serving the best interests of the community and recognises that consistent effort will be required to ensure that we remain financially sustainable and make the most effective use of community funds.

Financial sustainability and Council’s ability to provide for our community in the years to come, has been identified as a key strategic risk for Yarra. Under the Act, Council has a responsibility to take action to limit the impacts of known future financial risks wherever possible.

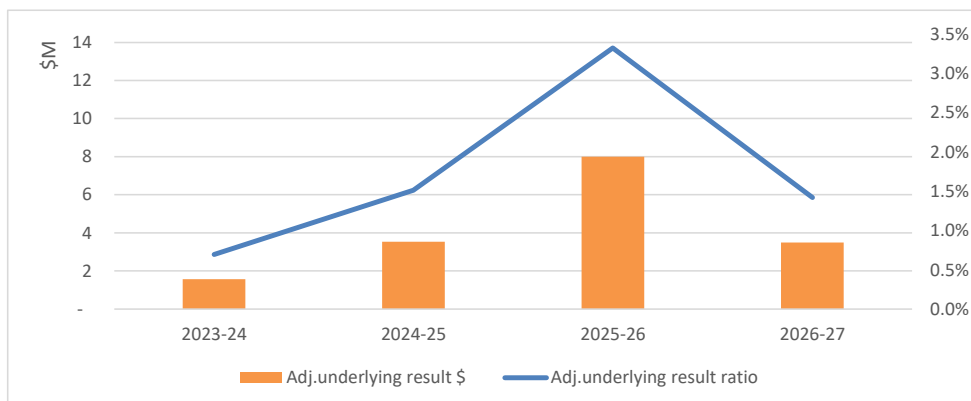
In addition, we have limited untied reserves in the bank as a result of the COVID pandemic, legacy commitments on superannuation, and interest on borrowings. That means less funds available to pay for roads, footpaths, parks and other open space assets and to repay borrowings.

A thorough examination of the 2022/23 Budget, including current spend and project progress, identified areas for improved efficiencies across all areas of Council operations and services. This review gave us vital insight, resulting in an improved YTD result and a better-balanced Budget.

These measures ensure we can deliver what our community expects in the next financial year, without eroding our ability to provide for future generations.

One of the key indicators of assessing Councils Financial sustainability is through the ability to generate sufficient cash flows. This is presented through the Adjusted Underlying Result and is presented in the table below.

1. Financial Sustainability Adjusted Underlying Result



The adjusted underlying result is the surplus/deficit for the year adjusted for capital grants and contributions. This is a measure of financial sustainability, and it shows some improvement over the term of the Budget however, is below the Victorian Auditor-General’s (VAGO) preferred target.

The budget has been prepared for the four year period ending 30 June 2027. It is set within the long-term financial plan, which assists Council to adopt a budget within a longer term financial framework. The key objective of the Financial Plan is to maintain financial sustainability in the medium to long term, while still achieving the Council’s strategic objectives.

Cash

Another critical measure of financial sustainability is the level of unrestricted cash. The higher the level of unrestricted cash the more funding available to pay for roads, footpaths, parks and other open space assets and to repay borrowings.

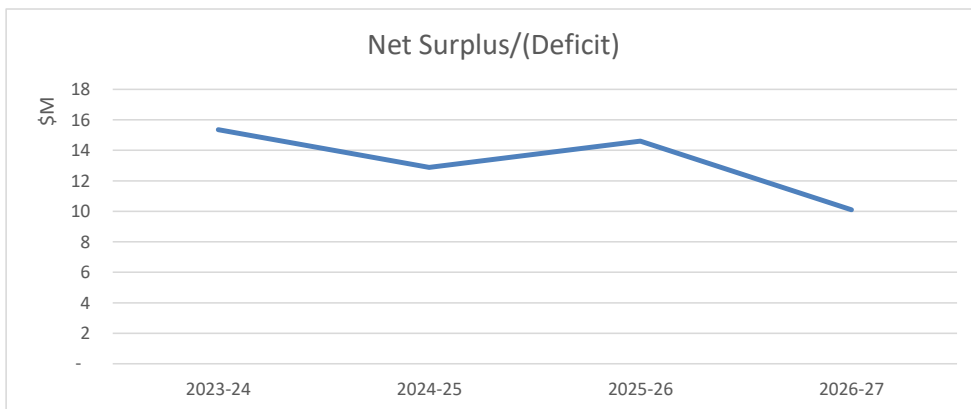
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Council has limited unrestricted cash and cash levels have been subsidised by borrowings. Unrestricted cash is defined as cash not tied to a statutory reserve or allocated to capital works that is funded by a grant.

Increasing the levels of unrestricted cash is critical to ensure long-term financial sustainability if Council is to continue to deliver the services and programs expected by the community. It is also important that community assets are maintained so that the cost does not become a burden for future ratepayers and for council to remain financially viable.

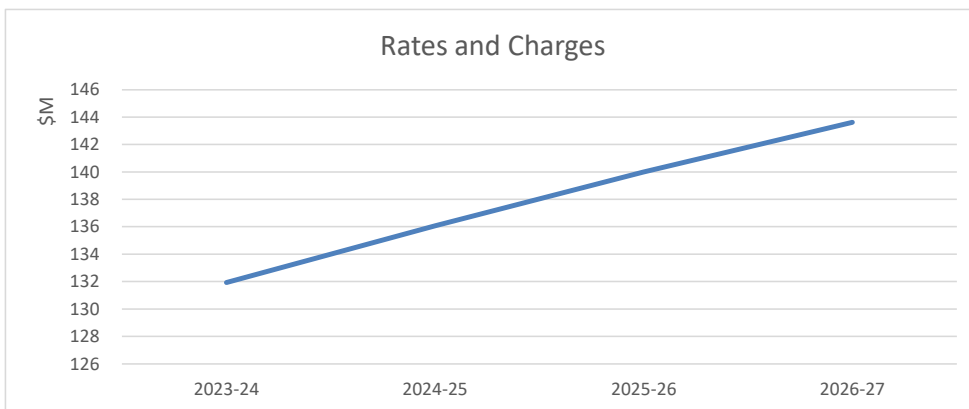
Council must also maintain a reasonable amount of cash to meet the requirements of Council business, to ensure timely payment of all liabilities. Council also hold funds for trust and reserves. This ensures all reserves can be accessed at any time to fund the purpose of the reserve. The open space reserve is an example of funds received from developers specifically set aside for future investment in open spaces within the municipality.

2. Operating Result



The projected forecast for 2022/23 will be an improved \$16.3m surplus (adopted budget \$12.2m) whilst the 2023/24 budget returns to us a modest \$15.3m surplus. Generating sufficient levels of surpluses is critical to fund our capital works and other programs in the future. There is a risk that current and future surpluses may not generate sufficient cash flows to fund capital work programs and repay debt.

3. Rates and Charges



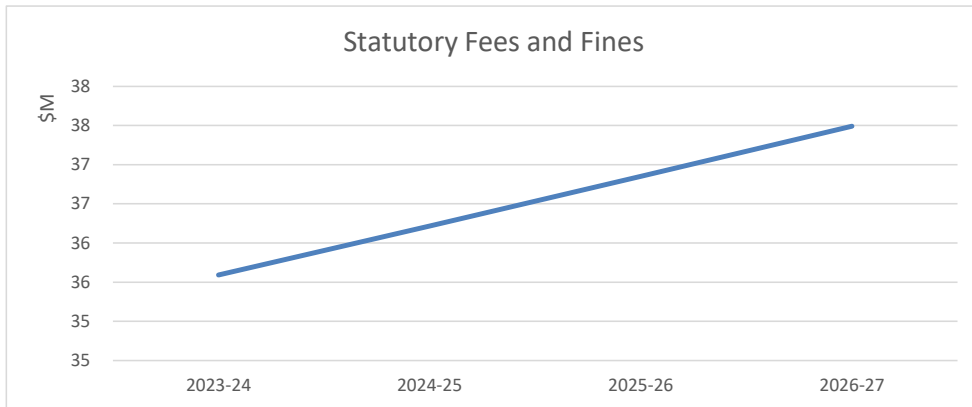
Total revenue from rates and charges is projected to be \$131.9m which incorporates the average rate increase of 3.5%. This is in line with the Fair Go Rates System (FGRS) which caps rates increase by Victorian councils for the 2023/24 financial year.

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Council has made the decision to separate waste and recycling costs from general rates in 2023/24. The general rates would be reduced by the same amount to ensure that the total revenue is within the rate cap. In future years waste service charges would not be subject to the rate cap, however, as it is for cost recovery only, it is capped by the actual cost of providing waste and recycling services.

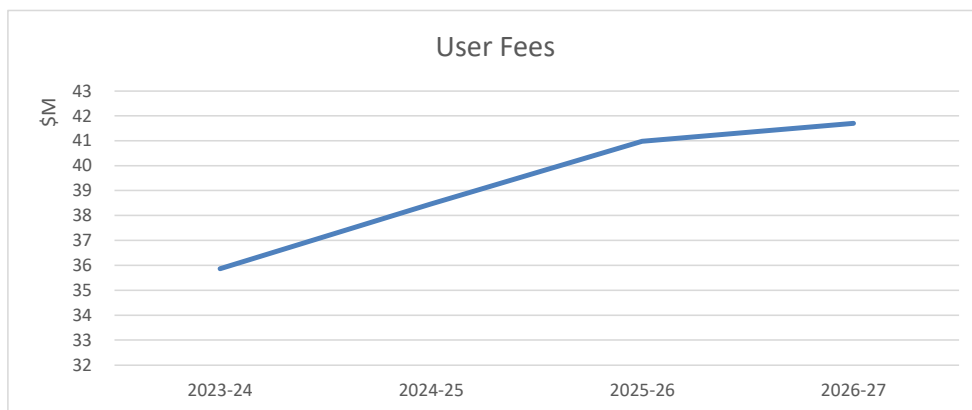
It is important to note, the actual rate increases experienced by individual ratepayers may differ from the 3.5% increase due to revaluations. Rate increases are impacted by the average rate increase (3.5%) and the property valuation increases (or decreases) of individual properties relative to the average across the municipality.

4. Statutory Fees and Fines



Statutory Fees and Fines are established by legislation. Revenue from Statutory Fees and Fines is expected to be \$35.6m, an increase of 1% on the 2022/23 Forecast.

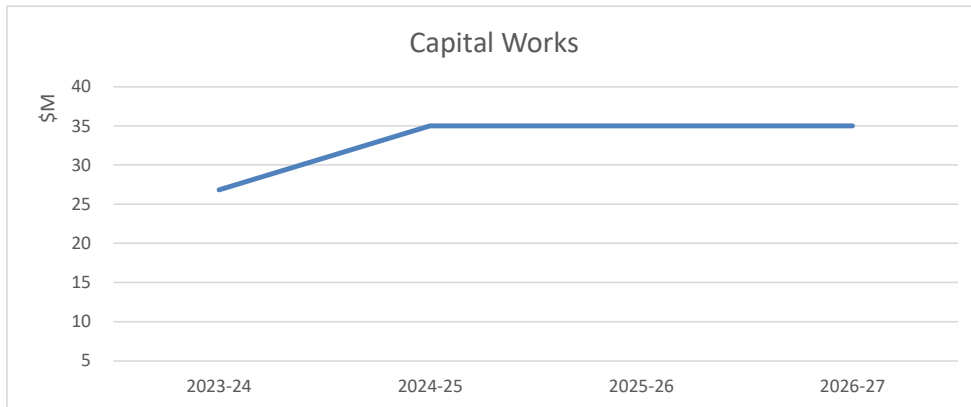
5. User Fees



Revenue from User Fees is expected to be \$35.9m which is an increase of 8% on the 2022/23 Forecast. This is again related to the assumption of a return to pre COVID-19 activity levels in 2023/24.

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6. Capital Works



Council is pleased to provide a community focused budget in capital investment across the next four years. Our 2023/24 capital investment comprises \$26.8m of new projects (as detailed in section 4.5). We are also expecting a further \$4.9m carried forward projects from the 2022/23 financial year. Capital works investment has been assessed on the basis of community need, deliverability and affordability.

8. Borrowing

Council borrowed \$32.5m in 2013/14 to settle the Vision Super unfunded defined benefit liability and fund major capital projects, including acquisition of 345 Bridge Road, Richmond. This borrowing was interest only and the full principal amount was refinanced in February 2022. In February 2022, Council re-borrowed \$32.5m through Treasury Corporation Victoria (a principal and interest facility) for a term of 10 years.

An additional loan of \$13.5 million was drawn down in 2016/17 to fund the construction of Bargoonga Nganjin, North Fitzroy Library. This loan is funded on a principal and interest basis and will be repaid in 2027.

The 2022/23 budget allowed capacity for Council to borrow an additional \$20m. However, prudent financial management has resulted in no additional borrowings. Instead, we have removed the requirement to borrow during 2023/24, as a result of careful planning and creating internal efficiencies.

The development and implementation of a Financial Sustainability Strategy will assess the capacity to repay borrowings earlier, and also assess the need for borrowings over the medium to longer term.

Council usually consider loan funding as a final option when sources of funds are required. While it is not always an optimum solution, because of the interest costs involved, it does have benefits. It matches the consumption of the asset with the future generations of the community using the asset. In order to be able to meet the infrastructure needs of a growing city Council will need to assess its level of borrowings over the next decade.

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Budget Influences

The financial sustainability of local governments across Australia continues to be a challenge, with increasing community demand for services, population growth and rising costs associated with maintenance and renewal of ageing infrastructure.

Council commits to serving the best interests of the community and is driven to provide community value whilst remaining financially sustainable.

The 2021-25 Council Plan includes commitment on financial stewardship in strategy objective 6: 'Manage our finances responsibly and improve long-term financial management planning'.

As it has been the case with all tiers of government during the COVID pandemic, Councils in Victoria have suffered sizeable losses of revenue including through the mandated closure of facilities, significant fee waivers and other measures to support local businesses and struggling community members. At the same time, infrastructure project contract prices are escalating due to supply pressures and competition from state infrastructure projects and the cost of service contracts are increasing, often well above the rate of CPI.

The four years represented within the Budget are 2023/24 through to 2026/27. In preparing the 2023/24 budget, a number of influences have been taken into consideration. These are outlined below:

- The City of Yarra is a vibrant inner metropolitan municipality which is home to a diverse community.
- **Population Growth** – As of 2022, the resident population is estimated at 108,632 residents living across 40,000 households. The average household size is 2.1 people. Half of households rent their home, well above the Greater Melbourne average (29%). 10% of Yarra's residents live in public housing, well above the Greater Melbourne average (2.6%). Almost 4 in 10 Yarra households are in the highest income quartile earning over \$2,395 per week. 1 in 5 households are in the lowest quartile group earning up to \$740 per week. 29% of Yarra's residents were born overseas. By 2041, the population for the City of Yarra is forecast to increase to 157,607 residents.
- **Location** – Yarra's 19.5 square kilometres include the suburbs of: Abbotsford, Alphington (south of Heidelberg Road), Burnley, Carlton North, Clifton Hill, Collingwood, Cremorne, Fairfield (south of Heidelberg Road), Fitzroy, Fitzroy North, Princes Hill and Richmond.
- Yarra City Council has been significantly impacted by COVID-19, has the second highest population density in the state, has infrastructure and buildings generally older than those of most other Council's and has the largest number of heritage listed buildings in Victoria. Whilst recognising the impact of these challenges, Council is committed to continue with the delivery of high levels of community services and asset maintenance and upgrades.
- **Coronavirus – COVID-19** has presented a fast-evolving significant challenge to businesses, households, and the economy worldwide. Council has acted in the interest of keeping our community, residents and workforce safe. Council's financial position has been impacted significantly by the COVID-19 pandemic with a loss in excess of \$50 million.
- However, whilst COVID-19 significantly impacted Council's financial position, pre-existing budgetary structural issues have also contributed to Council's ability to generate adequate cash flow to fund community services, capital work programs and reduce debt levels.
- Council has limited unrestricted cash and cash levels have been subsidised by borrowings. Unrestricted cash is defined as cash not tied to a statutory reserve or allocated to fund a capital project that is funded by a grant.
- Council does not generate enough annual surpluses to fully fund the wide service delivery model and the capital works program. Annual service reviews will begin in 2023/24 and continue during 2024/25 and 2025/26 to ensure services align to community benefit. Investment in capital programs will be informed by the asset plan and strategy and alignment with the Council Plan.
- **Rising inflation** presents a risk to Council's budget outcomes given the global and local impacts of events over the past four years and uncertainties with the future economic outlook.

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• **Waste Disposal Costs** – The Environment Protection Agency (EPA) regulation has a sustained impact on Council with regards to compliance with existing and past landfills sites. Waste disposal costs are also impacted by industry changes such as levies and negotiation of contracts e.g. recycling sorting and acceptance.

The financial cost of waste and recycling services has risen dramatically. The State Government's circular economy plan, Recycling Victoria: A New Economy, includes positive measures to reduce waste and stimulate the local recycling industry but this comes at a cost. In accordance with the Plan, Council must provide a standardised kerbside service which includes a fourth bin for food and garden organic (FOGO) by 2025. The rising costs to provide existing and mandated waste services to the community are also due to several factors, including:

- (a) Market volatility due to limited players in processing and remanufacturing as well as end markets for the recycle product;
- (b) yearly % increase of logistic contracts due to increased fuel and supply chain costs;
- (c) increased landfill levy (90% over the last 3 years); and
- (d) any increase in service levels, additional services and/or innovation in embedding circular principles.

Cost shifting - is a significant issue impacting the financial sustainability of the municipality. Cost shifting occurs where Local Government provides a service to the community on behalf of the State and Federal Government. Over time, the funds received by Local Governments does not increase in line with real cost increases, such as school crossing or library services, resulting in a further reliance on rate revenue to meet service delivery expectations.

Cost shifting can occur in the following ways:

- (a) Provision of grant funding to commence a new service (and then withdrawing those funds at a later stage leaving Council to fully fund the service);
- (b) Inadequate growth or indexation of funding provided to services;
- (c) Legislative transfer of responsibilities to Local Government;
- (d) Removal of services at one level of Government leaving Local Government as the only service
- (e) Increasing the expectations of service delivery without a commensurate increase in grant funding.

Rate revenue is commonly used by councils to cover funding shortfalls and to meet increasing service demands, new government policy, rising costs and community expectations.

For example public libraries were originally funded 50:50 by State and local government. Victorian Government funding has since declined to just 17 per cent of public library operating costs, with councils now contributing 83 per cent of the total cost.

• **Enterprise Agreement (EA)** – Council successfully negotiated the 2022 enterprise agreement (EA). The impacts of the EA have been included in current and future budgets.

• **Superannuation** – Council has an ongoing obligation to fund any investment shortfalls in the Defined Benefits Scheme, which has been closed to new members since 1993. The last call on Local Government was in the 2012-2013 financial year where Council was required to pay \$11.3m to top up its share of the Defined Benefits Scheme. The amount and timing of any liability is dependent on the global investment market. At present the actuarial ratios are at a level that additional calls from Local Government are not expected in the next 12 months.

• **Financial Assistance Grants** – The largest source of government funding to Council is through the annual Victorian Grants Commission allocation. The overall state allocation is determined by the Federal Financial Assistance Grant.

• **Capital Grant Funding** – Capital grant opportunities arise continually and council is proactive in seeking grant support for its projects and services. Only confirmed grants are included in the budget.

• **Rate Capping** – The Victorian State Government continues to apply a cap on rate increases. The cap for 2023/24 has been set at 3.5%.

Councils have limited sources of revenue to deliver on community needs with funding derived from:

- (a) Rates and charges;
- (b) Grants and contributions;
- (c) User fees and charges; and
- (d) Statutory fees and fines.

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Rates are the most significant revenue source for Council and make up approximately 60 per cent of annual income. The ability for Council to levy rates is controlled by the Government's 'Fair Go Rating System' which provides that the Minister for Local Government will set an annual cap above which rates cannot be increased without the permission of the Essential Services Commission.

Since its inception, the 'Fair Go Rates System' has challenged all Victorian councils long-term financial sustainability and it continues to restrict local governments ability to raise revenue to maintain service delivery levels and invest in community assets.

In recent years, the Essential Services Commission has recommended that the rate cap be set equal to the CPI forecast. However, the CPI does not accurately reflect increases in costs faced by local councils, because they have a significantly different composition of expenditure compared to households. Key council expenditures (wages, construction, utilities, etc.) required to provide council services and deliver infrastructure projects have been increasing faster than the CPI. Furthermore, for 2023/24 the rate cap is set at 0.5% below the CPI forecast.

- **Supplementary Rates** – Supplementary rates are additional rates received after the budget is adopted each year, for the part of the year when a property value increases in value (e.g. due to improvements made or change in land class), or new residents become assessable. Importantly, supplementary rates recognises that new residents require services on the day they move into the municipality and Council is committed to providing these. Supplementary rates income is based on historical and forecast data and is set at anticipated levels. Supplementary rates become part of the general rates in the following year.

- **Development Contributions** – The rate of growth and flow of development contributions income depends on land sales and the desire of developers to construct new developments within the municipality. As Yarra's Development Contribution scheme only formally commenced in early 2021, development contributions income is based on forecast data and is set at anticipated levels.

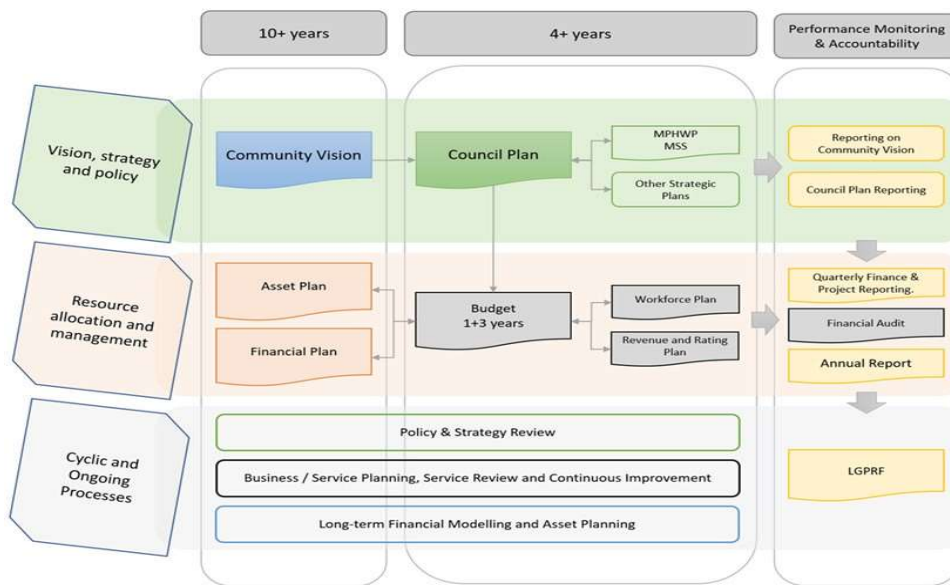
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1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council 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 and Financial Plan), medium term (Council 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 Council 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.



Source: Department of Jobs, Precincts and Regions

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

Councils planning and accountability framework ensures integrated policy and strategy development to help plan and guide the municipality into the future.

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1.1.2 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, building permits and sporting facilities. Further, 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

Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect

Our values

We aim to achieve the greatest outcomes for the community through delivering our Council Plan and working with, and for, all in Yarra. Our values guide our conduct and working relationships with colleagues and the community.

ACCOUNTABILITY

We own what we do and expect others to do as well.

RESPECT

We include all. Diversity is our strength.

COURAGE

We are intentional in our actions. We seek the brave path.

1.3 Strategic objectives

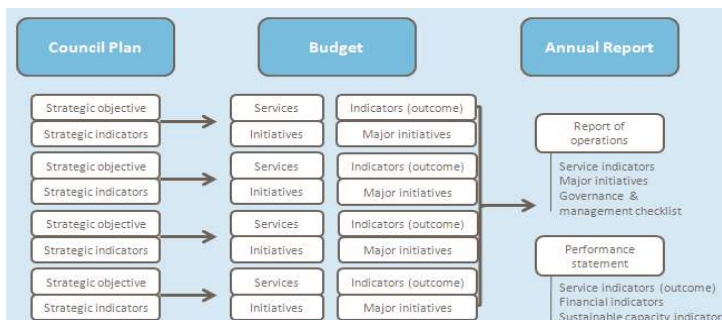
Council delivers services and initiatives across a number of Branches and Business Units. Each contributes to the achievement of one of the Strategic Objectives as set out in the Council Plan incorporating the Municipal Public Health and Wellbeing Plan for the years 2021-25.

The following table lists the six Strategic Objectives as described in the Council Plan 2021-25.

Strategic Objective	Description
1 Climate and environment	Yarra urgently mitigates climate change while also adapting to its impacts and developing resilience in everything we do. The community, business and industry are supported and encouraged to do the same.
2 Social equity and health	Yarra's people have equitable access and opportunities to participate in community life. They are empowered, safe and included.
3 Local economy	Yarra's neighbourhoods and major activity centres, nightlife and employment precincts are thriving, accessible and connected. They support and inspire diverse creative communities, cultural activities, businesses, and local employment.
4 Place and nature	Yarra's public places, streets and green open spaces bring our community together. They are planned to manage growth, protect our unique character and focus on people and nature.
5 Transport and movement	Yarra's transport network is sustainable and recognises that streets are important shared public spaces. Transport and movement is accessible, safe and well connected.
6 Democracy and governance	Yarra is smart, innovative and sustainable. Our decisions and advocacy are built on evidence and meaningful engagement. Good governance is at the heart of our processes and decision-making.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2023/24 year and how these will contribute to achieving the strategic objectives outlined in the Council 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 Council Plan, the Budget and the Annual Report is shown below



Source: Department of Jobs, Precincts and Regions

2.1 Strategic Objective 1

Climate and environment

Yarra urgently mitigates climate change while also adapting to its impacts and developing resilience in everything we do. The community, business and industry are supported and encouraged to do the same.

Services

Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Sustainability Services	Sustainability Services delivers overarching environment and sustainability policy, programs, engagement and communications, focused strongly on responding to the climate emergency.	<i>Inc</i>	136	275	221
		<i>Exp</i>	3,563	4,186	4,457
		Surplus/(deficit)	(3,427)	(3,911)	(4,236)
City Works	City Works oversees the delivery of all waste services, including waste minimisation. Key Services: • Waste minimisation and recycling services, policy and planning • Cleansing Services • Open space maintenance • Biodiversity and Urban agriculture • Fleet	<i>Inc</i>	247	6	4
		<i>Exp</i>	25,725	26,612	29,354
		Surplus/(deficit)	(25,478)	(26,606)	(29,350)

Major Initiatives

1) Food Organics Green Organics (FOGO) preparatory work (\$2.30m)

Purchase and distribution of 40,000 bins: \$1.80m and extensive community engagement in Year 1 and \$0.30m each in Year 2 and Year 3.

2) Curtain Square Stormwater Harvesting Scheme (\$0.85m)

Stormwater harvesting scheme to offset potable water demands within Curtain Square Carlton North. This project has been nominated as a priority through the Integrated Water Management strategic priorities study.

Other Initiatives

3) Development of New Climate Emergency Plan (0.07m)

Commencement of a new Climate Emergency Plan

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Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Waste management*	Waste diversion	30.00%	30.00%	34.00%

* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

2.2 Strategic Objective 2

Social equity and health

Yarra's people have equitable access and opportunities to participate in community life. They are empowered, safe and included.

Services

Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Aboriginal Partnerships	Aboriginal Partnerships connects Yarra City Council to the Yana Ngargna Advisory Group, the Wurundjeri Woi Wurrung Corporation and the broader Aboriginal and Torres Strait Islander community, brokering relationships and embedding Aboriginal community issues in Council policy, programs and practice. Implements and oversees the development of plans and ensures that Council supports, respects and maintains ongoing conversations with the Aboriginal community. Key initiatives: • Development and implementation of the Yana Ngargna Plan • Support for Yana Ngargna Advisory Group and other networks • Promotion and celebration of Aboriginal culture	<i>Inc</i>	-	-	-
		<i>Exp</i>	199	157	276
		Surplus/(deficit)	(199)	(157)	(276)
Building and Asset Management	Building and Asset Management is responsible for Council's building assets as well as coordinating asset management and capital works planning and reporting activities across all of Council's asset classes. Key Services: • Strategic Asset Management • Capital Works planning, development, delivery, monitoring and reporting • Building Services and Facilities Maintenance • Building Projects delivery • Development Contribution Plan administration	<i>Inc</i>	336	1,173	1,230
		<i>Exp</i>	7,562	7,675	8,451
		Surplus/(deficit)	(7,226)	(6,502)	(7,221)

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Service area	Description of services provided	2021/22	2022/23	2023/24
		Actual \$'000	Forecast \$'000	Budget \$'000
Aged and Disability	Aged and Disability Services provides a range of services to assist older adults and people with disabilities to live independently in their homes. The services include home care, personal care, home maintenance, meals and social support to older people, younger people with disability and their carers. The Branch carries out community development and strategic planning roles to support the inclusion of older adults and people with disability in community life. Key Services: • Delivering community care services • Community Development • Support for Older Persons Groups • Strategy planning and development for Disability, Access & Inclusion and Active Ageing • Community Transport • Contract Management	<i>Inc</i> 4,292	4,122	4,127
		<i>Exp</i> 5,702	6,335	6,309
		<i>Surplus/(deficit)</i> (1,411)	(2,213)	(2,182)
Community Development	Community Development strengthens civic participation, champions social inclusion and cohesion and supports community groups and organisations through programs including the Community Grants Program, Neighbourhood Houses Partnership Strategy and MOU, Social Justice Charter, Homelessness & Rough Sleeping Engagement, Volunteering Strategy, Multicultural Partnerships Plan and Community Strengthening Policy Framework. Key Services: • Community capacity building initiatives (community events, training and education) • Supporting multicultural community networks (Multicultural Advisory Group, Yarra Settlement Forum Yarra and Interfaith Network) • Manage relationships and funding agreements with Neighbourhood Houses and community centres • Grant making (applications, assessment, recommendation, awarding, monitoring and return measurement) • Engagement with people experiencing homelessness and service coordination	<i>Inc</i> 504	20	-
		<i>Exp</i> 3,741	3,487	3,268
		<i>Surplus/(deficit)</i> (3,237)	(3,467)	(3,268)

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Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Compliance Services	Compliance Services is responsible for a range of statutory enforcement services to maximise the health, safety and harmony of the City. Key services: • Animal Management • Local Laws Enforcement • School Crossing Management • Temporary Liquor Licensing referrals • Local Law permits • Litter Enforcement • Construction Enforcement • Planning Enforcement • Health Protection • Gleadell Street Market	<i>Inc</i>	3,661	5,439	4,909
		<i>Exp</i>	6,283	6,463	6,522
		<i>Surplus/(deficit)</i>	(2,622)	(1,024)	(1,613)
Family, Youth and Children's	Family, Youth and Children's Services provides a diverse range of contemporary, affordable, responsive and accessible quality frontline services to children, young people and families aged 0-25 years and is also responsible for municipal wide planning for children and young people. Key services: • Education and Care / Children's Services • Maternal & Child Health • Family Support and Programs including maternal and child health • Youth & Middle Years support programs • Service Planning and Development • Connie Benn Community Hub	<i>Inc</i>	11,570	12,625	15,028
		<i>Exp</i>	19,021	20,699	19,841
		<i>Surplus/(deficit)</i>	(7,451)	(8,074)	(4,813)
Library Services	Library Services are provided through 5 vibrant branches located in Carlton, Collingwood, Fitzroy, North Fitzroy and Richmond including outreach programs. These touchpoints enable community access to build life skills, connect through digital and physical channels and utilise collections, programs and partnership events that positively impact literacy, learning & creativity	<i>Inc</i>	786	1,087	1,311
		<i>Exp</i>	6,432	6,651	6,803
		<i>Surplus/(deficit)</i>	(5,646)	(5,563)	(5,492)

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Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Property and Leisure Services	Management of Council's property portfolio, three major leisure Services and aquatic facilities, a public golf course and a community gymnasium and provides a range of high quality facilities and programs that encourage participation from a broad cross section of the community. The branch is also responsible for developing and maintaining multiple sporting facilities, grounds and pavilions and Property Services. Key Services: • Collingwood Leisure Centre • Richmond Recreation Centre • Fitzroy Swimming Pool • Collingwood Estate Gym • Burnley Golf Course • Recreation planning, club development and sports field allocation	<i>Inc</i>	6,681	11,221	12,889
		<i>Exp</i>	12,453	13,893	13,432
		<i>Surplus/(deficit)</i>	(5,772)	(2,672)	(543)
Social Strategy	Social Strategy has responsibility for developing and implementing strategies on affordable housing and homelessness, alcohol and other drugs, gambling, community safety and population health and wellbeing. Key services: • Social policy advice • Strategic advocacy • Stakeholder management (government and commissioned agencies in justice, planning, health and human services, et.al) • Qualitative and quantitative survey research • Demography and population forecasts, social and health statistics • Geospatial analysis • Literature reviews	<i>Inc</i>	(0)	-	-
		<i>Exp</i>	832	816	706
		<i>Surplus/ (deficit)</i>	(832)	(816)	(706)

Major Initiatives**1) Atherton Gardens Kindergarten (\$1.41m)**

Modification to the existing childcare facility located in the Atherton Gardens estate to enable 3YO kinder services to be supplied. Project externally funded for \$1.03m (plus \$0.1m Council contribution).

2) Library Resources (\$0.63m)**Service Performance Outcome Indicators**

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Animal Management*	Health and safety	100.00%	100.00%	100.00%
Aquatic Facilities*	Utilisation	6.21	6.21	6.21
Food Safety*	Health and safety	100.00%	100.00%	100.00%
Libraries	Participation	13.23	13.23	13.23
Maternal and Child Health*	Participation	80.55%	80.55%	80.55%
Maternal and Child Health*	Participation in the MCH service by Aboriginal children.	55.70%	60.00%	75.00%

* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

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2.3 Strategic Objective 3

Local economy

Yarra's neighbourhoods and major activity centres, nightlife and employment precincts are thriving, accessible and connected. They support and inspire diverse creative communities, cultural activities, businesses, and local employment.

Services

Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Arts, Culture and Venues	Arts, Culture and Venues facilitates creative, vibrant and connected communities through place making, community building, capacity building and direct service delivery. Key services: • Venues bookings • Service delivery for the operation of three civic buildings and community spaces • Events permits • Parks and open spaces bookings • Arts development • Community arts • Festivals and events • Art and heritage collections • Room to Create (creative spaces support) program • Civic halls and events management	<i>Inc</i>	243	913	454
		<i>Exp</i>	5,461	4,612	4,114
		Surplus/(deficit)	(5,217)	(3,699)	(3,660)
Economic Development	Economic Development develops programs to support Yarra's economy and promote local businesses and key retail precincts. Key Services: • Providing advice, support and services to local businesses • Undertaking tourism and marketing programs	<i>Inc</i>	2,066	924	-
		<i>Exp</i>	1,721	1,816	961
		Surplus/(deficit)	345	(892)	(961)

Major initiatives**1) Uncle Archie Roach and Aunt Ruby Statue Commission (\$0.22m)**

Design, construction and installation of a sculptural work honouring the late Uncle Archie Roach AM and Aunt Ruby Hunter will be completed in December 2023. The artwork will be located in Fitzroy and pay tribute to the area's rich Aboriginal and Torres Strait Islander history. The project is in partnership with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and funded by a grant from the Victorian Government.

2) Placemaking and precinct activation initiatives (\$0.08m)

Coordinate placemaking and precinct activation via trader groups and associations, 4 year program.

3) Local Economy support initiatives (\$0.045m)

Maintaining and promote Yarra's external Jobs platform to support local economy. Commission a report and gap analysis in order to create and deliver a 2 year action plan to support night time economy.

Other Initiatives**4) Gleadell Street Market Promotion (\$0.03m)**

Marketing and promotional support for the Gleadell Street Market.

5) Local Liveable Streets (\$0.265m)

Ongoing implementation of the community-led Local Liveable Streets initiative to turn our streets into liveable and dynamic spaces for the community.

Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Governance*	Consultation and engagement	50	50	50

* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

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2.4 Strategic Objective 4

Place and nature

Yarra's public places, streets and green open spaces bring our community together. They are planned to manage growth, protect our unique character and focus on people and nature.

Services

Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Building Services	Building Services ensures the safety of the public in the built environment, maintains building permit documentation and fulfils Councils statutory functions under the Building Act. Key services: • Statutory Compliance for buildings and structures • Building Customer Service	<i>Inc</i>	725	680	665
		<i>Exp</i>	1,909	1,883	1,968
		<i>Surplus/(deficit)</i>	(1,183)	(1,202)	(1,303)
City Strategy	City Strategy plans for Yarra's future growth, sustainability and liveability, guides the design of key public spaces and increases and improves Yarra's open space network. Key Services: • Strategic Planning • Urban Design and Place Making • Open Space Planning and Design	<i>Inc</i>	4	80	-
		<i>Exp</i>	4,535	4,057	4,770
		<i>Surplus/(deficit)</i>	(4,531)	(3,977)	(4,770)
Heritage	Heritage Services covers all aspects of cultural heritage and heritage places and includes sites, buildings (including interiors), landscapes, streets, laneways, objects, collections, documents and records of the City. Key services: • Providing strategic advice to Council • Managing the Heritage Restoration Fund • Heritage Strategy development and implementation • Coordination of the Heritage Advisory Committee	<i>Inc</i>	-	-	-
		<i>Exp</i>	264	297	383
		<i>Surplus/(deficit)</i>	(264)	(297)	(383)
Open Space Management	City Works oversees the delivery of all street cleaning, open space maintenance and urban agriculture. Key Services: • Street cleaning • Open space maintenance • Services improvement • Biodiversity and Urban Agriculture	<i>Inc</i>	317	163	86
		<i>Exp</i>	7,125	7,261	7,801
		<i>Surplus/(deficit)</i>	(6,807)	(7,098)	(7,715)

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Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Statutory Planning	Statutory Planning makes balanced and reasonable decisions about the use and development of land which give effect to state and local planning policies and manages change to respect the liveability of the city. These decisions are to be based on clear procedures, appropriate public participation and coordination with other Branches of Council and the policies and controls outlined with the Yarra Planning Scheme. Key Services: • Planning Applications • VCAT and Panel Hearings • Advice on planning and specialist heritage and environmental sustainability issues • Subdivision compliance	<i>Inc</i>	8,169	9,139	8,241
		<i>Exp</i>	7,589	7,676	6,978
		<i>Surplus/(deficit)</i>	580	1,463	1,263

Major Initiatives**1) Brunswick Street Oval Precinct Redevelopment (\$3.5m)**

Stage 1 of project - Construction of western side of project area - new sports pavilion and associated civil infrastructure and landscaping, this multi-year project is funded by Department of Jobs, Skills, Industry and Regions.

2) Otter Street New Park (\$1.76m)

Otter Street was identified in the Open Space Strategy as an opportunity to convert part of the road into a new park for Collingwood by discontinuing the respective section of road. The Department of Environment, Land, Water and Planning has provided \$0.672m with Council funding the remainder, works will commence in 22/23 and the park completed in 23/24. The project also includes the renewal of the public toilet that will be incorporated into the design of the park.

3) Cambridge Street Reserve (Collingwood) expansion (\$1.06m)

The Cambridge Street reserve expansion project has commenced and will be completed in 23/24. This project is partly grant funded by Department of Environment, Land, Water and Planning (\$0.381m). The design includes an informal green space suitable for a range of uses and is possible through the expansion into the road reserve.

4) Charlotte Street (\$0.18m)

The Open Space Strategy has identified a gap in open space in this precinct of Richmond, continued design work and community engagement through 23/24 will occur for the establishment of a park a new open space area within the road reserve.

5) Inner Circle Linear Parklands Masterplan (\$0.125m)

Continuation of existing project (contract executed 2022/23) toward project completion in year 2.

6) Nature Strategy (\$0.153m)

Deliver Year 3 actions of the Yarra Nature Strategy through extension of the Nature Engagement Officer position.

7) Accelerating Tree Planting program (\$0.588m)

Accelerating Yarra's Tree Planting program as a Natural Cooling Climate Emergency Response by increasing annual planting from 330 to 660 trees in addition to 10,000 local indigenous plant species, planted to improve local habitat and support biodiversity.

Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Statutory Planning*	Service standard	46.95%	40.00%	42.00%

* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

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2.5 Strategic Objective 5

Transport and movement

Yarra's transport network is sustainable and recognises that streets are important shared public spaces. Transport and movement is accessible, safe and well connected.

Services

Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Infrastructure, Traffic and Civil Engineering	Infrastructure, Traffic and Civil Engineering provides technical assessment, planning, community consultation, design and project management of all road infrastructure and development works throughout the municipality. Key Services: • Road Services • Development and Civil Engineering • Capital project delivery • Drainage and Stormwater • Traffic (including LAPMS) • Construction Management	<i>Inc</i>	7,180	8,185	7,852
		<i>Exp</i>	6,158	6,402	8,446
		Surplus/(deficit)	1,022	1,783	(594)
Parking Services	Parking Services is responsible for a range of statutory enforcement services to maximise the safety, compliance and harmony of the City and for the management of limited parking resources. Key Services: • Parking Enforcement Program • Processing Parking Infringements • Parking Permit Scheme • Prosecutions	<i>Inc</i>	23,252	35,310	35,630
		<i>Exp</i>	10,621	14,004	14,948
		Surplus/(deficit)	12,631	21,305	20,682
Strategic Transport	Strategic Transport focuses on advocacy and policy and delivers cycling infrastructure projects. Key Services: • Advocating for improved public transport services • Improving bicycle infrastructure • Developing initiatives to increase number of cyclists • Delivering road safety projects for cyclists and pedestrians	<i>Inc</i>	94	45	-
		<i>Exp</i>	665	547	581
		Surplus/(deficit)	(572)	(502)	(581)

Major Initiatives**1) Cremorne Pedestrian Improvements and Feasibility Assessment of Key Intersections (\$0.15m)**

To plan and commence new pedestrian infrastructure in Cremorne and to produce initial feasibility assessments for the three key arterial roads intersections in Cremorne that will provide an advocacy position to the Department of Transport assessing practicality and consideration of funding sources.

2) Brick drain rehabilitation program (\$1.05m)

Inspection of brick drains and removal of root ingress, localised replacement, mortar replacement and relining where appropriate. Works are planned for brick drains in Swan St, Coppin St, Smith St, Cromwell St, Chestnut St, Highett St, Lennox St.

Other Initiatives**3) Smith and Gertrude Street Tram Stop Upgrades – preparatory work (\$0.06m)**

Initial planning to inform strategic direction for the future placement of tram stops and street functions on Smith Street and Gertrude Street. This would include, location, design, economic impacts and accessibility and social equity considerations.

4) Parking Strategy Year 1 (\$0.15m)

Commencement development of a Parking Strategy for the municipality. The parking strategy is a piece of work that has a four year program. Year 1 (0.15m), Year 2 (future bid \$0.10m), Year 3 (no monies required), Year 4 (future bid \$0.08m).

5) New Deal for Schools (\$0.11m)

Integration of transport and behaviour changes to prioritise active travel at schools.

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Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Roads*	Condition	93.00%	95.00%	95.00%

* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

2.6 Strategic Objective 6

Democracy and governance

Yarra is smart, innovative and sustainable. Our decisions and advocacy are built on evidence and meaningful engagement. Good governance is at the heart of our processes and decision-making.

Services

Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Advocacy and Engagement	Advocacy and Engagement provides an end-to-end communications function (internal, external, media, brand, digital channels, civic events, brand management, marketing, graphic design, speeches, consultation). Key Services: • Communications and engagement • Digital communications and marketing • Strategic advocacy	<i>Inc</i>	-	-	-
		<i>Exp</i>	2,638	3,422	3,938
		Surplus/(deficit)	(2,638)	(3,422)	(3,938)
Customer Service	The Customer Service Branch is responsible for engaging and assisting customers/community with information, issues and business transactions across all corporate channels. Key Services: • Customer Service • Customer Relationship Management system and Customer Experience Strategy • Records management	<i>Inc</i>	-	-	-
		<i>Exp</i>	3,174	3,157	3,389
		Surplus/(deficit)	(3,174)	(3,157)	(3,389)
Corporate Planning and Performance	The Corporate Planning and Performance Branch's purpose is to provide leadership and resources to support and enable the organisation to achieve Council's service delivery objectives, legislative requirements and strategic objectives. A key purpose of the Branch is to support Councillors and the community to develop their long and medium term strategic direction, through the Community Vision and Council Plan, and achieve their stated goals and outcomes. Key Services: • Corporate planning and reporting • Community Vision and Council Plan development • Project Management Office • Community Infrastructure Planning • Business Improvement • Council Plan development, monitoring and implementation	<i>Inc</i>	-	-	-
		<i>Exp</i>	1,281	1,531	443
		Surplus/(deficit)	(1,281)	(1,531)	(443)

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Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Digital and Transformation	Digital and Transformation facilitates the acquisition, maintenance, retirement and usage of all information systems maintained or used by the operations and staff of the City of Yarra including fixed and mobile hardware, installed and cloud sourced software and telecommunications equipment. Key Services: • Business Analysis • Support of business applications and process improvements • Administration and maintenance of the IS Infrastructure • GIS Administration	<i>Inc</i>	-	-	-
		<i>Exp</i>	10,155	13,009	14,968
		<i>Surplus/(deficit)</i>	(10,155)	(13,009)	(14,968)
Finance	The Finance Branch provides high quality financial services across Council, ensuring that robust systems and processes are in place to safeguard the integrity of Council's assets and to ensure the long-term financial sustainability of Council. Key Services: • Management Accounting • Revenue Management • Rates and Valuation Services • Financial Accounting • Financial Audit • Contracts and Procurement	<i>Inc</i>	4,273	4,362	3,278
		<i>Exp</i>	4,374	4,742	5,045
		<i>Surplus/(deficit)</i>	(100)	(380)	(1,767)
Governance and Integrity	Governance and Integrity includes the Governance and Support Office and the Office of Mayor and Councillors. It is responsible for a range of professional services to internal and external clients, with an emphasis on governance related issues including compliance, regulation, transparency probity and Internal Audit. It is also responsible for managing Councils property portfolio including leases, licences and management agreements. Internal Audit ensures the organisation has policies and procedures in place to manage its risks and engender confidence in our corporate governance. It is responsible for oversight of the organisation's Internal Audit Program and provides the Secretariat function for Council's Audit Committee Key Services: • Council agendas and minutes • Freedom of Information • Internal ombudsman • Mayor and Councillors Office • Place naming • Property Management • Public Registers • Management of Legal Services • Audit Committee • Internal Audit program	<i>Inc</i>	1,685	2,532	1,393
		<i>Exp</i>	8,043	7,127	6,448
		<i>Surplus/(deficit)</i>	(6,358)	(4,595)	(5,055)

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Service area	Description of services provided		2021/22 Actual \$'000	2022/23 Forecast \$'000	2023/24 Budget \$'000
Organisational Culture, Capability and Diversity	The Organisational Culture, Capability and Diversity Team works with leadership, individuals, teams and across the whole of Yarra to ensure that Yarra offers a safe, vibrant and inclusive culture where everyone can make a positive difference in our community. Key Services: • Diversity & Inclusion • Safeguarding Children & Young People • Culture & Organisational Development • Leadership, Learning & Development	<i>Inc</i>	-	-	-
		<i>Exp</i>	1,326	1,480	1,270
		<i>Surplus/(deficit)</i>	(1,326)	(1,480)	(1,270)
People and Culture	People and Culture manages the employee lifecycle (this includes, on boarding and off boarding) and administering employee benefits whilst enabling the organisation to get the most out of their employees and enhance the overall employee experience. Key Services: • HR Business Partnering • Industrial Relations • Payroll	<i>Inc</i>	221	-	-
		<i>Exp</i>	2,813	2,341	1,627
		<i>Surplus/(deficit)</i>	(2,592)	(2,341)	(1,627)
Risk and Safety	The Risk and Safety team provides both strategic and operational guidance, advice and resources to support and enable the organisation in minimising risk and safety exposure in Council's service delivery objectives, legislative requirements and strategic objectives. Key Services: • Risk Management • Occupational Health and Safety • Emergency Management	<i>Inc</i>	-	-	-
		<i>Exp</i>	3,157	3,654	3,825
		<i>Surplus/(deficit)</i>	(3,157)	(3,654)	(3,825)

Major Initiatives**1) Website Redevelopment Project (2 year project) (\$0.94m)**

The website redevelopment project (currently in year 1 of a 2-year project) will enhance Council's digital presence and capabilities and embed a community and customer-centred approach by responding to the community's increasing digital-firs expectations and needs.

Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Governance*	Satisfaction	50	50	50

* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

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Summary of All Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with community consultation and engagement. (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
Statutory planning	Service standard	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] x100
Roads	Condition	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] x100
Libraries	Participation	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x100
Waste management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and 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] x100
Maternal and Child Health	Participation	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] x100
		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] x100

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2.7 Reconciliation with budgeted operating result

	Surplus/ (Deficit) \$'000	Expenditure \$'000	Income / Revenue \$'000
Climate and environment	(33,586)	33,811	225
Social equity and health	(26,116)	65,608	39,493
Local economy	(4,621)	5,075	454
Place and nature	(12,909)	21,900	8,992
Transport and movement	19,507	23,976	43,483
Democracy and governance	(36,282)	40,952	4,670
Total	(94,007)	191,323	97,316
Expenses added in:			
Depreciation	(25,697)		
Amortisation - right of use assets	(234)		
Finance costs - Borrowings	(894)		
Finance costs - Leases	(8)		
Other Expenses	(5,548)		
Surplus/(Deficit) before funding sources	(126,387)		
Funding sources added in:			
Rates and charges revenue		112,446	
Waste charge revenue		19,492	
Capital Grants		7,444	
Other Income		2,369	
Total funding sources		141,751	
Operating surplus/(deficit) for the year		15,364	

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3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2023/24 has been supplemented with projections to 2026/27

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 2027

	NOTES	Forecast	Budget	Projections		
		Actual 2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Income / Revenue						
Rates and charges	4.1.1	125,163	131,938	136,069	139,983	143,625
Statutory fees and fines	4.1.2	35,254	35,592	36,215	36,849	37,494
User fees	4.1.3	33,480	35,873	38,459	40,981	41,698
Grants - operating	4.1.4	19,869	18,739	19,254	19,736	20,081
Grants - capital	4.1.4	6,576	7,444	3,000	259	259
Contributions - monetary	4.1.5	6,702	6,351	6,351	6,351	6,351
Net gain (or loss) on disposal of property, infrastructure, plant and equipment		2,080	134	50	50	50
Other income	4.1.6	3,632	2,996	2,996	2,996	2,996
Total income / revenue		232,756	239,067	242,395	247,204	252,554
Expenses						
Employee costs	4.1.7	100,902	101,378	104,716	107,664	110,316
Materials and services	4.1.8	83,217	89,644	91,993	91,795	98,631
Depreciation	4.1.9	24,837	25,697	26,197	26,697	27,197
Amortisation - right of use assets	4.1.10	1,192	234	45	-	-
Bad and doubtful debts - allowance for impairment losses		4,304	5,095	5,000	5,000	5,000
Borrowing costs		1,059	894	798	661	519
Finance costs - leases		58	8	2	-	-
Other expenses	4.1.11	843	753	767	780	794
Total expenses		216,412	223,703	229,516	232,597	242,456
Surplus/(deficit) for the year		16,344	15,364	12,878	14,607	10,099
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation increment/(decrement)		-	82,204	-	86,061	-
Total other comprehensive income		-	82,204	-	86,061	-
Total comprehensive result		16,344	97,568	12,878	100,668	10,099

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Balance Sheet

For the four years ending 30 June 2027

	NOTES	Forecast	Budget	Projections		
		Actual 2022/23	2023/24	2024/25	2025/26	2026/27
		\$'000	\$'000	\$'000	\$'000	\$'000
Assets						
Current assets						
Cash and cash equivalents		79,428	86,286	86,940	88,591	85,989
Trade and other receivables		22,051	19,835	18,817	18,902	19,088
Inventories		180	180	180	180	180
Other assets		1,267	1,267	1,267	1,267	1,267
Total current assets	4.2.1	102,926	107,568	107,205	108,940	106,524
Non-current assets						
Trade and other receivables		5	5	5	5	5
Property, infrastructure, plant & equipment		2,055,097	2,143,210	2,151,513	2,245,377	2,252,681
Right-of-use assets	4.2.4	1,112	1,076	1,082	1,082	1,082
Total non-current assets	4.2.1	2,056,214	2,144,291	2,152,600	2,246,464	2,253,767
Total assets		2,159,140	2,251,859	2,259,805	2,355,404	2,360,291
Liabilities						
Current liabilities						
Trade and other payables		11,075	11,075	11,075	11,075	11,075
Trust funds and deposits		15,359	15,359	15,359	15,359	15,359
Unearned income/revenue		10,994	10,994	10,994	10,994	10,994
Provisions		18,527	18,527	18,527	18,527	18,527
Interest-bearing liabilities	4.2.3	4,399	4,532	4,669	4,811	3,305
Lease liabilities	4.2.4	1,011	961	961	961	961
Total current liabilities	4.2.2	61,365	61,448	61,585	61,727	60,220
Non-current liabilities						
Provisions		1,443	1,443	1,443	1,443	1,443
Other liabilities		1,856	1,456	1,056	656	256
Interest-bearing liabilities	4.2.3	30,501	25,968	21,299	16,489	13,184
Lease liabilities	4.2.4	150	150	150	150	150
Total non-current liabilities	4.2.2	33,950	29,017	23,948	18,737	15,033
Total liabilities		95,315	90,465	85,533	80,464	75,253
Net assets		2,063,825	2,161,393	2,174,272	2,274,940	2,285,038
Equity						
Accumulated surplus		667,666	679,828	692,707	707,314	717,413
Reserves		1,396,159	1,481,565	1,481,565	1,567,626	1,567,626
Total equity		2,063,825	2,161,393	2,174,272	2,274,940	2,285,038

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Statement of Changes in Equity

For the four years ending 30 June 2027

	NOTES	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2023 Forecast Actual					
Balance at beginning of the financial year		2,047,481	654,052	1,371,719	21,710
Surplus/(deficit) for the year		16,344	16,344	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(5,000)	-	5,000
Transfers from other reserves		-	2,270	-	(2,270)
Balance at end of the financial year		2,063,825	667,666	1,371,719	24,440
2024 Budget					
Balance at beginning of the financial year		2,063,825	667,666	1,371,719	24,440
Surplus/(deficit) for the year		15,364	15,364	-	-
Net asset revaluation increment/(decrement)		82,204	-	82,204	-
Transfers to other reserves	4.3.1	-	(5,000)	-	5,000
Transfers from other reserves	4.3.1	-	1,798	-	(1,798)
Balance at end of the financial year	4.3.2	2,161,393	679,828	1,453,923	27,642
2025					
Balance at beginning of the financial year		2,161,393	679,828	1,453,923	27,642
Surplus/(deficit) for the year		12,878	12,878	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(5,000)	-	5,000
Transfers from other reserves		-	5,000	-	(5,000)
Balance at end of the financial year		2,174,272	692,707	1,453,923	27,642
2026					
Balance at beginning of the financial year		2,174,272	692,707	1,453,923	27,642
Surplus/(deficit) for the year		14,607	14,607	-	-
Net asset revaluation increment/(decrement)		86,061	-	86,061	-
Transfers to other reserves		-	(5,000)	-	5,000
Transfers from other reserves		-	5,000	-	(5,000)
Balance at end of the financial year		2,274,940	707,314	1,539,984	27,642
2027					
Balance at beginning of the financial year		2,274,940	707,314	1,539,984	27,642
Surplus/(deficit) for the year		10,099	10,099	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(5,000)	-	5,000
Transfers from other reserves		-	5,000	-	(5,000)
Balance at end of the financial year		2,285,038	717,413	1,539,984	27,642

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Statement of Cash Flows

For the four years ending 30 June 2027

Notes	Forecast	Budget	Projections		
	Actual 2022/23	2023/24	2024/25	2025/26	2026/27
	\$'000	\$'000	\$'000	\$'000	\$'000
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities					
Rates and charges	125,912	132,619	135,709	138,583	142,189
Statutory fees and fines	31,728	32,033	32,594	33,164	33,744
User fees	33,480	35,873	38,459	40,981	41,698
Grants - operating	19,869	18,739	19,254	19,736	20,081
Grants - capital	6,576	7,444	3,000	259	259
Contributions - monetary	6,702	6,351	6,351	6,351	6,351
Other receipts	3,632	2,996	2,996	2,996	2,996
Employee costs	(100,902)	(101,378)	(104,716)	(107,664)	(110,316)
Materials and services	(84,460)	(90,797)	(93,160)	(92,975)	(99,824)
Net cash provided by/(used in) operating activities 4.4.1	42,537	43,879	40,487	41,430	37,178
Cash flows from investing activities					
Payments for property, infrastructure, plant and	(38,686)	(31,821)	(35,000)	(35,000)	(35,000)
Proceeds from sale of property, infrastructure, plant and	2,430	350	550	550	550
Net cash provided by/ (used in) investing activities 4.4.2	(36,256)	(31,471)	(34,450)	(34,450)	(34,450)
Cash flows from financing activities					
Finance costs	(1,059)	(894)	(798)	(661)	(519)
Repayment of borrowings	(4,271)	(4,399)	(4,532)	(4,669)	(4,811)
Interest paid - lease liability	(58)	(8)	(2)	-	-
Repayment of lease liabilities	(1,266)	(249)	(50)	-	-
Net cash provided by/(used in) financing activities 4.4.3	(6,654)	(5,549)	(5,382)	(5,330)	(5,330)
Net increase/(decrease) in cash & cash equivalents	(373)	6,858	655	1,650	(2,602)
Cash and cash equivalents at the beginning of the financial year	79,801	79,428	86,286	86,940	88,591
Cash and cash equivalents at the end of the financial year	79,427	86,286	86,940	88,591	85,989

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Statement of Capital Works

For the four years ending 30 June 2027

	Notes	Forecast	Budget	Projections		
		Actual 2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Buildings		10,641	4,638	6,048	6,048	6,048
Total buildings		10,641	4,638	6,048	6,048	6,048
Total property		10,641	4,638	6,048	6,048	6,048
Plant and equipment						
Plant, machinery and equipment		1,423	75	98	98	98
Fixtures, fittings and furniture		272	1,032	1,346	1,346	1,346
Computers and telecommunications		2,414	723	943	943	943
Library books		630	841	1,096	1,096	1,096
Total plant and equipment		4,739	2,671	3,482	3,482	3,482
Infrastructure						
Roads		7,074	6,842	8,922	8,922	8,922
Bridges		65	-	-	-	-
Footpaths and cycleways		2,974	1,471	1,919	1,919	1,919
Drainage		3,281	3,045	3,971	3,971	3,971
Waste management		100	2,362	3,080	3,080	3,080
Parks, open space and streetscapes		5,671	5,663	7,385	7,385	7,385
Other infrastructure		4,142	149	194	194	194
Total infrastructure		23,307	19,533	25,470	25,470	25,470
Total capital works expenditure	4.5.1	38,686	26,842	35,000	35,000	35,000
Represented by:						
New asset expenditure		4,311	4,383	4,002	3,774	3,547
Asset renewal expenditure		29,201	17,199	26,197	26,697	27,197
Asset expansion expenditure		-	-	-	-	-
Asset upgrade expenditure		5,174	5,260	4,802	4,529	4,256
Total capital works expenditure	4.5.1	38,686	26,842	35,000	35,000	35,000
Funding sources represented by:						
Grants		2,448	5,098	9,469	3,148	259
Contributions		2,270	1,798	5,000	5,000	5,000
Council cash		33,969	19,946	20,531	26,852	29,741
Total capital works expenditure	4.5.1	38,686	26,842	35,000	35,000	35,000

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Statement of Human Resources

For the four years ending 30 June 2027

	Forecast	Budget	Projections		
	Actual				
	2022/23	2023/24	2024/25	2025/26	2026/27
	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure					
Employee costs - operating	102,150	102,576	105,937	108,910	111,586
Employee costs - capital	(1,248)	(1,197)	(1,221)	(1,246)	(1,271)
Total staff expenditure	100,902	101,378	104,716	107,664	110,316
	FTE	FTE	FTE	FTE	FTE
Staff numbers					
Employees	912.4	912.4	907.3	907.3	907.3
Employee - Capital	(9.9)	(12.7)	(12.7)	(12.7)	(12.7)
Total staff numbers	902.5	899.7	894.6	894.6	894.6

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

Department	Budget 2023/24 \$'000	Comprises			
		Permanent		Casual	Temporary
		Full Time \$'000	Part time \$'000	\$'000	\$'000
Chief Executive Office	544	544	-	-	-
Corporate Services and Transformation	11,258	10,789	406	-	63
City Sustainability and Strategy	21,628	19,063	1,695	607	263
Community Strengthening	29,829	19,984	8,073	1,337	435
Infrastructure and Environment	27,077	20,960	1,778	3,910	429
Governance, Communications and Customer Service	6,603	5,553	833	98	119
Total permanent staff expenditure	96,939	76,893	12,785	5,951	1,310
Other employee related expenditure	5,637				
Capitalised labour costs	(1,197)				
Total expenditure	101,378				

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

Department	Budget 2023/24	Comprises			
		Permanent		Casual	Temporary
		Full Time	Part time		
Chief Executive Office	2.0	2.0	-	-	-
Corporate Services and Transformation	87.6	83.2	3.6	-	0.8
City Sustainability and Strategy	189.0	159.9	19.1	7.0	3.1
Community Strengthening	292.9	186.9	86.4	13.3	6.4
Infrastructure and Environment	266.6	196.0	21.7	41.9	7.0
Governance, Communications and Customer Service	61.6	49.0	10.1	1.0	1.5
Total staff	899.7	677.0	140.8	63.2	18.8

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**Summary of Planned Human Resources Expenditure
For the four years ending 30 June 2027**

	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Chief Executive Office				
Permanent - Full time	544	562	577	592
Women	544	562	577	592
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Office	544	562	577	592
Corporate Services and Transformation				
Permanent - Full time	10,789	11,144	11,458	11,740
Women	5,286	5,460	5,614	5,752
Men	5,503	5,684	5,844	5,988
Persons of self-described gender	-	-	-	-
Permanent - Part time	406	419	431	442
Women	406	419	431	442
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Corporate Services and Transformation	11,195	11,563	11,889	12,182
City Sustainability and Strategy				
Permanent - Full time	19,063	19,691	20,245	20,744
Women	8,468	8,747	8,993	9,215
Men	10,595	10,944	11,252	11,529
Persons of self-described gender	-	-	-	-
Permanent - Part time	1,695	1,751	1,800	1,844
Women	873	902	927	950
Men	821	848	872	894
Persons of self-described gender	-	-	-	-
Total City Sustainability and Strategy	20,758	21,441	22,045	22,588
Community Strengthening				
Permanent - Full time	19,984	20,642	21,223	21,746
Women	15,474	15,983	16,433	16,838
Men	4,510	4,659	4,790	4,908
Persons of self-described gender	-	-	-	-
Permanent - Part time	8,073	8,339	8,573	8,785
Women	6,773	6,996	7,193	7,370
Men	1,300	1,343	1,381	1,415
Persons of self-described gender	-	-	-	-
Total Community Strengthening	28,057	28,981	29,797	30,531
Infrastructure and Environment				
Permanent - Full time	20,960	21,650	22,260	22,808
Women	5,840	6,032	6,202	6,355
Men	15,120	15,618	16,058	16,453
Persons of self-described gender	-	-	-	-
Permanent - Part time	1,778	1,837	1,888	1,935
Women	799	826	849	870
Men	979	1,011	1,040	1,065
Persons of self-described gender	-	-	-	-
Total Infrastructure and Environment	22,738	23,487	24,148	24,743
Governance, Communications and Customer Service				
Permanent - Full time	5,553	5,736	5,898	6,043
Women	3,865	3,992	4,105	4,206
Men	1,688	1,744	1,793	1,837
Persons of self-described gender	-	-	-	-
Permanent - Part time	833	860	885	906
Women	594	613	631	646
Men	239	247	254	260
Persons of self-described gender	-	-	-	-
Total Governance, Communications and Customer Service	6,386	6,597	6,782	6,949
Casuals, temporary and other expenditure	12,898	13,307	13,672	14,002
Capitalised labour costs	(1,197)	(1,221)	(1,246)	(1,271)
Total staff expenditure	101,378	104,716	107,664	110,316

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	2023/24 FTE	2024/25 FTE	2025/26 FTE	2026/27 FTE
Chief Executive Office				
Permanent - Full time	2.0	2.0	2.0	2.0
Women	2.0	2.0	2.0	2.0
Men	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Total Chief Executive Office	2.0	2.0	2.0	2.0
Corporate Services and Transformation				
Permanent - Full time	83.2	83.2	83.2	83.2
Women	40.8	40.8	40.8	40.8
Men	42.4	42.4	42.4	42.4
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	3.6	3.6	3.6	3.6
Women	3.6	3.6	3.6	3.6
Men	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Total Corporate Services and Transformation	86.8	86.8	86.8	86.8
City Sustainability and Strategy				
Permanent - Full time	161.0	161.0	161.0	161.0
Women	71.5	71.5	71.5	71.5
Men	89.5	89.5	89.5	89.5
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	19.1	19.1	19.1	19.1
Women	9.0	9.0	9.0	9.0
Men	10.1	10.1	10.1	10.1
Persons of self-described gender	0.0	0.0	0.0	0.0
Total City Sustainability and Strategy	180.1	180.1	180.1	180.1
Community Strengthening				
Permanent - Full time	198.5	198.5	198.5	198.5
Women	155.0	155.0	155.0	155.0
Men	43.5	43.5	43.5	43.5
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	86.4	86.4	86.4	86.4
Women	71.5	71.5	71.5	71.5
Men	14.9	14.9	14.9	14.9
Persons of self-described gender	0.0	0.0	0.0	0.0
Total Community Strengthening	284.9	284.9	284.9	284.9
Infrastructure and Environment				
Permanent - Full time	196.0	196.0	196.0	196.0
Women	52.7	52.7	52.7	52.7
Men	143.3	143.3	143.3	143.3
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	21.7	21.7	21.7	21.7
Women	9.2	9.2	9.2	9.2
Men	12.5	12.5	12.5	12.5
Persons of self-described gender	0.0	0.0	0.0	0.0
Total Infrastructure and Environment	217.7	217.7	217.7	217.7
Governance, Communications and Customer Service				
Permanent - Full time	49.0	49.0	49.0	49.0
Women	33.4	33.4	33.4	33.4
Men	15.6	15.6	15.6	15.6
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	10.1	10.1	10.1	10.1
Women	7.0	7.0	7.0	7.0
Men	3.1	3.1	3.1	3.1
Persons of self-described gender	0.0	0.0	0.0	0.0
Total Governance, Communications and Customer Service	59.1	59.1	59.1	59.1
Casuals and temporary staff	81.9	76.8	76.8	76.8
Capitalised labour	(12.7)	(12.7)	(12.7)	(12.7)
Total staff numbers	899.7	894.6	894.6	894.6

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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 2023/24 the FGRS cap has been set at 3.50%. 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 will increase by 3.50% in line with the rate cap.

This will raise total rates and charges for 2023/24 to \$131,938,416

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

	2022/23 Forecast Actual \$'000	2023/24 Budget \$'000	Change \$'000	%
General rates*	123,640	110,988	(12,652)	(10.23%)
Public waste Rate**	-	8,107	8,107	100.00%
Kerbsite waste rate**	-	11,385	11,385	100.00%
Service rates and charges	49	50	2	3.65%
Special rates and charges	143	143	-	-
Supplementary rates and rate adjustments	1,500	1,500	-	-
Interest on rates and charges	300	200	(100)	(33.33%)
Revenue in lieu of rates	35	39	4	10.83%
Less Council Pension Rebate	(473)	(439)	34	(7.24%)
Cultural & Recreational Lands and EPU's	(30)	(35)	(5)	16.67%
Total rates and charges	125,163	131,938	6,775	5.41%

Subject to final valuation data being received from the valuer general

*These items are subject to the rate cap established under the FGRS

**These items are not subject to the rate cap established under the FGRS except in the year of introduction (2023/24)

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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	2022/23 cents/\$NAV*	2023/24 cents/\$NAV*	Change
General rate for rateable residential properties	0.035680990	0.031412969	(11.96%)
General rate for rateable commercial properties	0.035680990	0.031412969	(11.96%)
General rate for rateable industrial properties	0.035680990	0.031412969	(11.96%)

Subject to final valuation data being received from the valuer general

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	2022/23 \$'000	2023/24 \$'000	Change \$'000	%
Residential	91,552	82,223	(9,329)	(10.19%)
Commercial	25,055	22,560	(2,495)	(9.96%)
Industrial	7,033	6,205	(828)	(11.77%)
Total amount to be raised by general rates	123,640	110,988	(12,652)	(10.23%)

Subject to final valuation data being received from the valuer general

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	2022/23 Number	2023/24 Number	Change Number	%
Residential	49,681	51,532	1,851	3.73%
Commercial	7,149	6,589	- 560	(7.83%)
Industrial	1,352	1,317	(35)	(2.59%)
Total number of assessments	58,182	59,438	1,256	2.16%

Subject to final valuation data being received from the valuer general

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	2022/23 \$'000	2023/24 \$'000	Change \$'000	%
Residential	2,565,846	2,617,498	51,652	2.01%
Commercial	702,186	718,164	15,978	2.28%
Industrial	197,120	197,536	416	0.21%
Total value of land	3,465,152	3,533,197	68,045	1.96%

Subject to final valuation data being received from the valuer general.

4.1.1(g) The municipal charge under Section 159 of the Act is \$Nil per ratable property (2022/23: \$Nil)

4.1.1(h) The estimated total amount to be raised by municipal charges is \$Nil (2022/23: \$Nil)

4.1.1(i) 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

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Public Waste Rate

Type or class of land	Budget	Proposed Budget	Change	
	2022/23 Cents/\$CIV	2023/24 Cents/\$CIV	\$	%
Residential	N/A	0.0023300	-	-
Commercial	N/A	0.0023300	-	-
Industrial	N/A	0.0023300	-	-

Kerbsite Waste Rate

Type or class of land	Budget	Proposed Budget	Change	
	2022/23 Cents/\$CIV	2023/24 Cents/\$CIV	\$	%
Residential	N/A	0.00442600	-	-
Commercial	N/A	0.00442600	-	-
Industrial	N/A	0.00442600	-	-

Non-Rateable Garbage charge

Type of Charge	Per Rateable Property	Per Rateable Property	Change	
	2022/23 \$	2023/24 \$	\$	%
Non-Rateable Property	403	417	14	3.50%
Total	403	417	14	3.50%

Subject to final valuation data being received from the valuer general

4.1.1(j) 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

Public Waste Rate

Type or class of land	Budget	Proposed Budget	Change	
	2022/23 \$'000	2023/24 \$'000	\$	%
Residential	N/A	6,026	-	-
Commercial	N/A	1,641	-	-
Industrial	N/A	440	-	-
Total	N/A	8,107	-	-

Kerbsite Waste Rate

Type or class of land	Budget	Proposed Budget	Change	
	2022/23 \$'000	2023/24 \$'000	\$	%
Residential	N/A	9,531	-	-
Commercial	N/A	1,344	-	-
Industrial	N/A	509	-	-
Total	N/A	11,385	-	-

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Non-Rateable Garbage charge

Type of Charge	2022/23 \$	2023/24 \$	Change \$	%
Non-Rateable Property	48,690	52,555	3,865	7.94%
Total	48,690	52,555	3,865	7.94%

Subject to final valuation data being received from the valuer general

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

	2022/23 \$'000	2023/24 \$'000	Change \$'000	%
Rates and Charges	125,163	131,938	6,775	5.41%
Total Rates and charges	125,163	131,938	6,775	5.41%

4.1.1(l) Fair Go Rates System Compliance

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

	2022/23	2023/24
Total Rates	121,513,553	126,067,978
Number of rateable properties	58,182	59,438
Base Average Rate	2,088.51	2,121.00
Maximum Rate Increase (set by the State Government)	1.75%	3.50%
Capped Average Rate	2,125.06	2,195.23
Maximum General Rates and Municipal Charges Revenue	123,640,040	130,480,357
Budgeted General Rates and Municipal Charges Revenue	123,640,040	130,480,357
Comprising		
General Rates	123,640,040	110,988,219
Public Waste Rate*	-	8,107,455
Kerbsite Waste Rate*	-	11,384,683
Budgeted Supplementary Rates	1,500,000	1,500,000
Budgeted Total Rates and Municipal Charges Revenue	125,140,040	131,980,357

Subject to final valuation data being received from the valuer general.

* These items are not subject to the rate cap established under the Fair Go Rates System (FGRS), except in the year of introduction (2023/2024)

4.1.1(m) Any significant changes that may affect

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
- 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

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4.1.2 Statutory fees and fines

	Forecast Actual 2022/23 \$'000	Budget 2023/24 \$'000	Change	
			\$'000	%
Infringements and costs	29,231	29,795	564	1.93%
Court recoveries	4,096	4,010	(86)	(2.11%)
Permits	1,926	1,787	(139)	(7.21%)
Total statutory fees and fines	35,254	35,592	339	0.96%

4.1.3 User fees

	Forecast Actual 2022/23 \$'000	Budget 2023/24 \$'000	Change	
			\$'000	%
Aged and health services	315	331	16	5.01%
Leisure centre and recreation	11,341	12,999	1,658	14.62%
Child care/children's programs	3,908	4,245	338	8.64%
Registration and other permits	3,538	3,542	3	0.10%
Building Services and Construction Management	8,777	9,173	395	4.50%
Statutory Planning	3,080	3,241	161	5.23%
Lease income	1,348	1,280	(69)	(5.10%)
Other fees and charges	1,172	1,062	(110)	(9.41%)
Total user fees	33,480	35,873	2,393	7.15%

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4.1.4 Grants

	Forecast Actual 2022/23 \$'000	Budget 2023/24 \$'000	Change	
			\$'000	%
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	12,141	11,674	(467)	(3.84%)
State funded grants	14,304	14,509	205	1.43%
Total grants received	26,445	26,183	(262)	(0.99%)
(a) Operating Grants				
Recurrent - Commonwealth Government				
Victorian Grants Commission	2,049	2,891	841	41.07%
Family, Youth & Children's Services	5,059	5,144	86	1.69%
Aged & Disability Services	2,965	2,965	1	0.02%
Recurrent - State Government				
Health Protection	33	33	-	-
School crossing supervisors	414	-	(414)	(100.00%)
Libraries	741	727	(14)	(1.94%)
Family, Youth & Children's Services	3,497	5,586	2,090	59.77%
Aged & Disability Services	842	830	(12)	(1.41%)
Total recurrent grants	15,599	18,177	2,578	16.53%
Non-recurrent - State Government				
Economic Development	721	-	(721)	(100.00%)
City Strategy	203	-	(203)	(100.00%)
Statutory Planning	1,059	-	(1,059)	(100.00%)
Waste & Cleansing Services	6	-	(6)	(100.00%)
Arts and Culture	423	-	(423)	(100.00%)
Sustainability	54	-	(54)	(100.00%)
Equity & Community Development	20	-	(20)	(100.00%)
Library Services	273	510	237	86.81%
Family, Youth & Children Services	162	52	(110)	(67.83%)
COVID Food relief	349	-	(349)	(100.00%)
Infrastructure	1,000	-	(1,000)	(100.00%)
Total non-recurrent grants	4,269	562	(3,707)	(86.84%)
Total operating grants	19,869	18,739	(1,130)	(5.69%)
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	259	259	0	0.00%
Total recurrent grants	259	259	0	0.00%
Non-recurrent - Commonwealth Government				
Roads to recovery	1,809	415	(1,394)	(77.08%)
Non-recurrent - State Government				
Roads	705	181	(524)	(74.30%)
Buildings	2,505	6,579	4,074	162.67%
Other	1,299	10	(1,288)	(99.21%)
Total non-recurrent grants	6,317	7,185	868	13.74%
Total capital grants	6,576	7,444	868	13.20%
Total Grants	26,445	26,183	(262)	(0.99%)

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4.1.5 Contributions

	Forecast	Budget	Change	
	Actual	2023/24	\$'000	%
	2022/23	2023/24		
	\$'000	\$'000		
Monetary	6,702	6,351	(351)	(5.24%)
Total contributions	6,702	6,351	(351)	(5.24%)

4.1.6 Other income

	Forecast	Budget	Change	
	Actual	2023/24	\$'000	%
	2022/23	2023/24		
	\$'000	\$'000		
Interest	1,800	1,800	-	-
Reimbursements	1,345	761	(584)	(43.43%)
Other	487	435	(52)	(10.70%)
Total other income	3,632	2,996	(636)	(17.52%)

4.1.7 Employee costs

	Forecast	Budget	Change	
	Actual	2023/24	\$'000	%
	2022/23	2023/24		
	\$'000	\$'000		
Wages and salaries	81,941	82,862	921	1.12%
Workcover	1,000	1,250	250	25.00%
Superannuation	9,102	9,532	430	4.73%
Other	8,860	7,734	(1,125)	(12.70%)
Total employee costs	100,902	101,378	476	0.47%

4.1.8 Materials and services

	Forecast	Budget	Change	
	Actual	2023/24	\$'000	%
	2022/23	2023/24		
	\$'000	\$'000		
Contract payments	26,319	31,021	4,702	17.87%
Building maintenance	5,498	5,658	160	2.91%
General maintenance	2,943	3,214	271	9.22%
Utilities	4,224	4,028	(196)	(4.64%)
Office administration	3,867	3,428	(439)	(11.35%)
Information technology	6,281	6,282	1	0.01%
Insurance	2,161	2,603	443	20.49%
Consultants	5,754	5,325	(430)	(7.47%)
Other materials and services	26,170	28,085	1,915	7.32%
Total materials and services	83,217	89,644	6,427	7.72%

4.1.9 Depreciation

	Forecast	Budget	Change	
	Actual	2023/24	\$'000	%
	2022/23	2023/24		
	\$'000	\$'000		
Property	2,980	3,270	290	9.74%
Plant & equipment	4,343	4,768	425	9.79%
Infrastructure	17,515	17,659	144	0.82%
Total depreciation	24,837	25,697	859	3.46%

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4.1.10 Amortisation - Right of use assets

	Forecast	Budget	Change	
	Actual 2022/23 \$'000	2023/24 \$'000	\$'000	%
Right of use assets	1,192	234	(957)	(80.35%)
Total amortisation - right of use assets	1,192	234	(957)	(80.35%)

4.1.11 Other expenses

	Forecast	Budget	Change	
	Actual 2022/23 \$'000	2023/24 \$'000	\$'000	%
Auditors Remuneration	436	310	(126)	(28.96%)
Councillor Allowances	407	444	37	9.10%
Total other expenses	843	753	(89)	(10.59%)

4.2 Balance Sheet

4.2.1 Assets

Council's cash and cash equivalents will decrease from \$86.29m to \$85.99m over the four years of the budget, this in part reflects the repayment of borrowings. Non-current assets of property, infrastructure, plant and equipment is expected to increase from \$2.14b to \$2.25b over the four years of the budget.

4.2.2 Liabilities

Council's current liabilities are expected to decrease marginally over the four years of the budget, decreasing from \$61.45m to \$60.22m. Council's non-current liabilities are expected to decrease from \$29.02m to \$15.03m, as Council continues to reduce its loan borrowings over the longer term.

4.2.3 Borrowings

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

	Forecast	Budget	Projections	
	Actual 2022/23 \$	2023/24 \$	2024/25 \$	2025/26 \$
Amount borrowed as at 30 June of the prior year	40,059	35,788	31,389	26,857
Amount projected to be redeemed	(4,271)	(4,399)	(4,532)	(4,669)
Amount of borrowings as at 30 June	35,788	31,389	26,857	22,188

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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 Actual 2022/23 \$	Budget 2023/24 \$
Right-of-use assets		
Plant and equipment	1,112	1,076
Total right-of-use assets	1,112	1,076
Lease liabilities		
Current lease Liabilities		
Plant and equipment	1,011	961
Total current lease liabilities	1,011	961
Non-current lease liabilities		
Plant and equipment	150	150
Total non-current lease liabilities	150	150
Total lease liabilities	1,161	1,111

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 6.0%.

4.3 Statement of changes in Equity**4.3.1 Reserves**

Within the equity section of the balance sheet, Council has Asset Revaluation Reserves, Statutory Reserves, and General Reserves. The asset revaluation reserve reflects movements in the value of Council's property and infrastructure assets. It is a non-cash reserve, backed by the value of Council's non-current property and infrastructure assets. The statutory reserves comprise funds received from external parties for specific purposes such as open space. They are restricted funds and cash backed.

4.3.2 Equity

Council's equity will increase from \$2.16b to \$2.29b over the four years of the budget.

4.4 Statement of Cash Flows**4.4.1 Net cash flows provided by/used in operating activities**

Council's net cash provided by operating activities will decrease from \$43.88m to \$37.18m over the four years of the budget.

4.4.2 Net cash flows provided by/used in investing activities

Net cash outflows for investing activities is expected to increase from \$31.47m to \$34.45m over the four years of the budget. The majority of this outflow is for the Capital Works program each year.

4.4.3 Net cash flows provided by/used in financing activities

Net cash flow from financing activities is anticipated to change from a net outflow of \$5.55m to \$5.33m over the four years of the budget.

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4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2023/24 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 Summary

	Forecast Actual 2022/23 \$'000	Budget 2023/24 \$'000	Change \$'000	%
Property	10,641	4,638	(6,003)	(56.41%)
Plant and equipment	4,739	2,671	(2,068)	(43.64%)
Infrastructure	23,307	19,533	(3,774)	(16.19%)
Total	38,686	26,842	(11,845)	(30.62%)

Project	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowi ngs
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	5,301	3,747	1,224	330	-	3,686	-	1,615	-
Plant and equipment	2,455	220	2,235	-	-	230	-	2,225	-
Infrastructure	19,085	4,867	13,740	478	-	1,182	1,798	16,106	-
Total	26,842	8,834	17,199	808	-	5,098	1,798	19,946	-

4.5.2 Current Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowi ngs
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PROPERTY									
Buildings									
Buildings minor urgent works program (renewal works)	380	-	380	-	-	-	-	380	-
Buildings - Childcare Centre Minor renewal works	15	-	15	-	-	-	-	15	-
Brunswick Street Oval Precinct Redevelopment	3,020	3,020	-	-	-	3,020	-	-	-
Atherton Gardens Kindergarten	727	727	-	-	-	627	-	100	-
Planning and Design Sporting Facilities	50	-	-	50	-	-	-	50	-
Clifton Hill Depot Power Upgrade	39	-	39	-	-	39	-	-	-
Barkly Gardens Pavilion and Public Toilets	130	-	-	130	-	-	-	130	-
Collingwood Leisure Centre - preliminary design for electrification	150	-	-	150	-	-	-	150	-
Buildings preliminary investigations program - Investigation and design for future renewal works	300	-	300	-	-	-	-	300	-
Pool equipment renewals program (Collingwood Leisure Centre, Fitzroy Swimming Pool, Richmond Recreation Centre)	490	-	490	-	-	-	-	490	-
TOTAL PROPERTY	5,301	3,747	1,224	330	-	3,686	-	1,615	-

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PLANT AND EQUIPMENT									
Plant, Machinery and Equipment									
Mechanical Equipment replacements	25	-	25	-	-	-	-	25	-
Passenger cars renewal program	762	-	762	-	-	-	-	762	-
Fixtures, Fittings and Furniture									
Public artwork tribute to Archie Roach AM & Ruby Hunter installation	220	220	-	-	-	220	-	-	-
Furniture renewal program	50	-	50	-	-	-	-	50	-
Whitegoods and appliances renewal program	25	-	25	-	-	-	-	25	-
Computers and Telecommunications									
IT renewals	723	-	723	-	-	-	-	723	-
Library books									
Library Resources - Renew part collections across all libraries	630	-	630	-	-	10	-	620	-
Open Library program expansion	20	-	20	-	-	-	-	20	-
TOTAL PLANT AND EQUIPMENT	2,455	220	2,235	-	-	230	-	2,225	-
INFRASTRUCTURE									
Roads									
Road renewal works associated with development/utility works	260	-	260	-	-	-	-	260	-
Road emergency renewal works	260	-	260	-	-	-	-	260	-
Clifton Hill Interchange Pedestrian Safety Upgrade	20	20	-	-	-	-	-	20	-
New Deal for Schools	115	115	-	-	-	-	-	115	-
Road safety - Minor spot road and pedestrian safety improvements	290	290	-	-	-	-	-	290	-
Capital City Trail/St Georges Road Signalised Crossing remodelling works	25	25	-	-	-	-	-	25	-
Laneway Renewal program	1,482	-	1,482	-	-	-	-	1,482	-
Hotham St, Collingwood - pavement, footpath and kerb renewal	513	-	513	-	-	-	129	383	-
Wangaratta St, Richmond - pavement, footpath and kerb renewal	476	-	476	-	-	-	-	476	-
Highett St, Richmond - pavement and footpath renewal	275	-	275	-	-	130	-	145	-
Tranmere St, Fitzroy North - pavement, footpath, kerb renewal	227	-	227	-	-	-	-	227	-
Stafford St, Abbotsford - pavement, footpath and kerb renewal	224	-	224	-	-	-	-	224	-

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Moss St, Fitzroy North - pavement, footpath and kerb renewal	219	-	219	-	-	-	-	219	-
Curtain St, Carlton North - pavement, footpath and kerb renewal	216	-	216	-	-	-	-	216	-
Rose St, Fitzroy - pavement, footpath and kerb renewal	191	-	191	-	-	-	-	191	-
Wilson St, Princes Hill - pavement, footpath and kerb renewal	178	-	178	-	-	-	-	178	-
Alexandra Pde, Fitzroy - kerb renewal	169	-	169	-	-	-	-	169	-
Taylor St, Fitzroy North - pavement, footpath and kerb renewal	145	-	145	-	-	-	-	145	-
Arnold St, Princes Hill - pavement, footpath and kerb renewal	131	-	131	-	-	-	-	131	-
Ferguson St, Abbotsford - pavement, footpath and kerb renewal	131	-	131	-	-	-	-	131	-
Caroline St, Clifton Hill - pavement renewal	130	-	130	-	-	-	-	130	-
Tanner St, Richmond - pavement renewal	127	-	127	-	-	-	-	127	-
Percy St, Fitzroy North - pavement, footpath and kerb renewal	124	-	124	-	-	-	-	124	-
Charlotte St, Collingwood - pavement, footpath, kerb renewal	117	-	117	-	-	-	-	117	-
Waverley St, Richmond - pavement, footpath and renewal	112	-	112	-	-	-	-	112	-
Fraser St, Richmond - pavement, footpath and kerb renewal	88	-	88	-	-	-	-	88	-
Fenwick St, Carlton North - pavement renewal	87	-	87	-	-	-	-	87	-
McNamara St, Richmond - pavement, footpath and kerb renewal	83	-	83	-	-	-	-	83	-
Hodgson St, Fitzroy - Pavement, footpath and kerb renewal	55	-	55	-	-	-	-	55	-
Canterbury St, Richmond - pavement and kerb renewal	54	-	54	-	-	-	-	54	-
Bicycle lane marking renewal program	50	-	50	-	-	-	-	50	-
Budd St, Collingwood - pavement renewal	118	-	118	-	-	-	-	118	-
Corns Pl, Richmond - pavement renewal	30	-	30	-	-	-	-	30	-
Eucalyptus St, Richmond - pavement renewal	30	-	30	-	-	-	-	30	-
Gordon St, Cremorne - pavement renewal	61	-	61	-	-	-	-	61	-
Ida St, Fitzroy North - pavement renewal	72	-	72	-	-	-	-	72	-

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Kerb and channel design program	120	-	120	-	-	-	-	120	-
Leicester St, Fitzroy - pavement renewal	89	-	89	-	-	-	-	89	-
Little Alfred St, Fitzroy - pavement renewal	63	-	63	-	-	-	-	63	-
Parkville St, Burnley - footpath renewal	95	-	95	-	-	-	-	95	-
Richardson St Princes Hill - pavement renewal	59	-	59	-	-	-	-	59	-
Road infrastructure DDA compliance program	200	-	200	-	-	-	-	200	-
Royal Pl, Richmond - pavement renewal	29	-	29	-	-	-	-	29	-
Yorkshire St, Cremorne - pavement renewal	66	-	66	-	-	-	-	66	-
Scotchmer Street, Fitzroy North - footpath, pavement, kerb and channel renewal work and added bicycle safety upgrade	562	-	562	-	-	-	-	562	-
Footpaths and Cycleways									
Brunswick Street, Fitzroy - Protected Bike Lane	41	41	-	-	-	-	-	41	-
Clifton St, Clifton Hill - footpath and kerb renewal	277	-	277	-	-	-	-	277	-
Ford St, Clifton Hill - footpath and kerb renewal	118	-	118	-	-	-	-	118	-
Derby St, Collingwood - footpath and kerb renewal	107	-	107	-	-	-	-	107	-
Fleet St, Richmond - footpath and kerb renewal	107	-	107	-	-	-	-	107	-
Gibdon St, Burnley - footpath renewal	40	-	40	-	-	-	-	40	-
Lennox St, Richmond - footpath renewal	60	-	60	-	-	-	-	60	-
Madden Gr, Burnley - footpath renewal	74	-	74	-	-	-	-	74	-
Parkville St, Burnley - footpath renewal	45	-	45	-	-	-	-	45	-
Stawell St, Burnley - footpath renewal	54	-	54	-	-	-	-	54	-
Wellington Street Bicycle Lanes Upgrade Stages 3 and 4	100	100	-	-	-	-	-	100	-
Drainage									
Curtain Square, Carlton North - Stormwater Harvesting Scheme	359	359	-	-	-	-	-	359	-
Brick drain rehabilitation program	1,050	-	1,050	-	-	-	-	1,050	-
Drainage renewal	700	-	700	-	-	-	-	700	-
Drainage emergency renewal works	200	-	200	-	-	-	-	200	-
Flood mitigation design program	150	-	150	-	-	-	-	150	-
Drainage design program	110	-	110	-	-	-	-	110	-
Drainage renewal (Brunswick St and Gipps St)	300	-	300	-	-	-	-	300	-

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Waste Management									
Food Organics Green Organics (FOGO) preparatory work	1,800	1,800	-	-	-	438	-	1,362	-
Street bins renewal program	80	-	80	-	-	-	-	80	-
Parks, Open Space and Streetscapes									
Cambridge Street Reserve, Collingwood - expansion	381	-	-	381	-	381	-	-	-
Open Space irrigation minor works program - damaged/failed equipment and water efficiency initiatives	50	-	50	-	-	-	-	50	-
Open Space playground minor works program - equipment failure, vandalism, theft & ageing	50	-	50	-	-	-	-	50	-
Open Space fences and wall minor works program - damage and ageing	70	-	70	-	-	-	-	70	-
Open Space paths minor works program - holes, cracks, safety issues	50	-	50	-	-	-	-	50	-
Otter Street Road to Park Construction	1,318	1,318	-	-	-	232	1,086	-	-
New Pocket Park - Charlotte Street Design and Documentation	90	90	-	-	-	-	3	88	-
Golden Square - Irrigation, lawn rejuvenation, furniture renewal, playground design, horticultural design	211	-	211	-	-	-	165	46	-
Continued Acceleration of Yarra's Tree Planting program as a Natural Cooling Climate Emergency Response	294	294	-	-	-	-	-	294	-
Charles Evans Reserve (Cremorne) - Consultation/detailed design of park-renew playground, plantings and paths	150	-	150	-	-	-	105	45	-
Circus Site - Concept plan for future capital works to manage the range of uses on the Circus Site	20	-	20	-	-	-	10	10	-
Smith Reserve - Playground reconstruction	300	-	300	-	-	-	150	150	-
Yambla Street Reserve - Grading of surface and laying of new turf	60	-	60	-	-	-	-	60	-
Alan Bain Reserve - Renew cricket pitch and cover	30	-	30	-	-	-	-	30	-
Kevin Bartlett Reserve, Loughnan Oval - Renew fencing, improve drainage and access onto the oval	145	-	145	-	-	-	-	145	-
Open Space Children Services - Child care facility playground renewals based on condition and compliance audits	75	-	75	-	-	-	-	75	-

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Burnley Golf Course - renewal of drainage	780	-	780	-	-	-	-	780	-
Roads to Parks pop-up kit of parts	150	150	-	-	-	-	150	-	-
Open Space furniture and horticultural works program - damage and ageing	315	-	315	-	-	-	-	315	-
Open Space sports equipment (goals, nets, surfaces) minor works program - damage and safety issues	75	-	75	-	-	-	-	75	-
Open Space turf minor works program - wear and tear	50	-	50	-	-	-	-	50	-
Open Spaces Signage Renewal Program - Renewing existing suite of signage in the open space network	50	-	50	-	-	-	-	50	-
Local Liveable Streets - ongoing implementation	265	265	-	-	-	-	-	265	-
Brunswick Street Activity Centre - Brunswick / Gertrude corner - new public space	97	-	-	97	-	-	-	97	-
Other Infrastructure									
Public/Street Lights renewals	25	-	25	-	-	-	-	25	-
Street Sign renewals	25	-	25	-	-	-	-	25	-
Street Furniture renewals	20	-	20	-	-	-	-	20	-
TOTAL INFRASTRUCTURE	19,085	4,867	13,740	478	-	1,182	1,798	16,106	-
TOTAL NEW CAPITAL WORKS	26,842	8,834	17,199	808	-	5,098	1,798	19,946	-

4.5.3 Works carried forward from the 2022/23 year

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Buildings									
Panther Pavilion - Fairfield Park	50	-	50	-	-	-	-	50	-
Depot Redevelopment Project	361	361	-	-	-	-	-	361	-
Planning and Design Sporting Facilities	150	-	-	150	-	-	-	150	-
Brunswick Street Oval Precinct Redevelopment - Stage 1	480	480	-	-	-	480	-	-	-
Yambia St Pavilion & Public Toilets - Quarries Park	150	-	150	-	-	-	-	150	-
Collingwood College Early Childhood Centre	520	520	-	-	-	420	-	100	-
Atherton Gardens Kindergarten	685	685	-	-	-	685	-	-	-
TOTAL PROPERTY	2,396	2,046	200	150	-	1,585	-	811	-

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
INFRASTRUCTURE									
Roads									
Capital City Trail/St Georges Road Signalised Crossing remodelling works	70	70	-	-	-	-	-	70	-
Footpaths and Cycleways									
Brunswick Street Protected Bike Lane	139	139	-	-	-	-	-	139	-
Drainage									
Curtain Square Stormwater Harvesting Scheme	497	497	-	-	-	-	-	497	-
Parks, Open Space and Streetscapes									
Burnley Golf Course, Richmond	553	-	553	-	-	-	-	553	-
Otter Street Pocket Park	440	440	-	-	-	440	-	-	-
Cambridge Street Reserve, Collingwood	677	677	-	-	-	-	677	-	-
Golden Square, Richmond	40	-	40	-	-	-	10	30	-
New Pocket Park - Charlotte Street Design and Documentation	95	95	-	-	-	-	90	5	-
Other Infrastructure									
Pedestrian Infrastructure in Cremorne	74	74	-	-	-	-	-	74	-
TOTAL INFRASTRUCTURE	2,584	1,991	593	-	-	440	777	1,367	-
TOTAL CARRIED FORWARD CAPITAL WORKS 2022/23	4,980	4,037	793	150	-	2,025	777	2,178	-

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Summary of Planned Capital Works Expenditure
For the years ending 30 June 2025, 2026 & 2027

2024/25	Asset Expenditure Types				Funding Sources			
	Total \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000
Property								
Buildings	6,048	1,749	806	1,467	6,048	6,774	28	1,010
Total Buildings	4,023	1,749	806	1,467	6,048	6,774	28	1,010
Total Property	4,023	1,749	806	1,467	6,048	6,774	28	1,010
Plant and Equipment								
Plant, machinery and equipment	98	-	114	-	98	-	-	77
Fixtures, fittings and furniture	1,346	100	1,237	-	1,346	409	-	836
Computers and telecommunications	943	-	1,101	-	943	-	-	744
Library books	1,096	-	1,280	-	1,096	19	459	685
Total Plant and Equipment	3,832	100	3,733	-	-	428	459	2,342
Infrastructure								
Roads	8,922	11	10,384	-	8,922	241	359	6,776
Footpaths and cycleways	1,919	207	1,547	-	1,919	-	417	1,360
Drainage	3,971	163	4,091	-	3,971	-	-	3,134
Waste management	3,080	815	856	-	3,080	814	-	1,980
Parks, open space and streetscapes	7,385	948	4,585	3,335	7,385	1,139	3,737	3,815
Other infrastructure	194	9	196	-	194	72	-	113
Total Infrastructure	27,145	2,153	21,658	3,335	23,959	2,267	4,513	17,179
Total Capital Works Expenditure	35,000	4,002	26,197	4,802	35,000	9,469	5,000	20,531

2025/26	Asset Expenditure Types				Funding Sources			
	Total \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000
Property								
Buildings	6,048	1,650	821	1,384	6,048	6,774	28	1,010
Total Buildings	6,048	1,650	821	1,384	6,048	6,774	28	1,010
Total Property	6,048	1,650	821	1,384	6,048	6,774	28	1,010
Plant and Equipment								
Plant, machinery and equipment	98	-	116	-	98	-	-	77
Fixtures, fittings and furniture	1,346	94	1,260	-	1,346	409	-	836
Computers and telecommunications	943	-	1,123	-	943	-	-	744
Library books	1,096	-	1,305	-	1,096	19	459	685
Total Plant and Equipment	3,482	94	3,804	-	-	428	459	2,342
Infrastructure								
Roads	8,922	11	10,582	-	8,922	241	359	6,776
Footpaths and cycleways	1,919	195	1,576	-	1,919	-	417	1,360
Drainage	3,971	153	4,169	-	3,971	-	-	3,134
Waste management	3,080	769	872	-	3,080	814	-	1,980
Parks, open space and streetscapes	7,385	894	4,672	3,145	7,385	1,139	3,737	3,815
Other infrastructure	194	9	200	-	194	72	-	113
Total Infrastructure	25,470	2,030	22,071	3,145	23,959	2,267	4,513	17,179
Total Capital Works Expenditure	35,000	3,774	26,697	4,529	35,000	9,469	5,000	20,531

2026/27	Asset Expenditure Types				Funding Sources			
	Total \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000
Property								
Buildings	6,048	1,551	837	1,301	6,048	6,774	28	1,010
Total Buildings	6,048	1,551	837	1,301	6,048	6,774	28	1,010
Total Property	6,048	1,551	837	1,301	6,048	6,774	28	1,010
Plant and Equipment								
Plant, machinery and equipment	98	-	119	-	98	-	-	77
Fixtures, fittings and furniture	1,346	88	1,284	-	1,346	409	-	836
Computers and telecommunications	943	-	1,144	-	943	-	-	744
Library books	1,096	-	1,329	-	1,096	19	459	685
Total Plant and Equipment	3,482	88	3,875	-	-	428	459	2,342
Infrastructure								
Roads	8,922	10	10,780	-	8,922	241	359	6,776
Footpaths and cycleways	1,919	183	1,606	-	1,919	-	417	1,360
Drainage	3,971	144	4,247	-	3,971	-	-	3,134
Waste management	3,080	723	888	-	3,080	814	-	1,980
Parks, open space and streetscapes	7,385	840	4,760	2,956	7,385	1,139	3,737	3,815
Other infrastructure	194	8	204	-	194	72	-	113
Total Infrastructure	25,470	1,908	22,485	2,956	23,959	2,267	4,513	17,179
Total Capital Works Expenditure	35,000	3,547	27,197	4,256	35,000	9,469	5,000	20,531

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5a. Targeted performance indicators

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

Targeted performance indicators - Service

Indicator	Measure	Notes	Forecast	Target	Target Projections			Trend
			2022/23	2023/24	2024/25	2025/26	2026/27	+/-
Governance								
Satisfaction with community consultation and engagement	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	50	50	51	53	55	+
Roads								
Sealed local roads below the intervention level	Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	2	95%	95%	96%	90%	90%	o
Statutory planning								
Planning applications decided within the relevant required time	Number of planning application decisions made within the relevant required time / Number of decisions made	3	40%	42%	44%	46%	48%	+
Waste management								
Kerbside collection waste diverted from landfill	Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins	4	30%	34%	35%	35%	36%	+

Targeted performance indicators - Financial

Indicator	Measure	Notes	Forecast	Target	Target Projections			Trend
			2022/23	2023/24	2024/25	2025/26	2026/27	+/-
Liquidity								
Working Capital	Current assets / current liabilities	5	168%	175%	174%	176%	177%	o
Obligations								
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	6	80%	100%	100%	100%	100%	o
Stability								
Rates concentration	Rate revenue / adjusted underlying revenue	7	55%	57%	57%	57%	57%	o
Efficiency								
Expenditure level	Total expenses / no. of property assessments	8	\$ 3,707	\$ 3,668	\$ 3,792	\$ 3,763	\$ 3,752	-

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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 3 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.

Indicator	Measure	Notes	Forecast	Budget	Projections			Trend
			2023/24	2023/24	2024/25	2025/26	2026/27	+ / o / -
Operating position								
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying	9	1.40%	0.70%	1.51%	3.32%	1.42%	+
Liquidity								
Unrestricted cash	Unrestricted cash / current liabilities	10	64.58%	70.44%	71.35%	73.86%	71.38%	o
Obligations								
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	11	27.88%	23.12%	19.08%	15.22%	11.48%	+
Stability								
Rates effort	Rate revenue / CIV of rateable properties in the municipality	12	0.19%	0.19%	0.19%	0.19%	0.18%	o
Efficiency								
Revenue level	General rates and municipal charges / no. of property assessments	13	\$ 2,119	\$ 2,234	\$ 2,228	\$ 2,255	\$ 2,278	+

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 indicators**5a****1. Satisfaction with community consultation and engagement**

The definition of engagement and consultation means different things to different people. Some think it's about how much their feedback is taken on board in the final decision, others think it's how responsive the Council is to community questions or feedback and others think it's about access to their elected representatives. All of these factors will influence individual satisfaction levels depending on an individual's interpretation of what they think constitutes engagement. Council is currently responding to feedback provided through the Municipal Monitors Report and has recently introduced a number of new engagement programs, particularly around community conversations with councillors.

2. Sealed local roads below the intervention level

Council aligns its condition audit methodology to Institute of Public Works Engineering Australasia Practice Notes and sector best practice. Council has adopted IPWEA recommends that councils should have 80% of their transport assets < condition 4. Council's asset management lifecycle activities for transport assets (operations, maintenance, renewal) are performing well at the current funding levels.

3. Planning applications decided within the relevant required time

Council has set improvement targets for this indicator.

4. Kerbside collection waste diverted from landfill

The forecasts are based on Council's current waste operations and recycling promotion programs. Council does not currently provide a Food Organic Green Organic waste service, investigations are underway for the introduction of this service in the future.

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5. Working Capital

Sufficient working capital is required to meet Council's obligations as and when they fall due. A high or increasing level of working capital suggests an improvement in liquidity.

6. Asset renewal

This percentage indicates the extent of Council's renewal of assets 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.

7. Rates concentration

Revenue should be generated from a range of sources. Reflects extent of reliance on rate revenues to fund all of Council's ongoing services. A high or increasing range of revenue sources suggests an improvement in stability.

8. Expenditure level

Trend indicates an increase over the term of the financial plan, which is consistent with CPI forecasts.

5b

9. Adjusted underlying result

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period, although continued losses means reliance on Councils' cash reserves or increased debt to maintain services and invest in capital works.

10. Unrestricted Cash

Unrestricted cash is forecast to be maintained at existing levels to achieve the delivery of the capital works program as well as ensuring the open space reserve is cash backed.

11. Debt compared to rates

Trend indicates a reduced reliance on long term debt.

12. Rates effort

Rates effort is expected to decrease slightly over the term of the financial plan, due to the forecast increase in Rate Cap exceeding the forecast increase in CIV of rateable properties.

13. Revenue level

Trend indicates an increase over the term of the financial plan, which is consistent with Rates cap forecasts.

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6. Schedule of Fees and Charges

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 financial year 2023/24. The non-statutory 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. The statutory fees are set by statute and are made in accordance with legislative requirements. These fees are updated as of 1 July 2023 and will be reflected on Council's website.

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

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Fees & Charges

Yarra City Council

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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City of Yarra

Property & Rating Fees

Land information certificates	Per Certificate	N	\$27.00	\$27.00	0.00%	\$0.00	Y
Land information certificates – 24 hour turnaround (online application only)	Per Certificate	N	\$74.10	\$77.06	3.99%	\$2.96	N
Non-Rateable Garbage Charge	Per service	N	\$403.00	\$419.12	4.00%	\$16.12	N
Retrospective Valuation Certificate	Per Certificate	Y	\$108.00	\$119.50	10.65%	\$11.50	N
Payment Arrangement fee (Rates – Referred for Legal Action)	Per Arrangement	Y	\$6.30	\$10.00	58.73%	\$3.70	N
Rate Notice reproduction	Per Notice	N	\$28.40	\$30.00	5.63%	\$1.60	N
Debt Recovery Field Call	Per Notice	N	\$62.00	\$65.00	4.84%	\$3.00	N
Debt Recovery Administration	Per Referral	N	\$46.50	\$55.00	18.28%	\$8.50	N
Debt Recovery Administration Summons Trace successful	Per Trace	N	\$154.50	\$165.00	6.80%	\$10.50	N
Debt Recovery Administration Summons Trace unsuccessful	Per Trace	N	\$103.50	\$110.00	6.28%	\$6.50	N
Debt Recovery Title Search	Per Search	N	\$26.45	\$35.00	32.33%	\$8.55	N
Debt Recovery Company Search	Per Search	N	\$26.45	\$35.00	32.33%	\$8.55	N

Governance Support

FOI Application Search Charges	Per hour	N	\$23.00	\$23.00	0.00%	\$0.00	Y
per hour or part of an hour							
FOI Inspection Supervision	Per hour	N	\$23.00	\$23.00	0.00%	\$0.00	Y
To be calculated per quarter hour or part of a quarter hour							
Freedom of information requests		N	\$30.60	\$30.60	0.00%	\$0.00	Y

Libraries

Book delivery	per delivery	Y	\$15.00	\$15.84	5.60%	\$0.84	N
Inter Library Loan Public Library Fee	Per Item	N	\$0.00	\$5.00	∞	\$5.00	N
Damaged / Lost Books	Per item	Y	Cost + \$13.00 (incl. GST)				N
							Min. Fee excl. GST: \$11.84
Damaged / Lost Magazines	Per item	Y	Cost + \$4.00 (incl. GST)				N
							Min. Fee excl. GST: \$4.00
Lost Card	Per item	Y	\$4.00	\$4.50	12.50%	\$0.50	N
Inter Library Loan Academic Library Fee	Per item	Y	\$28.80	\$30.30	5.21%	\$1.50	N

Library Merchandise

Library Bags	Per Bag	Y	\$4.00	\$5.01	25.25%	\$1.01	N
Library USBs	Per USB	Y	\$8.10	\$10.00	23.46%	\$1.90	N
Library Keep Cups	Per Cup	Y	\$15.00	\$17.50	16.67%	\$2.50	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Photocopies

Photocopies A4	Per Copy	Y	\$0.20	\$0.21	5.00%	\$0.01	N
Photocopies A3	Per Copy	Y	\$0.40	\$0.41	2.50%	\$0.01	N
Photocopies A4 (colour)	Per Copy	Y	\$1.10	\$1.14	3.64%	\$0.04	N
Photocopies A3 (colour)	Per Copy	Y	\$2.10	\$2.13	1.43%	\$0.03	N

Book Sales

Book delivery	per delivery	N	\$15.00	\$15.84	5.60%	\$0.84	N
Hardbacks	Per Sale	Y	\$3.00	\$3.07	2.33%	\$0.07	N
Paperbacks	Per Sale	Y	\$1.55	\$1.61	3.87%	\$0.06	N
Magazines	Per Sale	Y	\$0.50	\$0.51	2.00%	\$0.01	N
Bag of Books	Per Bag	Y	\$5.00	\$5.10	2.00%	\$0.10	N

Finance

Credit Card Surcharge	Per Transaction	Y	0.5% to payments made via Credit Card				N
Dishonoured Cheque Administration Fee	Per Cheque	Y	\$37.65	\$40.00	6.24%	\$2.35	N
Dishonoured Direct Debt Administration Fee	Per Cheque	Y	\$37.65	\$40.00	6.24%	\$2.35	N

Aged & Disability Services

Home Care, Personal Care and Respite Care

Home Care General – Low Fee Range

Home Care General Low fee range – Single Up to \$28,605	Per hour	N	\$4.40	\$4.58	4.09%	\$0.18	N
Home Care General Low fee range – Single \$28,605 to \$39,089 (CHSP)	Per hour	N	\$6.75	\$7.02	4.00%	\$0.27	N
Home Care General Low fee range – Single \$28,605 to \$39,089 (HACCPYP)	Per hour	N	\$6.30	\$6.30	0.00%	\$0.00	N
Home Care General Low fee range – Couple Up to \$59,802 (CHSP)	Per hour	N	\$6.80	\$7.07	3.97%	\$0.27	N
Home Care General Low fee range – Couple Up to \$59,802 (HACCPYP)	Per hour	N	\$6.30	\$6.30	0.00%	\$0.00	N
Home Care General Low fee range – Family Up to \$66,009 (CHSP)	Per hour	N	\$6.80	\$7.07	3.97%	\$0.27	N
Home Care General Low fee range – Family Up to \$66,009 (HACCPYP)	Per hour	N	\$6.30	\$6.30	0.00%	\$0.00	N

Home Care General – Medium Fee Range

Home Care General Medium fee range – Single \$39,089 to \$54,795	Per hour	N	\$9.65	\$10.04	4.04%	\$0.39	N
Home Care General Medium fee range – Single \$54,795 to \$70,501	Per hour	N	\$12.50	\$13.00	4.00%	\$0.50	N
Home Care General Medium fee range – Single \$70,501 to \$86,208	Per hour	N	\$15.25	\$15.86	4.00%	\$0.61	N
Home Care General Medium fee range – Couple \$59,802 to \$78,283	Per hour	N	\$11.35	\$11.80	3.96%	\$0.45	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Home Care General – Medium Fee Range [continued]

Home Care General Medium fee range – Couple \$78,283 to \$96,764	Per hour	N	\$14.40	\$14.98	4.03%	\$0.58	N
Home Care General Medium fee range – Couple \$96,764 to \$115,245 (CHSP)	Per hour	N	\$17.00	\$17.68	4.00%	\$0.68	N
Home Care General Medium fee range – Couple \$96,764 to \$115,245 (HACCPYP)	Per hour	N	\$15.70	\$15.70	0.00%	\$0.00	N
Home Care General Medium fee range – Family \$66,009 to \$83,521	Per hour	N	\$11.35	\$11.80	3.96%	\$0.45	N
Home Care General Medium fee range – Family \$83,521 to \$101,033	Per hour	N	\$14.40	\$14.98	4.03%	\$0.58	N
Home Care General Medium fee range – Family \$101,033 to \$118,546 (CHSP)	Per hour	N	\$17.00	\$17.68	4.00%	\$0.68	N
Home Care General Medium fee range – Family \$101,033 to \$118,546 (HACCPYP)	Per hour	N	\$15.70	\$15.70	0.00%	\$0.00	N

Home Care General – High Fee Range

Home Care General High Range – Single Above \$86,208	Per hour	N	\$37.15	\$38.64	4.01%	\$1.49	N
Home Care General High Range – Couple Above \$115,245	Per hour	N	\$37.15	\$38.64	4.01%	\$1.49	N
Home Care General High Range – Family Above \$118,546	Per hour	N	\$37.15	\$38.64	4.01%	\$1.49	N

Personal Care**Personal Care – Low Fee Range**

Personal Care Low fee range – Single Up to \$28,605	Per hour	N	\$4.25	\$4.42	4.00%	\$0.17	N
Personal Care Low fee range – Single \$28,605 to \$39,089	Per hour	N	\$5.05	\$5.25	3.96%	\$0.20	N
Personal Care Low fee range – Couple Up to \$44,309	Per hour	N	\$4.25	\$4.42	4.00%	\$0.17	N
Personal Care Low fee range – Couple \$44,309 to \$59,802	Per hour	N	\$5.05	\$5.25	3.96%	\$0.20	N
Personal Care Low fee range – Family Up to \$44,309	Per hour	N	\$4.25	\$4.42	4.00%	\$0.17	N
Personal Care Low fee range – Family \$44,309 to \$66,009	Per hour	N	\$5.05	\$5.25	3.96%	\$0.20	N

Personal Care – Medium Fee Range

Personal Care General Medium fee range – Single \$39,089 to \$54,795	Per hour	N	\$8.00	\$8.32	4.00%	\$0.32	N
Personal Care General Medium fee range – Single \$54,795 to \$70,501	Per hour	N	\$8.40	\$8.74	4.05%	\$0.34	N
Personal Care General Medium fee range – Single \$70,501 to \$86,208	Per hour	N	\$9.20	\$9.57	4.02%	\$0.37	N
Personal Care General Medium fee range – Couple \$59,802 to \$78,283	Per hour	N	\$8.00	\$8.32	4.00%	\$0.32	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Personal Care – Medium Fee Range [continued]

Personal Care General Medium fee range – Couple \$78,283 to \$96,764	Per hour	N	\$8.40	\$8.74	4.05%	\$0.34	N
Personal Care General Medium fee range – Couple \$96,764 to \$115,245	Per hour	N	\$9.20	\$9.57	4.02%	\$0.37	N
Personal Care General Medium fee range – Family \$66,009 to \$83,521	Per hour	N	\$8.00	\$8.32	4.00%	\$0.32	N
Personal Care General Medium fee range – Family \$83,521 to \$101,033	Per hour	N	\$8.40	\$8.74	4.05%	\$0.34	N
Personal Care General Medium fee range – Family \$101,033 to \$118,546	Per hour	N	\$9.20	\$9.57	4.02%	\$0.37	N

Personal Care – High Fee Range

Personal Care General High Range – Single Above \$86,208	Per hour	N	\$41.50	\$43.16	4.00%	\$1.66	N
Personal Care General High Range – Couple Above \$115,245	Per hour	N	\$41.50	\$43.16	4.00%	\$1.66	N
Personal Care General High Range – Family Above \$118,546	Per hour	N	\$41.50	\$43.16	4.00%	\$1.66	N

Respite Care**Respite Care – Low Fee Range**

Respite Care Low fee range – Single Up to \$28,605	Per hour	N	\$2.95	\$3.07	4.07%	\$0.12	N
Respite Care Low fee range – Single \$28,605 to \$39,089	Per hour	N	\$3.40	\$3.54	4.12%	\$0.14	N
Respite Care Low fee range – Couple Up to \$44,309	Per hour	N	\$2.95	\$3.07	4.07%	\$0.12	N
Respite Care Low fee range – Couple \$44,309 to \$59,802	Per hour	N	\$3.40	\$3.54	4.12%	\$0.14	N
Respite Care Low fee range – Family Up to \$44,309	Per hour	N	\$2.95	\$3.07	4.07%	\$0.12	N
Respite Care Low fee range – Family \$44,309 to \$66,009	Per hour	N	\$3.40	\$3.54	4.12%	\$0.14	N

Respite Care – Medium Fee Range

Respite Care General Medium fee range – Single \$39,089 to \$54,795	Per hour	N	\$3.95	\$4.11	4.05%	\$0.16	N
Respite Care General Medium fee range – Single \$54,795 to \$70,501	Per hour	N	\$4.85	\$5.04	3.92%	\$0.19	N
Respite Care General Medium fee range – Single \$70,501 to \$86,208	Per hour	N	\$4.95	\$5.15	4.04%	\$0.20	N
Respite Care General Medium fee range – Couple \$59,802 to \$78,283	Per hour	N	\$3.95	\$4.11	4.05%	\$0.16	N
Respite Care General Medium fee range – Couple \$78,283 to \$96,764	Per hour	N	\$4.85	\$5.04	3.92%	\$0.19	N
Respite Care General Medium fee range – Couple \$96,764 to \$115,245	Per hour	N	\$4.95	\$5.15	4.04%	\$0.20	N
Respite Care General Medium fee range – Family \$66,009 to \$83,521	Per hour	N	\$3.95	\$4.11	4.05%	\$0.16	N
Respite Care General Medium fee range – Family \$83,521 to \$101,033	Per hour	N	\$4.85	\$5.04	3.92%	\$0.19	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Respite Care – Medium Fee Range [continued]

Respite Care General Medium fee range – Family \$101,033 to \$118,546	Per hour	N	\$4.95	\$5.15	4.04%	\$0.20	N
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Respite Care – High Fee Range

Respite Care General High Range – Single Above \$86,208	Per hour	N	\$38.35	\$39.88	3.99%	\$1.53	N
Respite Care General High Range – Couple Above \$115,245	Per hour	N	\$38.35	\$39.88	3.99%	\$1.53	N
Respite Care General High Range – Family Above \$118,546	Per hour	N	\$38.35	\$39.88	3.99%	\$1.53	N

Home Maintenance**Home Maintenance – Low Fee Range**

Home Maintenance Low fee range – Single Up to \$28,605	Per hour	N	\$4.80	\$4.99	3.96%	\$0.19	N
Home Maintenance Low fee range – Single \$28,605 to \$39,089	Per hour	N	\$7.50	\$7.80	4.00%	\$0.30	N
Home Maintenance Low fee range – Couple Up to \$44,309	Per hour	N	\$4.80	\$4.99	3.96%	\$0.19	N
Home Maintenance Low fee range – Couple \$44,309 to \$59,802	Per hour	N	\$8.90	\$9.26	4.04%	\$0.36	N
Home Maintenance Low fee range – Family Up to \$44,309	Per hour	N	\$4.80	\$4.99	3.96%	\$0.19	N
Home Maintenance Low fee range – Family \$44,309 to \$66,009	Per hour	N	\$8.90	\$9.26	4.04%	\$0.36	N

Home Maintenance – Medium Fee Range

Home Maintenance Medium Fee Range Single – \$39,089 to \$86,208	Per hour	N	\$18.60	\$19.34	3.98%	\$0.74	N
Home Maintenance Medium Fee Range Couple – \$59,802 to \$115,245	Per hour	N	\$18.60	\$19.34	3.98%	\$0.74	N
Home Maintenance Medium Fee Range Family – \$66,009 to \$118,546	Per hour	N	\$18.60	\$19.34	3.98%	\$0.74	N

Home Maintenance – High Fee Range

Home Maintenance High Range – Single Above \$86,208 (CHSP)	Per hour	N	\$53.50	\$55.64	4.00%	\$2.14	N
Home Maintenance High Range – Single Above \$86,208 (HACCPYP)	Per hour	N	\$50.40	\$52.42	4.01%	\$2.02	N
Home Maintenance High Range – Couple Above \$115,245 (CHSP)	Per hour	N	\$53.50	\$55.64	4.00%	\$2.14	N
Home Maintenance High Range – Couple Above \$115,245 (HACCPYP)	Per hour	N	\$50.40	\$52.42	4.01%	\$2.02	N
Home Maintenance – Family Above \$118,546 (CHSP)	Per hour	N	\$53.50	\$55.64	4.00%	\$2.14	N
Home Maintenance – Family Above \$118,546 (HACCPYP)	Per hour	N	\$50.40	\$52.42	4.01%	\$2.02	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Delivered / Centre Meals

Delivered / Centre Meals – Low Fee Range

Delivered / Centre Meals Single Up to \$39,089	Per meal	N	\$7.00	\$7.28	4.00%	\$0.28	N
Delivered / Centre Meals Couple Up to \$59,802	Per meal	N	\$7.00	\$7.28	4.00%	\$0.28	N
Delivered / Centre Meals Family Up to \$66,009	Per meal	N	\$7.00	\$7.28	4.00%	\$0.28	N

Delivered / Centre Meals – Medium Fee Range

Delivered / Centre Meals Single – \$39,089 to \$86,208	Per meal	N	\$9.10	\$9.46	3.96%	\$0.36	N
Delivered / Centre Meals Couple – \$59,802 to \$115,245	Per meal	N	\$9.10	\$9.46	3.96%	\$0.36	N
Delivered / Centre Meals Family – \$66,009 to \$118,546	Per meal	N	\$9.10	\$9.46	3.96%	\$0.36	N

Delivered / Centre Meals – High Fee Range

Delivered / Centre Meals – Single Above \$86,208	Per meal	N	\$23.65	\$24.60	4.02%	\$0.95	N
Delivered / Centre Meals – Couple Above \$115,245	Per meal	N	\$23.65	\$24.60	4.02%	\$0.95	N
Delivered / Centre Meals – Family Above \$118,546	Per meal	N	\$23.65	\$24.60	4.02%	\$0.95	N

Willowview

Willowview – High Care

Willowview – Outing Group

Willowview – Low Fee Range Single Up to \$39,089	Per session	N	\$8.80	\$9.15	3.98%	\$0.35	N
Willowview – Low Fee Range Couple Up to \$59,802	Per session	N	\$8.80	\$9.15	3.98%	\$0.35	N
Willowview – Low Fee Range Family Up to \$66,009	Per session	N	\$8.80	\$9.15	3.98%	\$0.35	N
Willowview – Medium Fee Range Single – \$39,089 to \$86,208	Per session	N	\$8.80	\$9.15	3.98%	\$0.35	N
Willowview – Medium Fee Range Couple – \$59,802 to \$115,245	Per session	N	\$8.80	\$9.15	3.98%	\$0.35	N
Willowview – Medium Fee Range Family – \$66,009 to \$118,546	Per session	N	\$8.80	\$9.15	3.98%	\$0.35	N
Willowview – High Fee Range – Single Above \$86,208	Per session	N	\$22.05	\$22.93	3.99%	\$0.88	N
Willowview – High Fee Range – Couple Above \$115,245	Per session	N	\$22.05	\$22.93	3.99%	\$0.88	N
Willowview – High Fee Range – Family Above \$118,546	Per session	N	\$22.05	\$22.93	3.99%	\$0.88	N

Community Transport

Social Support Group Outing	per session	N	\$1.00	\$1.04	4.00%	\$0.04	N
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Community Transport [continued]

Community Transport General	Per trip	N	\$1.00	\$1.04	4.00%	\$0.04	N
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Home Care Packages (HCP)

Community Transport	Per trip	Y	\$25.00	\$28.60	14.40%	\$3.60	N
All Meals	Per meal	Y	\$21.95	\$22.82	3.96%	\$0.87	N
Home/Personal/Respite Care (8.00am to 6.00pm Monday to Friday)	Per hour	Y	\$51.00	\$53.04	4.00%	\$2.04	N
Home/Personal/Respite Care (6.00pm to 8.00am Monday to Friday)	Per hour	Y	\$108.50	\$112.84	4.00%	\$4.34	N
Home/Personal/Respite Care (6.00pm Friday to 8.00am Monday)	Per hour	Y	\$108.50	\$112.84	4.00%	\$4.34	N
Adult Day Care	Per session	Y	\$37.55	\$39.06	4.02%	\$1.51	N

*Based on HACC services used and other services as negotiated

Parking Services

Parking Meter Rates

Parking Fees – meters/ticket machines (per hour) spread from 0.00 to \$15.00 max	per hour	N		\$ 0.00 - \$ 15.00 - default price \$5.20			N
						Last year fee \$ 0.00 - \$ 12.00 - default price \$5.00	
All Day Parking (various locations)	Per Day	Y	\$14.40	\$15.00	4.17%	\$0.60	N
Half Day Parking (4 Hours, various locations)	Per 4 Hours	Y	\$7.20	\$9.00	25.00%	\$1.80	N
Night parking rate	Per Night	Y	\$14.40	\$15.00	4.17%	\$0.60	N

Parking Permits

Parking Permits – 1st Resident permit concession or 1st Visitor permit concession	Per permit	N				FREE	N
Parking Permits – 2nd Resident permit concession or 2nd Visitor permit concession	Per permit	N	\$50.00	\$52.00	4.00%	\$2.00	N
Parking Permits – 3rd Resident permits concession or 3rd Visitor permit concession	Per permit	N	\$50.00	\$52.00	4.00%	\$2.00	N
Replacement Parking permit fee		N	\$20.00	\$20.80	4.00%	\$0.80	N
Tradesperson permit monthly fee-non metered	Per bay	N	\$200.00	\$208.00	4.00%	\$8.00	N
Parking Permits – 1st Resident permit	Per Permit	N	\$50.00	\$52.00	4.00%	\$2.00	N
Parking Permits – 2nd Resident permits	Per Permit	N	\$122.00	\$126.90	4.02%	\$4.90	N
Parking Permits – 3rd Resident permits	Per Permit	N	\$229.00	\$238.20	4.02%	\$9.20	N
Parking Permits – Business – 1st permit	Per Permit	N	\$141.50	\$147.20	4.03%	\$5.70	N
Parking Permits – Business – 2nd and subsequent permits	Per Permit	N	\$262.50	\$273.00	4.00%	\$10.50	N
Parking Permits – Disabled	Per Permit	N				No Charge	N
Parking Permits – 1st Visitor permit	Per Permit	N	\$50.00	\$52.00	4.00%	\$2.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Parking Permits [continued]

Parking Permits – 2nd Visitor permits	Per Permit	N	\$122.00	\$126.90	4.02%	\$4.90	N
Parking Permits – 3rd Visitor permits	Per Permit	N	\$229.00	\$238.20	4.02%	\$9.20	N
Parking Permit – Car Share Bay	Per Permit	N	\$620.00	\$645.00	4.03%	\$25.00	N
Installation of Car Share Bay	Per Bay	Y	\$672.00	\$700.00	4.17%	\$28.00	N
Tradesperson permit per day- non metered	Per Bay	N	\$20.00	\$20.80	4.00%	\$0.80	N
Tradesperson permit per week- non metered	Per Bay	N	\$60.00	\$62.40	4.00%	\$2.40	N

Parking Occupation Fees

Occupation of parking bays – parking meter/first day – Non Commercial Street	Per Day	Y	\$80.00	\$83.20	4.00%	\$3.20	N
Occupation of parking bays – parking meter/subsequent day – Non Commercial Street	Per Day	Y	\$40.00	\$41.60	4.00%	\$1.60	N
Occupation of parking bays – parking meter/first day – Commercial Street	Per Day	Y	\$120.00	\$124.80	4.00%	\$4.80	N
Occupation of parking bays – parking meter/subsequent day – Commercial street	Per Day	Y	\$70.00	\$72.80	4.00%	\$2.80	N

Towing & Impounding Fees

Derelict vehicles/pound fee – abandoned/unregistered vehicle	Per Vehicle	Y	\$460.00	\$478.40	4.00%	\$18.40	N
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Parking Offence Fees

Parking offences set out in Schedule 6 of the Road Safety (General) Regulations 2019	Of a Penalty Unit	N			0.5 of a penalty unit		N
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Local Laws / Legislative Services

Parklet Application and Inspection - Neighbourhood	Per application	N	\$275.00	\$300.00	9.09%	\$25.00	N
Parklet Application and Inspection - Primary	Per application	N	\$275.00	\$300.00	9.09%	\$25.00	N
Parklet Application and Inspection - Secondary	Per application	N	\$275.00	\$300.00	9.09%	\$25.00	N
Parklet Permit 12 Month - Neighbourhood	Per permit	N	\$2,250.00	\$2,340.00	4.00%	\$90.00	N
Parklet Permit 12 Month - Primary	Per Bay	N	\$5,000.00	\$5,200.00	4.00%	\$200.00	N
Parklet Permit 12 Month - Secondary	Per permit	N	\$3,000.00	\$3,120.00	4.00%	\$120.00	N
Parklet Permit Summer 6 Month - Neighbourhood	Per permit	N	\$1,125.00	\$1,170.00	4.00%	\$45.00	N
Parklet Permit Summer 6 Month - Primary	Per permit	N	\$2,500.00	\$2,600.00	4.00%	\$100.00	N
Parklet Permit Summer 6 Month - Secondary	Per permit	N	\$1,500.00	\$1,560.00	4.00%	\$60.00	N
Mobile Food Vans – Normal Rate	Per Van	N	\$2,715.00	\$2,825.00	4.05%	\$110.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
Mobile Food Vans – Concession Rate (Yarra Resident Only)	Per Van	N	\$1,930.00	\$2,010.00	4.15%	\$80.00	N
Mobile Food Van – small private events permit 1 day or less	Per Van	N	\$113.50	\$120.00	5.73%	\$6.50	N
Mobile Food Van – Charity or Non for profit event	Per Van	N	\$0.00	\$0.00	0.00%	\$0.00	N
Significant Tree Application fee (Non-refundable)	Per application	N	\$160.50	\$180.00	12.15%	\$19.50	N
Significant Tree Permit – Removal	Per Permit	N	\$227.50	\$277.00	21.76%	\$49.50	N
Significant Tree Permit – Pruning only	Per Permit	N	\$114.50	\$120.00	4.80%	\$5.50	N
Excess Animal Permit – Application Fee (Non Refundable)	Per Permit	N	\$59.90	\$65.00	8.51%	\$5.10	N
Cat trap – rental per week	Per Week	N	\$23.75	\$30.00	26.32%	\$6.25	N
Commercial dog walking permit (annual permit)	Annual Permit	N	\$114.50	\$150.00	31.00%	\$35.50	N
Excess Animal Permit – Fee	Annual Permit	N	\$59.90	\$63.00	5.18%	\$3.10	N
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities Charity or Non for profit	Per Permit	N	\$0.00	\$0.00	0.00%	\$0.00	N
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities	Per Permit	N	\$108.50	\$113.50	4.61%	\$5.00	N
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5 for Charity or Non for profit	Per Permit	N	\$0.00	\$0.00	0.00%	\$0.00	N
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5	Per Permit	N	\$33.05	\$35.00	5.90%	\$1.95	N
Temporary Public Space Licences up to 7 days	Per Permit	N	\$72.20	\$76.00	5.26%	\$3.80	N
Local law permit application fee (As required)	Annual Permit	N	\$58.90	\$62.00	5.26%	\$3.10	N
Busking Permit (Monthly charge)	Per Month	N	\$15.50	\$16.50	6.45%	\$1.00	N
Planter box/tubs – Laneway garden permit fee	Per Permit	N	\$58.90	\$61.50	4.41%	\$2.60	N
General Local Law Permit	Per Permit	N	\$356.00	\$373.00	4.78%	\$17.00	N
Temporary Public space permit – Promotional Short Term (1) 0-3 days	Per Permit	N	\$114.50	\$119.50	4.37%	\$5.00	N
Temporary Public space permit – Promotional Short Term (2) 3-7 days where admin/detailed review required	Per Permit	N	\$182.50	\$190.50	4.38%	\$8.00	N
Local Laws permit Inspection fee – After hours	Per Permit	N	\$170.00	\$178.00	4.71%	\$8.00	N
Miscellaneous / Impound release Fee	Per item	N	\$118.50	\$123.50	4.22%	\$5.00	N
Shopping Trolley Release fees	Per trolley	N	\$69.00	\$72.00	4.35%	\$3.00	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Public Space Licences

Items on Footpath

Footpath Trading – Application/ Inspection fee (Non-refundable)	Per application	N	\$58.90	\$61.50	4.41%	\$2.60	N
Footpath heaters	Annual fee- per heater	N	\$114.50	\$120.00	4.80%	\$5.50	N
Footpath awning fee	Annual fee	N	\$227.50	\$237.00	4.18%	\$9.50	N
Planter Box/Tubs (Excludes Tables & Chairs) Footpath trading only	Annual fee	N	\$58.90	\$62.00	5.26%	\$3.10	N
Additional miscellaneous item Footpath trading	Per item	N	\$58.90	\$62.00	5.26%	\$3.10	N
Advertising Sign – per sign (licensed)	Annual Permit	N	\$187.50	\$195.00	4.00%	\$7.50	N
Advertising Sign – per sign (unlicensed)	Annual Permit	N	\$128.00	\$135.00	5.47%	\$7.00	N
Goods Display	Annual Permit	N	\$437.00	\$455.00	4.12%	\$18.00	N

Tables & Chairs

Licensed premises – per table over 800mm (Including benches)	Annual Permit-per table	N	\$96.00	\$100.00	4.17%	\$4.00	N
Licensed Premises – per table up to 800mm	Annual Permit-per table	N	\$84.70	\$88.50	4.49%	\$3.80	N
Licensed Premises – per chair (600mm = 1 Chair)	Annual Permit-per chair	N	\$77.90	\$81.50	4.62%	\$3.60	N
Unlicensed Premises – per table over 800mm (including benches)	Annual Permit-per table	N	\$96.00	\$100.00	4.17%	\$4.00	N
Unlicensed Premises – per table up to 800mm	Annual Permit-per table	N	\$84.70	\$88.50	4.49%	\$3.80	N
Unlicensed Premises – per chair (600mm = 1 Chair)	Annual Permit-per chair	N	\$23.75	\$25.00	5.26%	\$1.25	N
Real Estate Sign License	Annual Permit	N	\$838.00	\$872.00	4.06%	\$34.00	N
Mobile Food Van (prescribed event area) multi max. 5 vans	Per Permit	N	\$356.00	\$373.00	4.78%	\$17.00	N
Mobile Food Van (prescribed event area) each additional food van/stall over 5 vans	Per Permit	N	\$356.00	\$373.00	4.78%	\$17.00	N
Mobile Food Van public land (once-off day rate)	Per Permit	N	\$356.00	\$373.00	4.78%	\$17.00	N

Kerb Market

Gleadell Street Market (per stall)	Per Stall weekly charge	Y	\$95.00	\$99.00	4.21%	\$4.00	N
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Other

Major Amplified Sound Permit	Per Permit	N	\$356.00	\$356.00	0.00%	\$0.00	N
Major Amplified Sound Permit Concession	Per Concession	N	\$123.40	\$123.40	0.00%	\$0.00	N
Miscellaneous / Impound Fee	Per item	Y	\$116.50	\$123.00	5.58%	\$6.50	N

Planning Enforcement

Liquor Licensing Advice Requests	Per advise	Y	\$171.50	\$178.50	4.08%	\$7.00	N
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Animal Control

Community Amenity (Local Laws and Animal Control)

Dog Registration

Standard Maximum Fee	Per dog	N	\$216.50	\$225.00	3.93%	\$8.50	N
Standard Reduced Fee	Per dog	N	\$72.00	\$75.00	4.17%	\$3.00	N
Foster care – Dog	Per dog	N	\$8.00	\$8.00	0.00%	\$0.00	Y
Concessional Maximum Fee	Per dog	N	\$108.00	\$112.50	4.17%	\$4.50	N
Dogs & cats currently registered at another Council – transfer and 1st registration	Per animal	N	No charge – 1st year only				N
Dogs & Cats under 6mths of age	Per animal	N	No charge – 1st year only				N
Concessional Reduced Fee	Per dog	N	\$21.65	\$22.50	3.93%	\$0.85	N
Registration – Declared menacing, dangerous & restricted breed dogs	Per dog	N	\$423.50	\$360.00	-14.99%	-\$63.50	N

Cat Registration

Standard Maximum Fee	Per cat	N	\$124.00	\$130.00	4.84%	\$6.00	N
Standard Reduced Fee	Per cat	N	\$41.00	\$43.00	4.88%	\$2.00	N
Concessional Maximum Fee	Per cat	N	\$62.00	\$65.00	4.84%	\$3.00	N
Concessional Reduced Fee	Per cat	N	\$15.50	\$16.50	6.45%	\$1.00	N
Foster care – Cat	Per cat	N	\$8.00	\$8.00	0.00%	\$0.00	Y
Animal Registration refund	Per registration	N	50% refund prior to 1 October each year				N
Replacement Animal Registration tag	Per tag	Y	\$6.20	\$7.00	12.90%	\$0.80	N

Animal Pound Release Fees

Release fee – Dog	Per animal	Y	\$165.50	\$175.00	5.74%	\$9.50	N
Release fee – Cat	Per animal	Y	\$113.50	\$120.00	5.73%	\$6.50	N
Livestock (small)	Per animal	Y	\$191.50	\$200.00	4.44%	\$8.50	N
Livestock (large)	Per animal	Y	\$258.50	\$272.00	5.22%	\$13.50	N

Registration of Domestic Animal Business

Annual Registration Fee	Per animal	Y	\$434.00	\$455.00	4.84%	\$21.00	N
Transfer Fee	Per Permit	Y	\$32.00	\$35.00	9.38%	\$3.00	N
Request for copy of dog/cat registration certificate (per entry)	Per entry	Y	\$111.50	\$118.00	5.83%	\$6.50	N
Service Requests – Animal Control	Per animal	Y	\$82.60	\$86.00	4.12%	\$3.40	N
Inspection of Dog/Cat register (per entry)	Per entry	N	\$24.80	\$26.00	4.84%	\$1.20	N
Deposit Cat trap (Refundable)	Per trap	N	\$115.50	\$123.00	6.49%	\$7.50	N

Health Protection Registrations

- The annual registration period for all premises is 1 January to 31 December - The period for which registration lasts ranges from a minimum of 3 months to a maximum of 15 months (excludes temporary and mobile food premises)
- Pro rata of renewal fee – Registration in Q1 = full renewal fee, Q2 = 3/4 of renewal fee, Q3 = 1/2 renewal fee, Q4 = 1.25 x renewal fee where registration expires 31 December the following year (Max 15 months registration)
- Refund of annual renewal fee for registered premises that close before the registration expiry date - Business closes Q1 = refund 3/4 renewal fee, Q2 = refund 1/2 renewal fee, Q3 = refund 1/4 renewal fee, Q4 = no refund

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Food Premises

Class 1 or Class 2 Food Premises

Renewals	Annual Registration	N	\$624.00	\$650.00	4.17%	\$26.00	N
Additional fee for each employee over 10 (Max fee is for 61+ employees)	Per employee > 10 (3PT=1FT)	N	\$32.05	\$32.50	1.40%	\$0.45	N
New Registrations – Application fee	Per application	N	\$312.00	\$325.00	4.17%	\$13.00	N
New Registrations – Registration fee	Per registration	N	Pro-rata of renewal fee				N
Re-inspection Fee	Per inspection	N	\$156.00	\$162.50	4.17%	\$6.50	N
Additional Assessment Fee (Section 19H)	Per assessment	N	\$312.00	\$325.00	4.17%	\$13.00	N

Class 3 and Not for Profit Class 1 and 2 Food Premises

Renewals	Per renewal	N	\$312.00	\$325.00	4.17%	\$13.00	N
Additional fee for each employee over 10 (Max fee is for 61+ employees)	Per employee > 10 (3PT=1FT)	N	\$16.50	\$16.50	0.00%	\$0.00	N
Seasonal (6 month operation) sporting clubs – Registration is for annual period	Per registration	N	\$156.00	\$162.50	4.17%	\$6.50	N
New Registrations – Application fee	Per application	N	\$156.00	\$162.50	4.17%	\$6.50	N
New Registrations – Registration fee	Per registration	N	Pro-rata of renewal fee				N
Re-inspection Fee	Per inspection	N	\$78.00	\$81.50	4.49%	\$3.50	N
Additional Inspection Fee Under 19(H)	Per inspection	N	\$156.00	\$162.50	4.17%	\$6.50	N

Not for Profit Class 3 Food Premises

Renewals	Per renewal	N	\$156.00	\$162.50	4.17%	\$6.50	N
Additional fee for each employee over 10 (Max fee is for 61+ employees)	Per employee > 10 (3PT=1FT)	N	\$8.00	\$8.50	6.25%	\$0.50	N
Seasonal (6 month operation) sporting clubs – Registration is for annual period	Per registration	N	\$78.00	\$81.50	4.49%	\$3.50	N
New Registrations – Application fee	Per application	N	\$78.00	\$81.50	4.49%	\$3.50	N
New Registrations – Registration fee	Per registration	N	Pro-rata of renewal fee				N
Re-inspection Fee	Per inspection	N	\$78.00	\$81.50	4.49%	\$3.50	N
Additional Inspection Fee Under 19(H)	Per inspection	N	\$156.00	\$162.50	4.17%	\$6.50	N

Temporary and Mobile Food Premises

Registered via "Streatrader" and Short Term Registrations of Food Premises (on request of proprietor)

Once-off Events

No more than two consecutive days operation.

Component/s (per component) attached to a fixed registered (not Class 4) premises.

Class 1 and 2	Per Permit	N	\$78.00	\$81.50	4.49%	\$3.50	N
Class 3	Per Permit	N	\$39.00	\$41.00	5.13%	\$2.00	N
Not for profit organisations – all classes	Per Permit	N	No Charge				N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Short Term Registrations

Less than 12 months.

Note: new approval fee does not apply.

Temporary and mobile food premises that are not "once off" events or components of a fixed registered premises, components of notified (Class 4) premises.

Registrations for a period of up to 3 months	Per registration	N				1/4 annual renewal fee	N
Registrations for a period of 3 to 6 months	Per registration	N				1/2 annual renewal fee	N
Registrations for a period of more than 6 months will be treated as a 12 month registration	Per registration	N				Full annual renewal fee	N
Re-inspection Fee (temp and mobile food premises)	Per inspection	N	\$78.00	\$81.50	4.49%	\$3.50	N

Aquatic Facilities

New registration - Application fee	Per registration	N	\$101.00	\$106.00	4.95%	\$5.00	N
New registration fee	Per registration	N				Pro-rata of renewal fee	N
Renewal - Additional fee for each additional facility in premises in excess of one (1)	Per additional facility >1	N	\$10.00	\$10.50	5.00%	\$0.50	N
Renewal fee	Per renewal	N	\$202.00	\$212.00	4.95%	\$10.00	N
Transfer fee	Per transfer	N	\$101.00	\$106.00	4.95%	\$5.00	N

Prescribed Accommodation Premises

Commercial

Renewal for premises accommodating not more than 5 persons	Per Person	N	\$312.00	\$325.00	4.17%	\$13.00	N
Renewals - Additional fee for each additional person that can be accommodated in excess of 5 (Max fee for 61+ persons)	Per Person > 5 (Max fee based on 61+ persons)	N	\$16.50	\$16.50	0.00%	\$0.00	N
New registrations - Application fee	Per registration	N	\$156.00	\$162.50	4.17%	\$6.50	N
New registrations - Registration fee	Per Transfer	N				Pro-rata of renewal fee	N
Transfers	Per Transfer	N	\$156.00	\$162.50	4.17%	\$6.50	N

Not For Profit

Renewals for premises accommodating not more than 5 persons	Per renewal	N	\$156.00	\$162.50	4.17%	\$6.50	N
Renewals - Additional fee for each additional person that can be accommodated in excess of 5 (Max fee for 61+ persons)	Per Person > 5 (Max fee based on 61+ persons)	N	\$8.25	\$8.50	3.03%	\$0.25	N
New registrations - Application fee	Per application	N	\$78.00	\$81.50	4.49%	\$3.50	N
New registrations - Registration fee	Per registration	N				Pro-rata of renewal fee	N
Transfers	Per transfer	N	\$78.00	\$81.50	4.49%	\$3.50	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Premises Providing Personal Services

Hairdressers, Beauty Salons, Ear Piercing, Tattooing, Skin Penetration

If proprietor is a not for profit/charitable organisations above will be discounted by 50%. No current applicant are NFP.

Renewals	Per renewal	N	\$202.00	\$211.50	4.70%	\$9.50	N
New Registrations	Per registration	N	\$202.00	\$106.00	-47.52%	-\$96.00	N

Excluding low risk premises where the full renewal fee applies as registration is not subject to renewal.

New registrations - Registration fee – higher risk services	Per registration	N			Pro-rata of renewal fee 15 fees raised YTD Last year fee Pro-rata of renewal fee		N
New registration - Registration fee – lower risk services (note that registration is not subject to renewal)	Per registration	N	\$202.00	\$211.50	4.70%	\$9.50	N
Transfer Fee (transfers not applicable to lower risk services)	Per transfer	N	\$101.00	\$106.00	4.95%	\$5.00	N

Other Fees

Overdue Registration Renewal Fee	Per late renewal	N	\$156.00	\$162.50	4.17%	\$6.50	N
Waste Water System Approval	Per approval	N	\$312.00	\$325.00	4.17%	\$13.00	N

Information/Service Fees

Copy of Certificate of Analysis for person from whom sample obtained	Per Copy of Certificate	Y			No Charge		N
Copy of Registration Certificate – Only available to current proprietor	Per copy of certificate	Y	\$56.00	\$59.00	5.36%	\$3.00	N
Extract of premises register	Per Extract	N			No Charge		N
Professional services (EHO) as requested	Per Hour	Y	\$156.00	\$162.50	4.17%	\$6.50	N

Recreation

Casual Facility Hire

Commercial: Private hirers, non-Yarra based private schools and professional sporting clubs

Concession 1: Non-Yarra based not-for-profit community groups (inc. sports clubs), non-Yarra based government high schools and Yarra based private schools

Concession 2: Yarra based not-for-profit community groups (inc. sports clubs), Yarra based government high schools

Concession 3: Yarra based primary schools

Sportsgrounds

Premier Sportsground Hire - Victoria Park, Bastow 1

Commercial fee	Per Hour	Y	\$298.00	\$310.00	4.03%	\$12.00	N
Concession 1	Per Hour	Y	\$88.30	\$91.00	3.06%	\$2.70	N
Concession 2	Per Hour	Y	\$40.90	\$42.00	2.69%	\$1.10	N
Concession 3	Per Hour	Y	\$0.00	\$21.00	∞	\$21.00	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Community Sportsground Hire - All other sportsgrounds

Commercial (ongoing) - Community Sports Ground Hire	Per Hour	Y	\$0.00	\$30.00	∞	\$30.00	N
Commercial fee	Per Hour	Y	\$119.50	\$122.00	2.09%	\$2.50	N
Concession 1	Per Hour	Y	\$29.45	\$30.00	1.87%	\$0.55	N
Concession 2	Per Hour	Y	\$10.70	\$11.00	2.80%	\$0.30	N
Concession 3	Per Hour	Y				No Charge	N

Pavilions

Pavilion Hire - Alfred, Alphington, Barkly Gardens, Burnley, Coulson, Fairfield, Fitzroy Grandstand, Gillon, Graham, Johnson, Ramsden, Sherrin Stand, Stanton Street Hall (table tennis)

Commercial (ongoing) - Facility Hire	Per Hour	Y	\$0.00	\$36.00	∞	\$36.00	N
Commercial fee	Per Hour	Y	\$119.00	\$122.00	2.52%	\$3.00	N
Concession 1	Per Hour	Y	\$35.30	\$36.00	1.98%	\$0.70	N
Concession 2	Per Hour	Y	\$28.30	\$29.00	2.47%	\$0.70	N
Concession 3	Per Hour	Y	\$21.55	\$22.00	2.09%	\$0.45	N

Tennis and Netball Court Hire

Ryan's Reserve

Commercial (off-peak)	Per Hour	Y	\$26.00	\$26.50	1.92%	\$0.50	N
Commercial (off-peak) - ongoing	Per Hour	Y	\$0.00	\$23.85	∞	\$23.85	N
Commercial (peak) - ongoing	Per Hour	Y	\$0.00	\$29.70	∞	\$29.70	N
Commercial (Peak)	Per Hour	Y	\$31.65	\$33.00	4.27%	\$1.35	N
Concession 1	Per Hour	Y	\$15.80	\$16.30	3.16%	\$0.50	N
Concession 2	Per Hour	Y	\$6.35	\$6.50	2.36%	\$0.15	N
Concession 3	Per Hour	Y				No Charge	N

Mayors Park Tennis and Netball Centre

Commercial (off-peak)	Per Hour	Y	\$26.00	\$26.50	1.92%	\$0.50	N
Commercial (off-peak) - ongoing	Per Hour	Y	\$0.00	\$23.85	∞	\$23.85	N
Commercial (peak)	Per Hour	Y	\$31.65	\$33.00	4.27%	\$1.35	N
Commercial (peak) - ongoing	Per Hour	Y	\$0.00	\$29.70	∞	\$29.70	N
Concession 1	Per Hour	Y	\$15.80	\$16.30	3.16%	\$0.50	N
Concession 2	Per Hour	Y	\$6.35	\$6.50	2.36%	\$0.15	N
Concession 3	Per Hour	N				No Charge	N

Fairlea Reserve

Commercial (off-peak)	Per Hour	Y	\$0.00	\$33.00	∞	\$33.00	N
Commercial (off-peak) - ongoing	Per Hour	Y	\$0.00	\$29.70	∞	\$29.70	N
Commercial (peak)	Per Hour	Y	\$0.00	\$40.00	∞	\$40.00	N
Commercial (peak) - ongoing	Per Hour	Y	\$0.00	\$36.00	∞	\$36.00	N
Concession 1	Per Hour	Y	\$0.00	\$25.00	∞	\$25.00	N
Concession 2	Per Hour	Y	\$0.00	\$15.00	∞	\$15.00	N
Concession 3	Per Hour	Y	\$0.00	\$5.00	∞	\$5.00	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Tennis and Netball Pavilion Hire

Ryan's Reserve

Commercial (ongoing) - Facility Hire	Per Hour	Y	\$0.00	\$36.00	∞	\$36.00	N
Commercial - Facility Hire	Per Hour	Y	\$119.00	\$122.00	2.52%	\$3.00	N
Concession 1 - Facility Hire	Per Hour	Y	\$35.30	\$36.00	1.98%	\$0.70	N
Concession 2 - Facility Hire	Per Hour	Y	\$28.30	\$29.00	2.47%	\$0.70	N
Concession 3 - Facility Hire	Per Hour	Y	\$21.50	\$22.00	2.33%	\$0.50	N

Fairlea Reserve

Commercial - Facility Hire	Per Hour	Y	\$0.00	\$122.00	∞	\$122.00	N
Commercial (ongoing) - Facility Hire	Per Hour	Y	\$0.00	\$36.00	∞	\$36.00	N
Concession 1 - Facility Hire	Per Hour	Y	\$0.00	\$36.00	∞	\$36.00	N
Concession 2 - Facility Hire	Per Hour	Y	\$0.00	\$29.00	∞	\$29.00	N
Concession 3 - Facility Hire	Per Hour	Y	\$0.00	\$22.00	∞	\$22.00	N

Seasonal and Annual Hire

Pavilion Hire

Pavilion Hire	Per Hour	Y	\$0.00	\$1.15	∞	\$1.15	N
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Sportsgrounds

Premier Sports Ground Hire	Per Hour	Y	\$0.00	\$2.89	∞	\$2.89	N
Community 1 Sports Ground Hire	Per Hour	Y	\$0.00	\$2.53	∞	\$2.53	N
Community 2 Sports Ground Hire	Per Hour	Y	\$0.00	\$2.30	∞	\$2.30	N
Training Sports Ground Hire	Per Hour	Y	\$0.00	\$1.79	∞	\$1.79	N
Sports Lighting Surcharge (after 5pm)	Per Item	Y	\$0.00	\$5.76	∞	\$5.76	N
Turf Wicket Recovery*	Per Item	Y	\$0.00	\$2,500.00	∞	\$2,500.00	N
Pre Season Training	Per Hour	Y	\$26.35	\$27.40	3.98%	\$1.05	N
Practice Match	Per Hour	Y	\$95.00	\$98.80	4.00%	\$3.80	N
Netball Court Hire (per court) - Tenant Sports Club (Fairlea Netball)	Per Hour	Y	\$0.00	\$7.50	∞	\$7.50	N
Netball/Tennis Court Hire (per court) - Tenant Sports Club (Ryan Reserve/ Mayors Park)	Per Hour	Y	\$0.00	\$2.40	∞	\$2.40	N

Personal Training

Annual Licence Fee	Per Year	N	\$316.40	\$317.70	0.41%	\$1.30	N
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Construction Management Support Unit

Counter Fast Track Assessment Fee	Per Assessment	N	\$134.50	\$165.00	22.68%	\$30.50	N
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Permit Inspections

Private single dwelling and local shop traders	Per Inspection	Y	\$159.50	\$165.90	4.01%	\$6.40	N
Commercial – includes house modules	Per Inspection	Y	\$284.50	\$295.90	4.01%	\$11.40	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Permit Inspections [continued]

Out of Hours	Per Inspection	Y	\$485.00	\$504.40	4.00%	\$19.40	N
Out of Hours Permit	Per Permit	Y	\$206.50	\$214.75	4.00%	\$8.25	N

Asset Protection Permit

Permit – Works up to \$10k*	Per Permit	Y				No Charge	N
Permit – Works between \$10,001 and \$500K Application Fee*	Per Permit	Y	\$260.00	\$270.40	4.00%	\$10.40	N
Permit – Works more than \$501K Application Fee*	Per Permit	Y	\$783.00	\$814.30	4.00%	\$31.30	N

*Additional drainage inspection charges may apply

Vehicle Crossing Permit

Inspection - Commercial/Industrial Vehicle Crossing	Per Permit	N	\$284.50	\$295.90	4.01%	\$11.40	N
Inspection - Private single dwelling Vehicle Crossing	Per Permit	N	\$160.00	\$166.40	4.00%	\$6.40	N
Permit – Private Single Dwelling Vehicle Crossing	Per Permit	N	\$168.00	\$174.70	3.99%	\$6.70	N
Permit – Commercial/Industrial Vehicle Crossing	Per Permit	N	\$284.50	\$295.90	4.01%	\$11.40	N
Profile Design Service	Per Permit	Y	\$380.00	\$395.20	4.00%	\$15.20	N

Road / Footpath Occupation Permit

Permit – work area / public protection occupation	Per Permit	N	\$87.60	\$91.10	4.00%	\$3.50	N
Occupancy Fee – Private single dwelling and local shop trader	Per Square Metre Per Week	Y	\$5.30	\$5.50	3.77%	\$0.20	N
Occupancy Fee – Commercial License/ Occupancy	Per Square Metre Per Week	Y	\$9.80	\$12.00	22.45%	\$2.20	N
Permit – Plant and Equipment – Private single dwelling and local shop traders.	Per Day	N	\$168.00	\$174.70	3.99%	\$6.70	N
Permit – Plant and Equipment – Commercial – No road closure	Per Day	Y	\$284.50	\$295.90	4.01%	\$11.40	N
Plant and Equipment Permit – Commercial – Local road – Full road closure	Per Day	Y	\$432.00	\$449.25	3.99%	\$17.25	N

Skip Bin Permit

Skip Bin Permit – Skip placement – unmetered	Per Day	N	\$24.85	\$25.85	4.02%	\$1.00	N
Skip Bin Permit – Skip placement – metered	Per Day	N	\$67.40	\$70.10	4.01%	\$2.70	N
Skip Bin Permit – Container placement	Per Day	N	\$144.50	\$150.30	4.01%	\$5.80	N

Filming & Commercial Still Photography Permit

Application fee – Commercial Profit Making (non refundable)	Per Permit	Y	\$108.00	\$112.30	3.98%	\$4.30	N
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Filming & Commercial Still Photography Permit [continued]

Commercial Profit Making – Film/Ad Producers – Major impact: Permit	Per Permit	Y	\$1,320.00	\$1,372.80	4.00%	\$52.80	N
Filming (incl ads/still photography) inspection (Mon to Fri)	Per Inspection	Y	\$159.50	\$162.30	1.76%	\$2.80	N
Filming inspection (incl ads/still photography) – Out of hours	Per Inspection	Y	\$485.50	\$504.90	4.00%	\$19.40	N
Permit – Commercial Profit Making – Minor impact/small budget productions (incl films & ads)	Per Permit	Y	\$441.00	\$458.65	4.00%	\$17.65	N
Permit – Student Filming (incl still photography)	Per Permit	N				No Charge	N
Permit – Non Profit Making Filming (incl still photography)	Per Permit	N				No Charge	N

Road / Footpath Openings

Consent (RMA 2004)

Consent fee*	Per Consent	N	\$88.90	\$88.90	0.00%	\$0.00	Y
Minimum charge							
*Areas greater than 40m2 or greater than 30 lineal metres Council may consider a reduced charge							
Inspection	Per Inspection	Y	\$159.50	\$165.90	4.01%	\$6.40	N
Inspection – Out of hours	Per Inspection	Y	\$485.00	\$504.40	4.00%	\$19.40	N
Minimum charge							

Drainage Cleaning and Inspection

Admin Fee – Organising CCTV inspection or drain cleaning for one occurrence	Per Inspection	Y	\$159.50	\$166.30	4.26%	\$6.80	N
CCTV inspection (Traffic management not included)	Per Hour	Y	\$233.50	\$254.50	8.99%	\$21.00	N
Minimum charge \$800							
Drain/Pit Cleaning – Jet/Educator Cleaning (Traffic management and tipping fees not included)	Per Hour	Y	\$246.50	\$268.65	8.99%	\$22.15	N
Minimum charge \$800							

Road Reinstatement

In accordance with the Road Management Act 2004

Road – deep lift asphalt/concrete/bluestone	Per Square Metre	N	\$331.00	\$344.25	4.00%	\$13.25	N
Minimum charge \$800							
Road – asphalt/concrete <100mm	Per Square Metre	N	\$221.00	\$229.85	4.00%	\$8.85	N
Minimum charge \$500							
Footpath – residential – asphalt (as per YSD33 RAF) – less than 60mm	Per Square Metre	N	\$199.00	\$206.95	3.99%	\$7.95	N
Minimum charge \$500							

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Road Reinstatement [continued]

Footpath – industrial – asphalt / concrete (as per YSD33 IAF & CF) greater than 60mm & less than equal to 100mm	Per Square Metre	N	\$276.50	\$287.55	4.00%	\$11.05	N
Minimum charge \$800							
Footpath – industrial – concrete with asphalt surface (as per YSD33 ICAF) <=170mm	Per Square Metre	N	\$309.50	\$321.90	4.01%	\$12.40	N
Minimum charge \$800							
Traffic Management	unit	N	\$553.00	\$575.10	4.00%	\$22.10	N
Parking sensor removal/reinstatement	Per Sensor	Y	\$108.50	\$113.00	4.15%	\$4.50	N
Urgent removal/reinstatement	Per Sensor	Y	\$153.00	\$160.00	4.58%	\$7.00	N

Child Care**Late Fee – Childrens Services**

Late Fee for Vac Care, ASC, LDC, Kinder	Initial 10mins	N	\$27.70	\$28.81	4.01%	\$1.11	N
Late Fee for Vac Care, ASC, LDC, Kinder	Per Minute	N	\$1.35	\$1.40	3.70%	\$0.05	N

Outside School Hours Care

Casual Booking Fee	per booking	N	\$2.00	\$2.08	4.00%	\$0.08	N
Outside School Hours Care Fee	per hour	N	\$6.65	\$8.31	24.96%	\$1.66	N
Vacation Care Excursion Fee	Per day	N	\$0.00	\$15.60	∞	\$15.60	N
Vacation Care Fee – Late booking	Per day	N	\$0.00	\$10.40	∞	\$10.40	N

Long Day Care

Long Day Care	per hour	N	\$12.53	\$13.28	5.99%	\$0.75	N
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Funded Kindergarten

July to December	Per Term	N	\$413.00	\$429.52	4.00%	\$16.52	N
January to June	Per Term	N	\$421.00	\$437.84	4.00%	\$16.84	N
Term Fee Concession	Per Term	N	\$0.00	\$0.00	0.00%	\$0.00	N

Occasional Child Care

Occasional Care	per hour	N	\$12.53	\$13.28	5.99%	\$0.75	N
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Youth Services

School Holiday Programs	Per Day	Y	\$21.55	\$22.49	4.36%	\$0.94	N
School Holiday Programs – Concession	Per Day	Y	\$3.90	\$4.08	4.62%	\$0.18	N

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Hire of Meeting Rooms – Connie Benn Centre

Community Meeting Room

Concessional Rate Half Day	Per Half Day	Y	\$34.00	\$35.40	4.12%	\$1.40	N
Concessional Rate Full Day	Per Day	Y	\$56.60	\$58.90	4.06%	\$2.30	N
Commercial Rate Half Day	Per Half Day	Y	\$113.00	\$118.00	4.42%	\$5.00	N
Commercial Rate Full Day	Per Day	Y	\$203.50	\$212.00	4.18%	\$8.50	N

Community Kitchen

Concessional Rate Half Day	Per Half Day	Y	\$45.25	\$47.10	4.09%	\$1.85	N
Concessional Rate Full Day	Per Day	Y	\$79.30	\$82.50	4.04%	\$3.20	N
Commercial Rate Half Day	Per Half Day	Y	\$113.00	\$118.00	4.42%	\$5.00	N
Commercial Rate Full Day	Per Day	Y	\$203.50	\$212.00	4.18%	\$8.50	N

Training Room

Concessional Rate Half Day	Per Half Day	Y	\$56.60	\$58.90	4.06%	\$2.30	N
Concessional Rate Full Day	Per Day	Y	\$113.00	\$118.00	4.42%	\$5.00	N
Commercial Rate Half Day	Per Half Day	Y	\$113.00	\$118.00	4.42%	\$5.00	N
Commercial Rate Full Day	Per Day	Y	\$203.50	\$212.00	4.18%	\$8.50	N

Consultation Room

Concessional Rate per hour	Per Hour	Y	\$34.00	\$35.40	4.12%	\$1.40	N
Concessional Rate Full Day	Per Day	Y	\$90.60	\$94.30	4.08%	\$3.70	N
Commercial Rate per hour	Per Hour	Y	\$45.25	\$47.10	4.09%	\$1.85	N
Commercial Rate Full Day	Per Day	Y	\$170.00	\$177.00	4.12%	\$7.00	N

Playgroup Room 2

Concessional Rate per 2 hour session	Per 2hr Session	Y	\$45.25	\$47.10	4.09%	\$1.85	N
Commercial Rate per hour	Per Hour	Y	\$34.00	\$35.40	4.12%	\$1.40	N
Commercial Rate Full Day	Per Day	Y	\$170.00	\$177.00	4.12%	\$7.00	N

Front Room

Concessional Rate Half Day	Per Half Day	Y	\$22.65	\$23.60	4.19%	\$0.95	N
Concessional Rate Full Day	Per Day	Y	\$42.15	\$43.85	4.03%	\$1.70	N
Commercial Rate Half Day	Per Half Day	Y	\$67.90	\$70.70	4.12%	\$2.80	N
Commercial Rate Full Day	Per Day	Y	\$113.00	\$118.00	4.42%	\$5.00	N

Foyer Room

Concessional Rate Half Day	Per Half Day	Y	\$67.90	\$70.70	4.12%	\$2.80	N
Concessional Rate Full Day	Per Day	Y	\$113.00	\$118.00	4.42%	\$5.00	N
Commercial Rate Half Day*	Per Half Day	Y	\$90.60	\$94.30	4.08%	\$3.70	N
Commercial Rate Full Day	Per Day	Y	\$170.00	\$177.00	4.12%	\$7.00	N
Groups auspiced by Council business units		Y				No Charge	N

* Evening and weekend hire only

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Hire of Community Facility - The Stables

Top Floor

After hours call out fee	per hour	Y	\$84.70	\$88.09	4.00%	\$3.39	N
Commercial Rate hourly	per hour	Y	\$63.10	\$65.62	3.99%	\$2.52	N
Community hall public liability insurance	per event	Y	\$34.10	\$35.46	3.99%	\$1.36	N
Concession Rate hourly	per hour	Y	\$21.65	\$22.51	3.97%	\$0.86	N
Groups out spaced by Council business units	per event	N	\$0.00	\$0.00	0.00%	\$0.00	N
Late booking fee	per event	Y	\$49.55	\$51.54	4.02%	\$1.99	N
Security deposit (bond)	per event	N	\$102.00	\$106.08	4.00%	\$4.08	N

* Minimum \$100

Immunisation

Vaccine

Bexsero	per vaccine	N	\$120.00	\$130.00	8.33%	\$10.00	N
Boostrix	per vaccine	N	\$47.00	\$49.06	4.38%	\$2.06	N
Engerix B Adult	per vaccine	N	\$25.00	\$29.00	16.00%	\$4.00	N
Havrix Adult	per vaccine	N	\$67.20	\$70.01	4.18%	\$2.81	N
Havrix Junior	per vaccine	N	\$49.85	\$52.20	4.71%	\$2.35	N
Influenza vaccine	per vaccine	N	\$18.00	\$20.00	11.11%	\$2.00	N
Nimenrix	per vaccine	N	\$70.00	\$75.00	7.14%	\$5.00	N
Varilrix	Per Vaccine	N	\$65.00	\$70.00	7.69%	\$5.00	N
Immunisation – vaccinations	Per vaccine	N				Fee varies with Vaccine	N
Immunisation – alternative vaccinations	Per vaccine	N				Fee varies with Vaccine	N

Planning & Subdivision

Amendments to Planning Scheme

Request to amend planning scheme	Per application	N	\$3,149.70	\$3,149.70	0.00%	\$0.00	Y
a) Considering a request to amend a planning scheme; and b) Taking action required by Division 1 of Part 3 of the Act; and c) Considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment							

Consideration of submissions to Amendment and reference to panel

a) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	Per application	N	\$15,611.10	\$15,611.10	0.00%	\$0.00	Y
b) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	Per application	N	\$31,191.60	\$31,191.60	0.00%	\$0.00	Y
c) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel	Per application	N	\$41,695.80	\$41,695.80	0.00%	\$0.00	Y

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Other

Notice/Advertising	Per Letter	Y	\$6.35	\$6.35	0.00%	\$0.00	N
Adoption of an Amendment	Per application	N	\$496.90	\$496.90	0.00%	\$0.00	Y
Approval of an Amendment	Per application	N	\$496.90	\$496.90	0.00%	\$0.00	Y
Amendments under 20A	Per application	N	\$993.90	\$993.90	0.00%	\$0.00	Y
Amendments under 20(4)	Per application	N	\$4,128.30	\$4,128.30	0.00%	\$0.00	Y
Under section 96A(4)(a) of the Act: The sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications							
For an agreement to a proposal to amend or end an agreement under section 173 of the Act	Per application	N	\$680.40	\$680.40	0.00%	\$0.00	Y
For the first 12 months from commencement of the regulations (13 October 2016), the fees for planning scheme amendments will be charged at 50% of the fees set out in regulations							

Applications for permits Reg 9 Type of Permit Application

Class 1 Use only/reduction of car parking/loading bay requirements/ liquor licence	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
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Reg 9 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the cost of development is:

Class 2 < \$10,000	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y
Class 3 > \$10,001 – \$100,000	Per application	N	\$649.80	\$649.80	0.00%	\$0.00	Y
Class 4 > \$100,001 – \$500,00	Per application	N	\$1,330.20	\$1,330.20	0.00%	\$0.00	Y
Class 5 > \$500,001 – \$1,000,000	Per application	N	\$1,437.30	\$1,437.30	0.00%	\$0.00	Y
Class 6 > \$1,000,001 – \$2,000,000	Per application	N	\$1,544.30	\$1,544.30	0.00%	\$0.00	Y

Reg 9 VICSMART Applications

Class 7 < \$10,000	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y
Class 8 > \$10,000	Per application	N	\$443.40	\$443.40	0.00%	\$0.00	Y
Class 9 VICSMART application to subdivide or consolidate land	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y

Reg 9 Other Development

Class 11 < \$100,000	Per application	N	\$1,185.00	\$1,185.00	0.00%	\$0.00	Y
Class 12 > \$100,001 – \$1,000,000	Per application	N	\$1,597.80	\$1,597.80	0.00%	\$0.00	Y
Class 13 > \$1,000,001 – \$5,000,000	Per application	N	\$3,524.30	\$3,524.30	0.00%	\$0.00	Y
Class 14 > \$5,000,001 – \$15,000,000	Per application	N	\$8,982.90	\$8,982.90	0.00%	\$0.00	Y
Class 15 > \$15,000,001 – \$50,000,000	Per application	N	\$26,489.90	\$26,489.90	0.00%	\$0.00	Y
Class 16 > \$50,000,001	Per application	N	\$59,539.30	\$59,539.30	0.00%	\$0.00	Y

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Reg 9 Subdivision

Class 17 Subdivide an existing building	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
Class 18 Subdivide land into 2 lots	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
Class 20 Subdivide land (per 100 lots created)	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
Class 21	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y

To:

- a) Create, vary a restriction within the meaning or the Subdivision Act 1988, or
- b) Create or remove a right of way; or
- c) Create, vary or remove an easement other than a right of way; or
- d) Vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant

Class 22 A permit not otherwise provided for in the regulation	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
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Certification

Reg 6 Certification of a plan of subdivision	Per application	N	\$180.40	\$180.40	0.00%	\$0.00	Y
Reg 7 Alteration of a plan under section 10 (2) of the Act	Per application	N	\$114.70	\$114.70	0.00%	\$0.00	Y

Any instance where Council requires a change to the plan to make it suitable for certification whether it be conditioned on the permit or prior

Revised Plans Amend an application for a permit after notice has been given – Reg 12

Reg 12	Per application	N	40% of application fee for that class of application				Y
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a) Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 c)

If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit

Other Applicable Statutory Fees

Reg 15 Application for Certificate of Compliance	Per application	N	\$336.40	\$336.40	0.00%	\$0.00	Y
Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	Per application	N	\$336.40	\$336.40	0.00%	\$0.00	Y

Including lodging plans to comply if the first submission to Council was unsatisfactory

Planning schedule of permit application revision fees under section 57a – Reg 12 Type of Permit Application

Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Reg 12 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the cost of development is:

Class 2 – Less than \$10,000	Per application	N	\$82.60	\$82.60	0.00%	\$0.00	Y
Class 3 – More than \$10,000 and not more than \$100,000	Per application	N	\$259.90	\$259.90	0.00%	\$0.00	Y
Class 4 – More than \$100,000 and not more than \$500,000	Per application	N	\$532.10	\$532.10	0.00%	\$0.00	Y
Class 5 – More than \$500,000 and not more than \$1,000,000	Per application	N	\$574.90	\$574.90	0.00%	\$0.00	Y
Class 6 – More than \$1,000,000 and not more than \$2,000,000	Per application	N	\$617.70	\$617.70	0.00%	\$0.00	Y

Reg 12 Other Development

To develop land (incl single dwelling per lot) if the estimated cost of development is:

Class 11 – Less than \$100,000	Per application	N	\$474.00	\$474.00	0.00%	\$0.00	Y
Class 12 – More than \$100,000 and not more than \$1,000,000	Per application	N	\$639.10	\$639.10	0.00%	\$0.00	Y
Class 13 – More than \$1,000,000 and not more than \$5,000,000	Per application	N	\$1,409.70	\$1,409.70	0.00%	\$0.00	Y
Class 14 – More than \$5,000,000 and not more than \$15,000,000	Per application	N	\$3,593.20	\$3,593.20	0.00%	\$0.00	Y
Class 15 – More than \$15,000,000 and not more than \$50,000,000	Per application	N	\$10,596.00	\$10,596.00	0.00%	\$0.00	Y
Class 16 – More than \$50,000,000	Per application	N	\$23,815.70	\$23,815.70	0.00%	\$0.00	Y

Reg 12 Subdivision

Class 17 To subdivide an existing building (other than a class 9 permit)	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 18 To subdivide land into two lots (other than a class 9 or class 17 permit)	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 20 To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	Per application	N	\$544.3 per 100 lots created Min. Fee excl. GST: \$544.30 Last year fee \$535.10 per 100 lots created Min. Fee excl. GST: \$544.30			Y	
Class 21	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y

To:

- create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or
- create or remove a right of way; or
- create, vary or remove an easement other than a right of way; or
- vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.

Class 22 A permit not otherwise provided for in the regulation	Per application	N	\$544.00	\$544.00	0.00%	\$0.00	Y
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Reg 11 Permit Amendment Fees

Class 1 Use only/reduction of car parking/loading bay requirements/ liquor licence	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or to change any or all of the conditions	Per application	N	\$1,360.80	\$1,360.80	0.00%	\$0.00	Y

Reg 11 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the estimated cost of any additional development is:

Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	Per application	N	\$649.80	\$649.80	0.00%	\$0.00	Y
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	Per application	N	\$1,330.20	\$1,330.20	0.00%	\$0.00	Y
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	Per application	N	\$1,437.30	\$1,437.30	0.00%	\$0.00	Y

Reg 11 VICSMART Applications which meet the VicSmart criteria

Class 7 Amendment to a Class 7 permit	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y
If the estimated cost of any additional development is less than \$10,000							
Class 8 Amendment to a Class 8 permit	Per application	N	\$443.40	\$443.40	0.00%	\$0.00	Y
If the estimated cost of any additional development is more than \$10,000							
Class 9 Amendment to a Class 9 permit – Subdivide or consolidate land	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y
Class 10 Amendment to a Class 10 permit (other than a class 7, class 8 or class 9 permit)	Per application	N	\$206.40	\$206.40	0.00%	\$0.00	Y

Reg 11 Other Development

Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	Per application	N	\$1,185.00	\$1,185.00	0.00%	\$0.00	Y
Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	Per application	N	\$1,597.80	\$1,597.80	0.00%	\$0.00	Y
Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	Per application	N	\$3,524.30	\$3,524.30	0.00%	\$0.00	Y

Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Reg 11 Subdivision

Class 14 – Class 19 Amendments	Per application	N	\$1,360.60	\$1,360.60	0.00%	\$0.00	Y
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Reg 8 Recertification

Reg 8 Recertification of a plan of subdivision	Per application	N	\$145.30	\$145.30	0.00%	\$0.00	Y
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Reg 12 Revised Plans Amend an application for an amendment to a permit after notice has been given

Fee to amend an application for a permit after notice is given	Per application	N	40% of application fee for that class of application				Y
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If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit

Other Applicable Statutory Fees

Reg 16 For an agreement to a proposal to amend or end an agreement under S173 of the Act	Per application	N	\$680.40	\$680.40	0.00%	\$0.00	Y
Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council Including lodging plans to comply if the first submission to Council was unsatisfactory	Per application	N	\$336.50	\$336.50	0.00%	\$0.00	Y

Reg 12 Planning schedule of permit amendment revision fees under Section 57A Type of Permit Amendment

Class 1 Use only/reduction of car parking/loading bay requirements/ liquor licence	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or To change any or all of the conditions	Per application	N	\$544.00	\$544.00	0.00%	\$0.00	Y

Reg 12 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the estimated cost of any additional development is:

Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	Per application	N	\$82.60	\$82.60	0.00%	\$0.00	Y
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	Per application	N	\$259.90	\$259.90	0.00%	\$0.00	Y

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Reg 12 Single Dwellings [continued]

Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	Per application	N	\$532.00	\$532.00	0.00%	\$0.00	Y
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	Per application	N	\$574.90	\$574.90	0.00%	\$0.00	Y

Reg 12 Other Development

Class 10 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	Per application	N	\$474.00	\$474.00	0.00%	\$0.00	Y
Class 11 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	Per application	N	\$639.10	\$639.10	0.00%	\$0.00	Y
Class 12 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	Per application	N	\$1,409.60	\$1,409.60	0.00%	\$0.00	Y

Reg 12 Subdivision

Class 14 Amendment to a Class 17 permit – To subdivide an existing building (other than a class 9 permit)	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 15 Amendment to a Class 18 permit – To subdivide land into two lots (other than a class 9 or class 17 permit)	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 16 Amendment to a Class 19 permit – To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 17 Amendment to a Class 20 permit – To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	Per application	N	544.30 per 100 lots created Min. Fee excl. GST: \$544.30 Last year fee \$544.30 per 100 lots created Min. Fee excl. GST: \$544.30				Y
Class 18 Amendment to a Class 21 permit - To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y
Class 19 Amendment to a Class 22 permit – A permit not otherwise provided for in the regulation	Per application	N	\$544.30	\$544.30	0.00%	\$0.00	Y

Other Fees

Application for certificate of compliance	Per request	N	\$336.40	\$336.40	0.00%	\$0.00	Y
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Other Fees [continued]

Application for a planning certificate	Per request	N	\$22.90 (hard copy) or \$7.39 (Electronic)				Y
			Min. Fee excl. GST: \$7.39				
Determination whether anything is to Council's satisfaction	Per request	N	\$336.40	\$336.40	0.00%	\$0.00	Y

Request to extend expiry date of a permit

Vicsmart	Per request	Y	\$115.63	\$120.25	4.00%	\$4.62	N
Single Dwelling	Per request	Y	\$495.50	\$515.31	4.00%	\$19.82	N
2 to 0 Dwellings	Per request	Y	\$774.00	\$804.96	4.00%	\$30.96	N
10 or more Dwellings	Per request	Y	\$1,035.00	\$1,076.40	4.00%	\$41.40	N
Subdivision	Per request	Y	\$495.50	\$515.31	4.00%	\$19.81	N
Use only	Per request	Y	\$495.50	\$515.31	4.00%	\$19.81	N
Other Development less than 5M	Per request	Y	\$1,290.00	\$1,341.60	4.00%	\$51.60	N
Other Development more than 5M	Per request	Y	\$2,065.00	\$2,147.60	4.00%	\$82.60	N

Request to amend a permit/plans Secondary Consent (other than under s72)

De-scaling a project	Per request	Y	\$568.00	\$590.72	4.00%	\$22.72	N
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If the estimated cost of any additional development to be permitted by the amendment is**Single Dwelling**

Class 2 < \$10,000	Per request	Y	\$206.50	\$214.76	4.00%	\$8.26	N
Class 3 > \$10,001 – \$100,000	Per request	Y	\$650.00	\$676.00	4.00%	\$26.00	N
Class 4 > \$100,001 – \$500,00	Per request	Y	\$1,335.00	\$1,388.40	4.00%	\$53.40	N
Class 5 > \$500,001 – \$1,000,000	Per request	Y	\$1,440.00	\$1,497.60	4.00%	\$57.60	N
Class 6 > \$1,000,001 – \$2,000,000	Per request	Y	\$1,545.00	\$1,606.81	4.00%	\$61.81	N

VicSmart

Class 7 < \$10,000	Per request	Y	\$206.50	\$214.76	4.00%	\$8.26	N
Class 8 > \$10,000	Per request	Y	\$443.50	\$461.24	4.00%	\$17.74	N
Class 9 VICSMART application to subdivide or consolidate land	Per request	Y	\$206.50	\$214.76	4.00%	\$8.26	N
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	Per request	Y	\$206.50	\$214.76	4.00%	\$8.26	N

Other Development

Amendment to a Development Plan Approval	Per Request	Y	\$3,465.00	\$3,603.60	4.00%	\$138.60	N
Application for Development Plan Approval	Per Application	Y	\$3,465.00	\$3,603.60	4.00%	\$138.60	N
\$100,000 or less	Per request	Y	\$1,185.00	\$1,232.40	4.00%	\$47.40	N
More than \$100,001 and not more than \$1,000,000	Per request	Y	\$1,595.00	\$1,658.80	4.00%	\$63.80	N
\$1,000,001 and above	Per request	Y	\$3,525.00	\$3,666.01	4.00%	\$141.01	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Other Development [continued]

Subdivision	Per request	Y	\$1,365.00	\$1,419.60	4.00%	\$54.60	N
Property enquiry	Per request	Y	\$327.50	\$340.60	4.00%	\$13.10	N
Advertising Letters and Notices (5 or more notices)	Per requirement	Y	\$6.35	\$6.60	3.94%	\$0.25	N
First on-site notice	Per requirement	Y	\$181.50	\$188.76	4.00%	\$7.26	N
Subsequent on-site notice	Per application	Y	Subsequent on-site notice per application Min. Fee excl. GST: \$54.84				N
Notice in a Newspaper	Per requirement	Y	\$1,280.00	\$1,331.20	4.00%	\$51.20	N
Plans to comply with Condition 1 of the permit – Second and subsequent assessments	Per request	Y	\$336.50	\$349.96	4.00%	\$13.46	N
Public Photocopier (per copy)	On demand	N	Standard Fee				N
Plan photocopying (larger than A3)	On demand	Y	Standard Fee				N

Archive Request

Residential	Per request	Y	\$154.50	\$160.67	3.99%	\$6.17	N
Commercial	Per request	Y	\$413.00	\$429.51	4.00%	\$16.51	N

Building Control/Regulation**Lodgement Fees (building work permit)**

Value \$5,000 and greater (Statutory fee)	Per application	N	\$123.70	\$123.70	0.00%	\$0.00	Y
Building permit levy for a Building greater than \$10,000 (Statutory fee) – Residential Only	Per application	N	Cost x 0.00128				Y
Certificate S327 (incl. Flood Certificate)	Per application	N	\$47.95	\$47.95	0.00%	\$0.00	Y
Property information request (incl Solicitor 's request fee) (Statutory Fee) (incl inspections owner/builder projects)	Per application	N	\$47.95	\$47.95	0.00%	\$0.00	Y
Urgent fee	Per certificate	N	\$94.40	\$98.18	4.00%	\$3.78	N

Building Permit Fees**Class 1 & 10**

Demolish – detached dwelling	Per application	Y	\$756.00	\$786.24	4.00%	\$30.24	N
Demolish – attached dwelling	Per application	Y	\$864.00	\$898.55	4.00%	\$34.55	N
Demolish – commercial building	Per application	Y	\$930.00	\$967.19	4.00%	\$37.19	N
Min \$500							
Swimming Pools	Per application	Y	\$756.00	\$786.24	4.00%	\$30.24	N
Fences (Class 10 Structure)	Per application	Y	\$540.00	\$561.60	4.00%	\$21.60	N
Carpports, Garages, Shed etc. (Class 10 Structure)	Per application	Y	\$756.00	\$786.24	4.00%	\$30.24	N
Alterations & Additions – Up to \$10,000	Per application	Y	\$756.00	\$786.24	4.00%	\$30.24	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Class 1 & 10 [continued]

Alterations & Additions – \$10,001-\$20,000	Per application	Y	\$972.00	\$1,010.88	4.00%	\$38.88	N
Alterations & Additions – \$20,001-\$100,000	Per application	Y	\$1,295.00	\$1,346.80	4.00%	\$51.80	N
Alterations & Additions – \$100,001-\$300,000	Per application	Y	\$1,620.00	\$1,684.80	4.00%	\$64.80	N
Alterations & Additions – \$300,001-\$400,000	Per application	Y	\$2,155.00	\$2,241.20	4.00%	\$86.20	N
New dwellings: single	Per application	Y	\$1,945.00	\$2,022.80	4.00%	\$77.80	N
New dwellings: 2 attached	Per application	Y	\$2,155.00	\$2,241.20	4.00%	\$86.20	N
New Multiple Class 1 developments (Quotation)	Per application	Y	\$1,855.00	\$1,929.20	4.00%	\$74.20	N

Class 2, 3, 4, 5, 6, 7, 8 and 9

Miscellaneous commercial work e.g. remove hydrant hose	Per application	Y	\$540.00	\$561.60	4.00%	\$21.60	N
Up to \$30,000	Per application	Y	\$864.00	\$898.55	4.00%	\$34.55	N
\$30,001-\$100,000	Per application	Y	\$1,620.00	\$1,684.80	4.00%	\$64.80	N
\$100,001-\$300,000	Per application	Y	\$2,155.00	\$2,241.20	4.00%	\$86.20	N
\$300,001-\$500,000	Per application	Y	\$3,240.00	\$3,369.59	4.00%	\$129.59	N
Class 2 (Residential fit outs)	Per application	Y	\$1,080.00	\$1,123.20	4.00%	\$43.20	N
Over \$500,000 (quotation based on consulting building surveyors schedule)	Per application	Y			Quotation + 10%		N
Extension of permit/application 3/6/12 months	Per application	Y			\$418/\$522/\$627		N
					Min. Fee excl. GST: \$418.00		
VBA cladding rectification levy Classes 2 – 8 (works \$800,000 to \$1M) (Statutory fee)	Per application	N		\$1.28/\$1,000 cost in works (\$0.00128 x cost of works)			Y
VBA cladding rectification levy Classes 2 – 8 (works \$1M - \$1.5M) (Statutory fee)	Per application	N		\$2.56/\$1,000 cost in works (\$0.00256 x cost of works)			Y
VBA cladding rectification levy Classes 2 – 8 (over \$1.5M) (Statutory fee)	Per application	N		\$8.20/\$1,000 cost in works (\$0.00820 x cost of works)			Y

Miscellaneous

Consent & Report applications (other than demolition) (Reg 116)	Per Application	N	\$299.10	\$299.10	0.00%	\$0.00	Y
Building Record search Class 1 & 10	Per application	N	\$152.00	\$158.08	4.00%	\$6.08	N
Building Record search Class 2-9	Per application	N	\$406.00	\$422.24	4.00%	\$16.24	N
Consent & Report applications (other than demolition)	Per application	N	\$294.70	\$294.70	0.00%	\$0.00	Y
Consent & Report applications Reg 116	Per application	N	\$294.70	\$306.49	4.00%	\$11.79	N
Report and consent advertising	Per application	Y	\$101.20	\$105.25	4.00%	\$4.05	N
Consulting charge out rate p/hr i.e. dilapidation surveys	Per application	Y	\$220.00	\$228.80	4.00%	\$8.80	N
Variation to Building Permit (change of details)	Per application	Y	\$324.00	\$336.97	4.00%	\$12.97	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory	
Variation to Building Permit (amended documentation)	Per application	Y	\$539.00	\$560.56	4.00%	\$21.56	N	
Minimum charge								
Additional Occupancy Permits	Per application	Y	\$159.50	\$165.88	4.00%	\$6.38	N	
Siting Approval Public Entertainment Fast – Track Assessment Fee (<10 business days notice)	Per application	Y	\$509.00	\$529.36	4.00%	\$20.36	N	
Siting Approval Public Entertainment – 1 Structure	Per application	Y	\$418.20	\$434.93	4.00%	\$16.73	N	
Siting Approval Public Entertainment – 2-5 Structures	Per application	Y	\$1,000.00	\$1,040.00	4.00%	\$40.00	N	
Siting Approval Public Entertainment – 6-9 Structures	Per application	Y	\$1,500.00	\$1,560.00	4.00%	\$60.00	N	
Siting Approval Public Entertainment – 10+ Structures	Per application	Y	\$2,545.00	\$2,646.80	4.00%	\$101.80	N	
Public Entertainment Permits Fast Track Fee Assessment Fee (<10 business days notice)	Per application	Y	\$750.00	\$780.00	4.00%	\$30.00	N	
Public Entertainment Permits (temporary) Site up to 1,000m2 (Max. 5 structures. Max 2hrs inspection time)	Per application	Y	\$1,000.00	\$1,040.00	4.00%	\$40.00	N	
Public Entertainment Permits (temporary) Site 1,001 m2 to 5,000m2 (Max. 5 structures. Max 2hrs inspection time)	Per application	Y	\$1,500.00	\$1,560.00	4.00%	\$60.00	N	
Public Entertainment Permits (temporary) Site 5,001 m2 to 15,000m2 (Max. 5 structures 2. Max 3hrs inspection time)	Per application	Y	\$2,500.00	\$2,600.00	4.00%	\$100.00	N	
Public Entertainment Permits (temporary) Site 15,001m2+ (Max.30 structures. Max. 4 hrs inspection time)	Per application	Y	\$4,000.00	\$4,160.00	4.00%	\$160.00	N	
Public Entertainment Permits (temporary) Site 25,001m2+ (Max.50 structures. Max. 6 hrs inspection time)	Per application	Y	\$6,025.00	\$6,266.00	4.00%	\$241.00	N	
Public Entertainment Permits (temporary) additional Inspection per hour	Per Hour	Y	\$145.00	\$150.80	4.00%	\$5.80	N	
Public Entertainment Permits (temporary) additional Inspection per hour (out of hours)	Per Hour	Y	\$250.00	\$260.00	4.00%	\$10.00	N	
Public Entertainment Permits – Charity or other Council specific endorsed Public Entertainment events	Per application	Y	No Charge					N
Liquor Licence Reports (site check and measure up to 500m2 of building)	Per application	Y	\$1,300.00	\$1,352.00	4.00%	\$52.00	N	
Change of Use/Combined Allotment Statements	Per application	Y	Quotation + 10%					N
A1 Copies – per copy	Per Copy	Y	\$17.65	\$18.36	4.02%	\$0.71	N	
A3 Copies – per copy	Per Copy	Y	\$2.10	\$2.19	4.29%	\$0.09	N	

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Miscellaneous [continued]

A4 Copies – per copy	Per Copy	Y	\$0.85	\$0.88	3.53%	\$0.03	N
Emergency work/cost recovery	Per submission	Y			Cost + 20%		N
Additional Consulting Services re Building Permits	Per application	Y			Quotation + 10%		N
Final Inspection – (Class 1 & 10) Lapsed Building Permit – No Works	Per application	Y	\$421.00	\$437.84	4.00%	\$16.84	N
Final Inspection – (Class 2-9) Lapsed Building Permit – No Works	Per application	Y	\$582.00	\$605.28	4.00%	\$23.28	N
Inspection – per inspection	Per Inspection	Y	\$212.00	\$220.48	4.00%	\$8.48	N
Inspection – per inspection (out of hours)	Per Inspection (out of hrs)	Y	\$438.00	\$455.52	4.00%	\$17.52	N
Computation checking	Per application	Y			Quotation + 10%		N
Certification fee	Per application	Y	\$4,025.00	\$4,186.00	4.00%	\$161.00	N
Building Permit fee x 350% with a minimum charge of \$3,896.75 – Refer C.O.W							
Adjoining Property Owners Details (search)	Per property	Y			\$10.00/property Min. Fee excl. GST: \$9.09		N
Alternative Solution/ Dispensation/ Change of Use determination	Per application and item	Y			\$694.30 for first determination + \$69.55 per additional item Min. Fee excl. GST: \$631.18		N

Pool & Spa Register related fees

Registration & Search Fee for each pool/spa built before 1 November 2020	Per registration	N	\$80.30	\$80.30	0.00%	\$0.00	Y
Registration Fee for each pool/spa built after 1 November 2020	Per registration	N	\$32.30	\$32.30	0.00%	\$0.00	Y
Lodgement of each certificate of pool and spa barrier compliance	Per lodgement	N	\$20.70	\$20.70	0.00%	\$0.00	Y
Lodgement of each certificate of pool and spa barrier non-compliance	Per lodgement	N	\$390.80	\$390.80	0.00%	\$0.00	Y

Hire of Town Halls

Overtime - past 2am	per hour	N	\$500.00	\$520.00	4.00%	\$20.00	N
Hourly hire – Full (min 3 hourly hire)	Per Hour	Y	\$270.00	\$282.00	4.44%	\$12.00	N
Hourly hire – Not-for-Profit (min 3 hourly hire)	Per Hour	Y	\$130.00	\$136.00	4.62%	\$6.00	N
Kitchen Use Only – per day	Per Day	Y	\$287.00	\$299.00	4.18%	\$12.00	N
Balcony (per day)	Per Day	Y	\$453.00	\$472.00	4.19%	\$19.00	N
Security Deposit (Bond)	Per Event	N	\$1,000.00	\$1,000.00	0.00%	\$0.00	N
* Minimum value \$1,000							
Town Hall Public Liability Insurance (per day)	Per Day	Y	\$88.00	\$92.00	4.55%	\$4.00	N
Late Booking Fee	Per Event	Y	\$50.00	\$53.00	6.00%	\$3.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$23.00	4.55%	\$1.00	N
Sound Technician (per hour)	Per Hour	Y	\$54.00	\$57.00	5.56%	\$3.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Hire of Town Halls [continued]

Hire of Sound System - per day * requires sound technician	Per Day	Y	\$215.00	\$224.00	4.19%	\$9.00	N
*requires sound technician							
Hire of Inbuilt Projector - per day	Per Day	Y	\$163.00	\$170.00	4.29%	\$7.00	N
Hire of Portable Projector (per day)	Per Day	Y	\$55.00	\$58.00	5.45%	\$3.00	N
Hire of Piano - per day	Per Day	Y	\$163.00	\$170.00	4.29%	\$7.00	N
Site Induction (additional)	Per Occurrence	Y	\$84.00	\$87.00	3.57%	\$3.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$84.00	\$88.00	4.76%	\$4.00	N

Community Halls

Small Community Spaces

Library meeting rooms, Williams Reserve Community Room, Hugo Wertheim Room, Radio Room

Hourly hire – Full	Per Hour	Y	\$35.00	\$37.00	5.71%	\$2.00	N
Hourly hire – Not-for-Profit	Per Hour	Y	\$7.00	\$8.00	14.29%	\$1.00	N
Groups auspice by Council business units		Y				No Charge	N
Security Deposit (Bond)	Per Event	N	\$100.00	\$100.00	0.00%	\$0.00	N
^Minimum value \$100							
Community Hall Public Liability Insurance (per day)	Per Day	Y	\$34.00	\$36.00	5.88%	\$2.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$84.00	\$88.00	4.76%	\$4.00	N
Late Booking Fee	Per Event	Y	\$50.00	\$53.00	6.00%	\$3.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$23.00	4.55%	\$1.00	N

Medium Community Spaces

Hourly hire – Full (min 3 hourly hire)	Per Hour	Y	\$64.00	\$67.00	4.69%	\$3.00	N
Hourly hire – Not-for-Profit (min 3 hourly hire)	Per Hour	Y	\$22.00	\$23.00	4.55%	\$1.00	N
Groups auspiced by Council business units		N				No Charge	N
Security Deposit (Bond)	Per Event	N	\$100.00	\$100.00	0.00%	\$0.00	N
^ Minimum value \$100							
Community Hall Public Liability Insurance - per day	Per Day	Y	\$35.00	\$37.00	5.71%	\$2.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$84.00	\$88.00	4.76%	\$4.00	N
Late Booking Fee	Per Event	Y	\$50.00	\$52.00	4.00%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$23.00	4.55%	\$1.00	N
* Loughnan Hall, Mark Street Hall, Richmond Senior Citizens Centre							

Large Community Spaces

Hourly hire – Full (min 3 hourly hire)	Per Hour	Y	\$72.00	\$75.00	4.17%	\$3.00	N
Hourly hire – Not-for-Profit (min 3 hourly hire)	Per Hour	Y	\$26.00	\$27.00	3.85%	\$1.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Large Community Spaces [continued]

Groups auspiced by Council business units		Y			No Charge		N
Security Deposit (Bond)	Per Event	N	\$100.00	\$100.00	0.00%	\$0.00	N
* ** Minimum value \$100							
Community Hall Public Liability Insurance (per day)	Per Day	Y	\$35.00	\$37.00	5.71%	\$2.00	N
Sound Technician - per hour	Per Hour	Y	\$54.00	\$57.00	5.56%	\$3.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$84.00	\$88.00	4.76%	\$4.00	N
Site Induction (additional)	Per Occurrence	Y	\$84.00	\$87.00	3.57%	\$3.00	N
Late Booking Fee	Per Event	Y	\$50.00	\$52.00	4.00%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$23.00	4.55%	\$1.00	N
* Collingwood Senior Citizens Centre, Edinburgh Gardens Community Room, Studio 1, Community Space at Bargoonga Nganjin							

Performance Spaces (Richmond Theatrette)

Hourly Hire - Full rate	Per Hour	N	\$70.00	\$70.00	0.00%	\$0.00	N
Hourly Rate - Non for profit	Per Hour	N	\$20.00	\$20.00	0.00%	\$0.00	N
Day Rate – Full	Per Day	Y	\$775.00	\$775.00	0.00%	\$0.00	N
Day Rate – Not-for-Profit	Per Day	Y	\$200.00	\$200.00	0.00%	\$0.00	N
7 Day Rate – Full	Per Week	Y	\$5,000.00	\$5,000.00	0.00%	\$0.00	N
7 Day Rate – Not-for-Profit	Per Week	Y	\$1,350.00	\$1,350.00	0.00%	\$0.00	N
Security Deposit (Bond)	Per Event	N	\$200.00	\$200.00	0.00%	\$0.00	N
* Minimum value \$200							
Community Hall Public Liability Insurance - per day	Per Day	Y	\$35.00	\$35.00	0.00%	\$0.00	N
Sound Technician - per hour	Per Hour	Y	\$54.00	\$54.00	0.00%	\$0.00	N
Site Induction (additional)	Per Occurrence	Y	\$84.00	\$84.00	0.00%	\$0.00	N
Late Booking Fee	Per Event	Y	\$50.00	\$50.00	0.00%	\$0.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$22.00	0.00%	\$0.00	N

Parks and Open Space

Site Fees, Occupation Charges & Other Usage Charges

Site fee for use of Parks, Reserve or Rotunda – Full	Per Day	Y	\$171.50	\$178.36	4.00%	\$6.86	N
Site fee for use of Parks, Reserve or Rotunda – Concession	Per day	Y	\$0.00	\$57.00	∞	\$57.00	N
Occupation of public land (parks, roads, footpaths etc.) for events (commercial)	For every 5m2	Y	\$3.90	\$4.06	4.10%	\$0.16	N
Power	Per Day	Y	\$111.00	\$115.44	4.00%	\$4.44	N
Event Inspection Charge	Per Event	Y	\$253.50	\$263.63	4.00%	\$10.13	N

Fairfield Amphitheatre

Day Rate – Full	Per Day	Y	\$386.50	\$401.96	4.00%	\$15.46	N
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Fairfield Amphitheatre [continued]

Day Rate – Concession	Per Day	Y	\$121.00	\$125.84	4.00%	\$4.84	N
Power	Per Day	Y	\$111.00	\$115.44	4.00%	\$4.44	N
Kiosk	Per Day	Y	\$98.70	\$102.65	4.00%	\$3.95	N
Change Rooms	Per Day	Y	\$98.70	\$102.65	4.00%	\$3.95	N
Bond	Per Event	Y				From \$100	N
						Min. Fee excl. GST: \$100.00	

Burnley Circus Site

Day Rate – Concession (Not-for-Profit)	Per day	Y	\$550.00	\$572.00	4.00%	\$22.00	N
Weekly Rate - Concession (Not-for-Profit)	Per Week	Y	\$2,750.00	\$2,860.00	4.00%	\$110.00	N
Weekly Rate - Full (Commercial)	Per Week	Y	\$8,250.00	\$8,580.00	4.00%	\$330.00	N
Day Rate – Full (Commercial)	Per Day	Y	\$1,650.00	\$1,716.00	4.00%	\$66.00	N
Power	Per Day	Y	\$111.00	\$115.44	4.00%	\$4.44	N
Bond	Per Event	Y				Up to \$10,000	N

Permits

Minor Sound Permit Concession	Per Permit	N	\$0.00	\$19.00	∞	\$19.00	N
Event Application Fee	Per Event	Y	\$67.20	\$69.89	4.00%	\$2.69	N
Event Permit Application Fee for events of 500 or more persons or with significant structures or risks, as assessed by council officer, less than 12 weeks prior to event	Per Event	Y	\$263.50	\$274.05	4.00%	\$10.55	N
Market Permit (One Off fee) – Full	Per Event	Y	\$441.50	\$459.16	4.00%	\$17.66	N
Market Permit (One Off fee) – Concession	Per Event	Y	\$177.00	\$184.08	4.00%	\$7.08	N
Minor Sound Permit	Per Event	Y	\$54.90	\$57.10	4.01%	\$2.20	N

Event Permit – Up to 100 persons with no structures and minimum risks

Small Event Permit (per event day) – Full	Per Event Day	Y	\$116.00	\$120.63	3.99%	\$4.63	N
Small Event Permit (per event day) – Concession	Per Event Day	Y	\$0.00	\$41.00	∞	\$41.00	N

Event Permit – 100 persons 500 or with minimal structures and risks

Medium Event Permit (per event day) – Full	Per Event Day	Y	\$287.00	\$298.48	4.00%	\$11.48	N
Medium Event Permit (per event day) – Concession	Per Event Day	Y	\$116.00	\$120.63	3.99%	\$4.63	N

Event Permit – 500 or more persons or with significant structures or risks, as assessed by Council Officer

Major Event Permit (per event day) – Full	Per Event Day	Y	\$496.50	\$825.00	66.16%	\$328.50	N
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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Event Permit – 500 or more persons or with significant structures or risks, as assessed by Council Officer [continued]

Major Event Permit (per event day) – Concession	Per Event Day	Y	\$121.00	\$125.84	4.00%	\$4.84	N
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Yarra Leisure Centres

Casual Entry

Adult Swim, Spa & Sauna	Per Adult	Y	\$14.00	\$14.60	4.29%	\$0.60	N
Child Swim	Per Child	Y	\$4.90	\$5.10	4.08%	\$0.20	N
Concession Swim	Per individual	Y	\$4.90	\$5.10	4.08%	\$0.20	N
Family Swim	Per Family	Y	\$20.00	\$20.80	4.00%	\$0.79	N
Locker	Per Locker	Y	\$3.00	\$3.00	0.00%	\$0.00	N
Swim Upgrade to S/S/S	Per Upgrade	Y	\$5.90	\$6.20	5.08%	\$0.30	N
Swim Upgrade to S/S/S Concession	Per Upgrade	Y	\$3.50	\$3.60	2.86%	\$0.11	N
Swim, Spa & Sauna (concession)	Per Individual	Y	\$8.40	\$8.70	3.57%	\$0.29	N
Adult Swim	Per Adult	Y	\$8.10	\$8.40	3.70%	\$0.30	N

Bulk Tickets

10 Adult Swims	10 Visits	Y	\$72.90	\$75.60	3.70%	\$2.70	N
10 Child Swims	10 Visits	Y	\$44.10	\$45.90	4.08%	\$1.80	N
10 Concession Swim	10 Visits	N	\$44.10	\$45.90	4.08%	\$1.80	N
25 Adult Swims	25 Visits	N	\$162.00	\$168.00	3.70%	\$6.00	N
25 Adult Swims Concession	25 Visits	Y	\$98.00	\$102.00	4.08%	\$4.00	N
25 Child Swims	25 Visits	Y	\$98.00	\$102.00	4.08%	\$4.00	N
10 Swim, Spa, Sauna & Steam	10 Visits	Y	\$126.00	\$131.40	4.29%	\$5.40	N
10 Swim, Spa, Sauna & Steam Concession	10 Visits	Y	\$75.60	\$78.30	3.57%	\$2.70	N
25 Swim, Spa, Sauna & Steam	25 Visits	Y	\$280.00	\$292.00	4.29%	\$12.00	N
25 Swim, Spa, Sauna & Steam Concession	25 Visits	Y	\$168.00	\$174.00	3.57%	\$6.00	N
10 Group Fitness	10 Visits	Y	\$162.00	\$168.30	3.89%	\$6.30	N
10 Group Fitness Concession	10 Visits	Y	\$97.20	\$100.80	3.70%	\$3.60	N
25 Group Fitness	25 Visits	Y	\$360.00	\$374.00	3.89%	\$14.00	N
25 Group Fitness Concession	25 Visits	Y	\$216.00	\$224.00	3.70%	\$8.00	N

Lane Hire

Commercial Lane Hire 25 metres (per hour)	Per lane	Y	\$65.00	\$66.00	1.54%	\$1.00	N
Community Groups Lane Hire 25 Metres (per hour)	Per lane	Y	\$40.20	\$45.50	13.18%	\$5.30	N
Commercial Lane Hire 50 metres (per hour)	Per lane	Y	\$85.00	\$88.40	4.00%	\$3.40	N
Community Groups Lane Hire 50 Metres (per hour)	Per lane	Y	\$55.00	\$60.60	10.18%	\$5.60	N
Commercial Lane Hire Learn to Swim Pool (per hour)	Per lane	Y	\$49.00	\$51.00	4.08%	\$2.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Lane Hire [continued]

Community Groups Lane Hire Learn to Swim Pool (per hour)	Per lane	Y	\$35.00	\$36.40	4.00%	\$1.40	N
Commercial Pool Hire 25 metres (per hour)	Per booking	Y	\$275.00	\$286.00	4.00%	\$11.00	N
Community Groups Pool Hire 25 Metres (per hour)	Per booking	Y	\$220.00	\$228.80	4.00%	\$8.80	N
Commercial Pool Hire 50 metres (per hour)	Per booking	Y	\$299.00	\$311.00	4.01%	\$12.00	N
Community Groups Pool Hire 50 Metres (per hour)	Per booking	Y	\$239.00	\$285.00	19.25%	\$46.00	N
Commercial Pool Hire Learn to Swim Pool (per hour)	Per booking	Y	\$99.00	\$103.00	4.04%	\$4.00	N
Community Groups Pool Hire Learn to Swim Pool (per hour)	Per booking	Y	\$75.00	\$78.00	4.00%	\$3.00	N

Program Classes

Group Fitness	Per class	Y	\$18.00	\$18.70	3.89%	\$0.70	N
Group Fitness (Concession)	Per class	Y	\$10.80	\$11.20	3.70%	\$0.40	N

Gym

10 x Empower sessions	10 Sessions	Y	\$90.00	\$93.60	4.00%	\$3.60	N
10 x Empower sessions concession	10 Sessions	Y	\$54.00	\$55.80	3.33%	\$1.80	N
10 x Move for Life Sessions	10 Sessions	Y	\$90.00	\$93.60	4.00%	\$3.60	N
10 x Move for Life Sessions Concession	10 Sessions	Y	\$54.00	\$55.80	3.33%	\$1.80	N
25 x Empower Sessions	25 Sessions	Y	\$200.00	\$208.00	4.00%	\$8.00	N
25 x Empower sessions concession	25 Sessions	Y	\$120.00	\$124.00	3.33%	\$4.00	N
25 x Move for Life Sessions	25 Sessions	Y	\$200.00	\$208.00	4.00%	\$8.00	N
25 x Move for Life Sessions Concession	25 Sessions	Y	\$120.00	\$124.00	3.33%	\$4.00	N
Empower + Session	Per Sessions	Y	\$10.00	\$10.40	4.00%	\$0.40	N
Empower + Session Concession	Per Session	Y	\$6.00	\$6.20	3.33%	\$0.21	N
Empower Session	Per Session	Y	\$10.00	\$10.40	4.00%	\$0.40	N
Empower Session Concession	Per Session	Y	\$6.00	\$6.20	3.33%	\$0.21	N
Gym Casual Access	Per Session	Y	\$22.00	\$22.90	4.09%	\$0.90	N
Gym Casual Access Concession	Per Session	Y	\$13.20	\$13.70	3.79%	\$0.50	N
Gym Facility Hire	Per Session	Y	\$109.00	\$113.40	4.04%	\$4.40	N
Move for Life and Empower Programs Initial Assessment Fee	Per Assessment	Y	\$48.00	\$49.90	3.96%	\$1.90	N
Move for life session	Per Session	Y	\$10.00	\$10.40	4.00%	\$0.40	N
Move for life session concession	Per Session	Y	\$6.00	\$6.20	3.33%	\$0.21	N

Personal Training

½ hr (Casual)	Per 1/2 Hour	Y	\$58.90	\$58.90	0.00%	\$0.00	N
½ hr (Member)	Per 1/2 Hour	Y	\$49.60	\$49.60	0.00%	\$0.00	N
1 hr (Casual)	Per Hour	Y	\$95.40	\$95.40	0.00%	\$0.00	N
1 hr (Member)	Per Hour	Y	\$76.30	\$76.30	0.00%	\$0.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Personal Training [continued]

10 Visit Pass Casual – 1/2 Hr	10 Visits	Y	\$530.10	\$530.10	0.00%	\$0.00	N
10 Visit Pass Member – 1/2 Hr	10 Visits	Y	\$446.40	\$446.40	0.00%	\$0.00	N
10 Visit Pass Casual – 1 Hr	10 Visits	Y	\$860.00	\$860.00	0.00%	\$0.00	N
10 Visit Pass Member – 1 Hr	10 Visits	Y	\$690.00	\$690.00	0.00%	\$0.00	N

Swim Lessons

Advanced Swim Clinic	Per Lesson	N	\$31.00	\$32.20	3.87%	\$1.20	N
Beginner Swim Clinic	Per Lesson	N	\$31.00	\$32.20	3.87%	\$1.20	N
Intermediate Swim Clinic	Per Lesson	N	\$31.00	\$32.20	3.87%	\$1.20	N
Member - Stroke Improvement Course	Per Course	N	\$128.00	\$133.10	3.98%	\$5.10	N
Non-Member Stroke Improvement	Per Course	N	\$140.00	\$145.60	4.00%	\$5.60	N
Swim Lessons Child - per lesson	Per Lesson	N	\$22.00	\$22.00	0.00%	\$0.00	N
Child – Concession per lesson	Per Lesson	N	\$13.20	\$13.20	0.00%	\$0.00	N
One on One Lessons	Per Lesson	Y	\$59.00	\$61.40	4.07%	\$2.40	N
Two on One Lessons	Per Lesson	Y	\$89.00	\$92.60	4.04%	\$3.60	N
Swim Lesson Child Fortnightly Debit**	Per Lesson	N	\$44.90	\$45.01	0.24%	\$0.11	N
School Lessons	Per Lesson	N	\$13.40	\$13.90	3.73%	\$0.50	N
School Lessons Concession	Per Lesson	N	\$8.10	\$8.30	2.47%	\$0.20	N

Miscellaneous

Replacement RFID band/key fob (New fee)	Per band	Y	\$6.00	\$6.20	3.33%	\$0.20	N
Lost Locker RFID key fob	Per Key Fob	Y	\$11.40	\$11.90	4.39%	\$0.50	N
Shower	Per visit	Y	\$4.00	\$4.10	2.50%	\$0.10	N

Burnley Golf Course

18 Holes Weekend Concession	Per Session	Y	\$19.20	\$20.00	4.17%	\$0.80	N
9 Hole Midweek	Per Session	Y	\$25.00	\$26.00	4.00%	\$1.00	N
9 Hole Midweek Concession	Per Session	Y	\$15.00	\$15.60	4.00%	\$0.60	N
9 Holes Weekend Concession	Per Session	Y	\$16.80	\$17.50	4.17%	\$0.70	N
Community Golf (Affiliated Organisations)		N	\$0.00	\$0.00	0.00%	\$0.00	N
Junior 9 Holes	Per Session	Y	\$15.00	\$15.60	4.00%	\$0.60	N
18 Hole Midweek	Per Adult	Y	\$29.00	\$30.10	3.79%	\$1.10	N
18 Holes Midweek Concession	Per Junior	Y	\$17.20	\$17.80	3.49%	\$0.60	N
9 Holes – Weekend	9 holes	Y	\$28.00	\$29.10	3.93%	\$1.10	N
18 Holes Weekend	18 holes	Y	\$32.00	\$33.30	4.06%	\$1.30	N
1 Hour Lesson	Per Hour	Y	\$124.00	\$124.00	0.00%	\$0.00	N
1/2 Hour Lesson	Per 1/2 Hour	Y	\$61.10	\$61.10	0.00%	\$0.00	N
6 Lesson Voucher	Per pass	Y	\$305.00	\$305.00	0.00%	\$0.00	N
Clinic	Per clinic	Y	\$124.00	\$124.00	0.00%	\$0.00	N
Mini Clinic	Per clinic	Y	\$22.30	\$22.30	0.00%	\$0.00	N
Buggy Hire	One cart	Y	\$5.70	\$5.90	3.51%	\$0.20	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Burnley Golf Course [continued]

9 Hole Cart Hire	9 holes	Y	\$29.50	\$30.70	4.07%	\$1.20	N
9 Hole Single Cart Hire	9 holes	Y	\$20.10	\$20.90	3.98%	\$0.80	N
18 Hole Cart Hire	18 holes	Y	\$49.50	\$51.50	4.04%	\$2.00	N
18 Hole Single Cart Hire	18 holes	Y	\$33.00	\$34.40	4.24%	\$1.40	N
Practice Fees	Per visit	Y	\$5.00	\$5.20	4.00%	\$0.20	N
Hire Set	Per set	Y	\$15.90	\$16.50	3.77%	\$0.60	N

Fortnightly Direct Debit Membership Fees

Bronze Concession - Fortnightly debit	Per Fortnight	Y	\$0.00	\$23.00	∞	\$23.00	N
Bronze Full - Fortnightly debit	Per Fortnight	Y	\$0.00	\$38.40	∞	\$38.40	N
Burnley Concession Membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$33.50	∞	\$33.50	N
Burnley Full Membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$55.80	∞	\$55.80	N
Burnley Golf Course membership add-on Concession - Leisure centre members - Fortnightly debit	Per Fortnight	Y	\$0.00	\$12.00	∞	\$12.00	N
Burnley Golf Course membership add-on Full - Leisure centre members - Fortnightly debit	Per Fortnight	Y	\$0.00	\$20.00	∞	\$20.00	N
Burnley Intermediate Membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$33.50	∞	\$33.50	N
Burnley Junior Membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$16.70	∞	\$16.70	N
Burnley Practise Membership – (Annual fee)	Per Annum	Y	\$0.00	\$145.60	∞	\$145.60	N
Corporate Burnley Golf Course membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$41.90	∞	\$41.90	N
Corporate Leisure + Burnley membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$62.90	∞	\$62.90	N
Corporate Leisure Centre membership - Fortnightly debit	Per Fortnight	Y	\$0.00	\$47.90	∞	\$47.90	N
Gold Concession - Fortnightly debit	Per Fortnight	Y	\$0.00	\$38.40	∞	\$38.40	N
Gold Full - Fortnightly debit	Per Fortnight	Y	\$0.00	\$64.00	∞	\$64.00	N
Silver Concession - Fortnightly debit	Per Fortnight	Y	\$0.00	\$30.70	∞	\$30.70	N
Silver Full - Fortnightly debit	Per Fortnight	Y	\$0.00	\$51.20	∞	\$51.20	N
Yarra Youth - Fortnightly debit	Per Fortnight	Y	\$0.00	\$23.00	∞	\$23.00	N

Engineering Planning

Traffic Surveys – classified counts	Per count	N	\$276.50	\$287.60	4.01%	\$11.10	N
Parking signs – sign changes	Per sign	Y	\$204.50	\$212.70	4.01%	\$8.20	N

Drainage Fees (Levy)

Drainage information Report (DIR)	Per application	N	\$0.00	\$144.70	∞	\$144.70	N
Drainage Plan Approval (10-20 Lot Development)	Per application	N	\$0.00	\$862.00	∞	\$862.00	N
Drainage Plan Approval (20+ Lot Development)	Per application	N	\$0.00	\$1,295.00	∞	\$1,295.00	N

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Name	Unit of measure	GST	Year 22/23 Fee (incl. GST)	Year 23/24 Fee (incl. GST)	Increase %	Increase \$	Statutory
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Drainage Fees (Levy) [continued]

Drainage Plan Approval (2-3 Lot Development)	Per application	N	\$0.00	\$366.00	∞	\$366.00	N
Drainage Plan Approval (4-9 Lot Development)	Per application	N	\$0.00	\$550.00	∞	\$550.00	N
Drainage Plan Approval (Single or Extension)	Per application	N	\$0.00	\$156.90	∞	\$156.90	N
0-400m2	Per m2	N	\$13.00	\$14.15	8.85%	\$1.15	N
401-500m2	Per m2	N	\$17.05	\$18.55	8.80%	\$1.50	N
501-600m2	Per m2	N	\$21.55	\$23.45	8.82%	\$1.90	N
601-700m2	Per m2	N	\$23.20	\$25.25	8.84%	\$2.05	N
701-800m2	Per m2	N	\$25.50	\$27.75	8.82%	\$2.25	N
801-900m2	Per m2	N	\$27.20	\$29.60	8.82%	\$2.40	N
901-1,000m2	Per m2	N	\$28.30	\$30.80	8.83%	\$2.50	N
1,001m2 + (negotiable fee)	Per m2	N	\$28.30	\$30.80	8.83%	\$2.50	N

Subdivision Developments

Plan Checking Subdivisions	By Works value	N			0.75% by works value		N
Subdivision Supervision	By works value	N			2.50% by works value		N

Waste Management

Garbage 80lt MGB	Per Bin	N	\$122.00	\$126.89	4.01%	\$4.89	N
Garbage 120lt MGB	Per Bin	N	\$161.50	\$167.98	4.01%	\$6.48	N
Garbage 240lt MGB	Per Bin	N	\$287.00	\$298.51	4.01%	\$11.51	N
Residential and Commercial (and Multi-Unit Developments per unit/apartment) MRB 120lt plus 80lt MGB	Per Bin	N	\$199.50	\$207.49	4.01%	\$7.99	N
Relocation of Street Litter Bins	Per Bin	Y	\$517.00	\$537.68	4.00%	\$20.68	N

Urban Agriculture

Footpath/nature strip garden permit fee	Per Permit	Y	\$21.15	\$22.00	4.02%	\$0.85	N
Footpath/nature strip planter box yearly rental fee	Per year	Y	\$58.80	\$61.15	4.00%	\$2.35	N
Footpath/nature strip planter box yearly rental fee – concession	Per year	Y	\$28.95	\$30.11	4.01%	\$1.16	N

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Approval of an Amendment	[Other]	26
B		
b) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	[Consideration of submissions to Amendment and reference to panel]	25
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Balcony (per day)	[Hire of Town Halls]	36
Beginner Swim Clinic	[Swim Lessons]	42
Bexsero	[Vaccine]	25
Bond	[Fairfield Amphitheatre]	39
Bond	[Burnley Circus Site]	39
Book delivery	[Libraries]	5
Book delivery	[Book Sales]	6
Boostrix	[Vaccine]	25
Bronze Concession - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Bronze Full - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Buggy Hire	[Burnley Golf Course]	42
Building permit levy for a Building greater than \$10,000 (Statutory fee) – Residential Only	[Lodgement Fees (building work permit)]	33
Building Record search Class 1 & 10	[Miscellaneous]	34
Building Record search Class 2-9	[Miscellaneous]	34
Burnley Concession Membership - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Burnley Full Membership - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Burnley Golf Course membership add-on	[Fortnightly Direct Debit Membership Fees]	43
Concession - Leisure centre members - Fortnightly debit		
Burnley Golf Course membership add-on Full - Leisure centre members - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Burnley Intermediate Membership - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Burnley Junior Membership - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
Burnley Practise Membership – (Annual fee)	[Fortnightly Direct Debit Membership Fees]	43
Busking Permit (Monthly charge)	[Local Laws / Legislative Services]	13
C		
c) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel	[Consideration of submissions to Amendment and reference to panel]	25
Carports, Garages, Shed etc. (Class 10 Structure)	[Class 1 & 10]	33
Casual Booking Fee	[Outside School Hours Care]	23
Cat trap – rental per week	[Local Laws / Legislative Services]	13
CCTV inspection (Traffic management not included)	[Drainage Cleaning and Inspection]	22
Certificate S327 (incl. Flood Certificate)	[Lodgement Fees (building work permit)]	33
Certification fee	[Miscellaneous]	36
Change of Use/Combined Allotment Statements	[Miscellaneous]	35
Change Rooms	[Fairfield Amphitheatre]	39
Child – Concession per lesson	[Swim Lessons]	42
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Class 1 and 2	[Once-off Events]	16
Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Applications for permits Reg 9 Type of Permit Application]	26
Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Planning schedule of permit application revision fees under section 57a – Reg 12 Type of Permit Application]	27
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Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Reg 12 Planning schedule of permit amendment revision fees under Section 57A Type of Permit Amendment]	30
Class 10 Amendment to a Class 10 permit (other than a class 7, class 8 or class 9 permit)	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	29
Class 10 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	[Reg 12 Other Development]	31
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	[Reg 9 VICSMART Applications]	26
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	[VicSmart]	32
Class 11 – Less than \$100,000	[Reg 12 Other Development]	28
Class 11 < \$100,000	[Reg 9 Other Development]	26
Class 11 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	[Reg 12 Other Development]	31
Class 12 – More than \$100,000 and not more than \$1,000,000	[Reg 12 Other Development]	28
Class 12 > \$100,001 – \$1,000,000	[Reg 9 Other Development]	26
Class 12 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	[Reg 12 Other Development]	31
Class 13 – More than \$1,000,000 and not more than \$5,000,000	[Reg 12 Other Development]	28
Class 13 > \$1,000,001 – \$5,000,000	[Reg 9 Other Development]	26
Class 14 – Class 19 Amendments	[Reg 11 Subdivision]	30
Class 14 – More than \$5,000,000 and not more than \$15,000,000	[Reg 12 Other Development]	28
Class 14 > \$5,000,001 – \$15,000,000	[Reg 9 Other Development]	26
Class 14 Amendment to a Class 17 permit – To subdivide an existing building (other than a class 9 permit)	[Reg 12 Subdivision]	31
Class 15 – More than \$15,000,000 and not more than \$50,000,000	[Reg 12 Other Development]	28
Class 15 > \$15,000,001 – \$50,000,000	[Reg 9 Other Development]	26
Class 15 Amendment to a Class 18 permit – To subdivide land into two lots (other than a class 9 or class 17 permit)	[Reg 12 Subdivision]	31
Class 16 – More than \$50,000,000	[Reg 12 Other Development]	28
Class 16 > \$50,000,001	[Reg 9 Other Development]	26
Class 16 Amendment to a Class 19 permit – To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	[Reg 12 Subdivision]	31
Class 17 Amendment to a Class 20 permit – To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	[Reg 12 Subdivision]	31
Class 17 Subdivide an existing building	[Reg 9 Subdivision]	27
Class 17 To subdivide an existing building (other than a class 9 permit)	[Reg 12 Subdivision]	28
Class 18 Amendment to a Class 21 permit - To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	[Reg 12 Subdivision]	31
Class 18 Subdivide land into 2 lots	[Reg 9 Subdivision]	27
Class 18 To subdivide land into two lots (other than a class 9 or class 17 permit)	[Reg 12 Subdivision]	28
Class 19 Amendment to a Class 22 permit – A permit not otherwise provided for in the regulation	[Reg 12 Subdivision]	31
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	[Reg 9 Subdivision]	27
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	[Reg 12 Subdivision]	28
Class 2 – Less than \$10,000	[Reg 12 Single Dwellings]	28
Class 2 (Residential fit outs)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34

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Fee Name	Parent Name	Page
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Class 2 < \$10,000	[Single Dwelling]	32
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or to change any or all of the conditions	[Reg 11 Permit Amendment Fees]	29
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or To change any or all of the conditions	[Reg 12 Planning schedule of permit amendment revision fees under Section 57A Type of Permit Amendment]	30
Class 20 Subdivide land (per 100 lots created)	[Reg 9 Subdivision]	27
Class 20 To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	[Reg 12 Subdivision]	28
Class 21	[Reg 9 Subdivision]	27
Class 21	[Reg 12 Subdivision]	28
Class 22 A permit not otherwise provided for in the regulation	[Reg 9 Subdivision]	27
Class 22 A permit not otherwise provided for in the regulation	[Reg 12 Subdivision]	28
Class 3	[Once-off Events]	16
Class 3 – More than \$10,000 and not more than \$100,000	[Reg 12 Single Dwellings]	28
Class 3 > \$10,001 – \$100,000	[Reg 9 Single Dwellings]	26
Class 3 > \$10,001 – \$100,000	[Single Dwelling]	32
Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	[Reg 11 Single Dwellings]	29
Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	[Reg 12 Single Dwellings]	30
Class 4 – More than \$100,000 and not more than \$500,000	[Reg 12 Single Dwellings]	28
Class 4 > \$100,001 – \$500,00	[Reg 9 Single Dwellings]	26
Class 4 > \$100,001 – \$500,00	[Single Dwelling]	32
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	[Reg 11 Single Dwellings]	29
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	[Reg 12 Single Dwellings]	30
Class 5 – More than \$500,000 and not more than \$1,000,000	[Reg 12 Single Dwellings]	28
Class 5 > \$500,001 – \$1,000,000	[Reg 9 Single Dwellings]	26
Class 5 > \$500,001 – \$1,000,000	[Single Dwelling]	32
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	[Reg 11 Single Dwellings]	29
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	[Reg 12 Single Dwellings]	31
Class 6 – More than \$1,000,000 and not more than \$2,000,000	[Reg 12 Single Dwellings]	28
Class 6 > \$1,000,001 – \$2,000,000	[Reg 9 Single Dwellings]	26
Class 6 > \$1,000,001 – \$2,000,000	[Single Dwelling]	32
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	[Reg 11 Single Dwellings]	29
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	[Reg 12 Single Dwellings]	31
Class 7 < \$10,000	[Reg 9 VICSMART Applications]	26
Class 7 < \$10,000	[VicSmart]	32
Class 7 Amendment to a Class 7 permit	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	29
Class 8 > \$10,000	[Reg 9 VICSMART Applications]	26
Class 8 > \$10,000	[VicSmart]	32
Class 8 Amendment to a Class 8 permit	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	29
Class 9 Amendment to a Class 9 permit – Subdivide or consolidate land	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	29
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Commercial - Facility Hire	[Ryan's Reserve]	20
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Commercial (off-peak)	[Mayors Park Tennis and Netball Centre]	19
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Commercial (off-peak) - ongoing	[Fairlea Reserve]	19
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Commercial (ongoing) - Facility Hire	[Fairlea Reserve]	20
Commercial (ongoing) - Facility Hire	[Pavilion Hire - Alfred, Alphington, Barkly Gardens, Burnley, Coulson, Fairfield, Fitzroy Grandstand, Gillon, Graham, Johnson, Ramsden, Sherrin Stand, Stanton Street Hall (table tennis)]	19
Commercial (ongoing) - Facility Hire	[Ryan's Reserve]	20
Commercial (peak)	[Mayors Park Tennis and Netball Centre]	19
Commercial (peak)	[Fairlea Reserve]	19
Commercial (Peak)	[Ryan's Reserve]	19
Commercial (peak) - ongoing	[Ryan's Reserve]	19
Commercial (peak) - ongoing	[Fairlea Reserve]	19
Commercial (peak) - ongoing	[Mayors Park Tennis and Netball Centre]	19
Commercial dog walking permit (annual permit)	[Local Laws / Legislative Services]	13
Commercial fee	[Premier Sportsground Hire - Victoria Park, Bastow 1]	18
Commercial fee	[Community Sportsground Hire - All other sportsgrounds]	19
Commercial fee	[Pavilion Hire - Alfred, Alphington, Barkly Gardens, Burnley, Coulson, Fairfield, Fitzroy Grandstand, Gillon, Graham, Johnson, Ramsden, Sherrin Stand, Stanton Street Hall (table tennis)]	19
Commercial Lane Hire 25 metres (per hour)	[Lane Hire]	40
Commercial Lane Hire 50 metres (per hour)	[Lane Hire]	40
Commercial Lane Hire Learn to Swim Pool (per hour)	[Lane Hire]	40
Commercial Pool Hire 25 metres (per hour)	[Lane Hire]	41
Commercial Pool Hire 50 metres (per hour)	[Lane Hire]	41
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Commercial Rate Full Day	[Playgroup Room 2]	24
Commercial Rate Full Day	[Front Room]	24
Commercial Rate Full Day	[Foyer Room]	24
Commercial Rate Half Day	[Community Meeting Room]	24
Commercial Rate Half Day	[Community Kitchen]	24
Commercial Rate Half Day	[Training Room]	24
Commercial Rate Half Day	[Front Room]	24
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Community Groups Pool Hire 25 Metres (per hour)	[Lane Hire]	41
Community Groups Pool Hire 50 Metres (per hour)	[Lane Hire]	41
Community Groups Pool Hire Learn to Swim Pool (per hour)	[Lane Hire]	41
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Concession 1	[Community Sportsground Hire - All other sportsgrounds]	19
Concession 1	[Pavilion Hire - Alfred, Alphington, Barkly Gardens, Burnley, Coulson, Fairfield, Fitzroy Grandstand, Gillon, Graham, Johnson, Ramsden, Sherrin Stand, Stanton Street Hall (table tennis)]	19
Concession 1	[Ryan's Reserve]	19
Concession 1 - Facility Hire	[Fairlea Reserve]	20
Concession 1 - Facility Hire	[Ryan's Reserve]	20
Concession 2	[Fairlea Reserve]	19
Concession 2	[Mayors Park Tennis and Netball Centre]	19
Concession 2	[Premier Sportsground Hire - Victoria Park, Bastow 1]	18
Concession 2	[Community Sportsground Hire - All other sportsgrounds]	19
Concession 2	[Pavilion Hire - Alfred, Alphington, Barkly Gardens, Burnley, Coulson, Fairfield, Fitzroy Grandstand, Gillon, Graham, Johnson, Ramsden, Sherrin Stand, Stanton Street Hall (table tennis)]	19
Concession 2	[Ryan's Reserve]	19
Concession 2 - Facility Hire	[Fairlea Reserve]	20
Concession 2 - Facility Hire	[Ryan's Reserve]	20
Concession 3	[Fairlea Reserve]	19
Concession 3	[Mayors Park Tennis and Netball Centre]	19
Concession 3	[Premier Sportsground Hire - Victoria Park, Bastow 1]	18
Concession 3	[Community Sportsground Hire - All other sportsgrounds]	19
Concession 3	[Pavilion Hire - Alfred, Alphington, Barkly Gardens, Burnley, Coulson, Fairfield, Fitzroy Grandstand, Gillon, Graham, Johnson, Ramsden, Sherrin Stand, Stanton Street Hall (table tennis)]	19
Concession 3	[Ryan's Reserve]	19
Concession 3 - Facility Hire	[Fairlea Reserve]	20
Concession 3 - Facility Hire	[Ryan's Reserve]	20
Concession Rate hourly	[Top Floor]	25
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Concessional Maximum Fee	[Dog Registration]	15
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Concessional Rate Full Day	[Community Meeting Room]	24
Concessional Rate Full Day	[Community Kitchen]	24
Concessional Rate Full Day	[Training Room]	24
Concessional Rate Full Day	[Consultation Room]	24
Concessional Rate Full Day	[Front Room]	24
Concessional Rate Full Day	[Foyer Room]	24
Concessional Rate Half Day	[Community Meeting Room]	24
Concessional Rate Half Day	[Community Kitchen]	24
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Concessional Rate per 2 hour session	[Playgroup Room 2]	24
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D		
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Day Rate – Full	[Performance Spaces (Richmond Theatre)]	38
Day Rate – Full	[Fairfield Amphitheatre]	38
Day Rate – Full (Commercial)	[Burnley Circus Site]	39
Day Rate – Not-for-Profit	[Performance Spaces (Richmond Theatre)]	38
Debt Recovery Administration	[Property & Rating Fees]	5
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Debt Recovery Administration Summons Trace unsuccessful	[Property & Rating Fees]	5
Debt Recovery Company Search	[Property & Rating Fees]	5
Debt Recovery Field Call	[Property & Rating Fees]	5
Debt Recovery Title Search	[Property & Rating Fees]	5
Delivered / Centre Meals – Couple Above \$115,245	[Delivered / Centre Meals – High Fee Range]	10
Delivered / Centre Meals – Family Above \$118,546	[Delivered / Centre Meals – High Fee Range]	10
Delivered / Centre Meals – Single Above \$86,208	[Delivered / Centre Meals – High Fee Range]	10
Delivered / Centre Meals Couple – \$59,802 to \$115,245	[Delivered / Centre Meals – Medium Fee Range]	10
Delivered / Centre Meals Couple Up to \$59,802	[Delivered / Centre Meals – Low Fee Range]	10
Delivered / Centre Meals Family – \$66,009 to \$118,546	[Delivered / Centre Meals – Medium Fee Range]	10
Delivered / Centre Meals Family Up to \$66,009	[Delivered / Centre Meals – Low Fee Range]	10
Delivered / Centre Meals Single – \$39,089 to \$86,208	[Delivered / Centre Meals – Medium Fee Range]	10
Delivered / Centre Meals Single Up to \$39,089	[Delivered / Centre Meals – Low Fee Range]	10
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Demolish – commercial building	[Class 1 & 10]	33
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Drain/Pit Cleaning – Jet/Educator Cleaning (Traffic management and tipping fees not included)	[Drainage Cleaning and Inspection]	22
Drainage information Report (DIR)	[Drainage Fees (Levy)]	43
Drainage Plan Approval (10-20 Lot Development)	[Drainage Fees (Levy)]	43
Drainage Plan Approval (20+ Lot Development)	[Drainage Fees (Levy)]	43
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Event Permit Application Fee for events of 500 or more persons or with significant structures or risks, as assessed by council officer, less than 12 weeks prior to event	[Permits]	39
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Excess Animal Permit – Fee	[Local Laws / Legislative Services]	13
Extension of permit/application 3/6/12 months	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34
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Family Swim	[Casual Entry]	40
Fee to amend an application for a permit after notice is given	[Reg 12 Revised Plans Amend an application for an amendment to a permit after notice has been given]	30
Fences (Class 10 Structure)	[Class 1 & 10]	33
Filming (incl ads/still photography) inspection (Mon to Fri)	[Filming & Commercial Still Photography Permit]	22
Filming inspection (incl ads/still photography) – Out of hours	[Filming & Commercial Still Photography Permit]	22
Final Inspection – (Class 1 & 10) Lapsed Building Permit – No Works	[Miscellaneous]	36
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FOI Inspection Supervision	[Governance Support]	5
Footpath – industrial – asphalt / concrete (as per YSD33 IAF & CF) greater than 60mm & less than equal to 100mm	[Road Reinstatement]	23
Footpath – industrial – concrete with asphalt surface (as per YSD33 ICAF) <=170mm	[Road Reinstatement]	23
Footpath – residential – asphalt (as per YSD33 RAF) – less than 60mm	[Road Reinstatement]	22
Footpath awning fee	[Items on Footpath]	14
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Foster care – Cat	[Cat Registration]	15
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Garbage 120lt MGB	[Waste Management]	44
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Gleadell Street Market (per stall)	[Kerb Market]	14
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Gym Casual Access Concession	[Gym]	41
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H		
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Personal Care Low fee range – Family Up to \$44,309	[Personal Care – Low Fee Range]	7
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Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council including lodging plans to comply if the first submission to Council was unsatisfactory	[Other Applicable Statutory Fees]	30
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Respite Care General Medium fee range – Single \$54,795 to \$70,501	[Respite Care – Medium Fee Range]	8
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School Lessons Concession	[Swim Lessons]	42
Seasonal (6 month operation) sporting clubs – Registration is for annual period	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	16
Seasonal (6 month operation) sporting clubs – Registration is for annual period	[Not for Profit Class 3 Food Premises]	16
Security deposit (bond)	[Top Floor]	25
Security Deposit (Bond)	[Hire of Town Halls]	36
Security Deposit (Bond)	[Small Community Spaces]	37
Security Deposit (Bond)	[Medium Community Spaces]	37
Security Deposit (Bond)	[Large Community Spaces]	38
Security Deposit (Bond)	[Performance Spaces (Richmond Theatre)]	38
Service Requests – Animal Control	[Registration of Domestic Animal Business]	15
Shopping Trolley Release fees	[Local Laws / Legislative Services]	13

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Shower	[Miscellaneous]	42
Significant Tree Application fee (Non-refundable)	[Local Laws / Legislative Services]	13
Significant Tree Permit – Pruning only	[Local Laws / Legislative Services]	13
Significant Tree Permit – Removal	[Local Laws / Legislative Services]	13
Silver Concession - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43
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Single Dwelling	[Request to extend expiry date of a permit]	32
Site fee for use of Parks, Reserve or Rotunda – Concession	[Site Fees, Occupation Charges & Other Usage Charges]	38
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Site Induction (additional)	[Hire of Town Halls]	37
Site Induction (additional)	[Large Community Spaces]	38
Site Induction (additional)	[Performance Spaces (Richmond Theatre)]	38
Siting Approval Public Entertainment – 1 Structure	[Miscellaneous]	35
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Siting Approval Public Entertainment – 2-5 Structures	[Miscellaneous]	35
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Siting Approval Public Entertainment Fast – Track Assessment Fee (<10 business days notice)	[Miscellaneous]	35
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Small Event Permit (per event day) – Concession	[Event Permit – Up to 100 persons with no structures and minimum risks]	39
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Social Support Group Outing	[Community Transport]	10
Sound Technician - per hour	[Large Community Spaces]	38
Sound Technician - per hour	[Performance Spaces (Richmond Theatre)]	38
Sound Technician (per hour)	[Hire of Town Halls]	36
Sports Lighting Surcharge (after 5pm)	[Sportsgrounds]	20
Standard Maximum Fee	[Dog Registration]	15
Standard Maximum Fee	[Cat Registration]	15
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Standard Reduced Fee	[Cat Registration]	15
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Swim Lessons Child - per lesson	[Swim Lessons]	42
Swim Upgrade to S/S/S	[Casual Entry]	40
Swim Upgrade to S/S/S Concession	[Casual Entry]	40
Swim, Spa & Sauna (concession)	[Casual Entry]	40
Swimming Pools	[Class 1 & 10]	33
T		
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5	[Local Laws / Legislative Services]	13
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5 for Charity or Non for profit	[Local Laws / Legislative Services]	13
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities	[Local Laws / Legislative Services]	13
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities Charity or Non for profit	[Local Laws / Legislative Services]	13
Temporary Public Space Licences up to 7 days	[Local Laws / Legislative Services]	13
Temporary Public space permit – Promotional Short Term (1) 0-3 days	[Local Laws / Legislative Services]	13
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Term Fee Concession	[Funded Kindergarten]	23
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Tradesperson permit monthly fee- non metered	[Parking Permits]	11

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Fee Name	Parent Name	Page
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Tradesperson permit per day- non metered	[Parking Permits]	12
Tradesperson permit per week- non metered	[Parking Permits]	12
Traffic Management	[Road Reinstatement]	23
Traffic Surveys – classified counts	[Engineering Planning]	43
Training Sports Ground Hire	[Sportsgrounds]	20
Transfer fee	[Aquatic Facilities]	17
Transfer Fee	[Registration of Domestic Animal Business]	15
Transfer Fee (transfers not applicable to lower risk services)	[Premises Providing Personal Services]	18
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Transfers	[Not For Profit]	17
Turf Wicket Recovery*	[Sportsgrounds]	20
Two on One Lessons	[Swim Lessons]	42
U		
Unlicensed Premises – per chair (600mm = 1 Chair)	[Tables & Chairs]	14
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Unlicensed Premises – per table up to 800mm	[Tables & Chairs]	14
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Urgent removal/reinstatement	[Road Reinstatement]	23
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V		
Vacation Care Excursion Fee	[Outside School Hours Care]	23
Vacation Care Fee – Late booking	[Outside School Hours Care]	23
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Varilrix	[Vaccine]	25
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VBA cladding rectification levy Classes 2 – 8 (works \$1M - \$1.5M) (Statutory fee)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34
VBA cladding rectification levy Classes 2 – 8 (works \$800,000 to \$1M) (Statutory fee)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34
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W		
Waste Water System Approval	[Other Fees]	18
Weekly Rate - Concession (Not-for-Profit)	[Burnley Circus Site]	39
Weekly Rate - Full (Commercial)	[Burnley Circus Site]	39
Willowview – High Fee Range – Couple Above \$115,245	[Willowview – Outing Group]	10
Willowview – High Fee Range – Family Above \$118,546	[Willowview – Outing Group]	10
Willowview – High Fee Range – Single Above \$86,208	[Willowview – Outing Group]	10
Willowview – Low Fee Range Couple Up to \$59,802	[Willowview – Outing Group]	10
Willowview – Low Fee Range Family Up to \$66,009	[Willowview – Outing Group]	10
Willowview – Low Fee Range Single Up to \$39,089	[Willowview – Outing Group]	10
Willowview – Medium Fee Range Couple – \$59,802 to \$115,245	[Willowview – Outing Group]	10
Willowview – Medium Fee Range Family – \$66,009 to \$118,546	[Willowview – Outing Group]	10
Willowview – Medium Fee Range Single – \$39,089 to \$86,208	[Willowview – Outing Group]	10
Y		
Yarra Youth - Fortnightly debit	[Fortnightly Direct Debit Membership Fees]	43

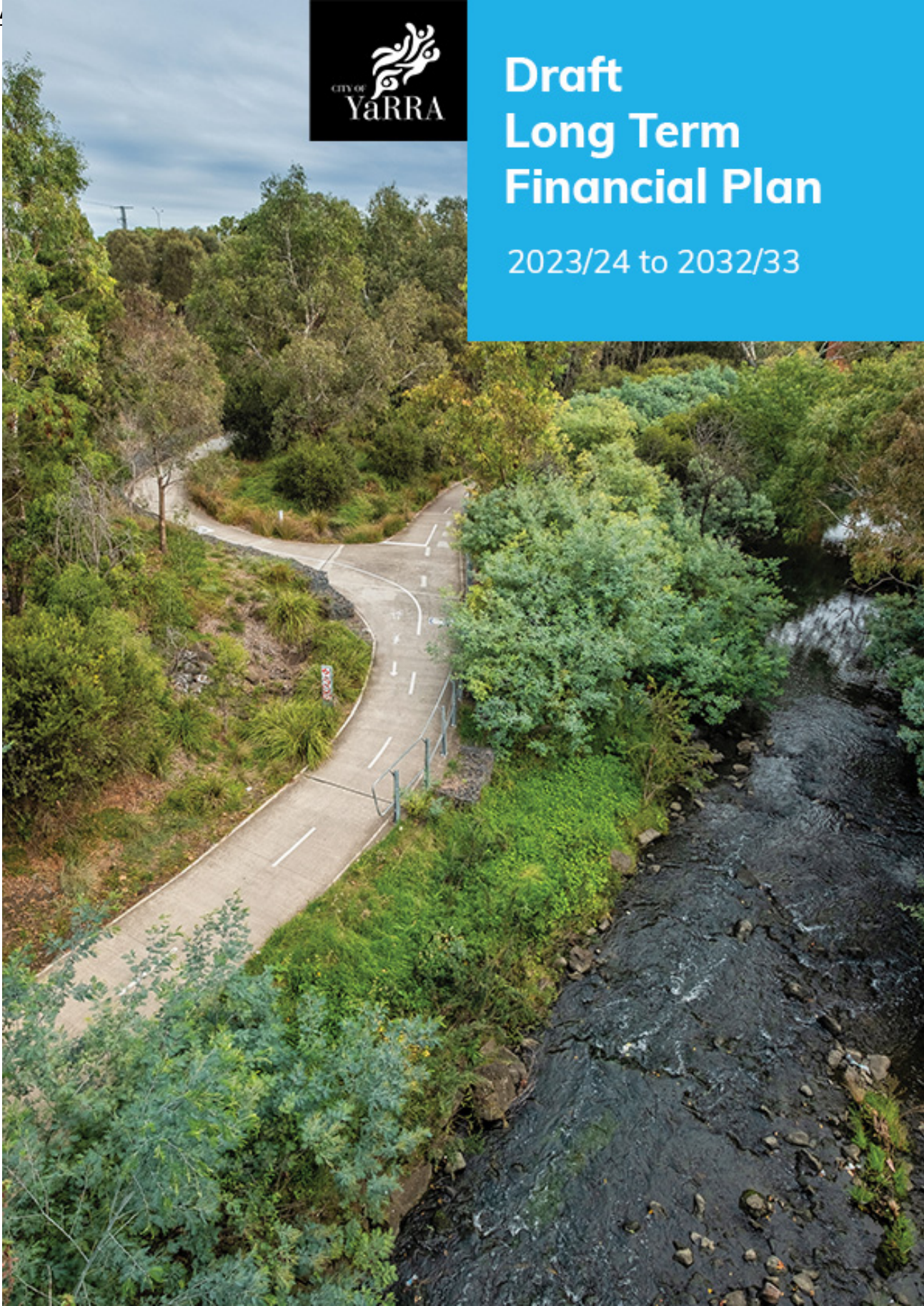
Fee Name	Parent Name	Page
Other		
\$1,000,001 and above	[Other Development]	32
\$100,000 or less	[Other Development]	32
\$100,001-\$300,000	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34
\$30,001-\$100,000	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34
\$300,001-\$500,000	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	34
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Draft Long Term Financial Plan

2023/24 to 2032/33



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Financial Plan

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1. Executive Summary

Yarra City Council has prepared this updated Long Term Financial Plan 2023/24 to 2032/33 (the Financial Plan) to support the Community's Vision and Council Plan. Through the development of the vision, the community has told us their desire for Yarra City Council to be environmentally and financially sustainable and to have a strong and vibrant community. The Council Plan includes actions to deliver on this vision with a focused investment in renewals and new assets and community valued services.

Yarra's long-term planning strategy principles are focused on creating a sustainable financial environment to enable Council to continue to provide the community with high quality and required services and infrastructure into the medium and long term, driven by the Yarra 2036 Community Vision.

We have committed to updating the Financial Plan annually in conjunction with the budget. This updated Financial Plan is keeping with that commitment.

The Financial Plan is developed in the context of the following strategic planning principles as required under section 89 of the *Local Government Act 2020*:

- **Integrated approach to planning, monitoring and performance reporting** - The Financial Plan has been developed alongside the Council Plan and in alignment with the Community Vision and other core strategic plans to ensure integration.
- **Addresses the Community Vision** - The Financial Plan addresses the Community Vision by outlining the resources and funding required to deliver the planned services, initiatives and capital works projects over the next 10 years working towards achieving Yarra's 2036 Community Vision;
- **Takes into account the resources needed for effective implementation** - The Financial Plan statements incorporate the financial resources necessary to implement the Council Plan objectives and strategies over the next 4 years and to work towards achieving the Community Vision over the next 10 years;
- **Identifies and addresses the risks to effective implementation** - Council's strategic planning principles identify and address the risks to effective implementation of the Financial Plan, and
- **Provides for ongoing monitoring of progress and regular reviews to identify and address changing circumstances** - Council reports on its financial performance and position on a quarterly basis and a review of strategic documents is conducted regularly to ensure they remain current.

The Financial Plan is a continuation of Council's responsible financial program and aims to:

- Increase Council's commitment to sustainable asset renewal and maintenance of the community's assets;
- Improve Council's cash position for financial sustainability;
- Improve on long term financial sustainability including, cost containment and transformation programs;
- Include rate and fee increases that are both manageable and sustainable; and
- Provide a framework to deliver balanced budgets including sustainable annual underlying surpluses to fund community service levels, capital work programs and debt repayment.

Yarra's Financial Plan outlines the resources required to deliver the Council Plan and ensure we are investing in assets the community values; our services meet the needs and expectations of the community, are affordable and accessible for the community; and our organisation remains financially sustainable.

Yarra continues to grow – our population is currently estimated at 108,632 (2022) and forecast to increase to 157,607 by 2041, an increase of 45%. This growth will provide some additional rate revenue, however additional growth also requires additional investment in assets and services to support the larger population. These additional costs add to what we already invest maintaining our existing \$2.2 billion in assets, and to the costs of delivering services our community values.

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Like all Councils across Victoria, Yarra has been impacted financially by the COVID-19 pandemic, both through increased spending to support our local community and businesses and loss of revenue. Council made a deliberate and considered decision to step up and assist the community and businesses during the pandemic. However, whilst COVID-19 significantly impacted Councils' financial position, pre existing budgetary structural issues have also significantly contributed to Councils ability to generate adequate cash flow to fund a large scope of community services, capital work programs and reduce debt levels.

External factors such as uncertain global impacts, inflation (being much higher than the rate cap), cost shifting, increasing population, pressure to expand service delivery and inadequate changes to fees and charges in the past presents significant risks to Council's budget outcomes.

In order to continue to deliver what our community wants and expects, as well as continuing to deliver on Yarra's vision, Council is developing a financial sustainability strategy. Financial sustainability is achieved when service and infrastructure levels and standards are delivered according to a long- term plan without the need to significantly increase rates or significantly reduce services. To prepare for the 2023/24 budget, the Financial Plan and Financial Sustainability Strategy, Council has looked at the internal environment and already achieved operational efficiencies, held costs and prudently managed debt.

The Financial Sustainability Strategy will seek to articulate the challenges and opportunities for Council and to identify options to ensure long term financial sustainability including both strategic and systemic reforms. Strategic reforms seek to ensure that future investment decisions are based on need, underpinned by evidence and guided by informed strategies including detailed asset management plans, contemporary property management and community infrastructure planning and an ongoing program of service reviews. Systemic reforms include expenditure/cost controls, prudent management of debt, operational efficiencies and capital works delivery management among many others.

Separate but related, is the responsibility of Councils to also take action to limit the impacts of known future financial risks wherever possible. This is the case with waste services, as the rising cost of providing waste services is a known risk. Separating the waste charge from general rates is critical to addressing this risk to ensure Council's financial sustainability is not eroded further. This approach has been implemented across the Victorian local government sector irrespective of each Council's specific financial circumstances.

Council has made the decision to separate waste and recycling costs from general rates and implement a separate rate for public and kerbside waste services. This would be achieved by reducing general rates by the equivalent value. Whilst in future years waste service charges would not be subject to the rate cap, any charges applied would be for cost recovery only, hence limited to the cost of providing waste and recycling services. Without a separate waste charge, all future costs associated with waste services will need to be met using rate revenue noting that the costs of waste and recycling is continually outpacing the rate cap. This will directly impact Council's capacity to fund other priorities and its ability to deliver and maintain current services in other areas. Yarra is the last Council in Victoria to make the decision to separate waste charges from general rates.

Yarra must continue to reinvest in our existing assets so our roads, parks, gardens, pools and buildings that we value stay in a condition we are proud of. As we bring on new assets, to remain sustainable we must also review the assets we already have to ensure community meeting spaces, service buildings and facilities evolve and adapt to reflect changing needs of our diverse community, continue to maximise the use or unused streets and spaces and increase availability and diversity use of open spaces to address existing shortages and respond to population growth.

Services also evolve, and Yarra City will assess the performance and future for current services to understand whether they are relevant and whether Yarra needs to continue to deliver them or whether there is a role for an alternative delivery model. To remain sustainable over the life of this plan, some Yarra services may have to change.

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2. Financial Plan Context

This section describes the context, principles and considerations in determining the 10 year financial projections and assumptions.

2.1 Introduction

The Long Term Financial Plan 2021-22 to 2030-31 was required to be developed through the Local Government Act 2020 (LGA) and provided a ten year financially sustainable projection regarding how the actions of the Council Plan 2021-2025 may be funded to achieve the aspirations in Yarra 2036 Community Vision.

Council is committed to a transparent and accountable budget and financial plan process. Whilst not required under the LGA, Council is updating the Financial Plan document annually as part of the budget preparation process. Together with the budget document, it is subject to ongoing review and may be updated during the budget year through a revised budget process. This updated Long Term Financial Plan 2023-24 to 2032-34 is keeping with that commitment.

This section describes how the Financial Plan links to the achievement of the Community Vision and the Council Plan within the Integrated Strategic Planning & Reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision), medium term (Council Plan) and short term (Annual Budget) and then holding itself accountable (Annual Report).

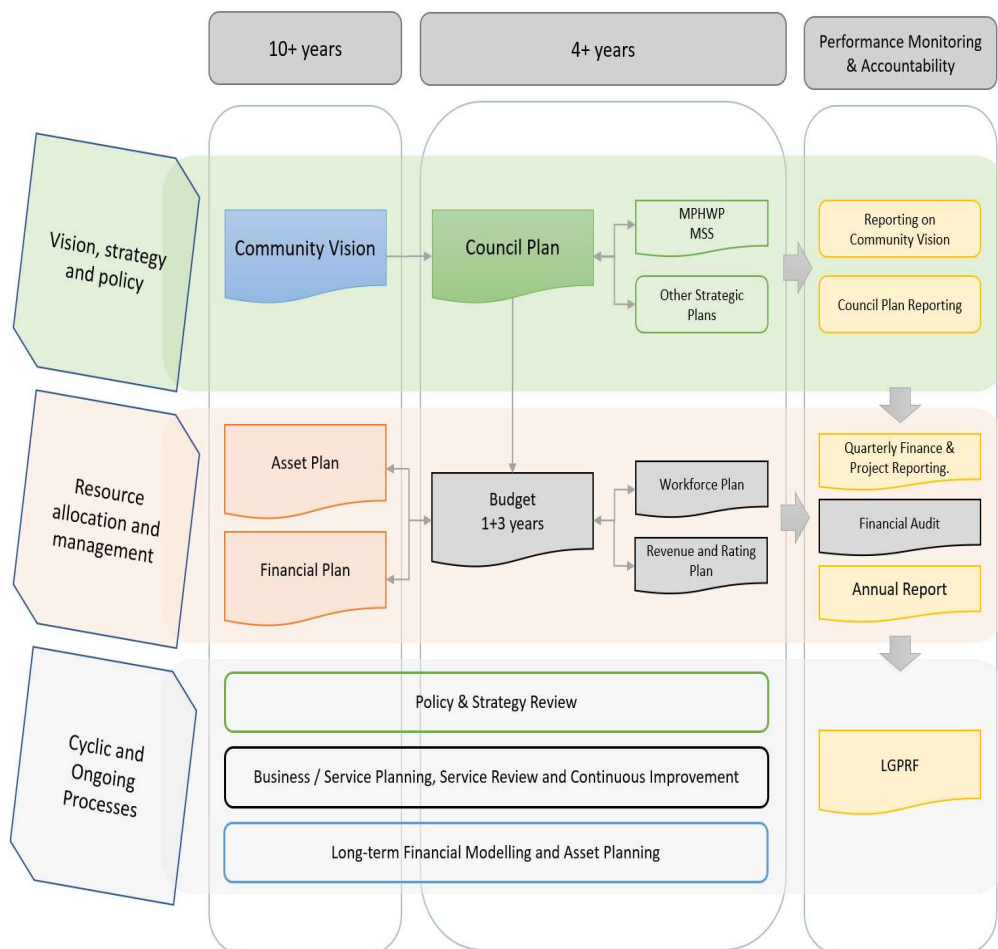
2.2 Integrated Strategic Planning & Reporting Framework

Part 4 of the Local Government Act 2020 addresses planning and financial management and Division 1 covers strategic planning. The Financial Plan is one of the strategic plans subject to the Strategic planning principles. Section 89 of the Act sets out the Strategic planning principles and the following diagram provides an overview of the core legislated elements of an integrated strategic planning and reporting framework and outcomes.



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The following figure demonstrates how each element might inform or be informed by other parts of the integrated framework.



2.3 Engagement Principles

Yarra has implemented the following consultation process to obtain input and feedback from stakeholders to help inform the development of the Financial Plan:

The Community Vision informs all planning and decision making for Council and our community. It informs our Council Plan (effective from 1 July 2021 to 30 June 2025) and our 10-year financial and asset management plans. The Vision is the product of a two-staged engagement approach, which started with broad community engagement in November 2020, and a community panel in May 2021.

The community engagement on the 2023/24 Budget and Financial Plan was delivered in line with our Community Engagement Policy. To date Council ran an early community engagement process in late 2022 this initial round of consultation assisted Council to understand a range of community suggestions and priorities for the Budget and Financial Plan. Public exhibition of the annual budget and financial plan will commence on 21 April and finish on 19 May 2023.

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2.4 Service Performance Principles

Yarra seeks to provide services on a community needs and value for money basis. The service performance principles are listed below:

- Services are provided in an equitable manner and are responsive to the diverse needs of the community. The Council Plan is designed to identify the key services and projects to be delivered to the community. The Financial Plan shows how the service aspirations within the Council Plan may be funded;
- Services are available to the relevant users within the community;
- Yarra delivers quality services seeking to provide value for money to the community. The Local Government Performance Reporting Framework (LGPRF) is designed to communicate Council's performance regarding the delivery of services; and
- Yarra has a Feedback and Complaints Policy and a Community Engagement Policy enabling Council to consider and respond to community feedback and complaints regarding service provision and provides opportunities to be involved in planning and decision-making respectively. Community involvement in planning and decision making improves Council's planning and delivery of services.

2.5 Financial Management Principles

Financial strategy principles have been developed and provide the framework for the development of Council's Long Term Financial Plan and Annual Budget. The principles enable consistent and informed decision-making by Council. The Financial Strategy Principles as outlined below aim to ensure a balanced and sustainable budget for the Council:

- To ensure significant forecast in population underpinning high levels of development can be provided in a financially sustainable manner
- To ensure the right level of services are provided to the community and effectively plan for future and changing community needs
- To ensure that Council can maintain its asset base at a standard that can effectively service the needs of our community now and into the future
- To achieve our desired financial sustainability targets whilst minimising the impact on our ratepayers
- To achieve sufficient annual operational surpluses to fund capital work programs
- To have a deliverable capital construction program with the right blend of renewal, upgrade and new works in alignment to community preference
- To improve cash levels to enable future investment
- Any borrowings are directed towards funding of inter-generational growth infrastructure special projects and major asset renewal that support growth;
- Trust funds and statutory reserves are fully cash backed; and
- Improved integrated strategic planning (including asset management) underpinned by efficiency, evaluation and ongoing service reviews

2.6 Asset Plan Integration

Integration to the Asset Plan is a key principle of the Council's strategic financial planning principles. The purpose of this integration is designed to ensure that future funding is allocated in a manner that supports service delivery in terms of the plans and the effective management of Council's assets into the future.

The Asset Plan identifies the operational and strategic practices which will ensure that Council manages assets across their life cycle in a financially sustainable manner. The Asset Plan, and associated asset management policies, provide council with a sound base to understand the risk associated with managing its assets for the community's benefit.

The Asset Plan is designed to inform the 10-year Financial Plan by identifying the amount of capital renewal, backlog and maintenance funding that is required over the life of each asset category. The level of funding will incorporate knowledge of asset need and condition, the risk assessment issues as well as the impact of reviewing and setting intervention and service levels for each asset class.

In addition to identifying the operational and strategic practices that ensure that Council manages assets across their life cycle in a financially sustainable manner, the Asset Plan quantifies the asset portfolio and the financial implications of those practices. Together the Financial Plan and Asset Plan seek to balance projected investment requirements against projected budgets.

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2.7 Financial Policy Statements

This section defines the measures that demonstrate Council's financial sustainability in order to fund the aspirations of the Community Vision and the Council Plan.

Measure	Target	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Adjusted underlying result											
Adjusted underlying surplus (deficit) /Adjusted underlying revenue	> 5.0%	0.7%	1.5%	3.3%	1.4%	1.3%	1.7%	2.4%	1.9%	1.3%	0.7%
Working Capital											
Current Assets/ Current Liabilities	>1.4	1.8	1.7	1.8	1.8	1.8	1.8	1.8	1.9	2.1	2.1
Asset renewal											
Asset renewal and upgrade expenses/ Depreciation	> or = 1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Indebtedness											
Non-current liabilities/ own source revenue	<40.0%	14.0%	11.2%	8.5%	6.7%	4.9%	3.4%	1.8%	0.7%	0.6%	0.6%

Adjusted underlying result

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period within the Financial Plan, as adjusted underlying deficit means reliance on Councils' cash reserves or increased debt to maintain services and invest in capital works.

Working Capital

Sufficient working capital is required to meet Council's obligations as and when they fall due. A high or increasing level of working capital suggests an improvement in liquidity. Council is targeting a working capital ratio of above 1.4.

Asset renewal

Allocate adequate funds towards renewal and upgrade capital in order to replace assets and infrastructure as they reach the end of their service life. Council is targeting an asset renew ratio of above 1.0.

Indebtedness

Council applies loan funding to new capital and maintains total noncurrent liabilities in line with own source revenue and growth of the municipality. Debt servicing and debt redemption will be maintained within the financial capacity of Council reflected in a cap on indebtedness of less than 40%.

2.8 Assumptions to the financial plan statements

This section presents information in regard to the assumptions to the Comprehensive Income Statement for the 10 years from 2022/23 to 2031/32. The assumptions comprise the annual escalations/movement for each line items of the Comprehensive Income Statement.

The escalation factors are the main drivers of future estimates of each revenue and expense items. Further adjustments are made for specific movements or factors when needed. CPI fluctuates through the Financial Plan period however, Yarra City Council has applied a consistent and conservative indicators across the 10 year period.

Escalation Factors % movement	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Rates and charges	3.50%	2.00%	2.00%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Statutory fees, fines and User Fees	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
User fees	4.00%	2.75%	2.50%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Operating Grants	2.75%	2.75%	2.50%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Employee costs	1.85%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Materials, services & Other	7.05%	6.35%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Depreciation & Amortisation	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m	0.5m

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2.9 Financial Plan Overview and Strategic Actions

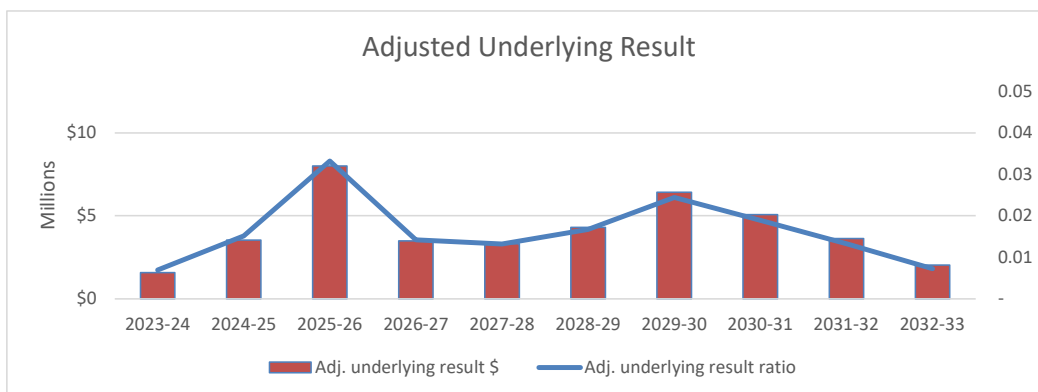
The Financial Plan includes a ten year projection of Council’s financial performance and position, cash flows, capital works program, and planned human resources outlining the expected resources that will be required to achieve the Community Vision 2036 and Council Plan 2021-2025. It also includes information about Council’s financial management principles, assumptions, strategies and other influences that have had a significant impact on these projections.

Council is deeply committed to serving the best interests of the community and recognises that consistent effort will be required to ensure that we remain financially sustainable and make the most effective use of public funds.

The Financial Plan does not incorporate future growth in FTE numbers. Requirements to fulfil statutory obligations or increased customer demand in a rate capped environment will be a challenge and Yarra will continue (as achieved in 2022/23) and for 2023/24 identify efficiency gains in the operating budget to hold costs and increase revenue without impacting community service levels.

2.9.1 Adjusted Underlying Result

The Adjusted underlying result is an important indicator as it measures the level of sustainable operating results, critical to ensure Council can provide core services and meet its objectives. In order to continue to deliver what our community wants and expects, as well as continuing to deliver on Yarra’s vision. In order for Council to make well informed strategic decisions to improve financial sustainability, a financial sustainability strategy will be developed to achieve improved operational efficiencies, managing costs, attracting external funding and expand on opportunities to generate revenue. In preparation for 2023/24 Council has already strongly managed employee costs and held on costs, despite significant increases in CPI during 2022/23.



2.9.2 Asset Renewal, New and Upgrade expenditure

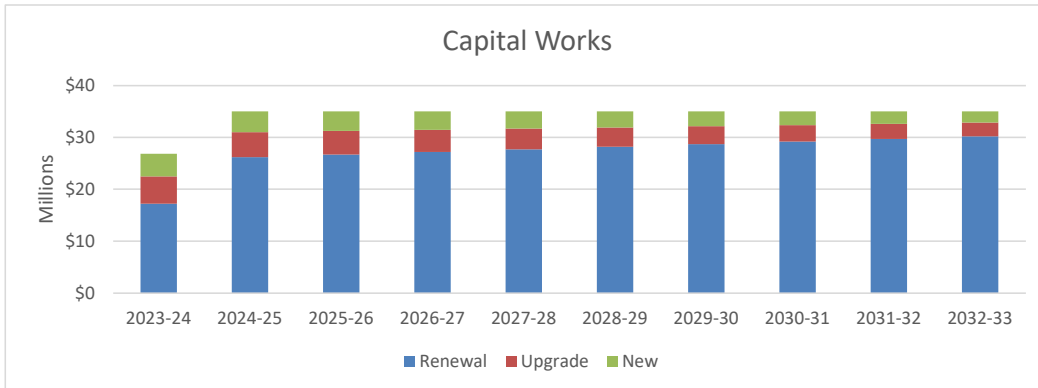
Council intends to spend \$346m to renew, improve and create new community facilities and infrastructure over the next 10 years. This will be funded by a mix of rates, reserves and external funding sources including grants, contributions and proceeds of sale from assets assessed as no longer required.

Information from Council’s Asset Management Plans determines Council’s capital expenditure priorities. Funding for capital expenditure is primarily sourced from rates. In addition, Council utilises a Developer Contribution Plan which will contribute towards capital works projects. Contribution levels will depend on land sales and the desire of developers to construct new developments within the municipality. A strategic effort is also undertaken continuously to fund capital projects utilising other funding sources such as grants.

The financial sustainability strategy will focus on the capturing, processing and monitoring of data and making informed decisions in alignment to community benefit.

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In addition, as part of Council's approach to responsible and sustainable asset management, Council's 10 Year Capital Works Program assigns funding priority to the renewal and upgrade of existing infrastructure over the creation of new assets.



Sustainable asset management is necessary for Council to meet its responsibilities to:

- Provide sustainable services to current and future generations;
- Provide and maintain necessary sustainable community infrastructure, and
- Encourage and support the economic and social development of the area.

Council's approach to asset management includes:

- The application of Yarra's Asset Management Strategy and Plan;
- Defining sustainable service levels that meet sustainable community expectations;
- An organisational wide information system for asset data management, reporting and works planning, and
- A planned and fully funded approach to timely asset renewal driven by a lifecycle management practices.

2.9.3 Council property

In 2018, Council adopted a Property Strategy, which provides a comprehensive framework for the management of all Council property assets and establishes guiding principles for the alignment of Council's property portfolio with its future community and service delivery requirements. As part the Financial Sustainability Strategy Council will review and evaluate its property portfolio to ensure that public value is maximised.

2.9.4 Rates and Other Revenue

Rates

Rate increases in accordance with the Fair Go Rates framework (Rate Cap) and Council's Revenue and Rating Plan.

The Minister for Local Government has declared the rate cap level for 2023/24 at 3.5%. This follows rate caps of 1.75% in 2022/23, 1.5% in 2021/22, 2.0% in 2020/21, 2.50% in 2019/20, and 2.25% in 2018/19. As the rate cap is lower than CPI, this will continue to put pressure on price, level and delivery of services.

Council has made the decision to separate waste and recycling costs from general rates in 2023/24. The general rates would be reduced by the same amount to ensure that total revenue is within the rate cap. In future years waste service charges would not be subject to the rate cap however, as it is for cost recovery only, it is capped by the cost of providing waste and recycling services.

Separating the waste charge from general rates is a critical component to ensuring Council's future financial sustainability is not eroded further.

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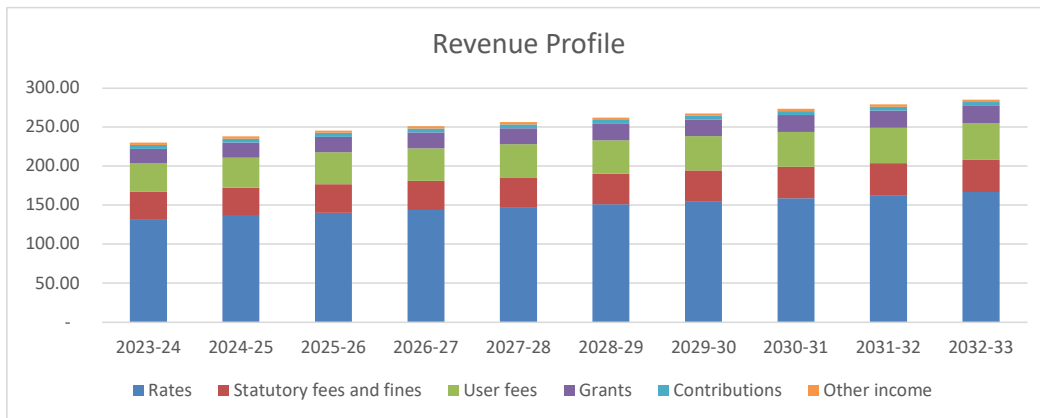
All other councils in Victoria have taken this into consideration of their financial future and have either separated or made the decision to separate waste services charges. Yarra was the last Council in Victoria to make the decision to separate waste charges from general rates.

Other Revenue

User fees and charges are reviewed annually with consideration given to a range of factors such as cost of service, community access, equity and affordability and market forces. A list of fees and charges are included within the Budget each year.

Council will continue to develop partnerships (which are beneficial to Council and community) to source external grants and grow its own-sourced revenue, which includes contributions, interest, asset sales and other income. Council will pro-actively advocate to other levels of government for grant funding support to deliver infrastructure and service outcomes for the community.

Council collects revenue from the application of statutory fees and fines under the direction of legislation or other government directions. These can be: Planning and subdivision fees, Building and Inspection fees, infringements and fines and land information certificate fees.

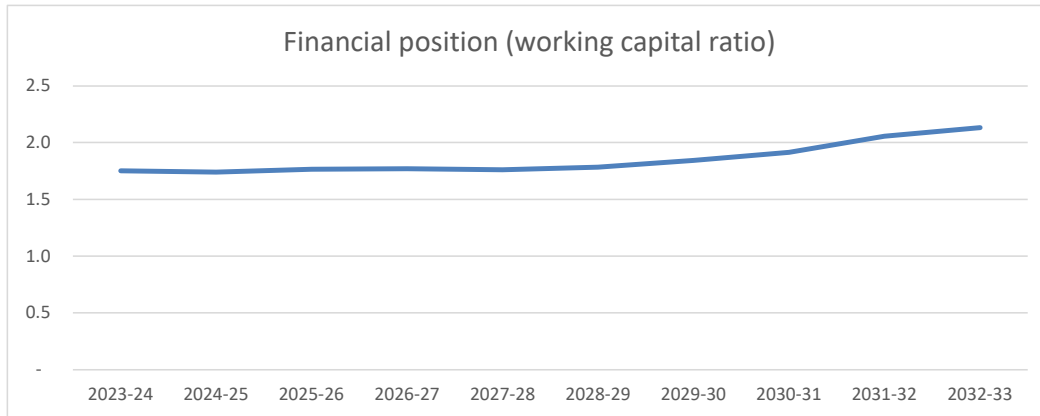


The Financial Plan is reviewed annually as part of Council's budget deliberations and future rate increases will be considered in light of prevailing economic conditions, community needs and the rate cap ordered by the Minister for Local Government.

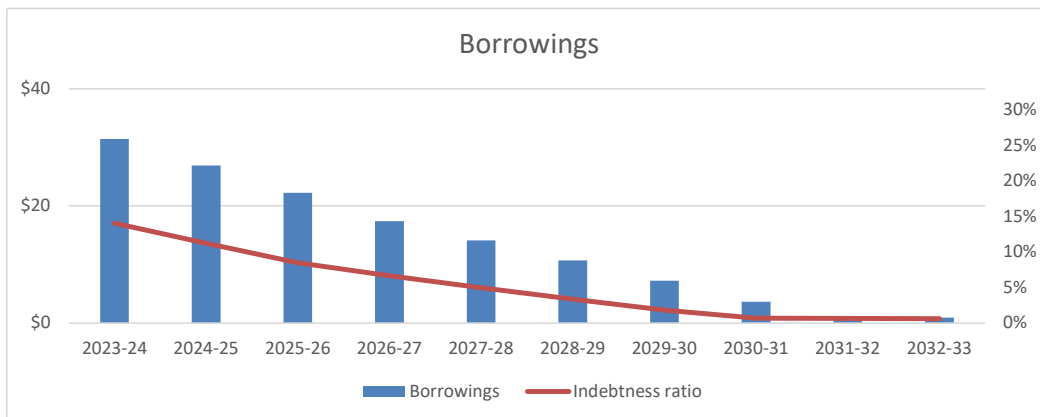
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2.9.5 Financial position (working capital ratio)

Despite the increases to the working capital position throughout the Financial Plan, Council is still at risk of not generating sufficient funds to maintain existing (and plan for future) levels of service, maintain and improve Council facilities and infrastructure through the Capital Works Program and re-pay debt.



2.9.6 Borrowings



The introduction of rate capping as well as debt required to be repaid in the short term, has had a significant impact on the Financial Plan and challenged Council's financial position. Existing debt is serviced by a \$32.5m principal and interest loan, due to be repaid by 2031/32 and a \$13.5m principal and interest loan due to be repaid by 2027.

The Victorian Auditor-General has indicated through its recommendation on financial ratios that Indebtedness (Non-current liabilities/Own sourced revenue) above 40% places Council in the medium risk category and 60% in the high risk category. The indebtedness ratio in the Financial Plan is expected to be 17% at the end of the current 2022/23 budget year and will continue to decrease during the life of the Financial Plan, to reduce the already low risk to Council.

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3. Financial Plan Statements

This section presents information in regard to the Financial Plan Statements for the 10 years from 2023/24 to 2032/33.

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

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3.1 Comprehensive Income Statement

	Forecast/ Actual										
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income / Revenue											
Rates and charges	125,163	131,938	136,069	139,983	143,625	147,332	151,103	154,941	158,845	162,818	166,860
Statutory fees and fines	35,254	35,592	36,215	36,849	37,494	38,150	38,818	39,497	40,188	40,891	41,607
User fees	33,480	35,873	38,459	40,981	41,698	42,428	43,170	43,926	44,694	45,476	46,272
Grants - Operating	19,869	18,739	19,254	19,736	20,081	20,432	20,790	21,154	21,524	21,901	22,284
Grants - Capital	6,576	7,444	3,000	259	259	260	259	259	259	259	259
Contributions - monetary	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contributions - monetary - Other	1,702	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	2,080	134	50	50	50	50	50	50	50	50	50
Other income	3,632	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996
Total income / revenue	232,756	239,067	242,395	247,204	252,554	257,999	263,537	269,173	274,908	280,742	286,680
Expenses											
Employee costs	100,902	101,378	104,716	107,664	110,316	113,020	115,779	118,593	121,464	124,391	127,377
Materials and services	83,217	89,644	91,993	91,795	98,631	101,147	102,521	102,802	106,586	110,512	114,584
Depreciation	24,837	25,697	26,197	26,697	27,197	27,697	28,197	28,697	29,197	29,697	30,197
Amortisation - right of use assets	1,192	234	45	-	-	-	-	-	-	-	-
Bad and doubtful debts - allowance for impairment losses	4,304	5,095	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Borrowing costs	1,059	894	798	661	519	397	310	221	129	36	-
Finance Costs - leases	58	8	2	-	-	-	-	-	-	-	-
Other expenses	843	753	767	780	794	808	822	836	851	866	881
Total expenses	216,412	223,703	229,516	232,597	242,456	248,068	252,628	256,148	263,227	270,501	278,039
Surplus/(deficit) for the year	16,344	15,364	12,878	14,607	10,099	9,931	10,909	13,025	11,681	10,241	8,641
Other comprehensive income											
Items that will not be reclassified to surplus or deficit in future periods											
Net asset revaluation increment /(decrement)	-	82,204	-	86,061	-	90,107	-	94,236	-	98,450	-
Total other comprehensive income	-	82,204	-	86,061	-	90,107	-	94,236	-	98,450	-
Total comprehensive result	16,344	97,568	12,878	100,668	10,099	100,038	10,909	107,260	11,681	108,691	8,641

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3.2 Balance Sheet

	Forecast/ Actual										
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Assets											
Current assets											
Cash and cash equivalents	79,428	86,286	86,940	88,591	85,989	85,123	85,545	88,786	90,985	92,965	96,473
Trade and other receivables	22,051	19,835	18,817	18,902	19,088	19,543	19,936	20,435	21,042	21,759	22,589
Inventories	180	180	180	180	180	180	180	180	180	180	180
Other assets	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267
Total current assets	102,926	107,568	107,205	108,940	106,524	106,113	106,928	110,668	113,474	116,171	120,509
Non-current assets											
Trade and other receivables	5	5	5	5	5	5	5	5	5	5	5
Property, infrastructure, plant & equipment	2,055,097	2,143,210	2,151,513	2,245,377	2,252,681	2,349,591	2,355,895	2,455,934	2,461,238	2,564,491	2,568,794
Right-of-use assets	1,112	1,076	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082
Total non-current assets	2,056,214	2,144,291	2,152,600	2,246,464	2,253,767	2,350,678	2,356,982	2,457,021	2,462,324	2,565,577	2,569,881
Total assets	2,159,140	2,251,859	2,259,805	2,355,404	2,360,291	2,456,792	2,463,909	2,567,689	2,575,798	2,681,749	2,690,390
Liabilities											
Current liabilities											
Trade and other payables	11,075	11,075	11,075	11,075	11,075	11,075	10,675	10,675	10,675	10,675	10,675
Trust funds and deposits	15,359	15,359	15,359	15,359	15,359	15,359	15,359	15,359	15,359	15,359	15,359
Unearned income/revenue	10,994	10,994	10,994	10,994	10,994	10,994	10,994	10,994	10,994	10,994	10,994
Provisions	18,527	18,527	18,527	18,527	18,527	18,527	18,527	18,527	18,527	18,527	18,527
Interest-bearing liabilities	4,399	4,532	4,669	4,811	3,305	3,391	3,480	3,572	2,740	-	-
Lease liabilities	1,011	961	961	961	961	961	961	961	961	961	961
Total current liabilities	61,365	61,448	61,585	61,727	60,220	60,307	59,996	60,088	59,256	56,516	56,516
Non-current liabilities											
Provisions	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443
Other liabilities	1,856	1,456	1,056	656	256	23	23	23	23	23	23
Interest-bearing liabilities	30,501	25,968	21,299	16,489	13,184	9,792	6,312	2,740	-	-	-
Lease liabilities	150	150	150	150	150	150	150	150	150	150	150
Total non-current liabilities	33,950	29,017	23,948	18,737	15,033	11,408	7,928	4,356	1,616	1,616	1,616
Total liabilities	95,315	90,465	85,533	80,464	75,253	71,716	67,924	64,444	60,872	58,132	58,132
Net assets	2,063,825	2,161,393	2,174,272	2,274,940	2,285,038	2,385,076	2,395,985	2,503,245	2,514,926	2,623,617	2,632,258
Equity											
Accumulated surplus	667,666	679,828	692,707	707,314	717,413	727,343	738,252	751,277	762,958	773,199	781,840
Reserves	1,396,159	1,481,565	1,481,565	1,567,626	1,567,626	1,657,733	1,657,733	1,751,969	1,751,969	1,850,418	1,850,418
Total equity	2,063,825	2,161,393	2,174,272	2,274,940	2,285,038	2,385,076	2,395,985	2,503,245	2,514,926	2,623,617	2,632,258

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3.3 Statement of Changes in Equity

	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2023 Forecast Actual				
Balance at beginning of the financial year	2,047,481	654,052	1,371,719	21,710
Surplus/(deficit) for the year	16,344	16,344	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	2,270	-	(2,270)
Balance at end of the financial year	2,063,825	667,666	1,371,719	24,440
2024				
Balance at beginning of the financial year	2,063,825	667,666	1,371,719	24,440
Surplus/(deficit) for the year	15,364	15,364	-	-
Net asset revaluation increment/(decrement)	82,204	-	82,204	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	1,798	-	(1,798)
Balance at end of the financial year	2,161,393	679,828	1,453,923	27,642
2025				
Balance at beginning of the financial year	2,161,393	679,828	1,453,923	27,642
Surplus/(deficit) for the year	12,878	12,878	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,174,272	692,707	1,453,923	27,642
2026				
Balance at beginning of the financial year	2,174,272	692,707	1,453,923	27,642
Surplus/(deficit) for the year	14,607	14,607	-	-
Net asset revaluation increment/(decrement)	86,061	-	86,061	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,274,940	707,314	1,539,984	27,642
2027				
Balance at beginning of the financial year	2,274,940	707,314	1,539,984	27,642
Surplus/(deficit) for the year	10,099	10,099	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,285,038	717,413	1,539,984	27,642
2028				
Balance at beginning of the financial year	2,285,038	717,413	1,539,984	27,642
Surplus/(deficit) for the year	9,931	9,931	-	-
Net asset revaluation increment/(decrement)	90,107	-	90,107	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,385,076	727,343	1,630,091	27,642

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	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2029				
Balance at beginning of the financial year	2,385,076	727,343	1,630,091	27,642
Surplus/(deficit) for the year	10,909	10,909	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,395,985	738,252	1,630,091	27,642
2030				
Balance at beginning of the financial year	2,395,985	738,252	1,630,091	27,642
Surplus/(deficit) for the year	13,025	13,025	-	-
Net asset revaluation increment/(decrement)	94,236	-	94,236	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,503,245	751,277	1,724,327	27,642
2031				
Balance at beginning of the financial year	2,503,245	751,277	1,724,327	27,642
Surplus/(deficit) for the year	11,681	11,681	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,514,926	762,958	1,724,327	27,642
2032				
Balance at beginning of the financial year	2,514,926	762,958	1,724,327	27,642
Surplus/(deficit) for the year	10,241	10,241	-	-
Net asset revaluation increment/(decrement)	98,450	-	98,450	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,623,617	773,199	1,822,776	27,642
2033				
Balance at beginning of the financial year	2,623,617	773,199	1,822,776	27,642
Surplus/(deficit) for the year	8,641	8,641	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	5,000	-	(5,000)
Balance at end of the financial year	2,632,258	781,840	1,822,776	27,642

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3.4 Statement of Cash Flows

	Forecast/										
	Actual										
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
	Inflows	Inflows	Inflows	Inflows	Inflows	Inflows	Inflows	Inflows	Inflows	Inflows	Inflows
	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)
Cash flows from operating activities											
Rates and charges	125,912	132,619	135,709	138,583	142,189	145,859	149,592	153,391	157,257	161,190	165,192
Statutory fees and fines	31,728	32,033	32,594	33,164	33,744	34,335	34,936	35,547	36,169	36,802	37,446
User fees	33,480	35,873	38,459	40,981	41,698	42,428	43,170	43,926	44,694	45,476	46,272
Grants - operating	19,869	18,739	19,254	19,736	20,081	20,432	20,790	21,154	21,524	21,901	22,284
Grants - capital	6,576	7,444	3,000	259	259	260	259	259	259	259	259
Contributions - monetary	6,702	6,351	6,351	6,351	6,351	6,351	6,351	6,351	6,351	6,351	6,351
Other receipts	3,632	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996
Employee costs	(100,902)	(101,378)	(104,716)	(107,664)	(110,316)	(113,020)	(115,779)	(118,593)	(121,464)	(124,391)	(127,377)
Materials and services	(84,460)	(90,797)	(93,160)	(92,975)	(99,824)	(102,355)	(103,742)	(103,638)	(107,437)	(111,378)	(115,465)
Net cash provided by/(used in) operating activities	42,537	43,879	40,487	41,430	37,178	37,286	38,573	41,393	40,350	39,206	37,958
Cash flows from investing activities											
Payments for property, infrastructure, plant and equipment	(38,686)	(31,821)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Proceeds from sale of property, infrastructure, plant and equipment	2,430	350	550	550	550	550	550	550	550	550	550
Net cash provided by/ (used in) investing activities	(36,256)	(31,471)	(34,450)	(34,450)	(34,450)	(34,450)	(34,450)	(34,450)	(34,450)	(34,450)	(34,450)
Cash flows from financing activities											
Finance costs	(1,059)	(894)	(798)	(661)	(519)	(397)	(310)	(221)	(129)	(36)	-
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-
Repayment of borrowings	(4,271)	(4,399)	(4,532)	(4,669)	(4,811)	(3,305)	(3,391)	(3,480)	(3,572)	(2,740)	-
Interest paid - lease liability	(58)	(8)	(2)	-	-	-	-	-	-	-	-
Repayment of lease liabilities	(1,266)	(249)	(50)	-	-	-	-	-	-	-	-
Net cash provided by/(used in) financing activities	(6,654)	(5,549)	(5,382)	(5,330)	(5,330)	(3,701)	(3,701)	(3,701)	(3,701)	(2,776)	-
Net increase/(decrease) in cash & cash equivalents	(373)	6,858	655	1,650	(2,602)	(866)	421	3,242	2,198	1,980	3,508
Cash and cash equivalents at the beginning of the financial year	79,801	79,428	86,286	86,940	88,591	85,989	85,123	85,545	88,786	90,985	92,965
Cash and cash equivalents at the end of the financial year	79,427	86,286	86,940	88,591	85,989	85,123	85,545	88,786	90,985	92,965	96,473

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3.5 Statement of Capital Works

	Forecast/											
	Actual/	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property												
Buildings		10,641	4,638	6,048	6,048	6,048	6,048	6,048	6,048	6,048	6,048	6,048
Total buildings		10,641	4,638	6,048	6,048	6,048	6,048	6,048	6,048	6,048	6,048	6,048
Total property		10,641	4,638	6,048	6,048	6,048	6,048	6,048	6,048	6,048	6,048	6,048
Plant and equipment												
Plant, machinery and equipment		1,423	75	98	98	98	98	98	98	98	98	98
Fixtures, fittings and furniture		272	1,032	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
Computers and telecommunications		2,414	723	943	943	943	943	943	943	943	943	943
Library books		630	841	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096
Total plant and equipment		4,739	2,671	3,482	3,482	3,482	3,482	3,482	3,482	3,482	3,482	3,482
Infrastructure												
Roads		7,074	6,842	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922
Bridges		65	-	-	-	-	-	-	-	-	-	-
Footpaths and cycleways		2,974	1,471	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919
Drainage		3,281	3,045	3,971	3,971	3,971	3,971	3,971	3,971	3,971	3,971	3,971
Waste management		100	2,362	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080
Parks, open space and streetscapes		5,671	5,663	7,385	7,385	7,385	7,385	7,385	7,385	7,385	7,385	7,385
Other infrastructure		4,142	149	194	194	194	194	194	194	194	194	194
Total infrastructure		23,307	19,533	25,470	25,470	25,470	25,470	25,470	25,470	25,470	25,470	25,470
Total capital works expenditure		38,686	26,842	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Represented by:												
New asset expenditure		4,311	4,383	4,002	3,774	3,547	3,320	3,093	2,865	2,638	2,411	2,183
Asset renewal expenditure		29,201	17,199	26,197	26,697	27,197	27,697	28,197	28,697	29,197	29,697	30,197
Asset upgrade expenditure		5,174	5,260	4,802	4,529	4,256	3,984	3,711	3,438	3,166	2,893	2,620
Total capital works expenditure		38,686	26,842	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Funding sources represented by:												
Grants		2,448	5,098	9,469	3,148	259	259	259	259	259	259	259
Contributions		2,270	1,798	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Council cash		33,969	19,946	20,531	26,852	29,741	29,741	29,741	29,741	29,741	29,741	29,741
Total capital works expenditure		38,686	26,842	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000

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3.6 Statement of Human Resources

Staff expenditure	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure											
Employee costs - operating	102,150	102,576	105,937	108,910	111,586	114,317	117,101	119,942	122,839	125,794	128,808
Employee costs - capital	(1,248)	(1,197)	(1,221)	(1,246)	(1,271)	(1,296)	(1,322)	(1,348)	(1,375)	(1,403)	(1,431)
Total staff expenditure	100,902	101,378	104,716	107,664	110,316	113,020	115,779	118,593	121,464	124,391	127,377

Staff numbers	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE
Staff numbers											
Employees	912.4	912.4	907.3	907.3	907.3	907.3	907.3	907.3	907.3	907.3	907.3
Employee - Capital	(9.9)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)
Total staff numbers	902.5	899.7	894.6	894.6	894.6	894.6	894.6	894.6	894.6	894.6	894.6

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

Department	Total	Comprises			
		Permanent			
		Full Time	Part Time	Casual	Temporary
	\$'000	\$'000	\$'000	\$'000	\$'000
Chief Executive Office	544	544	-	-	-
Corporate Services and Transformation	11,258	10,789	406	-	63
City Sustainability and Strategy	21,628	19,063	1,695	607	263
Community Strengthening	29,829	19,984	8,073	1,337	435
Infrastructure and Environment	27,077	20,960	1,778	3,910	429
Governance, Communications and Customer Service	6,603	5,553	833	98	119
Total permanent staff expenditure	96,939	76,893	12,785	5,951	1,310
Other employee related expenditure	5,637				
Capitalised labour costs	(1,197)				
Total staff expenditure	101,378	76,893	12,785	5,951	1,310

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

Department	Total	Comprises			
		Permanent			
		Full Time	Part Time	Casual	Temporary
Chief Executive Office	2.0	2.0	-	-	-
Corporate Services and Transformation	87.6	83.2	3.6	-	0.8
City Sustainability and Strategy	189.0	159.9	19.1	7.0	3.1
Community Strengthening	292.9	186.9	86.4	13.3	6.4
Infrastructure and Environment	266.6	196.0	21.7	41.9	7.0
Governance, Communications and Customer Service	61.6	49.0	10.1	1.0	1.5
Total staff	899.7	677.0	140.8	63.2	18.8

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3.7 Summary of Planned Human Resources Expenditure
For the ten years ended 30 June 2033

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Chief Executive Office										
Permanent - Full time	544	562	577	592	606	621	636	651	667	683
Women	544	562	577	592	606	621	636	651	667	683
Men	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Chief Executive Office	544	562	577	592	606	621	636	651	667	683
Corporate Services and Transformation										
Permanent - Full time	10,789	11,144	11,458	11,740	12,028	12,321	12,621	12,926	13,238	13,556
Women	5,286	5,460	5,614	5,752	5,893	6,037	6,184	6,333	6,486	6,642
Men	5,503	5,684	5,844	5,988	6,135	6,284	6,437	6,593	6,752	6,914
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	406	419	431	442	453	464	475	486	498	510
Women	406	419	431	442	453	464	475	486	498	510
Men	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Corporate Services and Transformation	11,195	11,563	11,889	12,182	12,480	12,785	13,096	13,413	13,736	14,066
City Sustainability and Strategy										
Permanent - Full time	19,063	19,691	20,245	20,744	21,253	21,771	22,300	22,840	23,391	23,952
Women	8,468	8,747	8,993	9,215	9,441	9,671	9,906	10,146	10,390	10,640
Men	10,595	10,944	11,252	11,529	11,812	12,100	12,394	12,694	13,000	13,312
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	1,695	1,751	1,800	1,844	1,889	1,935	1,983	2,030	2,079	2,129
Women	873	902	927	950	974	997	1,022	1,046	1,072	1,097
Men	821	848	872	894	916	938	961	984	1,008	1,032
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total City Sustainability and Strategy	20,758	21,441	22,045	22,588	23,142	23,707	24,283	24,871	25,470	26,082
Community Strengthening										
Permanent - Full time	19,984	20,642	21,223	21,746	22,279	22,823	23,378	23,944	24,521	25,109
Women	15,474	15,983	16,433	16,838	17,251	17,672	18,101	18,540	18,986	19,442
Men	4,510	4,659	4,790	4,908	5,028	5,151	5,276	5,404	5,534	5,667
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	8,073	8,339	8,573	8,785	9,000	9,220	9,444	9,672	9,905	10,143
Women	6,773	6,996	7,193	7,370	7,550	7,735	7,923	8,115	8,310	8,510
Men	1,300	1,343	1,381	1,415	1,449	1,485	1,521	1,558	1,595	1,634
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Community Strengthening	28,057	28,981	29,797	30,531	31,279	32,043	32,821	33,616	34,426	35,252
Infrastructure and Environment										
Permanent - Full time	20,960	21,650	22,260	22,808	23,367	23,937	24,519	25,113	25,718	26,335
Women	5,840	6,032	6,202	6,355	6,510	6,669	6,831	6,997	7,165	7,337
Men	15,120	15,618	16,058	16,453	16,857	17,268	17,688	18,116	18,553	18,998
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	1,778	1,837	1,888	1,935	1,982	2,031	2,080	2,130	2,182	2,234
Women	799	826	849	870	891	913	935	958	981	1,004
Men	979	1,011	1,040	1,065	1,091	1,118	1,145	1,173	1,201	1,230
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Infrastructure and Environment	22,738	23,487	24,148	24,743	25,349	25,968	26,599	27,243	27,900	28,569
Governance, Communications and Customer Service										
Permanent - Full time	5,553	5,736	5,898	6,043	6,191	6,342	6,496	6,654	6,814	6,977
Women	3,865	3,992	4,105	4,206	4,309	4,414	4,521	4,631	4,742	4,856
Men	1,688	1,744	1,793	1,837	1,882	1,928	1,975	2,023	2,072	2,121
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	833	860	885	906	929	951	975	998	1,022	1,047
Women	594	613	631	646	662	678	695	711	729	746
Men	239	247	254	260	267	273	280	287	294	301
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Governance, Communications and Customer Service	6,386	6,597	6,782	6,949	7,120	7,294	7,471	7,652	7,836	8,024
Casuals, temporary and other expenditure	12,898	13,307	13,672	14,002	14,340	14,684	15,036	15,394	15,759	16,132
Capitalised labour costs	(1,197)	(1,221)	(1,246)	(1,271)	(1,296)	(1,322)	(1,348)	(1,375)	(1,403)	(1,431)
Total staff expenditure	101,378	104,716	107,664	110,316	113,020	115,779	118,593	121,464	124,391	127,377

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	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE
Chief Executive Office										
Permanent - Full time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Women	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Men	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Chief Executive Office	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Corporate Services and Transformation										
Permanent - Full time	83.2	83.2	83.2	83.2	83.2	83.2	83.2	83.2	83.2	83.2
Women	40.8	40.8	40.8	40.8	40.8	40.8	40.8	40.8	40.8	40.8
Men	42.4	42.4	42.4	42.4	42.4	42.4	42.4	42.4	42.4	42.4
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6
Women	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6
Men	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Corporate Services and Transformation	86.8	86.8	86.8	86.8	86.8	86.8	86.8	86.8	86.8	86.8
City Sustainability and Strategy										
Permanent - Full time	161.0	161.0	161.0	161.0	161.0	161.0	161.0	161.0	161.0	161.0
Women	71.5	71.5	71.5	71.5	71.5	71.5	71.5	71.5	71.5	71.5
Men	89.5	89.5	89.5	89.5	89.5	89.5	89.5	89.5	89.5	89.5
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1
Women	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
Men	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total City Sustainability and Strategy	180.1	180.1	180.1	180.1	180.1	180.1	180.1	180.1	180.1	180.1
Community Strengthening										
Permanent - Full time	198.5	198.5	198.5	198.5	198.5	198.5	198.5	198.5	198.5	198.5
Women	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0
Men	43.5	43.5	43.5	43.5	43.5	43.5	43.5	43.5	43.5	43.5
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	86.4	86.4	86.4	86.4	86.4	86.4	86.4	86.4	86.4	86.4
Women	71.5	71.5	71.5	71.5	71.5	71.5	71.5	71.5	71.5	71.5
Men	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Community Strengthening	284.9	284.9	284.9	284.9	284.9	284.9	284.9	284.9	284.9	284.9
Infrastructure and Environment										
Permanent - Full time	196.0	196.0	196.0	196.0	196.0	196.0	196.0	196.0	196.0	196.0
Women	52.7	52.7	52.7	52.7	52.7	52.7	52.7	52.7	52.7	52.7
Men	143.3	143.3	143.3	143.3	143.3	143.3	143.3	143.3	143.3	143.3
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7
Women	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2
Men	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Infrastructure and Environment	217.7	217.7	217.7	217.7	217.7	217.7	217.7	217.7	217.7	217.7
Governance, Communications and Customer Service										
Permanent - Full time	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0
Women	33.4	33.4	33.4	33.4	33.4	33.4	33.4	33.4	33.4	33.4
Men	15.6	15.6	15.6	15.6	15.6	15.6	15.6	15.6	15.6	15.6
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Permanent - Part time	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
Women	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Men	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-
Total Governance, Communications and Customer Service	59.1	59.1	59.1	59.1	59.1	59.1	59.1	59.1	59.1	59.1
Casuals and temporary staff	81.9	76.8	76.8	76.8	76.8	76.8	76.8	76.8	76.8	76.8
Capitalised labour	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)	(12.7)
Total staff numbers	899.7	894.6	894.6	894.6	894.6	894.6	894.6	894.6	894.6	894.6

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4. Financial Performance Indicators

The following table highlights Council's projected performance across a range of key financial performance indicators. These indicators provide an analysis of Council's 10 year financial projections and should be interpreted in the context of the organisation's objectives and financial management principles.

Indicator	Measure	Notes	Forecast Actual 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Trend +/-
Operating position														
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	1	1.40%	0.70%	1.51%	3.32%	1.42%	1.32%	1.67%	2.44%	1.89%	1.32%	0.73%	+
Liquidity														
Working Capital	Current assets / current liabilities	2	167.73%	175.05%	174.08%	176.49%	176.89%	175.95%	178.22%	184.18%	191.50%	205.56%	213.23%	+
Unrestricted cash	Unrestricted cash / current liabilities	3	64.58%	70.44%	71.35%	73.86%	71.38%	69.85%	70.91%	76.20%	80.98%	79.56%	76.92%	+
Obligations														
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	4	27.88%	23.12%	19.08%	15.22%	11.48%	8.95%	6.48%	4.07%	1.73%	0.00%	0.00%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue	5	4.26%	4.01%	3.92%	3.81%	3.71%	2.51%	2.45%	2.39%	2.33%	1.70%	0.00%	+
Indebtedness	Non-current liabilities / own source revenue	6	17.01%	14.05%	11.20%	8.48%	6.66%	4.94%	3.36%	1.80%	0.65%	0.64%	0.63%	+
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	7	80.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	o
Stability														
Rates concentration	Rate revenue / adjusted underlying revenue	8	55.34%	56.96%	56.84%	56.69%	56.93%	57.16%	57.39%	57.62%	57.84%	58.05%	58.26%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality	9	0.19%	0.19%	0.19%	0.19%	0.18%	0.18%	0.17%	0.17%	0.17%	0.16%	0.16%	o
Efficiency														
Expenditure level	Total expenses/ no. of property assessments	10	\$3,668	\$3,792	\$3,763	\$3,752	\$3,849	\$3,876	\$3,887	\$3,823	\$3,871	\$3,920	\$3,972	+
Revenue level	General rates and municipal charges / no. of property assessments	11	\$2,119	\$2,234	\$2,228	\$2,255	\$2,278	\$2,300	\$2,322	\$2,310	\$2,334	\$2,358	\$2,382	o

Key to Forecast Trend:

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

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Notes to indicators

1. Adjusted underlying result

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period, although continued losses means reliance on Councils' cash reserves or increased debt to maintain services and invest in capital works.

2. Working Capital

Sufficient working capital is required to meet Council's obligations as and when they fall due. A high or increasing level of working capital suggests an improvement in liquidity.

3. Unrestricted Cash

Unrestricted cash is forecast to improve to achieve the delivery of the capital works program as well as ensuring the open space reserve is cash backed.

4. Loans and borrowings to rates

Trend indicates Council's reducing reliance on debt against its annual revenue through redemption of long term debts. The level of long-term liabilities is reasonable to the size and nature of a council's activities. A low or decreasing level of long-term liabilities suggests an improvement in the capacity to meet long-term obligations.

5. Loans and borrowings repayments to rates

Trend indicates a reduced reliance on long term debt and forecast increasing rates base.

6. Indebtedness

Trend indicates a reduced reliance on long term debt and increasing own source revenue.

7. Asset renewal

This percentage indicates the extent of Council's renewal of assets 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 Council has achieved greater than 100% in the past, forward planning of less than 100% is still sustainable whilst ensuring assets are not deteriorating faster than they are being renewed.

8. Rates concentration

Revenue should be generated from a range of sources. Reflects extent of reliance on rate revenues to fund all of Council's ongoing services. A high or increasing range of revenue sources suggests an improvement in stability.

9. Rates effort

Rates effort is expected to decrease slightly over the term of the financial plan, due to the forecast increase in Rate Cap exceeding the forecast increase in CIV of rateable properties.

10. Expenditure level

Trend indicates an increase over the term of the financial plan, which is consistent with CPI forecasts.

11. Revenue level

Trend indicates an increase over the term of the financial plan, which is consistent with Rates cap forecasts.

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5. Strategies and Plans

This section describes the strategies and plans that support the 10 year financial projections included to the Financial Plan.

5.1 Borrowing Strategy

5.1.1 Current Debt Position

Council recognises that long term borrowings can be a useful tool for funding renewal of existing and major new assets. It also recognises that while borrowings enhance the capacity of Council's short term capital program, debt repayment and borrowing costs may potentially limit the capacity of future capital programs. It is, therefore, important that the utilisation of debt as a funding tool is applied judiciously.

Council borrowed \$32.5m in 2013/2014 to settle the Vision Super unfunded defined benefit liability and fund major capital projects, including the acquisition of 345 Bridge Road Richmond. This borrowing was an interest only loan and repaid in full in November 2021. In February 2022, Council re-borrowed \$32.5m through Treasury Corporation Victoria (a principal and interest facility) for a term of 10 years. An additional loan of \$13.5 million was drawn down in 2016/17 to fund the construction of Bargoonga Nganjin, North Fitzroy Library. This loan is funded on a principal and interest basis and will be repaid by the end of the Financial Plan.

The 2022/23 budget allowed capacity for Council to borrow an additional \$20m. However, cash flow assessment has indicated additional borrowings is not required during 2022/23, due to efficiencies realised and improved debt managed. Further borrowings are not planned during 2023/24. Council may need to generate additional cash flows to ensure delivery significant program of capital works. The Financial Sustainability Strategy will define the requirements of borrowings and strategise for improved generation of cash flows.

This Financial Plan assumes Council will repay principal and interest on all borrowed funds (new and renewed) on an annual basis with a long term reduction in borrowings across the next ten years. Our principal repayments will allow us, depending on prevailing circumstances in the future, to have capacity to borrow further in later years, should that be required.

The following table highlights Council's projected loan balance, including new loans and loan repayments for the 10 years of the Financial Plan.

5.1.2 Future Borrowing Requirements

	Forecast / Actual											
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Opening balance	40,059	35,788	31,389	26,857	22,188	17,377	14,072	10,681	7,200	3,629	888	
Plus New loans	-	-	-	-	-	-	-	-	-	-	-	
Less Principal repayment	(4,271)	(4,399)	(4,532)	(4,669)	(4,811)	(3,305)	(3,391)	(3,480)	(3,572)	(2,740)	-	
Closing balance	35,788	31,389	26,857	22,188	17,377	14,072	10,681	7,200	3,629	888	888	
Interest payment	1,059	894	798	661	519	397	310	221	129	36	-	

Performance Indicator	Target	Forecast / Actual											
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
		%	%	%	%	%	%	%	%	%	%	%	
Total borrowings / Rate revenue	Below 60%	27.88%	23.12%	19.08%	15.22%	11.48%	8.95%	6.48%	4.07%	1.73%	0.00%	0.00%	
Debt servicing / Rate revenue	Below 5%	0.85%	0.68%	0.59%	0.47%	0.36%	0.27%	0.21%	0.14%	0.08%	0.02%	0.00%	
Debt commitment / Rate revenue	Below 10%	4.26%	4.01%	3.92%	3.81%	3.71%	2.51%	2.45%	2.39%	2.33%	1.70%	0.00%	
Indebtedness / Own source revenue	Below 60%	17.01%	14.05%	11.20%	8.48%	6.66%	4.94%	3.36%	1.80%	0.65%	0.64%	0.63%	

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5.2 Reserves Strategy

5.2.1 Current Reserves

Open Space Reserve

The Open Space Reserve is a statutory reserve holding funds contributed by developers for the purpose of acquiring, developing and improving public open space and recreational facilities within the Municipality. Funds are contributed in accordance with section 18 of the Subdivision Act and transfers are restricted to the purpose of creating open space such as parks, playgrounds, pavilions and other such items where it is deemed that these works should occur at a later point in time than the initial development.

Movements (transfers) to the reserve (inflows) comprise contribution income from subdividers in lieu of the Open Space Requirement. Transfers from the reserve (outflows) are applied to fund Open Space capital projects on an annual basis.

The Yarra Open Space Strategy 2020 was adopted by council on 1 September 2020. The strategy guides how Council manages Yarra's open space network for the next 15 years. Through the implementation of this strategy, open space projects will be identified, prioritised and funded from the Open Space Reserve. Those projects and reserve funding will be reflected in the LTFP accordingly upon the implementation of the Open Space Strategy.

5.2.2 Reserve Usage Projections

The table below discloses the balance and annual movement for each reserve over the 10-year life of the Financial Plan. Total amount of reserves, for each year, is to align with the Statement of Changes in Equity.

Reserves	Restricted	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
		\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Public Open Space Reserve												
Opening balance		21,710	24,440	27,642	27,642	27,642	27,642	27,642	27,642	27,642	27,642	27,642
Transfer to reserve		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Transfer from reserve		(2,270)	(1,798)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Closing balance		24,440	27,642	27,642	27,642	27,642	27,642	27,642	27,642	27,642	27,642	27,642



Draft Revenue and Rating Plan

2023/24



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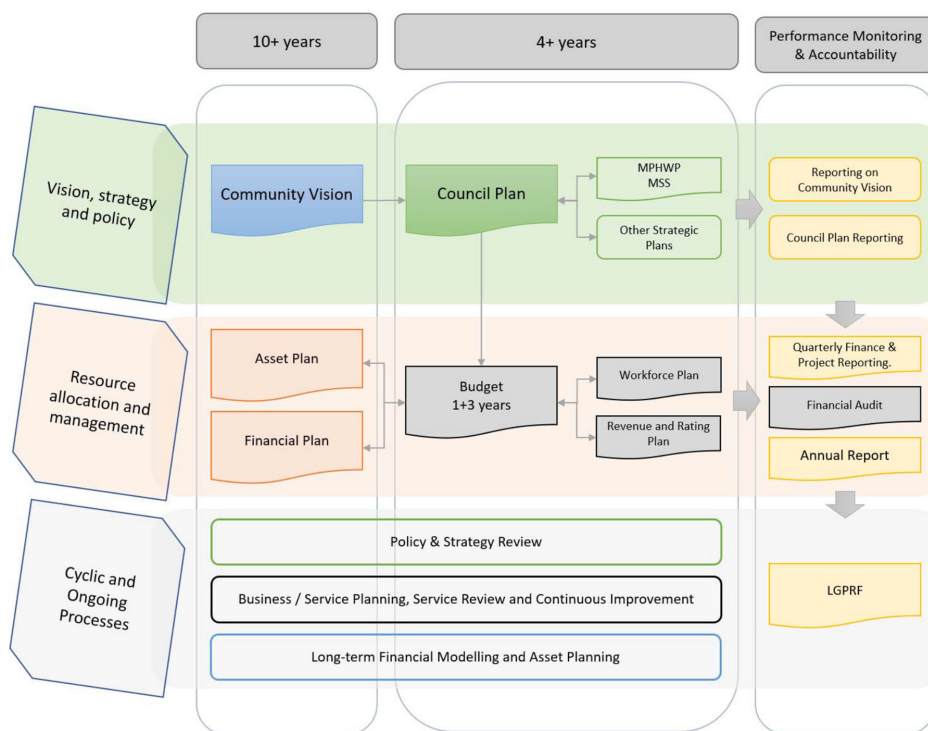
1.1 PURPOSE

The *Local Government Act 2020* requires each council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each Council election. The Revenue and Rating Plan establishes the revenue raising framework within which the Council proposes to work.

The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for Yarra City Council which in conjunction with other income sources will adequately finance the objectives in the council plan.

This plan is an important part of Council's integrated planning framework. Strategies outlined in this plan align with the objectives contained in the Council Plan and will feed into our budgeting and long-term financial planning documents, as well as other strategic planning documents under our Council's strategic planning framework.

The following figure demonstrates how each element might inform or be informed by other parts of the integrated framework.



This plan will explain how Council calculates the revenue needed to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services.

In particular, this plan will set out decisions that Council has made in relation to rating options available to it under the *Local Government Act 2020* to ensure the fair and equitable distribution of rates across property owners. It will also set out principles that are used in decision making for other revenue sources such as fees and charges.

It is also important to note that this plan does not set revenue targets for Council, it outlines the strategic framework and decisions that inform how Council will go about calculating and collecting its revenue.

1.2 INTRODUCTION

Council provides a range of services and facilities to our local community, and in doing so, must collect revenue to cover the cost of providing these services and facilities.

Council's revenue sources include:

- Rates and Charges
- Grants from other levels of Government
- Statutory Fees and Fines
- User Fees
- Cash and non-cash contributions from other parties (i.e. developers)
- Interest from investments
- Sale of Assets

Rates are the most significant revenue source for Council and make up over 50% of its annual income.

The introduction of rate capping under the Victorian Government's Fair Go Rates System (FGRS) has brought a renewed focus to Council's long-term financial sustainability. The FGRS continues to restrict Council's ability to raise revenue above the rate cap unless application is made to the Essential Services Commission for a variation.

How the rate cap works

The rate cap limits the total amount a council can increase its rates each year based on the amount it levied in the previous year.

Only the general rate and municipal charges part of a rates bill are subject to the rate cap. All other parts, such as waste charges and other user fees and levies, remain uncapped.

The rate cap applies to the council's total rate revenue and not individual properties. In many cases, individual rates bills may increase or decrease by more (or less) than the capped rise amount. This may happen because:

- the value of the property has increased or decreased in relation to the value of other properties in the council
- other charges and levies that are not subject to the cap, such as the waste charge, has risen. The capped increases apply to the general rates and municipal charges only
- the amount of rates levied from properties of that type (residential, commercial or rural) has changed through the council's application of differential rates

Maintaining service delivery levels and investing in community assets remain key priorities for Council. This strategy will address Council's reliance on rate income and provide options to actively reduce that reliance.

Council provides a wide range of services to the community, some for a fee or charge. The nature of these fees and charges generally depends on whether they relate to statutory or discretionary services. Some of these, such as statutory planning fees are set by State Government statute and are commonly known as regulatory fees. In these cases, councils usually have no control over service pricing. However, in relation to other services, Council has the ability to set a fee or charge and will set that fee based on the principles outlined in this Revenue and Rating Plan.

Council revenue can also be adversely affected by changes to funding from other levels of government. Some grants are tied to the delivery of council services, whilst many are tied directly to the delivery of new community assets, such as roads or sports pavilions. It is important for Council to be clear about what grants it intends to apply for, and the obligations that grants create in the delivery of services or infrastructure.

1.3 COMMUNITY ENGAGEMENT

The Revenue and Rating Plan outlines Council's decision-making process on how revenues are calculated and collected. The following public consultation process will be followed to ensure due consideration and feedback is received from relevant stakeholders.

Revenue and Rating Plan community engagement process:

- Draft Revenue and Rating Plan prepared by officers;
- Draft Revenue and Rating Plan placed on public exhibition after Council meeting in April and calling for feedback;
- Community engagement through local news outlets and social media;
- Hearing from community members wanting to speak to their feedback in June; and
- Draft Revenue and Rating Plan (with any revisions) presented to Council meeting in June for adoption.

This is conducted as part of the community engagement process for the annual budget.

1.4 RATES AND CHARGES

Rates are property taxes that allow Council to raise revenue to fund essential public services to cater to their municipal population. Importantly, it is a taxation system that includes flexibility for councils to utilise different tools in its rating structure to accommodate issues of equity and to ensure fairness in rating for all ratepayers.

Council has an option of a rating structure comprised of three key elements. These are:

- **General Rates** – Based on property values, which are indicative of capacity to pay and form the central basis of rating under the *Local Government Act 1989*;
- **Service Charges** - A 'user pays' component for council services to reflect benefits provided by Council to ratepayers who benefit from a service; and
- **Municipal Charge** - A 'fixed rate' portion per property to cover some of the administrative costs of Council.

Striking a proper balance between these elements will help to improve equity in the distribution of the rate burden across residents.

The formula for calculating General Rates, excluding any additional charges, arrears or additional supplementary rates is:

- Valuation x Rate in the Dollar

The rate in the dollar is included in Council's annual budget.

Rates and charges are an important source of revenue, accounting for over 50% of operating revenue received by Council. The collection of rates is an important factor in funding Council services.

Planning for future rate increases is therefore an essential component of the long-term financial planning process and plays a significant role in funding both additional service delivery and the increasing costs related to providing Council services.

Council is aware of the balance between rate revenue (as an important income source) and community sensitivity to rate increases. With the introduction of the Victorian Government's Fair Go Rates System, all rate increases are capped to a rate declared by the Minister for Local Government, which is announced in December for the following financial year.

Council has made the decision to separate waste and recycling costs from general rates in 2023/24. The general rates would be reduced by the same amount to ensure that the total revenue is within the rate cap. In future years waste service charges would not be subject to the rate cap, however, as it is for cost recovery only, it is capped by the cost of providing waste and recycling services.

Council currently does not levy a municipal charge.

1.4.1 RATING LEGISLATION

The legislative framework set out in the *Local Government Act 1989* determines council's ability to develop a rating system. The framework provides significant flexibility for Council to tailor a system that suits its needs.

Section 155 of the *Local Government Act 1989* provides that a Council may declare the following rates and charges on rateable land:

- General rates under Section 158
- Municipal charges under Section 159
- Service rates and charges under Section 162
- Special rates and charges under Section 163

The recommended strategy in relation to municipal charges, service rates and charges and special rates and charges are discussed later in this document.

In raising Council rates, Council is required to primarily use the valuation of the rateable property to levy rates. Section 157 (1) of the *Local Government Act 1989* provides Council with three choices in terms of which valuation base to utilise. They are: Site Valuation, Capital Improved Valuation (CIV) and Net Annual Value (NAV).

The advantages and disadvantages of the respective valuation basis are discussed further in this document. Whilst this document outlines Council's strategy regarding rates revenue, rates data will be contained in the Council's Annual Budget as required by the *Local Government Act 2020*.

Section 94(2) of the *Local Government Act 2020* states that Council must adopt a budget by 30 June each year (or at another time fixed by the Minister) to include:

- a) the total amount that the Council intends to raise by rates and charges;
- b) a statement as to whether the rates will be raised by the application of a uniform rate or a differential rate;
- c) a description of any fixed component of the rates, if applicable;
- d) if the Council proposes to declare a uniform rate, the matters specified in section 160 of the *Local Government Act 1989*;
- e) if the Council proposes to declare a differential rate for any land, the matters specified in section 161(2) of the *Local Government Act 1989*;

Section 94(3) of the *Local Government Act 2020* also states that Council must ensure that, if applicable, the budget also contains a statement –

- a) that the Council intends to apply for a special order to increase the Council's average rate cap for the financial year or any other financial year; or
- b) that the Council has made an application to the ESC for a special order and is waiting for the outcome of the application; or
- c) that a special Order has been made in respect of the Council and specifying the average rate cap that applies for the financial year or any other financial year.

This plan outlines the principles and strategic framework that Council will utilise in calculating and distributing the rating burden to property owners, however, the quantum of rate revenue will be determined in the annual budget.

1.4.2 RATING PRINCIPLES

Taxation Principles:

When developing a rating strategy, a Council should give consideration to the following good practice taxation principles:

- Wealth Tax
- Equity
- Efficiency
- Simplicity
- Benefit
- Capacity to Pay
- Diversity

Wealth Tax The "wealth tax" principle implies that the rates paid are dependent upon the value of a ratepayer's real property and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates.

Equity

Horizontal equity – ratepayers in similar situations should pay similar amounts of rates (ensured mainly by accurate property valuations, undertaken in a consistent manner, their classification into homogenous property classes and the right of appeal against valuation).

Vertical equity – those who are better off should pay more rates than those worse off (the rationale applies for the use of progressive and proportional income taxation. It implies a "relativity" dimension to the fairness of the tax burden).

Efficiency

Economic efficiency is measured by the extent to which production and consumption decisions by people are affected by rates.

Simplicity

How easily a rates system can be understood by ratepayers and the practicality and ease of administration.

Benefit

The extent to which there is a nexus between consumption/benefit and the rate burden.

Capacity to Pay

The capacity of ratepayers or groups of ratepayers to pay rates.

Diversity

The capacity of ratepayers within a group to pay rates.

The rating challenge for Council therefore is to determine the appropriate balancing of competing considerations.

Rates and Charges Revenue Principles:

Property rates will:

- be reviewed annually;
- not change dramatically from one year to next; and
- be sufficient to fund current expenditure commitments and deliverables outlined in the Council Plan, Financial Plan and Asset Plan.

1.4.3 DETERMINING WHICH VALUATION BASE TO USE

Under the *Local Government Act 1989*, Council has three options as to the valuation base it elects to use. They are:

- **Capital Improved Value (CIV)** – Value of land and improvements upon the land.
- **Site Value (SV)** – Value of land only.
- **Net Annual Value (NAV)** – Rental valuation based on CIV.

For residential and farm properties, NAV is calculated at 5 per cent of the Capital Improved Value. For commercial and industrial properties, NAV is calculated as the greater of the estimated annual rental value or 5 per cent of the CIV.

Capital Improved Value (CIV)

Capital Improved Value is the most commonly used valuation base by local government with over 90% of Victorian councils applying this methodology. Based on the value of both land and all improvements on the land, it is generally easily understood by ratepayers as it equates to the market value of the property.

CIV includes all property improvements, and hence is often supported on the basis that it more closely reflects “capacity to pay”. The CIV rating method takes into account the full development value of the property, and hence better meets the equity criteria than Site Value and NAV.

Site value (SV)

There are currently no Victorian councils that use this valuation base. With valuations based simply on the valuation of land and with only very limited ability to apply differential rates, the implementation of Site Value in a Council context would cause a shift in rate burden from the industrial/commercial sectors onto the residential sector, and would hinder council's objective of a fair and equitable rating system.

Net annual value (NAV)

NAV, in concept, represents the annual rental value of a property. However, in practice, NAV is loosely linked to capital improved value for residential and farm properties. Valuers derive the NAV directly as 5 per cent of CIV.

In contrast to the treatment of residential and farm properties, NAV for commercial and industrial properties are assessed with regard to actual market rental. This differing treatment of commercial versus residential and farm properties has led to some suggestions that all properties should be valued on a rental basis.

Recommended valuation base

In choosing a valuation base, councils must decide on whether they wish to adopt a differential rating system (different rates in the dollar for different property categories) or a uniform rating system (same rate in the dollar). If a council was to choose the former, under the *Local Government Act 1989* it must adopt either of the CIV or NAV methods of rating.

Yarra City Council applies Net annual value (NAV) to all properties within the municipality to take into account the fully developed value of the property. This basis of valuation takes into account the total market value of the land plus buildings and other improvements.

Property Valuations

The *Valuation of Land Act 1960* is the principle legislation in determining property valuations. Under the *Valuation of Land Act 1960*, the Victorian Valuer-General conducts property valuations on an annual basis.

Supplementary Valuations

Supplementary valuations are carried out for a variety of reasons including rezoning, subdivisions, amalgamations, renovations, new constructions, extensions, occupancy changes and corrections. The Victorian Valuer-General is tasked with undertaking supplementary valuations and advises council on a monthly basis of valuation and Australian Valuation Property Classification Code (AVPCC) changes.

Supplementary valuations bring the value of the affected property into line with the general valuation of other properties within the municipality. Objections to supplementary valuations can be lodged in accordance with Part 3 of the *Valuation of Land Act 1960*. Any objections must be lodged with Council within two months of the issue of the supplementary rate notice.

Objections to property valuations

Part 3 of the *Valuation of Land Act 1960* provides that a property owner may lodge an objection against the valuation of a property or the Australian Valuation Property Classification Code (AVPCC) within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

A property owner must lodge their objection to the valuation or the AVPCC in writing to the Council. Property owners also have the ability to object to the site valuations on receipt of their Land Tax Assessment. Property owners can appeal their land valuation within two months of receipt of their Council Rate Notice (via Council) or within two months of receipt of their Land Tax Assessment (via the State Revenue Office).

1.4.4 RATING DIFFERENTIALS

Council raises its ad valorem rates through a uniform rate.

In the final report from the Local Government Rating System Review Panel, it was suggested that there is a lack of clarity about rationales and evidence for using differentials. The simplest form of ad valorem rates is the uniform rate. This is raised by a single rate in the dollar being applied to the valuation of all properties in the municipality.

1.4.5 MUNICIPAL CHARGE

Another principle rating option available to Councils is the application of a municipal charge. Under Section 159 of the *Local Government Act 1989*, Council may declare a municipal charge to cover some of the administrative costs of the Council. The legislation is not definitive on what comprises administrative costs and does not require Council to specify what is covered by the charge.

The application of a municipal charge represents a choice to raise a portion of the rates by a flat fee for all properties, rather than sole use of the valuation.

Under the *Local Government Act 1989*, a council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the combined sum total of the Council's total revenue from the municipal charge and the revenue from general rates (total rates).

The municipal charge applies equally to all properties and is based upon the recovery of a fixed cost of providing administrative services irrespective of valuation. The same contribution amount per assessment to cover a portion of council's administrative costs can be seen as an equitable method of recovering these costs.

Council currently does not levy a municipal charge.

1.4.6 SPECIAL CHARGE SCHEMES

The *Local Government Act 1989* recognises that councils need help to provide improved infrastructure for their local communities. Legislation allows councils to pass on the cost of capital infrastructure to the owner of a property that generally receives a unique benefit from the construction works. The technical explanation of a Special Charge comes from legislation (under the *Local Government Act 1989*) that allows councils to recover the cost of works from property owners who will gain special benefit from that work.

The purposes for which special rates and special charges may be used include road construction, kerb and channelling, footpath provision, drainage, and other capital improvement projects.

The special rate or special charges may be declared on the basis of any criteria specified by the council in the rate (Section 163 (2)). In accordance with Section 163 (3), council must specify:

- a. the wards, groups, uses or areas for which the special rate or charge is declared; and
- b. the land in relation to which the special rate or special charge is declared;
- c. the manner in which the special rate or special charge will be assessed and levied; and
- d. details of the period for which the special rate or special charge remains in force.

The special rates and charges provisions are flexible and can be used to achieve a wide range of community objectives. The fundamental principle of special rates and charges is proof "special benefit" applies to those being levied. For example, they could be used to fund co-operative fire prevention schemes. This would ensure that there were no 'free-riders' reaping the benefits but not contributing to fire prevention.

Landscaping and environmental improvement programs that benefit small or localised areas could also be funded using special rates or charges.

Council has one current special charge scheme at this moment.

1.4.7 SERVICE RATES AND CHARGES

Section 162 of the *Local Government Act 1989* has been amended by the *Local Government Legislation Amendment (Rating and Other Matters) Act 2022*. The amended s162 provides that a Council may declare a service rate or an annual service charge or any combination of such a rate and charge for waste, recycling or resource recovery services. In addition, a service rate or service charge may be declared on the basis of any criteria specified by the Council in the rate or charge.

Service rate

This is based on property valuation in the same way general rates are applied where properties with lower values pay lower rates. With a service rate there is no correlation with the individual ratepayer consumption of services. This is also the case before the waste charge is separated from the general rates prior to 2023/24.

Service charge

This is a user pays type approach where ratepayers pay the same charge for the same service, independent of property valuation.

Kerbside Waste Services – Service Rate

Council provides kerbside waste services, such as the regular household rubbish and recycling bin collection, as well as providing new and replacement bins. Kerbside Waste Rate covers the cost of providing kerbside waste services includes transport, fuel, waste management contracts and recyclables processing. This is all kerbside collections – rubbish to landfill, comingled recycling and glass for recycling.

The Kerbside Waste Rate will be raised for rateable properties that receive Council waste services

Public Waste Services – Service Rate

Council provides public waste services that benefit the whole community, such as bins in streets and parks, street sweeping, illegal rubbish dumping and litter removal. Public Waste Rate covers the costs of street cleaning, parks litter collection, street sweeping and dumped rubbish and litter collection.

The Public Waste Rate will be raised for all rateable properties, on the basis that all ratepayers benefit from public waste services.

Garbage Charge on Non-Rateable properties – Service Charge

Council currently applies a flat fee service charge for the collection and disposal of refuse on non-rateable properties.

1.4.8 COLLECTION AND ADMINISTRATION OF RATES AND CHARGES

The purpose of this section is to outline the rate payment options, processes, and the support provided to ratepayers facing financial hardship.

Payment options

In accordance with section 167(1) of the *Local Government Act 1989* ratepayers have the option of paying rates and charges by way of four instalments. Payments are due on the prescribed dates below:

- 1st Instalment: 30 September
- 2nd Instalment: 30 November
- 3rd Instalment: 28 February
- 4th Instalment: 31 May

Council offers a range of payment options including:

- in person at Council offices (cheques, money orders, EFTPOS, credit/debit cards and cash),
- online via Council's ratepayer portal, direct debit (on prescribed instalment due dates or monthly),
- BPAY,
- Australia Post (over the counter, over the phone via credit card and on the internet),
- by mail (cheques and money orders only).
- by phone (1300 792 772), it accepts payment only by Visa and Mastercard.

Interest on arrears and overdue rates

Interest is charged on all overdue rates in accordance with Section 172 of the *Local Government Act 1989*. The interest rate applied is fixed under Section 2 of the *Penalty Interest Rates Act 1983*, which is determined by the Minister and published by notice in the Government Gazette.

Pensioner rebates

Pensioner rebates are a waiver of the whole or part of any rates, charges or interest obligation for eligible recipients under the *State Concessions Act 2004*. In a process administered by the Victorian Government, a concession on municipal rates is available to assist eligible ratepayers afford rates on their principal place of residence. Where only part of a property is being used as a place of residence, each part of the property is to be rated separately.

The City of Yarra also provides a supplementary rebate to eligible pensioners in addition to the Victorian Government rebate.

To be eligible for the municipal rate concession, the ratepayer must be the holder of a:

- Pensioner Concession Card issued by Centrelink or Department of Veterans Affairs DVA)
- DVA Gold Card - Totally and Permanently Incapacitated
- DVA Gold Card - War Widow.

Applications for municipal rates concessions are made directly to the City of Yarra. Eligibility is confirmed with the Victorian Government. Where a rate rebate was recognised the previous year and where the ratepayer remains eligible, no further application is required.

Deferred payments

Under Section 170 of the *Local Government Act 1989*, Council may defer the payment of any rate or charge for an eligible ratepayer whose property is their sole place of residency, allowing ratepayers an extended period of time to make payments or alternatively to forestall payments on an indefinite basis until the ratepayer ceases to own or occupy the land in respect of which rates and charges are to be levied. Deferral of rates and charges are available to all ratepayers who satisfy the eligibility criteria and have proven financial difficulties.

Financial Hardship Policy

It is acknowledged at the outset that various ratepayers may experience financial hardship for a whole range of issues and that meeting rate obligations constitutes just one element of a number of difficulties that may be faced. The purpose of the Financial Hardship Policy is to provide options for ratepayers facing such situations to deal with the situation positively and reduce the strain imposed by financial hardship.

Debt recovery

Council makes every effort to contact ratepayers at their correct address, but it is the ratepayers' responsibility to properly advise Council of their contact details. The *Local Government Act 1989* Section 230 and 231 requires both the vendor and buyer of property, or their agents (e.g. solicitors and or conveyancers), to notify Council by way of notice of disposition or acquisition of an interest in land.

In the event that an account becomes overdue, Council will issue an overdue reminder notice which will include accrued penalty interest. In the event that the account remains unpaid, Council may take legal action without further notice to recover the overdue amount. All fees and court costs incurred will be recoverable from the ratepayer.

If an amount payable by way of rates in respect to land has been in arrears for three years or more, Council may take action to sell the property in accordance with the *Local Government Act 1989* Section 181.

Fire Services Property Levy

In 2016 the Victorian Government passed legislation requiring the Fire Services Property Levy to be collected from ratepayers. Previously this was collected through building and property insurance premiums. The Fire Services Property Levy helps fund the services provided by the Metropolitan Fire Brigade (MFB) and Country Fire Authority (CFA), and all levies collected by Council are passed through to the Victorian Government.

The Fire Services Property Levy is based on two components, a fixed charge, and a variable charge which is linked to the Capital Improved Value of the property.

This levy is not included in the rate cap and increases in the levy are at the discretion of the Victorian Government.

1.5 OTHER REVENUE ITEMS

1.5.1 USER FEES AND CHARGES

User fees and charges are those that Council will charge for the delivery of services and use of community infrastructure.

Examples of user fees and charges include:

- Kindergarten and Childcare fees
- Leisure Centre, Gym, and Pool visitation and membership fees
- Waste Management fees
- Aged and Health Care service fees
- Leases and facility hire fees

The provision of infrastructure and services form a key part of council's role in supporting the local community. In providing these, council must consider a range of 'Best Value' principles including service cost and quality standards, value-for-money, and community expectations and values. Council must also balance the affordability and accessibility of infrastructure and services with its financial capacity and in the interests of long-term financial sustainability.

Councils must also comply with the government's Competitive Neutrality Policy for significant business activities they provide and adjust their service prices to neutralise any competitive advantages when competing with the private sector.

Council has adopted a pricing policy that guides the setting of user fees and charges for Council services with transparency, consistency and equity. Council is progressively implementing this policy.

1.5.2 STATUTORY FEES AND CHARGES

Statutory fees and fines are those which council collects under the direction of legislation or other government directives. The rates used for statutory fees and fines are generally advised by the state government department responsible for the corresponding services or legislation, and generally councils will have limited discretion in applying these fees.

Examples of statutory fees and fines include:

- Planning and subdivision fees
- Building and Inspection fees
- Infringements and fines
- Land Information Certificate fees

Penalty and fee units are used in Victoria's Acts and Regulations to describe the amount of a fine or a fee.

Penalty units

Penalty units are used to define the amount payable for fines for many offences. For example, the fine for selling a tobacco product to a person aged under 18 is four penalty units.

One penalty unit is currently \$184.92, from 1 July 2022 to 30 June 2023.

The rate for penalty units is indexed each financial year so that it is raised in line with inflation. Any change to the value of a penalty unit will happen on 1 July each year.

Fee units

Fee units are used to calculate the cost of a certificate, registration or licence that is set out in an Act or Regulation. For example, the cost of depositing a Will with the supreme court registrar of probates is 1.6 fee units.

The value of one fee unit is currently \$15.29. This value may increase at the beginning of a financial year, at the same time as penalty units.

The cost of fees and penalties is calculated by multiplying the number of units by the current value of the fee or unit. The exact cost may be rounded up or down.

1.5.3 GRANTS

Grant revenue represents income usually received from other levels of government. Some grants are singular and attached to the delivery of specific projects, whilst others can be of a recurrent nature and may or may not be linked to the delivery of projects.

Council will pro-actively advocate to other levels of government for grant funding support to deliver important infrastructure and service outcomes for the community. Council may use its own funds to leverage higher grant funding and maximise external funding opportunities.

When preparing its financial plan, council considers its project proposal pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for. Council will only apply for and accept external funding if it is consistent with the Community Vision and does not lead to the distortion of Council Plan priorities.

Grant assumptions are then clearly detailed in council's budget document. No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

1.5.4 CONTRIBUTIONS

Contributions represent funds received by council, usually from non-government sources, and are usually linked to projects.

Contributions can be made to council in the form of either cash payments or asset hand-overs.

Examples of contributions include:

- Monies collected from developers under planning and development agreements
- Monies collected under developer contribution plans and infrastructure contribution plans
- Contributions from user groups towards upgrade of facilities
- Assets handed over to council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions should always be linked to a planning or funding agreement. Council will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place.

Contributions linked to developments can be received well before any council expenditure occurs. In this situation, the funds will be identified and held separately for the specific works identified in the agreements.

1.5.5 INTEREST ON INVESTMENTS

Council receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or for special purposes. The investment portfolio is managed per council's investment policy, which seeks to earn the best return on funds, whilst minimising risk.

1.5.6 BORROWINGS

Whilst not a source of income, borrowings can be an important cash management tool in appropriate circumstances. Loans can only be approved by council resolution. The following financial sustainability principles must be adhered to with new borrowings:

- Borrowings must only be applied for where it can be proven that repayments can be met in the Long Term Financial Plan
- Council will maintain its debt at levels which are sustainable.

7.2 Elizabeth Street - Protected Bike Lanes Trial

Reference	D23/63187
Author	Simon Exon - Unit Manager Strategic Transport
Authoriser	General Manager City Sustainability and Strategy

Purpose

1. A trial of protected bike lanes on Elizabeth Street in Richmond has been in place since July 2020. Over this time, Council has undertaken extensive data collection and community consultation.
2. The scheduled trial period has now concluded, and a decision is required on the future of this bicycle infrastructure. Officers have reviewed the data and presents to Council information regarding options.
3. If Council seeks to make protected bike lanes a permanent street design outcome, then various options are available to do this. High quality protected lanes are expensive in the context of the Council budget, hence options which maximise the potential opportunities to receive external funding are desirable albeit it may take some time to secure this outcome. Other potential options include extending the existing trial or returning the road to its pre-trial layout. The pre-trial layout consisted of painted bike lanes located between parked cars and passing traffic.

Critical analysis

History and background

4. Elizabeth Street is designated as a Strategic Cycling Corridor (SCC) Primary Route (C1) by State Government. These routes are intended to be key arterial routes for bikes (and now increasingly e-scooters) on Victoria's bicycle network. Elizabeth Street also forms a key part of the 'New Deal for Cycling' network as defined in the Yarra Transport Strategy (YTS).
5. The intention of the New Deal network is to provide strategic bike linkages throughout Yarra that are genuinely safe and comfortable for people of all ages and cycling ability to use. Particularly women and children who are underrepresented in cycling data sets. This will broaden the bicycle user base as much as possible to significantly increase the numbers of people cycling and scootering each day in line with Council objectives.
6. Attachment 1 shows a map of the New Deal for Cycling Network. At this moment in time, 39% of the New Deal Network (approximately 17km's) is compliant with Council cycling safety and comfort criteria. The YTS target is to make the remaining 30km of the New Deal Network compliant by 2032.
7. Elizabeth Street is currently New Deal compliant as it contains protected bike lanes which are of an appropriate width. These were installed in early 2020 after Council resolved to run a 12-month trial in December 2019. Council then extended the trial by 12 months in September 2020 and again in December 2021. Protected bike lanes on Elizabeth Street were first proposed in Council's 2010- 2015 Bicycle Strategy.
8. The image below shows the protected bicycle lanes on Elizabeth Street which have been installed on a temporary basis using plastic strips, bollards and line marking.



Discussion

9. The objectives of the trial were to:
 - (a) Install protected bike lanes for cyclists as quickly as possible following a Council decision to proceed;
 - (b) Increase levels of cycling generally;
 - (c) Increase cycling rates across a broader cross-section of the community from the ages of 8 to 80 (including more women and children);
 - (d) Assess the impacts and benefits of protected bike lanes on the street and gather local community feedback in a real world setting;

- (e) Respond quickly to any safety and risk issues as identified by officers, stakeholders and community members by making tweaks to the original design (under Group Manager delegation);
 - (f) Gather general community views and comments on what people want to see in the street more broadly (e.g. trees, disabled parking bays, bike parking etc); and
 - (g) Gather bike lane user views on the facilities that Council have provided for them.
10. A significant amount of detailed data and community feedback has been obtained over the 30 months since the trial commenced. The pandemic has impacted the ability of Council to collect data regularly on a quarterly basis and it has also impacted peoples travel patterns and the demand for travel. Notwithstanding this, quarterly update reports have been provided throughout the trial. The reports detail the number of people using the bike lanes, who is using them, traffic speeds, car parking occupancy and levels of community satisfaction via intercept surveys, and Your Say Yarra.
11. The pandemic presents some challenges in determining how success is defined as net cycling volumes on the Elizabeth Street are lower than they were pre-trial.
12. Data is showing however that, bike volumes across Melbourne are starting to trend back to pre-pandemic levels. In the medium to longer term, multiple factors will drive up the demand for access to safe and comfortable bike lanes in Yarra. These include:
- (a) high levels of population growth (Melbourne is one of the fastest growing cities in the world);
 - (b) rising levels of traffic congestion;
 - (c) packed public transport services;
 - (d) increased bike freight (deliveries etc);
 - (e) the 'cost of living crisis' (particularly food, fuel and housing costs);
 - (f) high electric car prices;
 - (g) low unemployment; and
 - (h) the rise of e-scooters/electric bikes.
13. Notwithstanding the recent impacts of the pandemic, the data shows that the installation of protected bikes via a trial has been a success when judged against key project objectives for the following reasons:
- (a) There is broad community support for the protected bike lanes, average levels of satisfaction (over 7 on street surveys of nearly 1,500 people travelling by various modes of transport) was 6.5 out of a possible 10;
 - (b) Cyclists and e-scooter users like using the protected bike lanes based on interviews;
 - (c) The amount of community engagement with the trial has been very high;
 - (d) 32% of bike lane users are women which is more than double the pre-trial percentage;
 - (e) The number of children using the bike lanes has increased by a factor of 15 from the pre-trial level (albeit off a low base);
 - (f) Increases in cycling by women and children strongly indicate that total cycling levels are higher than they would have been if protected lanes hadn't been installed regardless of the impact of COVID-19;
 - (g) Average vehicle speeds are slightly lower, as are traffic volumes;
 - (h) There has been a decrease in the number of recorded crashes causing serious injuries to cyclists along Elizabeth Street;
 - (i) A number of 'tweaks' were made having considered community feedback where this was appropriate, demonstrating that trials are adaptable and responsive; and

- (j) Officers were able to respond to community feedback by making adjustments to the trial through such things as new signage, provision of disabled parking bays, changes to parking operations and removal of street furniture that was causing visual clutter.
- 14. Attachment 3 provides a detailed summary of the data collected from 1,457 on street intercept surveys on Elizabeth Street, 110 survey responses through Your Say Yarra and 318 map pin comments via Your Say Yarra.

Discussion

- 15. On Elizabeth Street, there are two factors to consider over the coming years when deciding what happens, when it happens and who will fund the works.

The road surface is nearly worn out

- 16. The road surface requires a road re-sheet which is being planned for. In advance of this, road surface patching can be done annually as needed at a cost of up to \$30K. This is not something that can be done indefinitely and officers will keep Councillors informed as time goes by should the road surface start to deteriorate beyond patch up repairs.
- 17. Re-sheeting the road costs approximately \$800k and is budgeted within the 10 year capital works plan. The re-sheet is a key trigger point for the installation of permanent protected bike lanes or another treatment on Elizabeth Street. The installation of permanent protected bike lanes is not within the 10 year capital works budget and is estimated to cost between \$700k to \$1.5m plus depending on the scope of works. Scope potentially includes not only protected bike lanes but other upgrades like trees, new pedestrian crossings, kerb outstands and other street features. The scope of a permanent bike lane treatment is not proposed to be considered by this report in detail and will require further investigation.

The North Richmond Master Plan

- 18. The North Richmond Master Plan will be delivered by Homes Victoria and was first announced by State Government in 2020 as a priority project. Stage One of construction has planning approval for a site on the north side of Elizabeth Street with construction scheduled to commence 2023. Future Stages and finalisation of the Master Plan are unknown at this stage but a five-to-10-year timeframe for completion is a reasonable assumption.
- 19. Over this time, large amounts of heavy construction traffic will wear the existing road surface down further and may cause some damage to street furniture (kerbs, bollards and other fixtures and fittings).
- 20. As a result of wear and tear on the road, Homes Victoria may be required to contribute to some or all of the re-sheet to return the road surface back to an acceptable condition.
- 21. Other State Government contributions may also contribute to the installation of permanent kerbed protected bike lanes and other street upgrades to support the future Masterplan for the North Richmond Estate and deliver on State transport policy, noting the strategic importance of Elizabeth Street as a bike route.
- 22. The immediate decision to make the protected bike lanes a permanent street feature does not mean that the existing temporary infrastructure needs to be removed quickly and/or replaced with more permanent concrete kerbing and other street furnishings. The existing temporary infrastructure can be left in situ and maintained at a cost of approximately \$10k per annum for the foreseeable future and will continue to protect cyclists from passing traffic and car dooring hazards. Elizabeth Street will also continue to be compliant with the new Deal For Cycling.
- 23. A permanent treatment can then be installed at a future time that on balance best suits Council when construction impacts and external funding opportunities are considered.

Options

- 24. The scheduled trial period has now concluded and a decision on next steps is required.

25. There are five main options presented in this report for Council to consider:
- (a) Option One - Keep the protected bike lanes. Leave the existing infrastructure as is and maintain it. Explore State funding opportunities;
 - (b) Option Two - Keep the protected bike lanes. Install new permanent protected bike lanes as quickly as possible via a Council funded road re-sheet;
 - (c) Option Three - Continue trial for at least an additional 12 months;
 - (d) Option Four - Remove the protected bike lanes. Return the original line marking immediately on the existing road surface; and
 - (e) Option Five - Remove the protected bike lanes. Return the original line marking via a Council funded road re-sheet.
26. A table summarising the options is provided as **Attachment Four**.

Option One

27. Leave the trial protected bike lanes as they are for now (with plastic bollards etc). Install permanent infrastructure (concrete kerb separators etc) as part of a future road re-sheet program (which may include a contribution from Homes Victoria) and explore opportunities for State funding for the permanent bike infrastructure. The timing of this will be governed by the actioning of the Homes Victoria masterplan and any future construction out of the Master Plan process. Funding of up to approximately \$40k per year will be required to patch the road surface (\$30k) and maintain the plastic bollards, signage and other trial furniture (10k);
28. Undertake an audit of the existing trial infrastructure as quickly as possible to see what condition it is in replacing it and cleaning it as appropriate. Beyond that the trial infrastructure will be maintained on an ongoing basis as appropriate with any existing damaged or missing plastic strips and bollards replaced.

Option Two

29. Install new permanent protected bike lanes as quickly as possible by Council bringing the road re-sheet forward and not tying it to Homes Victoria construction. The minimum timeframe for commencement of the installation would be three years once sufficient capital budget and officer resources are allocated in the Council budget. The road surface and bike lanes are then likely to be impacted by construction associated with the North Richmond Housing Estate re development.
30. Undertake an audit of the existing trial infrastructure as quickly as possible to see what condition it is in replacing it and cleaning it as appropriate. Beyond that the trial infrastructure will be maintained on an ongoing basis as appropriate with any existing damaged or missing plastic strips and bollards replaced.

Option Three

31. The trial would continue for at least an additional 12 months with no commitment made to keeping the protected bike lanes at this moment in time.
32. This would require funding for four more quarters of data collection and maintenance as required. The approximate cost of this would be \$130k per additional year.
33. Undertake an audit of the existing trial infrastructure as quickly as possible to see what condition it is in replacing it and cleaning it as appropriate. Beyond that the trial infrastructure will be maintained on an ongoing basis as appropriate with any existing damaged or missing plastic strips and bollards replaced.
34. Officers do not recommend this option as it would require significant officer time and capital expenditure at minimal value given Council already has 30 months of data.

Option Four

35. Remove the protected bike lanes and return the original line marking to the existing road surface in advance of a road re-sheet that may include some State funding. Under this option changes to line marking would be done a minimum of six weeks from a decision. The line marking would need to be done again once the road is re-sheeted.
36. Officers do not recommend removing the protected bike lanes as this would be contrary to the Yarra Transport Strategy.

Option Five

37. Remove the protected bike lanes and return the original line marking as part of a Council funded road re-sheet program. Under this option changes to line marking on the existing surface would be done a minimum of six weeks from a decision. The minimum timeframe for doing the road re-sheet would be 18 months. Homes Victoria will not pay for this road re-sheet as it is prior to the completion of their works. They will need to pay for repairs to the newer road surface after their works are completed.
38. Officers do not recommend removing the protected bike lanes as this would be contrary to the Yarra Transport Strategy.

Recommended Option

39. Officers recommend Option One as this enables protected bike lanes to remain at the lowest short term cost to Council whilst also maximising the opportunity for securing external funding opportunities for a new road surface and a permanent bike infrastructure.
40. The officer's view is that on balance Option One should be taken which is:
 - (a) make the protected bike lanes a permanent street feature. Leave the existing bollards as they are and look for opportunities for State Government funding to contribute to a road re-sheet, permanent protected bike lanes and other street improvements; and
 - (b) undertake an audit of the existing trial infrastructure as quickly as possible to see what condition it is in replacing and cleaning it as appropriate. Beyond that the trial infrastructure will be maintained on an ongoing as appropriate with any existing damaged or missing plastic strips and bollards replaced.
41. Under this option, officers will update Councillors on progress with advocacy to secure external funding and will advise on potential delivery timeframes for the road re-sheet and permanent bike lane install.

Community and stakeholder engagement

42. An extensive community engagement strategy has been implemented over the 36 month trial street despite the challenges presented by the COVID-19 Pandemic.
43. This has included:
 - (a) Posting information and receiving feedback through the Your Say Yarra webpage;
 - (b) Popup in-person engagement sessions targeted at CALD communities;
 - (c) In-person and random intercept surveys conducted by an independent consultant;
 - (d) Receiving feedback by email and phone;
 - (e) Various letter drops and information posters;
 - (f) In person meeting with residents and business to discuss the project;
 - (g) Community engagement during the development of the Yarra Transport Strategy 2022-32; and
 - (h) Direct notifications to abutting property owners and occupiers.

44. Officers have employed various strategies to engage ‘hard to reach’ groups and CALD communities as much as possible. This has included the use of interpreters and bilingual written material.
45. Key topics the community raised include:
 - (a) Safety benefits, especially for women and children cycling and walking;
 - (b) Safety, such as narrower widths of driving and car parking lanes;
 - (c) Community engagement approaches generally and the use of trials;
 - (d) Concerns over reductions to on-street car parking and suggestions regarding changes to parking management;
 - (e) When the bicycle lanes will be made permanent; and
 - (f) Various observations over the visual appearance of the trial infrastructure.
46. **Attachment Two** contains a detailed summary of community engagement results.

Policy analysis

Alignment to Community Vision and Council Plan

47. Alignment to Community Vision and Council Plan
48. Strategic Objective 5 of the 2021-25 Council Plan is that “Yarra’s transport network is sustainable and recognises that streets are important shared public spaces. Transport and movement is accessible, safe and well connected.” Indicator (i) of the Transport and Movement Theme measures kilometres of separated cycling lanes delivered, which this project works towards.
49. Theme 4 of the 2036 Yarra Community Vision identifies a future priority for Council to create “a transport system that is innovative, efficient, sustainable and accessible”. This project helps to deliver this priority.
50. The Yarra Transport Strategy 2022-32 identifies several objectives and policies that support this project. This includes the New Deal for Cycling (Policy 4), using pop-ups, pilots and trials to deliver projects (Policy 5) and prioritising walking, cycling and public transport over car use (Policy 1).

Climate emergency and sustainability implications

51. Transport is the third-largest and fastest-growing source of emissions in Yarra. In 2023, the vast majority of these emissions are generated by private cars.
52. The Victorian Cycling Strategy, Yarra Transport Strategy 2022-32 and the Yarra Climate Emergency Plan 2020 all identify that mode shift away from private cars and towards sustainable modes of transport are essential for climate mitigation and adaptation.
53. Unsafe bicycle infrastructure is the main barrier to getting more people cycling more often. This can be overcome by providing comfortable and attractive conditions for cycling. Protected bicycle lanes, such as those on Elizabeth Street, provide a much safer road environment that encourages cycling.

Community and social implications

54. This project seeks to make Yarra’s transport network more equitable, inclusive and accessible.
55. Council undertook extensive community engagement throughout the trial period. This included specific outreach to communities that are traditionally underrepresented in project consultations. Details of the methodology and results are included in this report.

Economic development implications

56. Projects that make it easier and safer for people to ride have consistently shown economic benefits. Improving facilities for people riding bikes has ancillary benefits, such as improved street amenity, increased natural observation, as well as direct benefits, such as more customers visiting businesses nearby.
57. No known economic implications are associated specifically with this project.

Human rights and gender equality implications

58. Data has shown significant increase in the proportion of women cycling on Elizabeth Street. This result correlates with research and results from other projects that make it easier and safer for people to ride.
59. This project has been assessed under The Charter of Human Rights and Responsibilities Act 2006 and Gender Equality Act 2020 and no implications have been identified.

Operational analysis

Financial and resource impacts

60. The financial implications of the projects depend on the option selected by Council.
61. Other permanent works of this scale, such as on Wellington Street in Collingwood, are often partly or fully funded by the State Government as any changes to a street layout align with State objectives for transport.

Legal Implications

62. There are no known legal implications of making the trial permanent. Council retains the necessary powers under legislation including the Road Management Act 2004 and Local Government Act 2021.

Conclusion

63. The Elizabeth Street Protected Bike Lane Trial was installed in July 2020. The trial has since been extended by Council in 2020 and 2021.
64. The route is one identified by several Council and State Government policies and strategies as one of the highest importance to upgrade. These include the Yarra Transport Strategy 2022-32 and the Department of Transport's Strategic Cycling Corridors.
65. The trial was intended to inform a decision by Council on any permanent solution by monitoring its operation and identifying issues. An extensive catalogue of data and community feedback has been collected and analysed.
66. Officers consider that all objectives set out by Council have been achieved. Community engagement has been high and users of the protected bike lanes have provided positive feedback and want it to be retained. The trial has also resulted in more women and children using the bike lane which is a key indicator in the context of council objectives to increase the amount of travel by active transport.
67. The Homes Victoria proposal presents an opportunity for the State Government to be involved in funding or partially funding a long term vision for the street including kerbed protected bike lanes and potentially other street features such as kerb outstands, trees, and additional pedestrian crossings. There are also opportunities for State Government to contribute funds to a road re-sheet so the road is in an appropriate condition when construction works are finished.

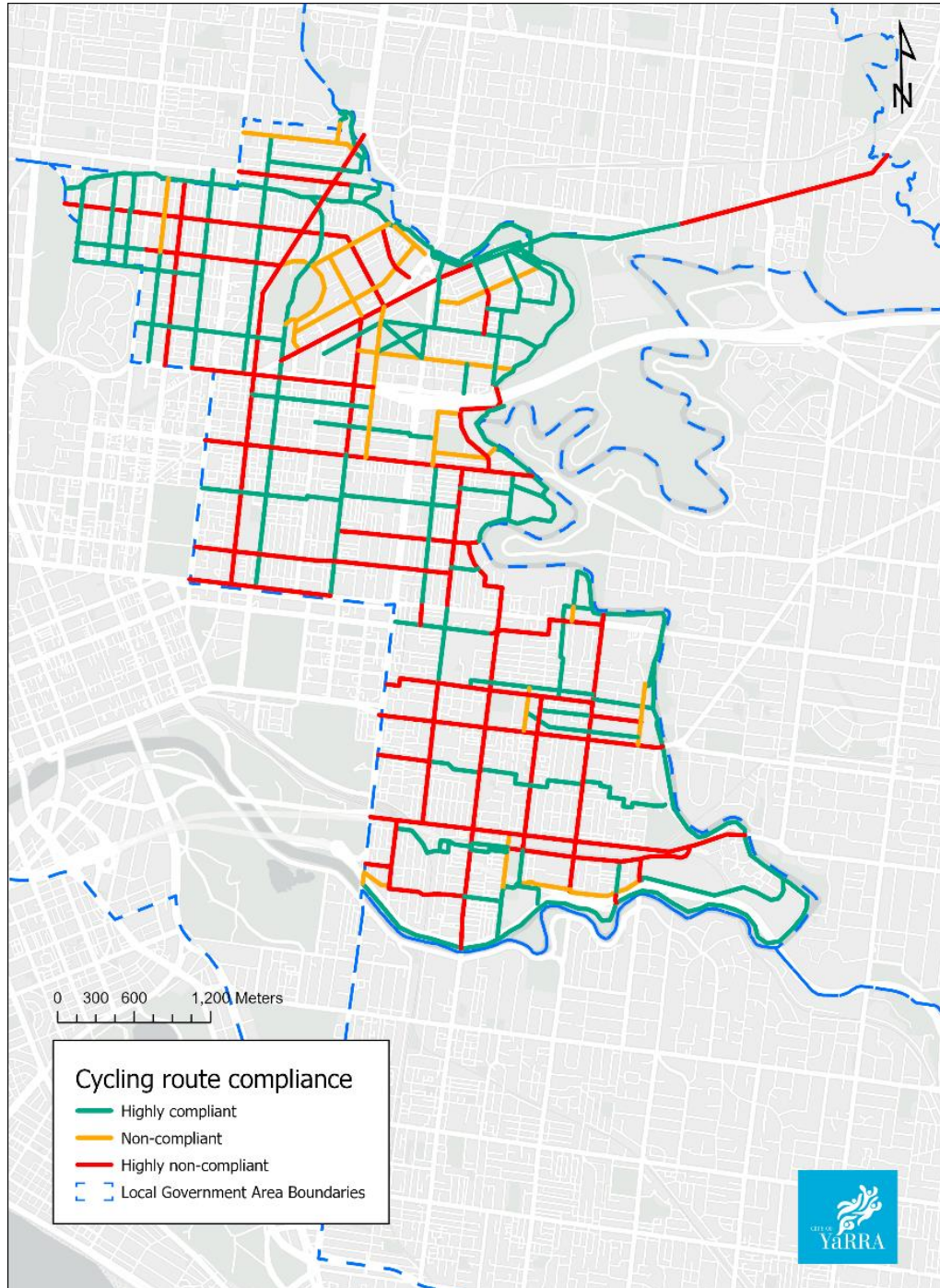
RECOMMENDATION

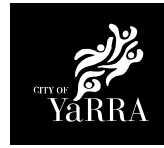
1. That Council:
 - (a) note the findings of the Elizabeth Street bicycle lane trial;
 - (b) determine to retain the protected bicycle lanes on Elizabeth Street; and
 - (c) leave the existing temporary protected bicycle lane infrastructure in situ, conducting necessary maintenance and cleaning as appropriate, including to the bollards, plastic strips and road surface.
2. That in recognition of the adjacent Homes Victoria redevelopment project, Council explore funding opportunities as part of that project for:
 - (a) partial or full road re-sheeting of Elizabeth Street;
 - (b) the installation of permanent protected bike lanes (using concrete kerbs etc.); and
 - (c) other complimentary street works (trees, pedestrian crossings etc.).
3. That officers keep Council up to date on the road asset condition, timeframes for completion of the Home Victoria works and progress with securing State funding for a re-sheet, construction of permanent protected bike lanes and other treatments on Elizabeth Street.

Attachments

- 1 [↓](#) Attachment 1 - New Deal for Cycling Map
- 2 [↓](#) Attachment 2 - Elizabeth Street Engagement Report
- 3 [↓](#) Attachment 3 - Elizabeth Street Data Summary
- 4 [↓](#) Attachment 4 - Elizabeth Street Options

Attachment 1 – New Deal for Cycling Network (Elizabeth Street Highlighted in Purple)





Community Engagement Summary

Trialling a safer Elizabeth Street

Engagement purpose

The purpose of this engagement was to engage with interested communities on the trial of protected bicycle lanes on Elizabeth Street in Richmond.

Engagement Stages and influence

External (intercept surveys, 'drop in' sessions, etc.)	External (Your Say Yarra)
Consult	Consult

Engagement objectives

- Assess the possible impacts and benefits of a protected bike lane on the street and interested communities;
- Quickly implement a response to safety and risk issues;
- Gather community views and comments; and
- Identify opportunities for changes and improvements to the street and bike lane design.

What did we ask?

Participants were asked:

- 'What is working well?'
- 'What needs improving?'
- 'Are there any safety issues?'
- 'How did you travel here today?'
- 'How far have you travelled to get here today?'
- 'What is the main purpose of your trip today?'
- 'Before today, were you aware that the Elizabeth Street Protected Bike Lanes Pilot Trial was currently taking place?'
- 'On a scale from 1 (very dissatisfied) to 5 (very satisfied), how satisfied are you with the current design of Elizabeth Street's protected bicycle lane?'
- 'What, if anything, do you like about the protected bike lanes on Elizabeth Street?'
- 'What, if anything, do you dislike about the protected bike lanes on Elizabeth Street?'
- 'Do you have any other comments to make about the Protected Bike Lane Trial on Elizabeth Street?'

Methods included:

- Online survey (Your Say Yarra webpage)
- Random intercept surveys conducted by independent consultants
- In-person 'popup' engagement sessions
- Direct letter notification to nearby properties
- Multilingual material
- Direct outreach to underrepresented communities
- Posters and similar material posted in the vicinity of the project
- Social media engagement

- Feedback received by email and phone through Council’s usual Customer Service channels

Who did we hear from?

- 1,457 intercept survey responses
- 110 survey responses through Your Say Yarra
- 318 map pins through Your Say Yarra

There was a notable higher proportion of responses received from ‘male’ respondents, from the survey responses received through Your Say Yarra and the map pins.

How did we engage?

Provide breakdown of different promotional and interactive channels and engagement methods targeted to stakeholder groups. Delete examples provided below.

Community stakeholders	Promotion and Engagement Methods
Representative range of age groups	Surveying achieved a good spread of ages from 19 to 80+ years. Consistent with ABS Census data, the largest single age group of respondents were young adults (20 to 34 years).
Residents of a range of dwelling types including public housing, private renting and multiunit developments	Direct contact was made on multiple occasions with the North Richmond Estate to promote the project in multiple languages and with different opportunities to engage.
CALD communities	Responses received through interpreters and/or translated surveys through all channels, including Chinese and Vietnamese. Advice sought from Council departments and community representatives on best practice methods of engagement. Two in-person ‘popup’ sessions held on Elizabeth Street specifically targeting CALD communities.

What did we hear?

Council used several methods of engagement. This was to ensure sufficient opportunity for feedback and collect different types of data.

Feedback from intercept survey responses

The aim of the survey was to explore community sentiment in relation to the Elizabeth Street Protected Bike Lane Trial that was being conducted along a section of Elizabeth Street.

Seven surveys across the trial were conducted with a total of 1,457 respondents.

Key results from the survey:

- The average satisfaction over the seven surveys was 6.49 out of a possible 10
- When weighted by method of travel, over the course of the six surveys, approximately two-thirds of respondents were “satisfied” with the protected bike lanes, and approximately one-fifth of respondents were “dissatisfied”
- Over the course of the seven surveys from November 2020 to November / December 2022, an average of 40% of respondents were aware of the trial, with the highest awareness recorded in November 2020 (60%) and February 2022 (55%)

- People riding bikes remain overwhelmingly satisfied with the bike lane, and in particular they liked the perception of safety and the separation of bicycles, pedestrians, and cars.
- People travelling by car were, on average, dissatisfied with the bike lane and felt it impacted negatively on parking and congestion on the street, as well as safety when merging / turning

Key themes identified through analysis of all quantitative and qualitative data are presented below:

- Less parking available
- Improved safety / protection for cyclists
- Difficult to see what's coming on the road
- General safety issues
- Good idea / make permanent
- General suggestion for improvement
- Safer for children cycling
- Harder to cross the road
- Bumpy / uneven / speed bumps

Next Steps

Council will be making a decision on the trial in early 2023.

Attachment 3 – Summary of data collection for Elizabeth Street Protected Bike Lanes Trial

1) Intercept surveys

The project was conducted as an intercept survey by an independent consultant of approximately five minutes duration, conducted of randomly approached individuals on Elizabeth Street.

The aim of the survey was to explore community sentiment in relation to the Elizabeth Street Protected Bike Lane Trial that was being conducted along a section of Elizabeth Street.

Seven surveys across the trial were conducted with a total of 1,457 respondents.

Key results from the surveys are listed below:

- The average satisfaction over the seven surveys was 6.49 out of a possible 10.
- When weighted by method of travel, over the course of the six surveys, approximately two-thirds of respondents were “satisfied” with the protected bike lanes, and approximately one-fifth of respondents were “dissatisfied”.
- Over the course of the seven surveys from November 2020 to November / December 2022, an average of 40% of respondents were aware of the trial, with the highest awareness recorded in November 2020 (60%) and February 2022 (55%).
- People riding bikes remain overwhelmingly satisfied with the bike lane, and in particular they liked the perception of safety and the separation of bicycles, pedestrians, and cars.
- People travelling by car were, on average, dissatisfied with the bike lane and felt it impacted negatively on parking and congestion on the street, as well as safety when merging / turning.

2) Cycling traffic counts

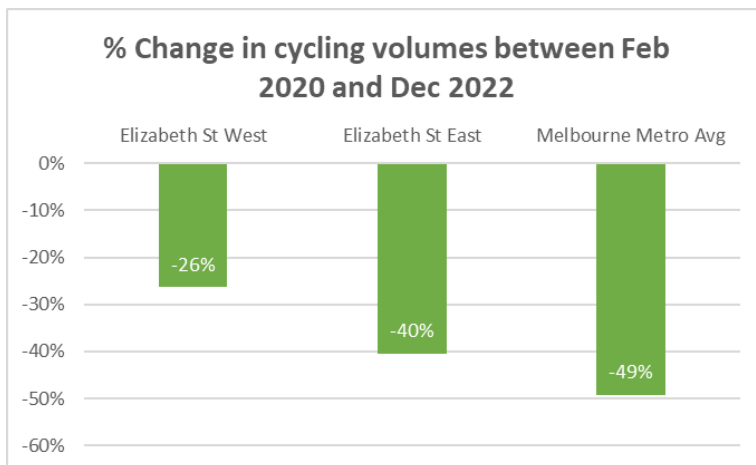
Seven counts of vehicle speeds and volumes on Elizabeth Street east and west of Lennox Street have been conducted over the course of the trial. Separate data was obtained pre-trial to use as a baseline.

Tubes were placed at locations in both the bicycle lanes and general traffic lanes by independent consultants to collect this information. Cameras were also installed to collect other information.

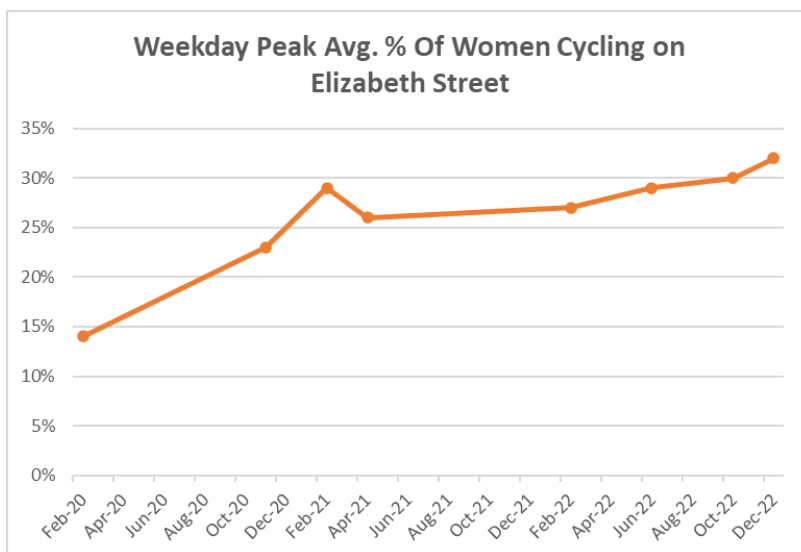
Key results from these counts are listed below:

- Cycling volumes on Elizabeth Street have been severely impacted by the COVID-19 Pandemic over the life of the trial. This has been due to a range of individual factors. These include stay-at-home orders during lockdowns, decreased rates of commuting to the Central Business District (CBD) due to an increase in working from home for many office-based jobs, and decreased public transport use.
- Since February 2020, mean cycling volumes in Metropolitan Melbourne have decreased by 49%. This compares to Elizabeth Street East (40% decrease) and Elizabeth Street West (26% decrease), which are higher than the average. This shows that while there has been a decline in cycling volumes in absolute terms, it has been far less than in Melbourne.

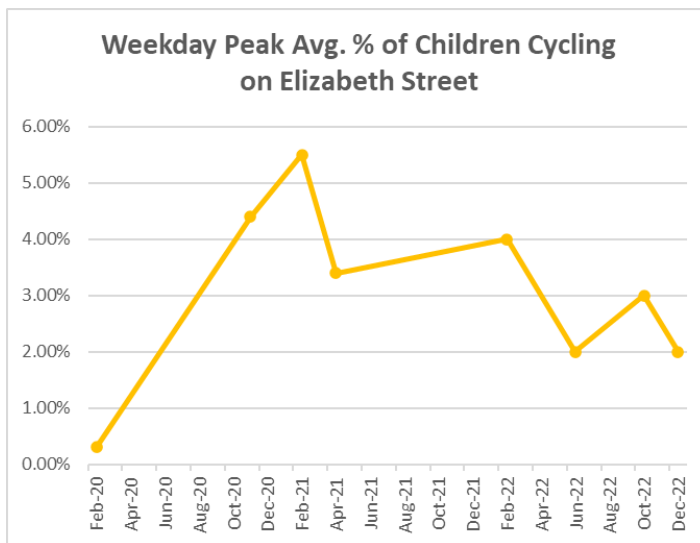
- Cycling volumes on Elizabeth Street East did not record significant increases. From site observations and survey data collection, this is likely due to the lack of safe cycling connectivity to the east. Much of the bicycle traffic in Elizabeth Street West either utilised Lennox Street to continue their journey or had a final destination in this area.



- There has been an increase of more than 100% in the proportion of women cycling on Elizabeth Street since the trial was installed. In February 2020 (pre-trial), the figure was 14%. In December 2022, the figure was 32%.



- There has been significant increase in the proportion of children cycling on Elizabeth Street since the trial was installed, although these are low figures overall. In February 2020 (pre-trial), the figure was 0.3%. In December 2022, the figure was 2%. Note that this data is limited by its collection during weekday peaks.



- Bicycle speeds did not see significant change over the period of the trial. A slight decrease was recorded in the 85th percentile speeds from 28km/h in February 2020 to 26.9km/h in December 2022.

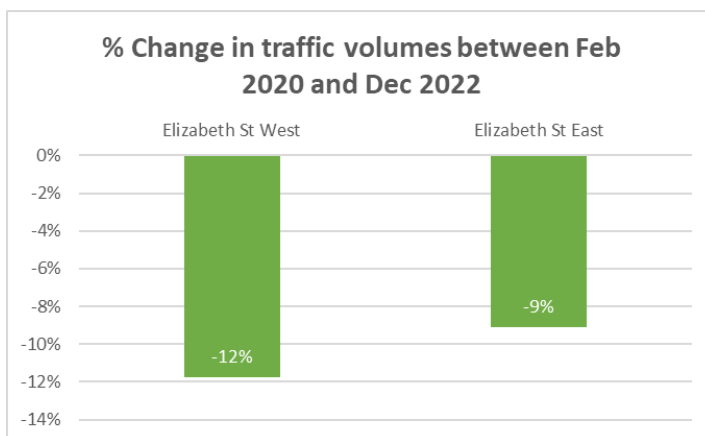
3) Other traffic counts

Seven counts of vehicle speeds and volumes on Elizabeth Street east and west of Lennox Street have been conducted over the course of the trial. Separate data was obtained pre-trial to use as a baseline.

Tubes were placed at locations in both the bicycle lanes and general traffic lanes by independent consultants to collect this information. Cameras were also installed to collect other information.

Key results from these counts are listed below:

- Elizabeth Street has shown a consistent decrease in motor vehicle traffic since the trial was installed. Similar to cycling volumes, traffic on Elizabeth Street have been severely impacted by the COVID-19 Pandemic over the life of the trial. This has been due to a range of individual factors. These include stay-at-home orders during lockdowns, decreased rates of commuting to the Central Business District (CBD) due to an increase in working from home for many office-based jobs, and decreased public transport use.
- Since the beginning of the trial, Elizabeth Street West has seen a 12% decrease in daily traffic volumes and Elizabeth Street East a decrease of 9% since February 2020.



- Weekday peak traffic volumes have dropped significantly. A decrease of 20% has been recorded for Elizabeth Street West and a decrease of 14.8% for Elizabeth Street East. The impacts of the COVID-19 Pandemic are likely the main contributing factor as traffic volumes are 'spread' more throughout the day, a trend consistent across Melbourne and Victoria.
- Total average traffic speeds have not changed significantly. A slight decrease of 4.9% has been recorded between February 2020 and December 2022.

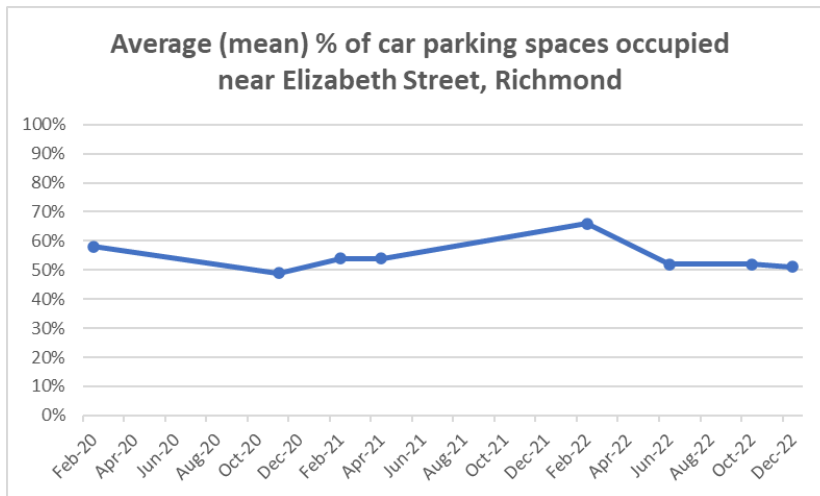
4) Car parking data

Seven counts of car parking data on Elizabeth Street and in the immediate vicinity have been conducted over the course of the trial. Separate data was obtained pre-trial to use as a baseline.

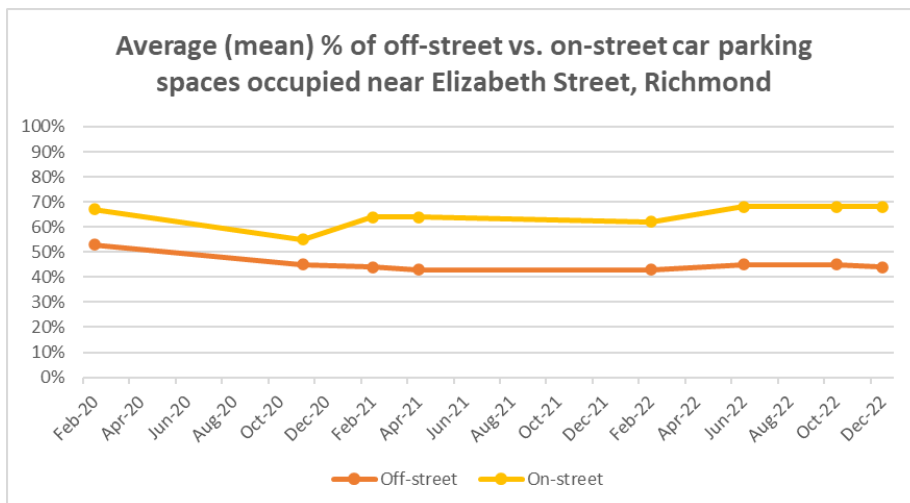
Independent consultants collected this information on multiple days of each week surveyed and in a range of weather conditions.

Key results from these counts are listed below:

- Car parking use was measured on Tuesdays, Thursdays and Saturdays across night and daytime hours. Parking restriction, location and occupancy data was collected, including both on-street and off-street car parking.
- Overall car parking occupancy remained relatively stable throughout the trial. Prior to the trial and COVID-19 pandemic, average occupancy of car parking bays was 58%. In December 2022, this figure was 51%. This shows that car parking is generally available in the immediate vicinity of the site.
- There was a slight change to the overall number of available car parking spaces due to the replacement of 76 bays on Elizabeth Street for the protected bicycle lane in July 2020, and a total of between 22 and 14 bays unavailable due to third-party works. These represent 1% of total car parking bays and are not considered to have had a significant impact on car parking availability.



- On-street car parking occupancy was consistently higher than off-street occupancy, particularly during daylight hours. However, on-street occupancy remained relatively stable throughout the data collection period while off-street occupancy decreased slightly compared to pre-trial conditions. Prior to the trial in February 2020, off-street car parking occupancy was 53% and on-street was 67%. In December 2022, off-street was 44% and on-street 68%.



Attachment 4: Elizabeth Street – Decision Options

OPTION	Commencement of initial action	Completion of permanent treatment	Cost to Council	Possible State Contribution	In current budget	Policy alignment
Option 1 – Keep the protected bike lanes. Leave the existing infrastructure as is and maintain it. Explore State funding opps	Immediate	5 to 10 years	Upto \$30k per year on patching in advance of a resheet and \$10k per year on trial maintenance	Upto \$2.5m	No	High
Option 2 – Keep the protected bike lanes. Install new permanent protected bike lanes as quickly as possible via a Council funded road re-sheet	18 months (minimum)	2 years (minimum)	Up to \$2.5m on delivery plus 30k per year on patching in advance of a resheet	Upto \$2.5m if Homes Vic construction damages the new install	Partially (\$800k)	High
Option 3 – Continue trial for at least an additional 12 months	Immediate	Unknown	\$130k minimum	\$0	No	Low
Option 4 – Remove the protected bike lanes. Return the original line marking immediately on the existing road surface	6 weeks (minimum)	Unknown	\$100k + 30k per year on patching in advance of a resheet	\$800k + if Homes Vic eventually funds a full resheet of the old road surface	No	None
Option 5 – Remove the protected bike lanes. Return the original line marking via a Council funded road re-sheet	1.5 years (minimum)	2.5 years (minimum)	\$800k for the resheet + \$100k for line marking on existing surface + 30K per year on patching in advance of a resheet	\$800k + if Homes Vic construction damages the new install	Yes	None

7.3 Community Grants Initiation Report

Reference	D23/103677
Author	Cristina Del Frate - Senior Coordinator Equity and Inclusion
Authoriser	General Manager Community Strengthening

Purpose

1. The purpose of this report is to seek endorsement on community grants programs to be initiated for FY24. The funding for the respective grants is subject to the adoption of the 2023/24 budget. To ensure that Council can respond effectively to the holistic review of the Yarra Community Grants Program, officers are proposing that grants with multi-year commitments are reduced to one year only.

Critical analysis

History and background

2. Community development is in the process of building and strengthening the capacities of communities to shape their own future. Through the Yarra Community Grants Program (CGP), each year Council provides significant funding to empower individuals and organisations to work together to address common challenges and achieve shared goals. The supported areas encompass community development, arts and culture, climate action and sustainability, sports and recreation, as well as youth and family initiatives.
3. The CGP funds contribute to projects and initiatives that are locally based and provide a program, service or activity that is of benefit to the Yarra community. Not funded are projects considered to be the responsibility of the State or Federal Governments, businesses and other for-profit organisations.
4. To be eligible for funding, applicants must be a not-for-profit, incorporated community organisation or meet one of several specific exceptions e.g., unincorporated community groups auspiced by an incorporated organisation, individual artists or arts-related businesses operating under an active sole trader ABN.
5. Training programs are also delivered to build capacity for local not-for-profit and community organisations such as project management essentials, partnerships and network building, financial administration, cultural competency, and managing members and volunteers.

Discussion

6. Throughout 2023, multiple grant rounds will be initiated. The funding of these grants is subject to the annual budget process adopted by Council in June 2023.
7. This report outlines the sub-programs and streams of the CGP to be initiated in 2023/24 and proposed changes to ensure that the Council can respond effectively to the findings of the review of the CGP in 2023/24.

Rolling Grants

8. Small Project Grants are quick response grants for projects relating to Arts and Culture, Community Projects and Climate Action and Environment. Applicants can receive one grant of up to \$1,000 per financial year. Arts and Culture applicants can apply for up to \$2,000. This grant remains open until the funds (\$102K) are exhausted.
9. The Room to Create Grants are for goods and/or services that will assist creative spaces, such as live music venues and galleries, to operate in Yarra. This grant remains open until the funds (\$25K) are exhausted.

10. The Sustainability Arts Grants are for goods and/or services that assist community organisations to adopt sustainable practices for arts and cultural projects, such as waste reduction in community festivals and events, shared equipment in projects etc. This grant aligns with Council's sustainability priorities.

Arts and Culture Grants

11. There are some modest changes to the Arts and Culture grants to be initiated in 2023. These changes are in response to stakeholder feedback and promote responsiveness. There are **no** increases to the budgeted funding envelope.
12. To ensure arts and culture grants respond to contemporary needs, the annual grant program will be open to applications twice a year to make it easier for community organisations to plan their projects. Two new grant types will be added to provide artistic development opportunities through fellowships and environmental sustainability grants to address community feedback.
13. Yarra is well-known for its live music, home to numerous galleries and visual arts studios, theatre, performance, literature, public art, design, digital arts and film and craft. Two areas in Yarra, namely Collingwood and Cremorne, hold important creative precincts. Collingwood is home to 289 creative spaces and provides 2,178 creative jobs (18.8% of all jobs in the area). Cremorne and Richmond, where there are 362 creative spaces, provide 5,528 creative jobs (15% of all jobs in the area). However, creative activities happen across Yarra, from homes and childcare centres to commercial galleries and pubs.
14. The annual Arts and Culture Grant program is expected to deliver the following outcomes:
 - (a) Increased visibility and recognition of Aboriginal and Torres Strait Islander cultures;
 - (b) Projects contribute to an ecologically sustainable future;
 - (c) Public spaces activated with cultural and creative initiatives;
 - (d) Opportunities for creative practitioners to gain an economic benefit or professional development;
 - (e) Opportunities for audiences, including the city's residents, workers and visitors, to engage with creativity, self-expression, learning and cultural participation; and
 - (f) Increased visibility and understanding of history and its stories through creative projects.
15. In line with Action 10 of the 2022-2026 Arts and Culture Strategy, a review of the accessibility and suitability of the Arts and Culture grant program was undertaken with the input of previous grant recipients, the Yarra community with the guidance of the Yarra Arts Advisory Committee.
16. Community feedback was received through the Arts and Culture Strategy development (350 people), analysis from feedback provided through the grant application processes over the past three years (2019–2022), as well as data collected through a Your Say survey in August 2022 (57 responses).
17. The review included a desktop review of Yarra's Arts and Culture grants against funding schemes offered by selected Victorian councils: the cities of Melbourne, Port Philip, Banyule, Darebin and Merri-bek. Benchmarking indicated that Yarra had successful unique grant schemes such as the Room to Create and Celebrate Yarra.
18. The feedback has informed the minor changes to the grant program as detailed above.

Climate Action and Environment

19. The Climate Action and Environment Stream seeks to support initiatives that accelerate community-led climate action and environmental support at a local level. There are two tiers of grants – one for up to \$3k and the other for up to \$10k for larger projects. The total pool is \$130K.

Community Development

20. The Community Development Stream is designed to strengthen the social and cultural diversity of the City of Yarra and encourage people from all backgrounds to participate in community life. This stream supports the valuable work undertaken by a diverse range of not-for-profit organisations and community groups in Yarra who run projects building social inclusion, supporting social justice and strengthening our local communities. This stream focuses on projects that address strategies from the Council Plans.
21. In the 2023 Annual Grants, there were four sub-categories in the Community Development Stream; Community Support (up to \$10k) for projects by larger not-for-profits, Community Strengthening (up to \$4k) to support smaller local community-run groups seeking to hold activities in Yarra, Community Celebrations (up to \$3K) supporting smaller events including street closures and multicultural celebrations, and Social Enterprise (up to \$15k) supporting organisations and businesses aimed at the creation of employment opportunities for people facing barriers to workforce participation and now Major Projects up to \$50K (refer to Investing in Community Grants below). The total pool is \$695K.

Community Housing

22. The Community Housing stream seeks to promote initiatives that help sustain tenancies, build more cohesive and resilient communities, and address social and cultural impacts for tenants of community housing and those at risk of homelessness in Yarra. The maximum grant available is \$55,000.

Family, Children and Youth

23. The Family, Youth & Children Stream is aligned to Council's 0–25 Years Plan for children, young people, and their families. There are two categories within the Family, Youth & Children Stream: Family & Early Years Category, and Youth & Middle Years Category. The maximum grant is \$10,000 and the pool is \$164K.

Sport and Recreation

24. The Sports and Recreation stream supports projects that increase inclusion, diversity and access to opportunities that increase physical activity levels. The maximum grant is \$5,000 and the pool is \$66K.

Investing in Community Grants

25. The Investing in Community Grants are a major investment by Council in the community. The grants previously provided three years of funding for projects and initiatives that advance the goals of various Council strategies covering the needs of multicultural communities, Aboriginal partnerships, environment, as well as age cohort-focussed and access and inclusion strategies.
26. On 14 March 2023, Council endorsed a review of the grants program to take place in 2023/2024. In consideration of this review, it is proposed that the multi-year grants be put on hold and the Investing in Community grant pool be rolled into the Annual Grants with the creation of a new grant stream, Major Community Projects (up to \$50k) with a pool of \$314K.
27. Alternatively, the Investing in Community Grants could be deferred until the review of the Community Grants Program is completed. This would constitute a saving of \$314K next financial year.
28. Projects and initiatives funded in the last round in late 2020 included Yarra Multicultural Services Network, Second Chance Cycles (VACRO), Let's Keep Cooking (Cultivating Community), Beyond the Bars (3CR), Early and Middle Years Engagement at Connie Benn (BSL), Yarra Blue Light (VicPol), ACU Sport Programs for Middle Years, Cohesive Community Health by The Wellington, Disability Day Radio (3CR), Future Proofing Fitzroy Lions (Welcoming Australia), Skills2Connect (FLN) and Convent Kids (Abbotsford Convent Foundation).
29. The future of this program will be considered within the holistic review of the CGP.

Richmond and Collingwood Estate Youth Grants

30. In 2014, Council established the Richmond and Collingwood Youth Program Grants, a three-year grant program for the delivery of youth programs on both estates. Funding of \$85,000 per annum (per estate) over three years was made available. A further three-year grant was endorsed by Council in 2017.
31. In 2019-20, following a competitive process, Council awarded The DRUM (Drummond Street Services) \$180,000 per annum (plus CPI) to deliver programs and services on both estates, commencing 1 July 2020 to 30 June 2023.
32. Through ongoing monitoring of The DRUM's service delivery, including the latest annual reporting process, programs and activities are highly valued, well attended, and supported by young people and key stakeholders within the community. Throughout the pandemic, the drum youth services' staff continued to maintain strong relationships with local young people, families and service providers, delivering online programs, providing material aid, and linking young people and families into health and other support services locally.
33. The DRUM has met annual performance targets as per their Funding Agreement with Council in 2020/21 and 2021/22.
34. In the last financial year (2021/22), 168 young people were registered to the drum's programs across Richmond and Collingwood, equating to 1,583 contacts. They have delivered over 60 program sessions, including the Richmond Mix, Collingwood Mix, Richmond Girls Club, and school holiday activities in partnership with Yarra Youth Services. They also provided 1,859 instances of individual supports, including COVID-19 packages to young people and their families. The DRUM's latest Annual Report 2021/22 is attached.
35. In 2022/23, The DRUM has continued to deliver weekly programs across Richmond and Collingwood, including Collingwood Mix, Richmond Mix and Richmond Girls Club, as well as offering camps and excursion activities for young people during the school holidays. The DRUM staff also work closely with the wider Drummond Street Services team located at 253 Hoddle Street, Collingwood, as well as other local organisations to refer young people and families into other programs and services.
36. Officers are satisfied with the overall performance of The DRUM and believe that they are offering a valuable service to at-risk young people (and their families) living in both estates.
37. In Richmond, Council has developed a strong relationship with the Department of Families, Fairness and Housing (DFFH) following the development of the Richmond Youth Hub. Council and DFFH made a co-contribution to the facility, and since the opening of the Richmond Youth Hub in March 2021, officers from the Family, Youth and Children's Services Branch have developed a close working relationship with the Richmond Housing Office and staff from the North Richmond Community Capacity Building Initiative of DFFH. The Richmond Youth Hub has seen significant engagement from young people, though it has also highlighted the ongoing need to provide more services and activities for young people, especially middle years children and young people.
38. The current Richmond and Collingwood Youth Program Grants funding agreement ends in June 2023.
39. \$180,000 per annum (plus adjustments for inflation as per the annual budget process), up to 3 years is currently allocated to the Richmond and Collingwood Youth Program Grants until June 2023. A similar budget amount has been incorporated into the draft 2023/24 budget. No funds will be disbursed until Council has adopted its 2023/24 budget.

40. As noted by Council at its meeting held on 14th March 2023, given the upcoming review of the Yarra Community Grants Program, the satisfactory performance of The Drum and to align with the Council's current Funding Agreement through DFFH for the Richmond Youth Hub, the CEO under delegation has approved the extension of the current Funding Agreement with The DRUM by a further 12 months to 30 June 2024. The Drum has verbally agreed to accept this offer and will retain the same funding level as they received in 2022/23, \$195,640 pa (exc GST). Officers will now seek to negotiate a variation to the existing contract.
41. The Richmond and Collingwood Estate Youth Grants will be considered within the holistic review of the CGP.

The 2023/2024 Grants Sub Programs and Budget

42. The table below provides an overview of the budget for the sub-programs and streams of the CGP and indicates whether they will be initiated in 2023 and where there are changes to ensure that the Council can respond effectively to the findings of the holistic review of the CGP in 2023/24.

Table 1: CGP Sub Programs (subject to 2023-24 Annual Budget)

Sub Program	Initiated in 2023	Additional information	Budget for 23/24 FY
Community Partnership Grants	no	This is a four-year grant. The next round is not scheduled until mid-2025	\$467,144
Fitzroy Adventure Playground	no	Council resolved on 20 March to proceed with a 3-year grant	\$150,000
Richmond and Collingwood Youth Estate Grants	no	Extended under delegation until mid-2024	\$195,640
Celebrate Yarra	no	Extended under delegation until mid-2024. (Victoria Street Lunar Festival, Johnston Street Fiesta, and Gertrude Street Projection Festival)	\$105,000
Investing In Community Grants*	See Additional Information column	Usually for 3 years, but proposed to be for 1 year this round as a new stream of "Major Community projects" within the Annual grants (see below) or paused for a year pending the review	\$0
Creative and Engage Yarra*	See Additional Information column	For this year, it will be annual and provided through a second round for Arts and Culture in the Annual Grants (see below)	\$0
Annual Grants: Community Development Stream	yes	Annual temporarily includes a category of Major Community Projects drawn from Investing in Community Grant allocation of \$314K for one year – subject to Council decision – see options section below	\$695,616
Annual Grants: Family, Children	yes	Annual no change	\$164,000

and Youth Stream			
Annual Grants: Annual grants for climate action and environment	yes	Annual	\$130,240
Annual Grants: Arts and Culture Rd1	yes	Annual (Round one) Consolidating funding from multi-year grants	\$257,000
Annual Grants: Arts and Culture Rd2	yes	Annual (Round two) Consolidating funding from multi-year grants Creative and Engage Yarra budget	\$255,333
Annual Grants: Community Housing	yes	Annual no change	\$55,608
Annual Grants: Sports	yes	Annual no change	\$65,975
Rolling Grant: Small Projects	yes	Annual (until exhausted) \$77,456 from \$25,000 from Arts	\$102,456
Rolling Grant: Room to Create Rolling Grant (venue acoustic attenuation)	yes	Annual (until exhausted)	\$25,375
Rolling Grant: Sustainability Arts Grants	yes	Annual (until exhausted)	\$10,000
Rolling Grant: Arts Fellowship	yes	Annual (until exhausted)	\$10,000
Sub Total of Grants to be initiated			\$1,771,603
Total			\$2,673,747

The Review of the CGP in 2023/24

43. Grantmaking at Council has developed iteratively in response to a changing community and emerging needs and issues The CGP is comprised of ten sub-programs, with and without themed streams (e.g., arts, sustainability, etc.), a mix of delivery timeframes (e.g., over one or several years), most competitive and some by invitation.
44. As previously reported to Councillors and Council, the current structure of the CGP presents challenges in reflecting changing priorities and strategies of Council and the Council plan, as well as the changing needs of community. While how the CPG has taken form is understood, it does mean that certain sub-programs and funding allocations are products of historical circumstances.
45. While some elements of grantmaking have been examined in the past decade (e.g., Community Partnership Grants in 2014 and, more recently, Arts and Culture), there has not been a holistic review of the entire CGP.
46. In its resolution on 14 March, the Council noted “*the proposal for a review of the Community Grants Program to be undertaken in the financial year 2023-24 and that officers will report back to Council with a draft Project Terms of Reference for its consideration*”.

Options

47. It has been proposed that funding allocated to the 3-year Investing in Community Grants is reallocated to Annual Grants as a new stream called "Major Community projects" for 2023.
48. Alternatively, the Investing in Community Grants could be deferred until the review of the Community Grants Program is completed. This would constitute a saving of \$314K for FY24.

Community and stakeholder engagement

49. In line with Action 10 of the 2022-2026 Arts and Culture Strategy, a review of the accessibility and suitability of the Arts and Culture grant program has been undertaken with the input of previous grant recipients, the Yarra community with the guidance of the Yarra Arts Advisory Committee.
50. The reach of the CGP is extensive, as is the list of stakeholders. Each year over 200 organisations and many individuals are accessing Council funding. For the holistic review of the CGP, consultation and engagement will be extensive in reach and via varied channels.

Policy analysis

Alignment to Community Vision and Council Plan

51. The Community Grants objectives are closely aligned with the Council Plan 2021–25 and Community Vision. Community Grants are intended to support the delivery of the Council Plan and are a key means by which its strategic objectives can be realised in partnership with the community.
52. All six strategic objectives of the Council Plan are supported through the Grants Program, either via the proposed and delivered programs or through the process of empowering community groups and organisations to deliver them.
53. Arts and Culture Grants reflect the five priorities from the 2022-2026 Arts and Culture Strategy:
 - (a) Our Aboriginal and Torres Strait Islander arts and cultures are at the heart of Yarra;
 - (b) Artists are essential to a thriving Yarra;
 - (c) Our arts and culture shape Yarra's places and spaces;
 - (d) We celebrate and support our creative and diverse community, and
 - (e) Our arts contribute to an ecologically sustainable future.

Climate emergency and sustainability implications

54. Yarra's Annual Grants Program has a Climate Action and Environment Stream to encourage and support projects that align with the Climate Emergency Plan.
55. The Sustainable Arts Grants will provide support for creative projects to meet higher levels of sustainability and waste reduction.
56. The Arts and Culture Annual Grant program priority 'Our arts contribute to an ecologically sustainable future' will encourage and reward artists and organisations that deliver projects which directly engage with climate emergency and sustainability through their work and outcomes.
57. Grant applications are submitted and managed through an online grants management system which has dramatically reduced the amount of paper.

Community and social implications

58. Yarra's grants program aims to address numerous social, and community issues/needs across such areas as arts and culture, sustainability, community development, sport and recreation, family, children, and youth.
59. The Guidelines for each of the Grant streams provide the funding priorities. These are aligned with building community, encouraging social inclusion, celebrating diversity, building social cohesion, and improving community health and wellbeing.

Economic development implications

60. The Grants program provides a flexible and responsive source of funds to community-based not-for-profit organisations. Funding supports projects that deliver outcomes outlined within the Council Plan and target the areas of highest need within the community. The aim is to improve the long-term outlook for local families and businesses by strengthening the local not-for-profit sector's capacity and generating economic activity.
61. Projects that support people who are new arrivals, young people and families through skills development or projects that support service coordination have a direct economic benefit. Grants also redistribute funds to the disadvantaged in the community. At the most recent Annual Grants round, 52 applications (30% of all) were for projects in one of Yarra's public housing estates or primarily engage public housing residents.
62. The festivals and events funded by grants bring economic benefits and assist with branding Yarra as a destination city.

Human rights and gender equality implications

63. The current grant guidelines align with the Victorian Charter of Human Rights and Responsibilities Act 2006 and Yarra's Social Justice Charter and actively support people to participate in and contribute to their community.
64. Annual Grants applications seek information on how applicants will address issues of gender equality in their proposed initiative, ensuring that project design is managed from the outset.

Operational analysis

Financial and resource impacts

65. Excluding the grant extended under delegation plus existing (awarded) multiyear grants, the total cost of those grants to be initiated this year is \$1.771M.
66. The funding for the respective grants is subject to the adoption of the 2023/24 budget.

Legal Implications

67. There are no legal issues identified in this report.

Conclusion

68. The grants to be initiated in 2023 represent a significant financial investment to ensure social, cultural and sustainability outcomes for the local community.
69. To ensure that Council can respond effectively to the holistic review of the Yarra Community Grants Program, some grants have been extended under delegation and officers are proposing that other grants with multi-year commitments are reduced in duration to one year only.
70. A review of the grants program will be undertaken in FY24 and officers will report back to Council with a draft Project Terms of Reference for Council's consideration.

RECOMMENDATION

1. That Council:
 - (a) Endorses the following Community Grants streams to be initiated in 2023/24, subject to the final approval of the 2023/24 Council budget;
 - (i) 2024 Annual Grants;
 - (ii) 2023/24 Small Project Grants;
 - (iii) 2023/24 Room to Create Responsive Grants;
 - (iv) 2023/24 Sustainability Arts Grants; and
 - (v) 2023/24 Arts Fellowship Arts Grants.
 - (b) Endorses the following proposed allocations of funds for each program, subject to the final approval of the 2023/24 Council budget;
 - (i) \$1,623,772 for the 2024 Annual Grants Program;
 - (ii) \$102,456 to the 2023/24 Small Projects Grants;
 - (iii) \$25,375 for the 2023/24 Room to Create Responsive Grants;
 - (iv) \$10,000 for the 2023/24 Sustainability Arts Grants; and,
 - (v) \$10,000 for the 2023/24 Arts Fellowship Grants;
 - (c) Endorses the Arts and Culture Annual Grants biannual funding rounds with two new sub-programs namely Fellowships and Sustainability;
 - (d) Endorses the Investing in Communities grants become a new stream within the Annual Grants Program known as “Major Community Projects” for one year funding; and
 - (e) Notes the upcoming review of the overall Community Grants Program.

Attachments

There are no attachments for this report.

7.4 Draft Neighbourhood House Partnership Framework

Reference	D23/103824
Author	Sarah Ernst - Acting Senior Coordinator Policy and Partnerships
Authoriser	General Manager Community Strengthening

Purpose

1. This report is to provide information on the Draft Yarra Neighbourhood House Partnership Framework, which is proposed to succeed the *Yarra City Council and Neighbourhood Houses Partnership Strategy and Action Plan 2018–2021*. Endorsement is sought to undertake a four-week public consultation on the draft document starting at the end of May 2023.

Critical analysis

History and background

2. Yarra is home to nine neighbourhood houses (the Houses). Three of the Houses are located Council-owned properties (i.e., Holden St, Nth Carlton Railway and RCLC). Amongst the M9 councils, and the Inner Metro Partnership, Yarra provides the third highest level of funding to its neighbourhood houses. The total core funding provided by Council to Yarra's Neighbourhood Houses (the Houses) towards operations for the 2022–2023 financial year is \$755,116 (ex-GST). The state government provided approximately \$948,422 (ex-GST) for the same period through the Department of Families, Fairness and Housing (DFFH) Neighbourhood House Coordination Program.
3. This investment by Council recognises the essential role that the Houses play in Yarra. The Houses are critical in maintaining health and wellbeing outcomes across the municipality and supporting broader health literacy and education, particularly among cohorts of socially and economically marginalised people. Through community development principles, neighbourhood houses boost civic, social and economic participation. The intensity and variety of services provided through the Houses would not be feasible for Council to deliver on its own.
4. At an operational level, Council relies on the Houses to communicate its priorities to the community, demonstrate and deliver grass-roots sustainability programs, and distribute vital information, particularly in times of crisis. The Houses provide an essential pathway for officers to consult and communicate with communities that are hard to reach and are vital conduits for communicating with the 10 per cent of Yarra's population who reside in social housing. The Houses embrace this role and actively contribute to Council's work, investing time, resources and expertise to co-produce programs, services and resources for residents. Their insightful local knowledge, innovation and community development skills are readily available for these purposes.
5. The Houses are independent not-for-profit organisations. Obtaining support from the Houses for matters beyond the core service-related expectations recorded in the funding agreements (i.e., education, information and referral, recreation and leisure activities, and family, children and youth programs) involves considerable goodwill and fostering a shared sense of purpose and collaboration.
6. Previously, those aspects beyond the core services, including aligning with the Council's objectives as per the Council plan, have been recorded in multi-year strategic plans. These plans require a review every few years, requiring considerable time and preparation from officers and the Houses. In recognition of the ongoing need for a guiding document and the shortcomings of the current planning structure, officers have worked with the Houses to create a new, more refined guiding document in the form of an overarching Framework.

7. The proposed Draft Neighbourhood House Partnership Framework (the Framework) is an evolution of the previous strategic plans. It provides a more detailed articulation of the operational context, policy and demographic environment within which Yarra's neighbourhood houses function, along with information to profile the Houses, their purpose and the community development methodology. It is a document that can remain in place for a substantial length of time, requiring only periodic review of the strategic directions and demographic information when there is a considerable change to the operational or policy environment, such as a new Council Plan. **The Draft Framework is provided at Attachment 1.**
8. The Framework gives structure to the relationship, function and expectations between Council and the Houses and sets out strategic directions based on the current Council Plan. It elevates and makes the Council's investment in and expectations of the houses more visible.
9. The Framework defines and coordinates Yarra's neighbourhood houses as a strategic and delivery network, ensuring that information and resources can be shared and leveraged between the Houses.

[Discussion](#)

The Framework

10. Yarra is home to nine neighbourhood houses, which are located throughout the municipality from Alphington in the north-east to Richmond Community Learning Centre in the south:
 - (a) Alphington Community Centre;
 - (b) Belgium Avenue Neighbourhood House;
 - (c) Carlton Neighbourhood Learning Centre;
 - (d) Collingwood Neighbourhood House;
 - (e) Finbar Neighbourhood House;
 - (f) Fitzroy Learning Network;
 - (g) Holden Street Neighbourhood House;
 - (h) North Carlton Railway Neighbourhood House; and
 - (i) Richmond Community Learning Centre.
11. The Houses are non-profit organisations staffed by paid and volunteer staff. The centre manager is a paid position, while members of the governance committee (or board) volunteer their time.
12. Building upon a strong foundation built through many years of collaboration between the Council and the Houses, the Framework:
 - (a) recognises the significance of the Houses for local communities, especially people who are under-resourced or face systemic barriers to social and economic participation;
 - (b) locates the Houses in the broader operating context with consideration of municipal and granular catchment demography, funding environment and public policy;
 - (c) demonstrates the partnership amongst the houses and with the Council, illustrating how efforts are coordinated towards the common goal of developing and strengthening the community; and,
 - (d) elevates the purpose of the network, including the value of collaboration across Houses.
13. The Framework has three strategic directions that align with the strategic objectives identified in the current Council Plan as follows:
 - (a) Build Community and Capacity:

- (i) build capacity for social connections and civic participation in the community; and
 - (ii) build the capacity and resilience of Yarra's neighbourhood houses.
- (b) Add Value Through Partnerships and Collaboration:
- (i) sustain and improve resources and reach of Yarra's neighbourhood houses by actively leveraging partnerships and collaborations and exploring opportunities for aggregated procurement (e.g., jointly sourced staffing and resources for shared programs); and
- (c) Communicate, Promote and Advocate:
- (i) improve operational conditions for neighbourhood houses through strategic advocacy that considers the funding and policy context, promotes achievements and model best practice in the sector.
14. Informed by these priorities, activities will be recorded, actioned, monitored and evaluated through operational work plans. An update on progress against these priorities will be reported to Council annually.
15. The strategic directions within the Framework can be easily reviewed and updated when there is a significant shift in Council's strategic objectives (e.g., a new Council Plan) or the broader policy environment.

Investment

16. A review of the Council's Neighbourhood House Funding program was undertaken in 2011, with a proviso that no house received less funding. The review included an extensive analysis of the audited financial report of each House, including funding sources, expenditure and financial requirements, in the context of demand and use patterns. The Council adopted a new funding model in 2012.
17. The components of the Council's funding model include the following elements:
- (a) Base funding;
 - (b) Rental refund;
 - (c) Maintenance refund;
 - (d) Higher needs client loading; and
 - (e) Special project funding.
18. These components are allocated according to the following principles:
- (a) Base funding is equal across the houses to reflect the cost of operating a neighbourhood house in Yarra (excluding coordination hours covered by state government funding). This is the basic cost to a neighbourhood house per annum, excluding staffing, rent and more significant project costs such as costs associated with pre-accredited Adult, Community and Further Education (ACFE) provision;
 - (b) Individual circumstances of neighbourhood houses are recognised and weighted. For example, the 'higher needs client loading' acknowledges that a percentage of neighbourhood house clients require significantly more assistance and resourcing. This loading equates to \$3.30 per high-needs client, based on a formula designed as part of the funding model. A high-needs client is defined as having one or more of the following needs:
 - (i) English skills below Certificate 2 level;
 - (ii) has a physical or intellectual disability that requires staff assistance in order to participate in programs/activities;

- (iii) requires house staff to provide one-on-one advice/assistance/referral for issues the client is experiencing, e.g., seeking employment, tenancy/homelessness-related issues;
 - (iv) requires staff to spend a comparatively large amount of one-on-one time with them compared to other clients due to loneliness/isolation/ mental health issues; and
 - (v) uses a larger proportion of house resources to meet personal needs (e.g., phone calls, photocopying/printing; requires more extensive assistance on the telephone than a general enquiry about programs/activities).
- (c) Tenancy arrangements, which vary for each neighbourhood house. Some pay rent and/or have significant maintenance costs. The 'maintenance refund' component includes capital works where the House has two or more years left on its lease subject to any relevant Council building approval processes. This only applies to houses not residing in Council-owned properties as a contribution for minor works. For Council-owned properties, maintenance costs may be absorbed in operational or maintenance budgets; and
- (d) The 'Special Project Fund' (SPF) allows each House to plan new or expanded projects with certainty, eliminate the administration required to apply for, and report on small project grants from Council. The SPF is flexible in its use but cannot be used for capital works on facilities unless five years or more remain on the property lease. The SPF can be accrued for no more than two years. All houses utilise the SPF.
19. A further review was undertaken in 2015. The consultant engaged with all Houses to assess the effectiveness, equity and mechanics of the 2012 funding model. Council endorsed minor updates to the funding model in 2016, with an expansion of the criteria for the maintenance fund allowance and a loading for houses operating multiple sites. The level of funding remained the same.
20. The funding model has ensured equitable funding distribution to all houses based on their circumstances and needs. The model provides a base funding for all Houses but also incorporates several components that recognise differing contexts.
21. For the two houses that service Yarra in addition to another municipality, namely Carlton Neighbourhood Learning Centre, which also services Melbourne, and Alphington Community Centre, which also services Darebin, there is an amended funding formula:
- (a) Both houses receive only 50% of the base funding (operations span two municipalities, so funding is halved), plus 10% of additional funding in acknowledgement of the duplication of the coordinator's administration workload across two municipalities, such as attending meetings across two municipalities (equalling 60% of the base funding of other houses).
22. Funding agreements for the houses are not indexed to CPI. Any increase in funding is calculated by Council each year within the context of the Council's budget processes.
23. All funding agreements include an articulation of the aims and objectives of the funding, the deliverables, and reporting and acquittal requirements. **A sample funding agreement is provided at Attachment 2.**
24. The following table demonstrates how the funding formula components detailed above are applied to each neighbourhood house in Yarra.

Components of Council's adopted funding model for Neighbourhood Houses						
Neighbourhood House	Base Funding	0.6 Base Funding*	Residing in Council Building	Rental Refund	Maintenance Refund**	Higher needs client loading***
Alphington Community Centre	No	Yes	No	No	Yes	Yes
Belgium Avenue Neighbourhood House	Yes	No	Yes	No	No	Yes
Carlton Neighbourhood Learning Centre	No	Yes	No	No	Yes	Yes
Collingwood Neighbourhood House	Yes	No	No	No	No	Yes
Finbar Neighbourhood House	Yes	No	No	No	Yes	No
Fitzroy Learning Centre	Yes	No	No	Yes	Yes	Yes
Holden Street Neighbourhood House	Yes	No	Yes	No	No	Yes
North Carlton Railway Neighbourhood House	Yes	No	No	No	No	Yes
Richmond Community Learning Centre	Yes	No	Yes	No	No	Yes

25. Currently, neighbourhood houses have several types of agreements with different areas of Council. Each type of agreement plays a different role in guiding the provision of services, regulating use of Council's assets and realising value from Council's investment:
- (a) Property agreement (only applicable if residing in a Council asset) dictates the occupancy terms;

- (b) Multi-year funding agreement sets out an equitable funding amount based on the funding formula and Council's budget processes and details deliverables from the Neighbourhood Houses and Council over the funding period. The current funding agreements will end in 2024;
 - (c) The Memorandum of Understanding, which is a broad-based, high-level agreement that articulates the strategic alignment between Council and the Houses, according to community development principles (**see Attachment 3**); and
 - (d) The draft Neighbourhood House Partnership Framework guides a collaborative approach between Council and the houses, to deliver outcomes for the community in a coordinated and sustainable way through Yarra's neighbourhood house network.
26. Examples of a multi-year funding agreement and a copy of the Memorandum of Understanding are attached to this report.
27. Property Services has carriage of all property agreements with those Neighbourhood Houses that reside in Council assets.

Other funding sources

28. While Council provides core funding to the houses, it is not the only funding body or partner for the Houses in Yarra.
29. The state government is the other major funder. Administered by DFFH, the Neighbourhood House Coordination Program (NHCP) supports "... the coordination of a service that provides community development activities consistent with the aims of the Neighbourhood House Coordination Program'. (Neighbourhood House Coordination Program Guidelines 2016–2019 and sector information).
30. The state government funding allocation formula is not readily available. Information provided by the peak body, Neighbourhood Houses Victoria, indicates that allocations are calculated in accordance with minimum operating hours.
31. The Houses also source income through targeted fundraising, smaller supplementary project grants from state and commonwealth governments and philanthropic organisations, and modest fees charged for venue hire or selected programs.

Options

32. Council can choose whether to approve the attached Draft Yarra Neighbourhood House Partnership Framework to be released publicly for a four-week period of community engagement.

Community and stakeholder engagement

33. During December 2021 and the first half of 2022 extensive consultations were carried out with each neighbourhood house manager. Officers toured the neighbourhood houses where possible (within Covid-19 restrictions) and met community members attending the houses' programs. Separate online consultations were held with the House governance committee/board members.
34. The themes were developed and discussed after each consultation and built upon as consultations progressed, taking an iterative, inclusive approach. Regular updates on the progress of the draft Framework development were provided to the nine House managers via monthly network meetings.
35. Multiple meetings were held with the Chief Executive Officer and senior advisors from the peak body for the neighbourhood house sector, Neighbourhood Houses Victoria. The Manager of the North East Neighbourhood House Network, a peer support network for the sector in this region was also part of the consultation process.
36. Internal consultations were undertaken with Council Officers from the many areas across Council that interact with Neighbourhood Houses, including:

- (a) Advocacy, Engagement and Communications;
 - (b) Aged and Disability Services;
 - (c) Arts and Culture;
 - (d) Family, Youth and Children's Services;
 - (e) Library Services;
 - (f) Equity and Community Development;
 - (g) Sustainability;
 - (h) Urban Agriculture; and
 - (i) Waste management.
37. Council's Active Ageing and Disability Advisory Groups also participated in these targeted consultations as both groups represent key user demographics for the neighbourhood houses.
38. The Yarra Multicultural Advisory Group (YMAG) will contribute to the consultation once the draft strategy is available to circulate publicly.

Policy analysis

Alignment to Community Vision and Council Plan

39. In the Council Plan, the definition of 'what council does' articulates that community development is a crucial service, noting that neighbourhood houses are a part of this service (p. 8).
40. The Council Plan locates the Houses within Strategic Objective Two: Social equity and health (p. 40). The Draft Neighbourhood House Partnerships Framework both supports and extends beyond this objective, aligning with the following Council Plan Strategic Objectives:
- (a) Climate and Environment – The houses offer activities and education to community, to raise awareness and encourage sustainable practices in the everyday lives of the community;
 - (b) Social Equity and Health – The houses support community members and groups to participate in recreational, educational and social programs that strengthen their capacity and improve wellbeing;
 - (c) Local Economy – The houses offer education and training to build capacity for disadvantaged communities which can lead to the development of small businesses; and
 - (d) Democracy and Governance – Through strategic partnerships, the houses and Council utilise resourceful service delivery methods, increase transparency, and further the reach of civic/community engagement efforts.
41. Specifically, the draft Framework aligns with the following specific strategies in the Council Plan:

Relevant Council Plan Strategic Objective	Related Council Plan Strategy
1 Climate and Environment	1.1, 1.2, 1.3, 1.4
2 Social equity and health	2.1, 2.2, 2.3, 2.7
3 Local Economy	3.4
6 Democracy and governance	6.1, 6.2, 6.3, 6.4

Climate emergency and sustainability implications

42. The draft Framework has a vital role in maintaining and guiding the strong partnerships between neighbourhood houses and Council's Open Space, Planning and Design, Waste Minimisation, Urban Agriculture and Sustainability Units. Through these partnerships, Council can demonstrate sustainability initiatives to inform and educate the local community on how to take action to address the climate emergency. For example, North Carlton was part of the Council's 'four bins' pilot program to educate and promote the benefits to the local community. This played an important role in promoting and socialising a significant sustainability initiative.
43. All of Yarra's Houses have contributed to developing the Council's Climate Emergency Action Plan and initiatives to address climate change. For example, Holden Street was part of the pilot program to transfer to Council's 100% Renewable Electricity Contract to help reduce their carbon footprint and energy bills. The program was also a springboard to educate and engage the broader community on the benefits of renewable electricity during a climate emergency and contribute to behaviour change with a focus on solutions.
44. Sustainability officers support North Carlton Railway Neighbourhood House's community garden project and Finbar Neighbourhood House's extensive community composting and recycling programs. The composting program also builds bridges between different parts of the community, as Finbar works with tenants in both public and private high-rise apartments, connecting them to the community and each other.

Community and social implications

45. Yarra's neighbourhood houses provide responsive social infrastructure for the community. Working within a capability-based community development model, the Houses have in-depth local knowledge, trusting relationships and specialised community development skills and are central to how Council maintains strong connections within Yarra's local communities. The Houses provide ongoing food relief, digital access and social support to minimise isolation and its impacts on health and wellbeing in the community.
46. People experiencing vulnerability and disadvantage due to their lack of personal, social, economic and financial resources have developed increasingly complex needs since the start of COVID-19 and its impacts. All Houses have identified emerging and worsening socio-economic inequalities due to pandemic restrictions. The most significant impacts identified by the houses have been digital inequality, mental health, social isolation, precarious housing, and lack of sustainable food security. The effects of this period continue to resonate throughout Yarra's more disadvantaged communities.
47. The detailed demographic information in the Framework and the strategic directions that identify priority areas for neighbourhood houses provide additional tools to support, inform and guide the Houses in their ongoing, high-impact social and community development work.

Economic development implications

48. Neighbourhood houses are an essential source of local employment. They provide various full and part-time jobs for teachers, childcare educators, administration, project and community development workers, arts, wellbeing practitioners, and financial and IT staff. They also provide volunteer programs, alternative employment and educational pathways, and support for residents to establish new businesses and social enterprises.
49. According to calculations by Neighbourhood Houses Victoria, which are based on research from 2019, the social value delivered by Yarra's Neighbourhood Houses is equivalent to the following:
 - (a) \$3.14 for every \$1 of income;
 - (b) \$19.20 for every \$1 of Neighbourhood House Coordination Program funding; and
 - (c) > \$494.88 of value realised for every hour a neighbourhood house is in use.

Human rights and gender equality implications

50. The draft Framework recognises and aligns with the *Charter of Human Rights and Responsibilities Act 2006* by actively supporting the Charter's substantive rights through programs and activities that support social equity. All neighbourhood house programs and activities are based on a human rights framework.
51. A gender impact analysis has been completed, as has a Quadruple Bottom Line analysis on social, economic and environmental impacts and climate emergency adaptation.

Operational analysis

Financial and resource impacts

52. There are no other financial impacts beyond the existing funding agreements already allocated to neighbourhood houses by Council.
53. As detailed above, in 2022–23 Council allocated \$755,116.36 to Yarra's nine neighbourhood houses through the Neighbourhood House Funding Program.
54. Council has a capital responsibility as the landlord to four of the Houses:
 - (a) Holden Street Neighbourhood House;
 - (b) North Carlton Railway Neighbourhood House;
 - (c) Richmond Community Learning Centre (Studio 1 and Burnley Backyard); and
 - (d) Belgium Avenue Neighbourhood House (i.e., the land adjacent to the House on which a portable building is located and used to provide a range of activities).

Legal Implications

55. There are no legal implications.

Conclusion

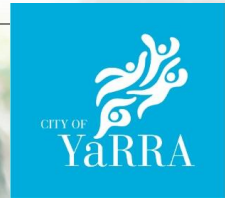
56. The Draft Yarra Neighbourhood House Partnership Framework coordinates the neighbourhood houses to deliver essential locally-based community social infrastructure for Yarra. Each House provides responsive, high-impact services specific to their local communities, which help advance multiple strategic objectives of the Council Plan.
57. Neighbourhood House programming and practices are deliberately based on community development principles and operate within a social justice framework, responding to and addressing social inequity through local programs and services.
58. The draft Framework acknowledges the valuable relationship between Council and the houses. It creates a foundation for coordinating effective and sustainable programs and activities, enabling Yarra residents to participate fully in social and civic life and contribute to the whole municipality's wellbeing.
59. Extensive research and consultation have informed the draft Framework. It provides a complete overview of the demographic, economic, social and policy environment in which the houses operate. This information establishes a strong foundational knowledge and provides the guidance and tools needed to sustain, maintain and improve Yarra's neighbourhood houses into the future.

RECOMMENDATION

1. That Council:
 - (a) approves the release of the Draft Yarra Neighbourhood House Partnership Framework, as contained in Attachment 1, for a four-week public consultation commencing in late May 2023; and
 - (b) notes that a further report will be provided to Council following the community consultation, detailing the feedback received and seeking adoption of the final Yarra Neighbourhood House Partnership Framework.

Attachments

- 1 [↓](#) Attachment 1 - Draft Neighbourhood House Framework March 2023
- 2 [↓](#) Attachment 2 - A sample Neighbourhood House Funding Agreement
- 3 [↓](#) Attachment 3 - Current MOU between Neighbourhood Houses and Council



Yarra Neighbourhood House Partnership Framework

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Draft

Mayor's Message

To be inserted once draft approved for publication.

Council's Commitment

Neighbourhood houses build stronger communities by creating opportunities for learning and social participation. Using community development methods, Yarra's neighbourhood houses respond to community need in flexible and creative ways that encourage social equity. Council recognises the importance of neighbourhood houses in bridging the ever-increasing socio-economic divide in our society, by building capacity, increasing access to resources and promoting the benefits of diversity. Council is committed to continuing a supportive and productive relationship with the neighbourhood houses in our city. Yarra's neighbourhood houses make the city a kinder, more generous, inclusive place.

A note on language

The term 'neighbourhood houses' refers to a designated space run under a not-for-profit structure and used by people in a neighbourhood for activities and programs that build community. Sometimes this space is an actual house, but it can also be a learning centres or community centre. In this Framework we use the term to refer to all of these forms of neighbourhood house.



Introduction

Neighbourhood houses are not-for-profit organisations that respond to community need and build community capacity through learning and social opportunities. Based on community-development principles, the houses are embedded within communities to deliver responsive, locally-focused programs that aim to empower, connect and educate individuals and groups.¹ The broad range of activities, services and programs that neighbourhood houses encompass provide access to resources otherwise out of reach for many people, bridging socio-economic disparity by creating equitable opportunities for social and cultural participation and, importantly, education.

First established in Victoria in the early 1970s, the neighbourhood house model emerged out of the Women's Liberation movement to address the needs of women experiencing social marginalisation, such as isolated single mothers, and extending to people from diverse cultural backgrounds and other marginalised social groups.² Initially, most neighbourhood houses were staffed by volunteers (there is still a reliance on volunteering) with minimal government funding; however, since 1986, the Victorian state government has provided neighbourhood houses with ongoing funding for core community development activities.³ Local governments also support neighbourhood houses through a combination of financial and in-kind support (such as free or low-cost accommodation).⁴ In Yarra, all neighbourhood houses are supported by Council through annual core funding, and some are resident in Council-owned facilities.

Yarra is home to nine neighbourhood houses (including learning and community centres) in Alphington, Carlton North, Collingwood, Fitzroy, Fitzroy North and Princes Hill and Richmond.⁵ Together they form the foundation of Yarra's ground-level social infrastructure.⁶ Each house offers services specific to its immediate geographical community through programs and activities tailored to meet the needs of those residents. Neighbourhood house programs are often targeted to different life stages and cultural needs, focussing on lifelong learning through skills development, wellbeing and social connection. Programs cover a wide range of activities including gardening, cooking, arts and crafts, repair workshops, computer and language classes, and various social supports. Through the houses, people can equitably access types of assistance that fill service gaps, including flexible social support, settlement processes, life skills, employment and business incubation, and health literacy and wellbeing programs that can tangibly improve health outcomes. Houses are also spaces for informal support and connection, where people can simply drop in for a hot drink, a meal or a conversation. At the core of the houses' function is their ability to provide safe, friendly, equitable spaces that facilitate human connection. In these ways, Yarra's neighbourhood houses benefit the broader community deeply, on both a broad and granular scale.

Neighbourhood houses differ from other community services and facilities because they are deliberately based on community development principles and operate firmly within a social justice framework, responding to and addressing social inequity through hyper-local programs and services. Many of the benefits created by the houses have far-reaching and ongoing impacts that extend beyond the program participants. The houses' autonomy as not-for-profit organisations allows flexibility and capacity for detailed community involvement that simply is not possible for government-provided services to undertake. Where government services must take a broad view to

¹ Harrison et al, 2020, p. 468.

² Harrison, 2018, pp. ii–iii.

³ Neighbourhood Houses Victoria, 2022b.

⁴ Neighbourhood Houses Victoria, 2016, pp. 3–5.

⁵ Princes Hill Community Centre is primarily used as a community venue and is not programmed and managed in the same way as other centres and so has not been profiled in this Framework.

⁶ McShane & Coffey, 2022.

ensure efficiencies are maintained, neighbourhood houses have the remit to work attentively with individuals and groups in creative ways that respond directly to specific needs as they arise. This specialised focus builds a strong social foundation that raises the whole community.

Social impact data snapshot

Analysis of data from the annual Neighbourhood Houses Victoria 2019 survey demonstrated that Yarra's neighbourhood houses delivered more than \$12,297,747 of value to the community during that year.⁷ While 2019 is not the most recent survey, it gives a more accurate picture of neighbourhood house activity and value than the more recent snapshots available at the time of writing, which were taken during the COVID-19 pandemic.

The most recent snapshot was necessarily taken over a shorter period of only four days, between Victoria's lockdowns, rather than over the normal week-long period. It also focussed primarily on COVID-19 impacts and the pandemic-related activities and support undertaken by neighbourhood houses. As a result, interactions were mainly focused on essential support. This more recent snapshot has therefore been included in [Appendix 1](#) regarding the impacts of the COVID-19 pandemic, with the earlier data used here to provide a more reflective picture of normal activities and services. The methodology used for the impact calculations is also explained in the methodology section and attached as appendices as excerpts from the original report by Neighbourhood Houses Victoria.

The social value delivered by Yarra's Neighbourhood Houses is equivalent to:

- **\$3.14 for every \$1** of income
- **\$19.20 for every \$1** of Neighbourhood House Coordination Program funding
- **> \$494.88** of value realised for every hour a neighbourhood house is in use

The following highlights from the data analysed put this in more tangible terms:

- **2,126** participants in programmed activities per week
- **260 kgs** of basic food relief provided per month⁸
- **641 hrs** of individual computer/internet use per month
- **695** frozen and community meals provided per month

The Neighbourhood Houses Victoria study found significant benefits arising from the value of community connection (i.e., social participation and reduction in social isolation created through house activities and programs). The difficulty of quantifying the many different flow-on effects that ripple out through the community means the benefits are likely underestimated.⁹

⁷ Neighbourhood Houses Victoria, 2019.

⁸ Notably, this was prior to the COVID-19 pandemic, which has increased the demand for access to food.

⁹ Neighbourhood Houses Victoria, 2019.

LUCY

Lucy regularly attends morning teas, excursions and seminars at her local neighbourhood house. She says the house supports her in immeasurable ways, helping her to manage difficult life circumstances.

When asked why she visits her neighbourhood house, Lucy says, 'Attending the house is a strategy for maintaining my mental health. If I don't attend, I would relapse – for me this means I would have no incentive to face life's responsibilities, which leaves me in a scary place.'

She says that she has to force herself to try to break through the 'webs of her condition' to come to the House but the impact of the positivity that she feels afterwards lasts for days.

'When I feel like I have to fight the webs of anxiety, paranoia and trauma, I remember the positive times at the House and then I can let go the sad feelings.'

The social connection her local House provides keeps her 'monsters' at bay – she isolates herself less and feels as though she has incentive to cope with life. She says other local community facilities don't help in the same way as they don't provide friendly staff or are not for people over the age of 65.



Policy context



Policy context

State government

The Victorian State Government provides the primary core funding for Victoria's neighbourhood houses and networks through the Neighbourhood House Coordination Program, managed by the Department of Families, Fairness and Housing (DFFH).¹⁰ The overall aims of the program are expressly to fund houses and community centres to use a community development model in facilitating the following social policy goals:¹¹

- community diversity and inclusion
- social and civic participation
- capacity building at an individual and group level
- life-long learning opportunities
- employment and training pathways

To do this, funding recipients must use community development processes like community consultation and co-production methods to identify community needs and issues and develop mutually agreed responses and solutions. Regarding funding calculations, it is understood that the State Government funding formula is not needs-based, instead adjusting the funding universally for a minimum amount of service hours.

The Neighbourhood House Coordination Program encourages partnerships with other organisations and funding bodies.¹² In 2018, additional sector-wide funding of \$21.8m for Victorian neighbourhood houses had been secured from the State Government (non-recurring, expiring in 2024). At the time of writing, the peak body Neighbourhood Houses Victoria (see [below](#)) was working on an advocacy campaign to make this increase permanent, which appeared to have been successful.¹³

The guidelines offer detailed information on funding, reporting, coordination and governance requirements, and importantly, provide sector-specific instruction on implementing programs using a community development model.¹⁴ It is important to note that the State Government's funding model for neighbourhood houses includes an expectation that income will be generated by charging a low fee for participation in some of the activities and through volunteer labour. Accordingly, funding recipients operate part-time with very few paid staff and a high reliance on volunteers, which limits opening hours and program capacity. Despite these limitations, Yarra's neighbourhood houses output a high level of programming and social support, with the data demonstrating that they represent a significant return on investment.¹⁵

Local government (Council's role)

Like other local government authorities across Victoria, Yarra Council provides core funding to the neighbourhood houses that service the municipality. While not the primary source of revenue for neighbourhood houses overall,¹⁶ the value that local government provides to houses in ongoing funding, project partnerships, and coupled with the contribution of Council-owned property through peppercorn lease arrangements, is substantial.

¹⁰ Department of Families, Fairness and Housing, 2021.

¹¹ Department of Families, Fairness and Housing, 2021.

¹² Department of Families, Fairness and Housing, 2021.

¹³ Neighbourhood Houses Victoria, 2022.

¹⁴ State Government of Victoria, 2016.

¹⁵ Neighbourhood Houses Victoria, 2019.

¹⁶ A 2013 survey by Neighbourhood Houses Victoria ranked funding from local government authorities as the fourth highest revenue source for houses (Neighbourhood Houses Victoria, 2016, p. 1)

Yarra Council recognises the importance and value of neighbourhood houses in building community capacity and providing tailored responses to localised issues. Operational security is provided to the houses through multi-year funding commitments. The funding comprises monetary allocations for operational support, project support, and, depending on the house's residency arrangements, support for occupancy overheads such as rental and maintenance costs. Where a house resides in a Council-owned property, a 'peppercorn'-style lease agreement is in place and the property costs are absorbed in Council's budget.

In addition to tenancy management services, Council also allocates considerable officer time to support the houses with project partnerships, community connections, professional development opportunities and to assist in navigating bureaucratic processes. Officers attend regular network meetings with the houses. Different units across the organisation maintain ongoing ties with the houses through projects in areas such as sustainability, the arts, libraries, and family, children's and youth services. Each of these areas may also allocate funds and resources through project and budget processes.

Peak bodies and peer-based networks

Neighbourhood Houses Victoria (NHV) is the peak organisation for the neighbourhood house sector. It provides strategic leadership, with a focus on coordinating state-wide advocacy and promotion, and providing research and advisory services. NHV also offer professional development opportunities for neighbourhood house managers, staff, volunteers and committee members.¹⁷

North East Neighbourhood House Network is a network of 35 neighbourhood houses in the North Eastern suburbs of Melbourne, covering the municipalities of Banyule, Darebin, Nillumbik, Whittlesea and Yarra. The network operates within a social justice framework to bring together houses in these municipalities and offer peer-based support through promotion, advocacy, professional development, and networking. The range of support provided by the network is broad and priorities are determined by its members using strength-based community development principles.¹⁸

TAMIKA

Tamika first visited her local neighbourhood house with her children, with this connection later evolving into employment at the house.

Tamika has been a resident of the Princes Hill Public Housing Estate for the last six years. During that time, her connection with the house has grown, to the extent that she now refers to it as her second home. Tamika's relationship with the house was initially through her children. All four of them participated in school holiday and after school activities, such as learning club, craft, soccer, and karate.

As time went by, Tamika gradually got to know House staff and her own connection there was strengthened. She began visiting more and more, and then late last year she was employed by the house for eight weeks to run the coffee cart and the weekly food stall. Having been out of the workforce for many years, Tamika was delighted to gain some employment and notes, 'the neighbourhood house gave me an opportunity, helped me to learn to trust people, be more sociable, and want to engage in life and work again.'

After completing her job, Tamika wanted to give back to the house and started volunteering, sharing her barista skills with VCAL students to teach them how to use a coffee machine. Tamika's dedication and great work has now resulted in regular employment as a cleaner at the house. She notes that she has experienced stigmatisation in her life, but that she 'doesn't know of any other places that are so inclusive and where people are welcomed in the same way. The house is a place you feel accepted and valued whatever your background or circumstances.'

¹⁷ Neighbourhood Houses Victoria, 2022c.

¹⁸ North East Neighbourhood House Network, 2022.

Yarra's Neighbourhood Houses



Neighbourhood house profiles and demographics

Service areas

Across Victoria, the number of neighbourhood houses in each local government area results in a service ratio of one neighbourhood house for between 11,000 and 70,000 people, depending on population density and the number of neighbourhood houses in each municipality.¹⁹ Yarra is fortunate to have one of the highest rates of neighbourhood houses to people in the state, with approximately one house per 12,500 people.²⁰ The service catchment around each house is estimated here as being 800 metres (Figure 1).

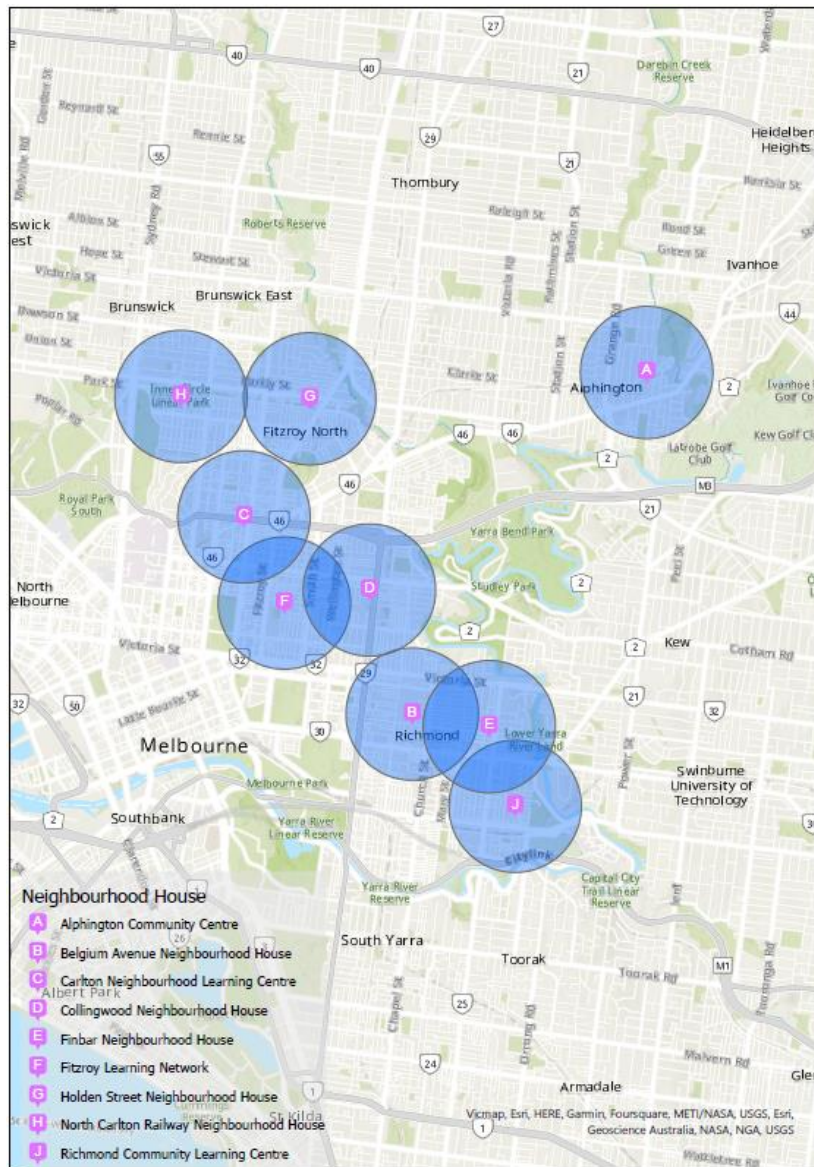


Figure 1: Map showing the location and spread of neighbourhood houses across Yarra with an 800-metre radius around each house to demonstrate the catchment areas.

¹⁹ Weston, 2021, p. 3.

²⁰ Weston, 2021, p 3.

In this section of the Framework, each of Yarra's neighbourhood houses is profiled demographically based on the 800-metre catchment radius, along with a description of the activities and services they offer specific to their surrounding communities. This 800-metre radius has been chosen to demonstrate the service catchment of Yarra's neighbourhood houses because it is considered an optimal distance for people to access a local service without driving.²¹

The map in Figure 1 clearly shows the localised focus of programs and services for the surrounding communities. The activities highlighted in these profiles provide a snapshot of the breadth and diversity of projects, services and events delivered, while the demographic profiles demonstrate the differences and similarities between the people who live within each neighbourhood. There is a demographic snapshot of the broader Yarra municipality to provide an overall context for these neighbourhood variations.

About the profile data

Population

Drawing upon ABS data and other sources, id[®] consulting estimates that as of 2023, the City of Yarra has an estimated resident population of 99,557 and 47,988 households.

Internet access

Internet access is an ongoing problem, with access to non-cellular internet that is uncapped and affordable a significant challenge. Until recently, the Australian Bureau of Statistics (ABS) included a question in the Australian Census asking whether a household had internet access at home. With internet access increasingly essential for communicating with others, interacting with services and accessing important information, whether or not the internet is available at home can be used as an indicator of disadvantage. The last measure that was taken in the 2016 Australian Census has been included in these demographic profiles for this reason.











Data sources

The data for the overall Yarra snapshot is from the most recent Australian Census, which, as noted above, was undertaken in 2021. The data used for the Neighbourhood House profiles (i.e., population demographics within the 800-metre service catchments) is drawn from population profile and forecast modelling data produced by Pitney Bowes from the 2016 Australian Census.

²¹ State of Victoria Department of Environment, Land, Water and Planning, 2017.

Yarra demographic snapshot^{22 23}

As of 2023, the City of Yarra has an estimated resident population of 99,557 and 47,988 households.

 <p>Housing</p> <ul style="list-style-type: none"> 8.1 percent of households rent public housing, the highest proportion of public housing of any municipality in Victoria 43 percent of households rent on the private rental market 	 <p>Income</p> <ul style="list-style-type: none"> Almost 40% of Yarra households earn more than \$2,500 per week 60% of employed workers are in managerial and professional occupations 12.6% percent of households have very low incomes, earning less than \$650 per week Many people in Yarra have considerable economic advantage, but a sizable proportion of the population live with ongoing economic hardship and social disadvantage
 <p>Government support</p> <ul style="list-style-type: none"> 4,597 people receive the age pension 4,581 people hold health care cards 2,810 people receive JobSeeker payments 2,393 people receive the Disability Support Pension 9,558 people are Pension Concession Card holders 635 people are low income card holders 	 <p>How we travel</p> <ul style="list-style-type: none"> Yarra residents are less likely to own a car than Greater Melbourne Almost a fifth of households (19.3%) have no vehicle at all (compared to 8.2% across Melbourne) and rely on other forms of transport
 <p>Young people</p> <ul style="list-style-type: none"> Just over 12 percent of residents are aged under 17 years 4 percent are babies and pre-schoolers Almost 5 percent are in primary school 3.5 percent are in secondary school 	 <p>Older people</p> <ul style="list-style-type: none"> A key service demographic for neighbourhood houses is retirees and older people 16.2% of the Yarra population are over the age of 60 years
 <p>Internet access</p> <ul style="list-style-type: none"> Almost 10 percent of Yarra's household have no internet access at home Neighbourhood houses are a key point of internet access for many of these households 	 <p>Employment</p> <ul style="list-style-type: none"> Workforce participation in Yarra is higher than Greater Melbourne 21 percent of Yarra residents who are aged over 15 years are not engaged in any employment or study (as opposed to 32 percent in Greater Melbourne) This is a fifth of Yarra's adult population
 <p>Health and disability</p> <ul style="list-style-type: none"> 3.9% of people in Yarra require assistance with daily living tasks 31.5% of the community reported one or more long-term health conditions The most common long-term health condition among Yarra residents is mental health 	 <p>Language</p> <ul style="list-style-type: none"> Yarra is home to 19,323 non-English speakers 22% of people in Yarra speak a language other than English at home 29% of people in Yarra were born overseas

²² .id Informed Decisions (2022)

²³ Australian Government (2022) (data on government support received only current to March 2022)

Neighbourhood House Profiles²⁴

Alphington Community Centre

Alphington Community Centre is located in the heart of Alphington, supporting residents from the Cities of Yarra and Darebin. The centre began in 1982 as the Alphington Self-Help Exchange to provide activities and support services primarily for women at home with young children. Today the centre has expanded its services to provide for the whole community, with a focus on families, children and older people. Each week approximately 500 local residents access the Centre's activities, programs and services.



Women's Shed Program at Alphington Community Centre









The Alphington Community Centre vision is '*working together to build and strengthen our community*' and through this it aims to encourage and enable individuals to lead active, creative and sustainable lives and nurture community connections. The centre provides community lunches, art and craft classes, gardening and sustainability workshops, counselling services, community choirs, music classes, book clubs, podcasts, and hosts community events and a 'women's shed' program. It also has a toy library and is a venue for local families' children's parties.

Alphington Community Centre places great importance on partnerships, with key partners including Darebin Libraries, Yarra City Arts, Asylum Seeker Resource Centre, kinfolk and Second Bite, who support the community lunches and the all-abilities bowls program at Alphington Bowls Club. The centre relies on the dedication and skills of volunteers to run programs such as line dancing, digital literacy classes for seniors, knitting classes, with community lunches and to maintain its popular outdoor spaces.

²⁴ As discussed above in the data note, these profiles have been based on SA1 level data from the 2016 Australian Census and will be updated when the 2021 data becomes available.

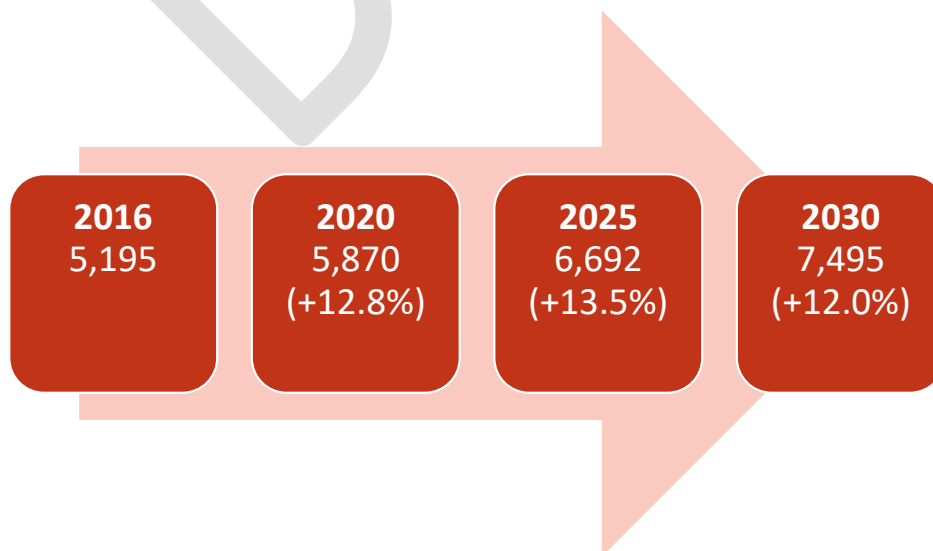
Alphington Community Centre catchment demographic snapshot

There are 5,195 people in the 800-metre catchment around the Alphington Community Centre.

 <p>Housing</p> <ul style="list-style-type: none"> Alphington's catchment has more homeowners than other areas of Yarra Only 27% of people rent their home in the private market compared to 43% across all of Yarra Only 1.5% households are living in public housing, compared to 8.1% in all of Yarra 	 <p>Income</p> <ul style="list-style-type: none"> The Alphington catchment has more high income households Only 10% of households in the Alphington neighbourhood have a low-moderate income (<\$650 per week), compared to 18% of households across Yarra
 <p>Travel</p> <ul style="list-style-type: none"> Most households in Alphington have a vehicle Only 7% of houses do not have access to any vehicle, which is lower than across Yarra (19%) 	 <p>Age groups</p> <ul style="list-style-type: none"> Alphington's catchment has a higher proportion of both older and younger people Nearly a quarter of people (24%) are aged over 55 years, a higher proportion than across Yarra (19%) 11% of people are under 10 years, more than the proportion across Yarra (9%)
 <p>Health and disability</p> <ul style="list-style-type: none"> 4% of people have a disability that requires assistance with daily tasks (e.g. self-care, mobility, communication) This is a similar proportion to wider Yarra (4%) 	 <p>Language</p> <ul style="list-style-type: none"> Most people in the catchment speak English well Only 2% of people in the catchment do not speak English fluently or do not speak it at all
 <p>Internet access</p> <ul style="list-style-type: none"> 9% of people in the catchment report that they do not have access to the internet at home. This is a similar proportion of internet access to the whole of Yarra (9%) 	 <p>Employment</p> <ul style="list-style-type: none"> 21% of people living in the catchment area who are aged over 15 years are not engaged in the labour force This is a similar proportion to the figure for all of Yarra (21%)

Projected population growth around Alphington Community Centre to 2030

The population forecast of the 800 metres around Alphington Community Centre shows that the population in that catchment area is expected to increase by between 12 and 14% every 5 years. The expected population in 2030 is 7,495 people (compared to 5,195 people in 2016). It should be noted that the pending development of the former Amcor site at Yarra Bend will impact on population growth and service demand.



Belgium Avenue and Collingwood Neighbourhood Houses



A community celebration at Belgium Avenue Neighbourhood House

BANH Inc. is a community organisation which operates Belgium Avenue and Collingwood Neighbourhood Houses, located on the Collingwood and North Richmond Public Housing Estates. It takes its name from Belgium Avenue in Richmond, which runs behind the estate where one of the neighbourhood houses is located.

These popular, friendly gathering places host community events, such as music and food festivals, art exhibitions, outdoor cinema, cultural celebrations and wellbeing activities such as yoga and Tai Chi. Both houses offer a diverse range of activities, provide meals and food, and run special events throughout the year, as well as supporting local residents to produce their own events and social enterprises – including everything from roller discos, to political theatre, to cultural catering services.

The vision of BANH Inc is to *'create stronger community through shared experiences'*. The houses partner with a wide variety of locally based community organisations, such as Carringbush Adult Education and Concern Australia, with which they offer programs including English classes and after-school programs. Other partners include:









- RMIT Public Art students, for the 'Space Between Light' Festival on the Richmond Public Housing Estate
- Cultivating Communities, to engage the residents in the community garden at Collingwood estate
- Neighbourhood Justice Centre to establish a social enterprise kiosk run by students from the Centre for Adult Education (CAE) serving coffee and food prepared by local residents, providing traineeships for the students to build their skills and capacity in hospitality alongside their English language skills.

The houses make use of two additional spaces as well, 'The Factory', located at the Richmond estate, and the 'Underground Carpark', at the Collingwood estate. Both are active spaces for local residents

to participate in drama productions, fringe performances, craft markets, music and art events, youth activities and cultural festivals.

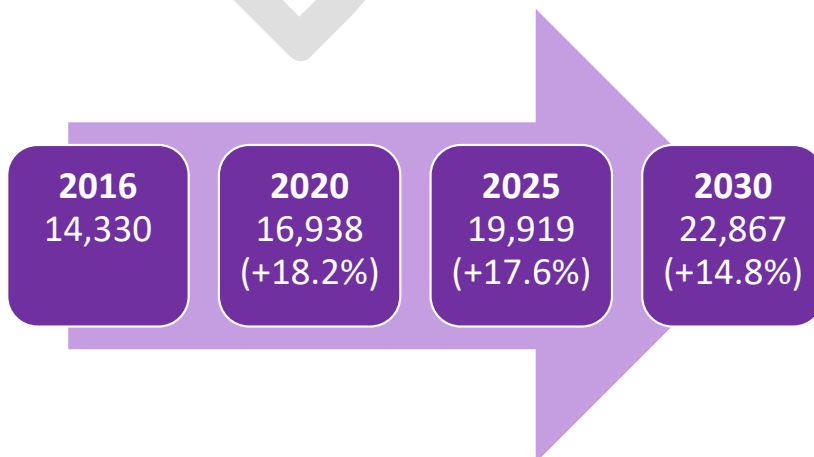
Belgium Avenue Neighbourhood House catchment demographic snapshot

There are 14,330 people living in the 800-metre catchment around Belgium Avenue Neighbourhood House (BANH), which takes in a portion of the Richmond public housing estate.

 <p>Housing</p> <ul style="list-style-type: none"> In the catchment around BANH, there is a high number of privately rented homes (40%) and of public housing rentals (18%) The proportion of people living in public housing is more than twice that of Yarra overall (8.1%) while the proportion of private rentals is slightly lower than across Yarra (43%) 	 <p>Income</p> <ul style="list-style-type: none"> The number of low-income households (earning less than \$650 per week) in the catchment area is 16% This is slightly higher than the number of low-income households across the municipality (18%)
 <p>Transport</p> <ul style="list-style-type: none"> Approximately one quarter of households (24%) do not have access to a vehicle and are reliant on other forms of transport This is higher than the proportion of households without a vehicle across Yarra (19%) 	 <p>Age groups</p> <ul style="list-style-type: none"> There is a similar proportion of older people in the catchment (20%), compared with the wider municipality (19%) There is also a similar number of younger people under 9 years old (7%) in the catchment area, compared to Yarra as a whole (8%).
 <p>Internet access</p> <ul style="list-style-type: none"> 12% of households in the catchment area have no access to internet at home This is a higher proportion than across Yarra (9%) 	 <p>Health and disability</p> <ul style="list-style-type: none"> 4% of people living in the catchment have a disability or health condition that requires assistance with daily tasks (e.g. self-care, mobility, communication) This is a similar proportion to the whole of Yarra (4%)
 <p>Language</p> <ul style="list-style-type: none"> 10% of people living in the catchment area do not speak English fluently, or do not speak English at all 	 <p>Employment</p> <ul style="list-style-type: none"> 24% of people aged over 15 years who live in the catchment area not engaged in work or study This is a slightly higher proportion than across Yarra (21%)

Projected population growth around Belgium Avenue Neighbourhood House to 2030

The population growth for the 800-metre area around Belgium Avenue Neighbourhood House in Richmond is forecast to be between 14% and 18% every five years until 2030. In 2030 it is estimated there will be 22,867 people living in that radius, an increase over time of more than 50% of the 2016 population (14,330).













Harvest Festival at Collingwood Neighbourhood House

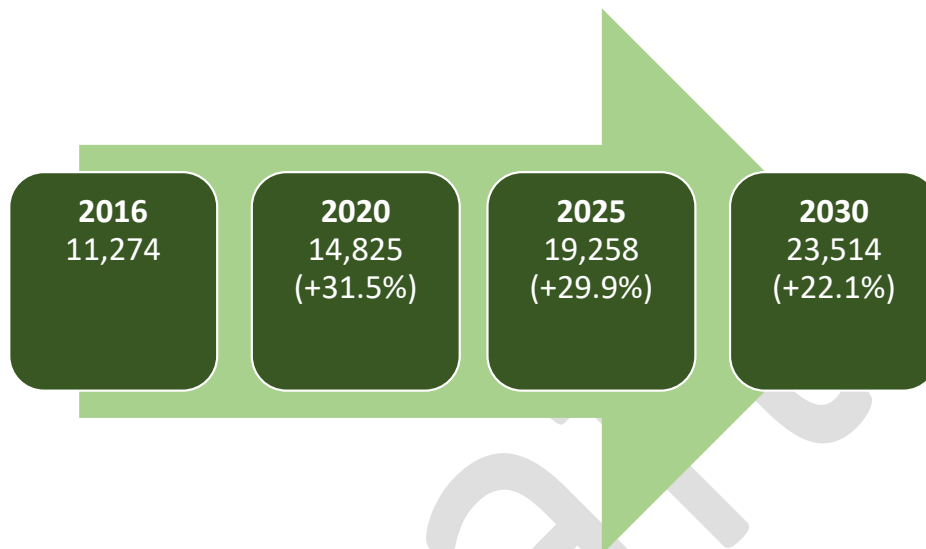
Collingwood Neighbourhood House catchment demographic snapshot

There are 11,274 people living in the 800-metre catchment around Collingwood Neighbourhood House, which is located within the public housing estates between Hoddle and Wellington Streets in Collingwood.

 <p>Housing</p> <ul style="list-style-type: none"> In the catchment around Collingwood Neighbourhood House, 39% of households rent their home privately 15% of households rent public housing (15%) The proportion of people living in public housing is almost twice the amount in Yarra overall (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> 16% of households in the catchment area around Collingwood Neighbourhood House have a very low income, earning less than \$650 per week This is a higher proportion of households than in the wider City of Yarra (12.6%)
 <p>Transport</p> <ul style="list-style-type: none"> Almost a quarter of households in the catchment (23%) had no access to a vehicle and rely on other forms of transport. Localised access to services is important where vehicle access is limited 	 <p>Age groups</p> <ul style="list-style-type: none"> There is about the same number of older people in the catchment area as there are across Yarra (16%) There are slightly more younger people (9%) in the catchment than are living in the wider City of Yarra (8%)
 <p>Internet access</p> <ul style="list-style-type: none"> 10% of households living in the catchment area do not have access to a computer or the internet at home, which is about the same as across Yarra. 	 <p>Health and disability</p> <ul style="list-style-type: none"> 3% of people living in the catchment area have a disability or health condition that means they require assistance with daily activities (e.g. self-care, mobility, communication) This is slightly less than the proportion of people across Yarra (4%)
 <p>Language</p> <ul style="list-style-type: none"> 5% of people living in the catchment around Collingwood Neighbourhood House either do not speak English or do not speak English fluently 	 <p>Employment</p> <ul style="list-style-type: none"> 18% of people aged over 15 years living in the catchment area are not engaged in work or study. This is slightly less than the proportion of people across Yarra (21%)

Projected population growth around Collingwood Neighbourhood House to 2030

The population growth for the 800-metre area around Collingwood Neighbourhood House is forecast to be between 22% and 32% every five years until 2030. In 2030 it is estimated there will be 23,514 people living in that radius, an increase over time of more than 100% of the 2016 population (11,274).



Draft

Carlton Neighbourhood Learning Centre



Volunteers celebrating Carlton Neighbourhood Learning Centre









Carlton Neighbourhood Learning Centre (CNLC) provides programs and services with a vision to ‘build a community that connects people, creates opportunities and challenges disadvantage and inequity’. It is a not-for-profit organisation that works with residents of Carlton and surrounding areas – particularly with people who are experiencing disadvantage. Through a range of programs and activities, CNLC supports the community to connect, learn, share skills and participate in work and community life.

Programs are offered across a broad range of learning opportunities, with nationally recognised courses, pre-accredited courses, workshops, volunteering and events. In addition to learning, CNLC offers employment and support services through the ‘Open Door’ program. The program aims to reduce barriers to employment and education by working with people from diverse backgrounds to gain representation in the workforce, and in positions of leadership and responsibility. In addition, the house offers a digital literacy skills program which includes one-on-one support and helps students to access low-cost devices. It also provides an all-abilities program that provides literacy pathways for work and community connection.

CNLC has a community garden that provides an inner-city oasis where people can learn more about gardening or volunteer. The house has a community compost hub to help reduce food waste going to landfill and is an e-waste collection point for the local community.

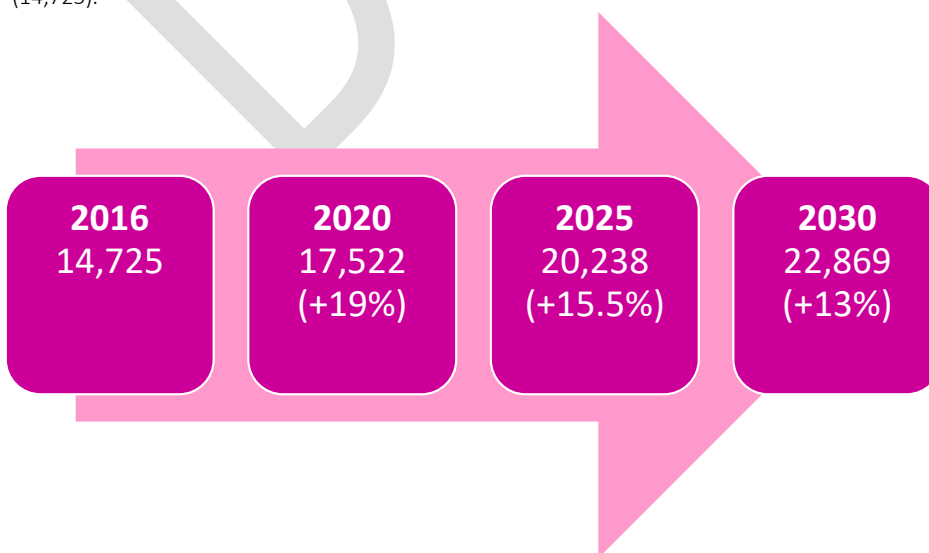
Carlton Neighbourhood Learning Centre catchment demographic snapshot

There are 14,725 people living in the 800-metre catchment around the Carlton Neighbourhood Learning Centre.

 <p>Housing</p> <ul style="list-style-type: none"> • 42% of people living in catchment around CNLC rent their homes privately • This is a slightly lower proportion compared with wider Yarra (43%) • 15% of people in the catchment live in public housing, almost twice as much across Yarra (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> • 16% of households in the catchment area have very low incomes of less than \$650 per week • This is almost 4% more than in wider Yarra (12.6%)
 <p>Transport</p> <ul style="list-style-type: none"> • 27% of households (almost a third) have no access to a vehicle and rely on other forms of transport • This is more than the proportion of people with no vehicle across Yarra (20%) and considerably more than in Greater Melbourne (8.2%) 	 <p>Age groups</p> <ul style="list-style-type: none"> • 18% of people in the catchment area are older • This is slightly more than across Yarra (16.2%) • 8% of people are under 10 years of age • This is similar the proportion across Yarra (9%)
 <p>Internet access</p> <ul style="list-style-type: none"> • 9% of households in the catchment around CNLC do not have any access to a computer or internet at home • This is the same proportion of households as across the whole of Yarra 	 <p>Health and disability</p> <ul style="list-style-type: none"> • 4% of people living in the catchment area have a health condition or disability that means they require assistance with daily activities (e.g. self-care, mobility, communication) • This is the same as the proportion of people across Yarra who require assistance
 <p>Language</p> <ul style="list-style-type: none"> • 4% of people living in the catchment area either do not speak English or do not speak it fluently 	 <p>Employment</p> <ul style="list-style-type: none"> • 24% of people aged over 15 years in the catchment area around CNLC are not engaged in work or study • This is a slightly greater proportion than across Yarra (21%)

Projected population growth around Carlton Neighbourhood Learning Centre to 2030

The population growth for the 800-metre area around Carlton Neighbourhood Learning Centre is forecast to be between 13% and 19% every five years until 2030. In 2030 it is estimated that 22,869 people will live in that radius, an increase over time of more than 50% of the 2016 population (14,725).



Finbar Neighbourhood House











Finbar Neighbourhood House

Finbar Neighbourhood House has a vision to create a strong community that is proud of its diversity, where all people are able to realise their full potential. It offers a wide range of activities and educational programs to the residents of Richmond and nearby Abbotsford and has a focus on sustainability, including community composting exchange programs, a seed library and an extensive community garden project with plots where community members can grow their own vegetables. The House is also an e-waste collection point, and extra produce can be exchanged through the boxes on the house's verandah, next to the popular book swap.

Finbar offers a range of activities and support services for nearby residents encompassing targeted programs for older people, activities for children, music, art and craft, wellbeing classes, book clubs, men's groups and digital inclusion programs. It supports the local community by providing an inclusive environment with opportunities for lifelong learning, social connection, participation and sharing skills and information.

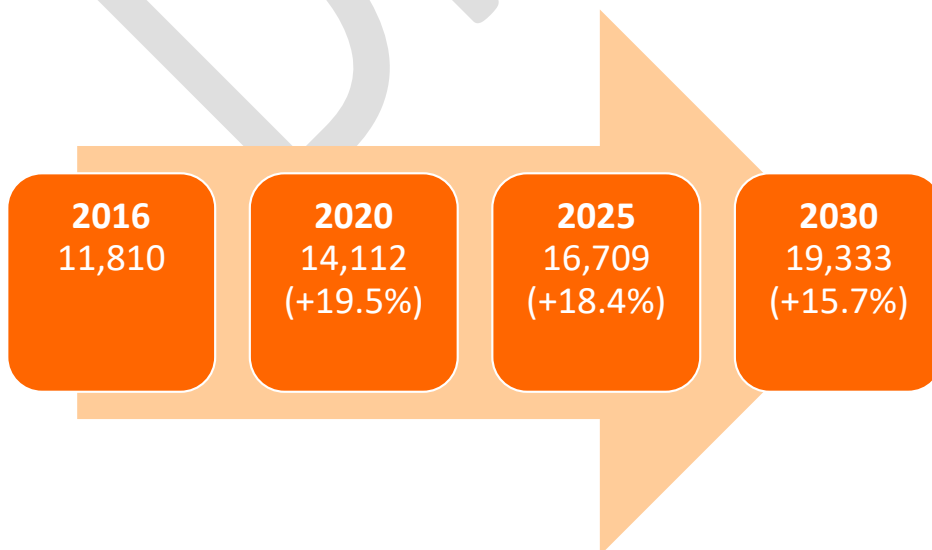
Finbar Neighbourhood House catchment demographic snapshot

There are 11,810 people residing in the 800-metre catchment around Finbar Neighbourhood House.

 <p>Housing</p> <ul style="list-style-type: none"> Nearly half of households in the catchment area (48%) rent their homes privately This is 5% more than the proportion of rentals across Yarra (43%) 3% of households in the area live in public housing This is considerably less than the proportion of households renting public housing across Yarra (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> 9% of households in Yarra live on a very low income of less than \$650 per week This is a smaller proportion of lower income households than across Yarra (12%)
 <p>Transport</p> <ul style="list-style-type: none"> Only 17% of households in the catchment around Finbar do not have access to a vehicle This is slightly less than the proportion of households with no vehicle across Yarra (19%) 	 <p>Age groups</p> <ul style="list-style-type: none"> 17% of people living in the catchment area are older, about the same proportion as across Yarra (16.2%) 6% of people in the catchment area are aged under 10 years, which is slightly lower than across Yarra (8%)
 <p>Internet access</p> <ul style="list-style-type: none"> 8% of households in the catchment area do not have any access to a computer or internet at home This is slightly less than the proportion across the municipality (9%), meaning more households have internet at home 	 <p>Health and disability</p> <ul style="list-style-type: none"> 3% of people living in the catchment have a health condition or disability that means they need assistance with daily activities (e.g. self-care, mobility, communication) This is slightly lower than the proportion of people requiring assistance across Yarra (4%)
 <p>Language</p> <ul style="list-style-type: none"> 4% of people living in the catchment either do not speak English at all or do not speak it fluently 	 <p>Employment</p> <ul style="list-style-type: none"> 16% of people in the catchment who are aged over 15 years are not engaged in work or study This is lower than the proportion of people across Yarra (21%), meaning more people are employed or studying in the area

Projected population growth around Finbar Neighbourhood House to 2030

The population growth for the 800-metre area around Finbar Neighbourhood House is forecast to be between 15% and 20% every five years until 2030. In 2030 it is estimated there will be 19,333 people living in that radius, an increase over time of more than 50% of the 2016 population (11,810).



Fitzroy Learning Network











People enjoying a community event at Fitzroy Learning Network

Fitzroy Learning Network (FLN) is a Neighbourhood House, a Learn Local Centre, and a Registered Training Organisation. It is a place where refugees, migrants, people seeking asylum and those living on the public housing estates in Yarra can find support, get help navigating settlement services, and where they can learn and connect. FLN delivers programs and projects, often in partnership with other local groups and organisations, and is a registered charity and not for profit organisation. During 2021, FLN undertook 622 referrals to connect 63 people to support services.

The wide-ranging annual program at FLN includes: adult education, accredited training, short courses, creative classes, youth engagement programs, community support services (such as employment, housing and refugee support), a food bank, community lunches, gardening programs and events and celebrations. Fitzroy Learning Network is committed to building a strong, inclusive and engaged community, where people can access resources, build networks and find support to realise their aspirations. By investing in people and using a holistic community development approach, FLN creates opportunities for social, cultural and economic inclusion and participation.

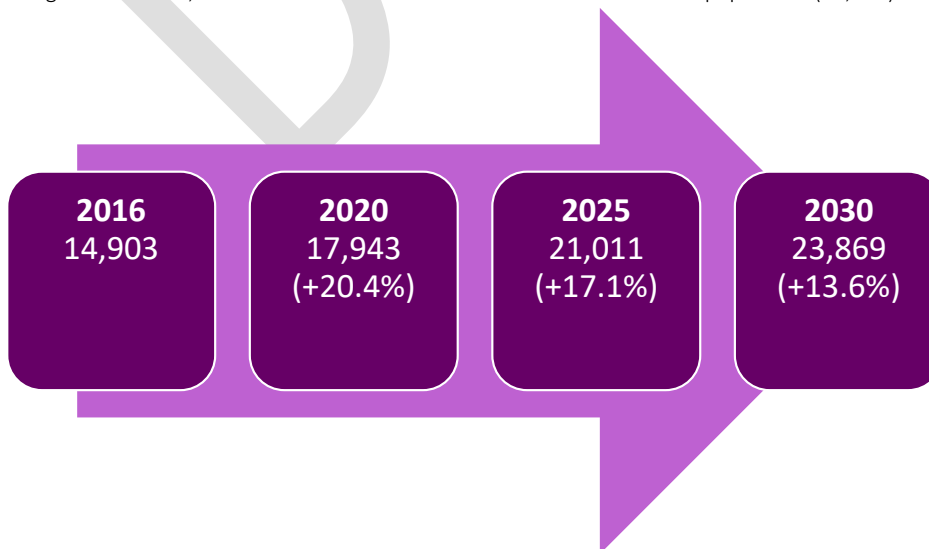
Fitzroy Learning Network catchment demographic snapshot

There are 14,903 people residing in the 800-metre catchment radius around the Fitzroy Learning Network, which is situated next to the Atherton Gardens public housing estate.

 <p>Housing</p> <ul style="list-style-type: none"> • 40% of households in the catchment area rent their home privately, slightly less than across Yarra (43%) • 19% of households in the catchment area live in public housing • This is more than twice as many public housing residents as across Yarra (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> • 18% of households in the catchment area had a very low income of less than \$650 per week • This is substantially more low-income households than across Yarra (12%)
 <p>Transport</p> <ul style="list-style-type: none"> • 28% of households in the area do not have access to a vehicle, relying on other forms of transport • This is a substantially higher proportion than across the rest of Yarra (19%) 	 <p>Age groups</p> <ul style="list-style-type: none"> • 18% of people living in the catchment area are older, slightly more than across Yarra (16.2%) • 9% of people in the catchment are younger, aged under 10 years, which is slightly more than across Yarra (8%)
 <p>Internet access</p> <ul style="list-style-type: none"> • 10% of households have no access to a computer or internet at home • This is slightly more than across the municipality (9%) 	 <p>Health and disability</p> <ul style="list-style-type: none"> • 4% of people living in the catchment have a health condition or disability that means they need assistance with daily activities (e.g. self-care, mobility, communication) • This is the same as the proportion of people across Yarra who need assistance (4%)
 <p>Language</p> <ul style="list-style-type: none"> • 6% of people living in the catchment around Fitzroy Learning Network either do not speak English fluently or do not speak it at all 	 <p>Employment</p> <ul style="list-style-type: none"> • 22% of people living in the catchment who are aged over 15 years are not engaged in work or study • This is slightly higher than the proportion across Yarra (21%)

Projected population in the area around Fitzroy Learning Network to 2030

The population growth for the 800-metre area around Fitzroy Learning Network is forecast to be between 13% and 21% every five years until 2030. In 2030 it is estimated there will be 23,869 people living in that radius, an increase over time of more than 50% of the 2016 population (14,903).



Holden Street Neighbourhood House



Second Bite program at Holden Street Neighbourhood House









Holden Street Neighbourhood House has a history of more than 40 years as a neighbourhood house, providing a place of connection and belonging for the local community. A fundamental value of Holden Street is to work collaboratively and respectfully with diverse communities to build capacity, connections and a sense of belonging.

The house provides a range of educational, recreational, wellbeing and social activities to encourage community participation and social connection. Holden Street has good access for people with mobility needs and offers classes specifically for people with a disability, as well as the provision to support NDIS participants to access programs. The house provides classes for digital literacy, creative and visual arts, wellbeing and life skills. Additionally, it offers gardening, playgroups, community lunches, activities for seniors and men's groups. It is also a popular venue for hire by the local community for family functions, community groups and businesses forums.

Holden Street has an extensive focus on sustainability, using solar panels for energy, water tanks for the rainwater and herb garden, food growing, composting and worm farms. It is also a recycling drop off point and there is a seed library available to the community. The sustainability initiatives are integrated with the learning and education programs to increase participants' knowledge, skills and awareness for limiting energy consumption and minimising the environmental footprint. The house also runs a 'Repair and Share' program where participants learn skills in repairing household items to reuse and reduce landfill. The house provides a weekly food relief service in partnership with Second Bite and has recently established a community pantry.

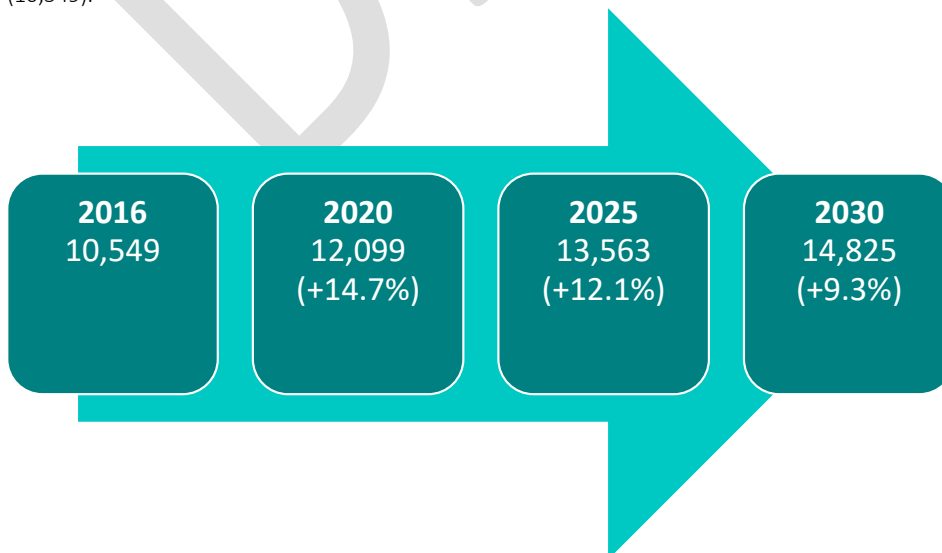
Holden Street Neighbourhood House catchment demographic snapshot

There are 10,549 people residing in the 800-metre catchment of the Holden Street Neighbourhood House.

 <p>Housing</p> <ul style="list-style-type: none"> • 39% of households in the catchment area around Holden St Neighbourhood House rent their homes privately, slightly less than across Yarra (43%) • 6% of households live in public housing, slightly lower the proportion across Yarra (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> • 13% of households in the catchment area have a very low income, of less than \$650 per week • This is slightly higher than the proportion of households with low income across Yarra (12.6%)
 <p>Transport</p> <ul style="list-style-type: none"> • 17% of households in the catchment area do not have any access to a vehicle • This means slightly more households have a vehicle than in Yarra overall (where 19% have no vehicle access) 	 <p>Age groups</p> <ul style="list-style-type: none"> • 21% of people in the catchment area are older, slightly more than across Yarra (16.2%) • 10% of people in the catchment area are aged under 10 years, which is slightly more than in Yarra as a whole (8%)
 <p>Internet access</p> <ul style="list-style-type: none"> • 9% of households in the catchment area have no access to a computer or internet at home, which is about the same as across Yarra (9%) 	 <p>Health and disability</p> <ul style="list-style-type: none"> • 4% of people in the catchment area have a health condition or disability that means they need assistance with daily tasks (e.g. self-care, mobility, communication) • This is the same as the proportion of people across Yarra who need assistance (4%)
 <p>Language</p> <ul style="list-style-type: none"> • 3% of people in the catchment area are either not fluent in English or do not speak it at all 	 <p>Employment</p> <ul style="list-style-type: none"> • 18% of people aged over 15 years living in the catchment area are not engaged in work or study. • This is slightly less than the proportion of people over 15 across Yarra who do not work or study (21%)

Projected population growth around Holden Street Neighbourhood House to 2030

The population growth for the 800-metre area around Holden Street Neighbourhood House is forecast to be between 9% and 15% every five years until 2030. In 2030 it is estimated there will be 14,825 people living in that radius, an increase over time of almost 50% of the 2016 population (10,549).



North Carlton Railway Neighbourhood House



A Covid-safe AGM at the North Carlton Railway Neighbourhood House









The North Carlton Railway Neighbourhood House is a place where social connections are strengthened, social action is encouraged, and people are supported to expand their possibilities and make meaningful contributions to the community. It resides in a building that was originally the North Carlton railway station, part of the Inner Circle Line, which was discontinued in the early 1980s. Prior to that, in the early 1970s, the residents, with the support of unions, saved the historic building and surrounding land from becoming an industrial site. Residents continued to work to have the former railway land transformed into a linear park and the old railway station developed as a neighbourhood house. In 1984, the North Carlton Railway Neighbourhood House was formally established.

The house's programs, services and activities promote participation, connection, social harmony between contrasting demographics, and foster a sense of belonging. It has a thriving community garden, which is a popular place for local residents to connect, and to learn about growing food, composting, soil and water management. Students from local primary and secondary schools also have dedicated gardening programs to learn to grow and harvest produce. The program provides a strong sense of inclusion and belonging where young people have opportunities to engage positively, learn skills and participate.

Railway House has a weekly free food market provided through donations from Second Bite, FairShare and local bakeries, and stocked with excess produce from the garden. Other regular offerings include health and wellbeing programs, music and choir groups, cooking classes and weekly community lunches, and a drop-off point for e-waste and soft plastics. There are dedicated intergenerational programs as well as activities for children and young people.

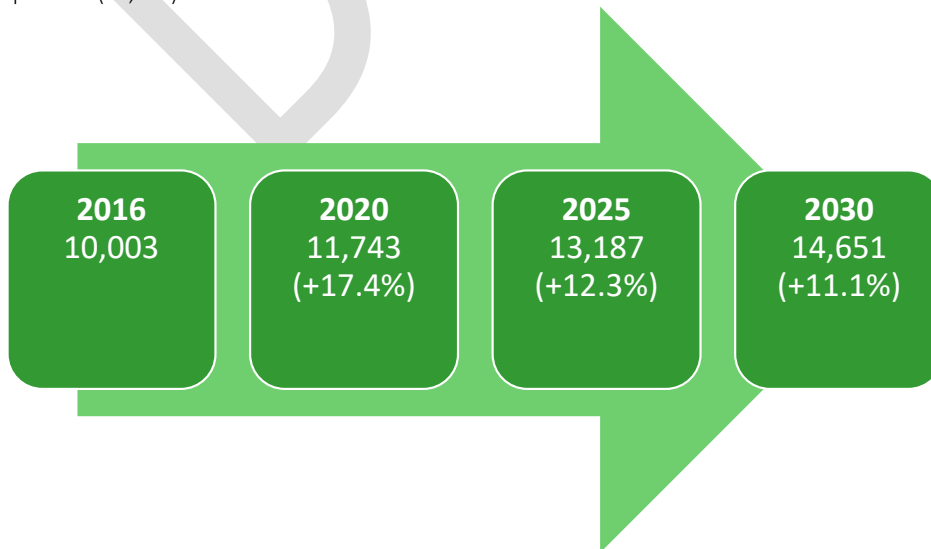
North Carlton Railway Neighbourhood House catchment demographic snapshot

There are 10,003 people residing in the 800-metre catchment of the North Carlton Railway Neighbourhood House.

 <p>Housing</p> <ul style="list-style-type: none"> • 45% of people in the catchment area rent their home privately, slightly more than the proportion of private renters across Yarra (43%) • 4% of households live in public housing, which is around half the proportion of public housing rented Yarra as a whole (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> • 12% of households in the catchment area have very low incomes of less than \$650 per week, which is about the same proportionally as across Yarra (12.6%)
 <p>Transport</p> <ul style="list-style-type: none"> • 19% of households in the catchment do not have access to a vehicle, which is the same proportionally as across Yarra 	 <p>Age groups</p> <ul style="list-style-type: none"> • 19% of people living in the catchment area are older, which is a higher proportion than across the municipality (16.2%) • 7% of people in the catchment are aged under 10 years, slightly less than the proportion across Yarra (8%)
 <p>Internet access</p> <ul style="list-style-type: none"> • 8% of households in the catchment area do not have access to a computer or internet at home, which is slightly below the proportion of households with no internet access across Yarra (9%) 	 <p>Health and disability</p> <ul style="list-style-type: none"> • 3% of people in the catchment have a health condition or disability that means they require assistance with daily tasks (e.g. self-care, mobility, communication) • This is slightly less than the proportion of people across Yarra who need daily assistance (4%)
 <p>Language</p> <ul style="list-style-type: none"> • 2% of people in the catchment area are either not fluent in English language or do not speak English at all 	 <p>Employment</p> <ul style="list-style-type: none"> • 20% of people aged over 15, or one in five adults in the catchment area, are not engaged in work or study. • This is slightly less than the proportion of people over 15 across Yarra who do not work or study (21%)

Projected population growth around North Carlton Railway Neighbourhood House to 2030

The population growth forecast for the 800-metre area around North Carlton Railway Neighbourhood House is forecast to be between 11% and 18% every five years until 2030. In 2030 it is estimated there will be 14,651 people living within that radius, an increase over time of almost 50% of the 2016 population (10,003).



Richmond Community Learning Centre



Bike group at Burnley Backyard

Richmond Community Learning Centre (RCLC) creates spaces and opportunities for people to come together and connect, learn new skills and contribute towards an inclusive, vibrant healthy community. RCLC provides programs and services across three sites:

- **Studio 1:** a versatile space for local groups and organisations to meet and engage, as well as spaces for social functions for families
- **Burnley Backyard:** which focuses on sustainability initiatives and activities for children
- **The Stables:** which offers a range of activities, programs and educational opportunities to support families and children









Partnerships with Mums in Yarra, Ardency Place, Yarra Energy Foundation and MIND Australia support new community projects and workshops to facilitate a stronger, more connected and resilient community.

RCLC empowers local women to build a stronger sense of themselves and connection to other women by providing non-traditional hands-on learning opportunities in the areas of working with timber, welding and furniture refurbishment. Local women facilitators are also supported as they start and build their own small business.

There are extensive gardening and sustainability programs, organic gardening classes, composting, an e-recycling collection point, and monthly Repair Corner to fix, mend and repair anything from clothes to bikes to your favourite toaster, minimising waste and reducing landfill. Additionally, RCLC offers digital literacy programs, and a range of health and wellbeing activities.

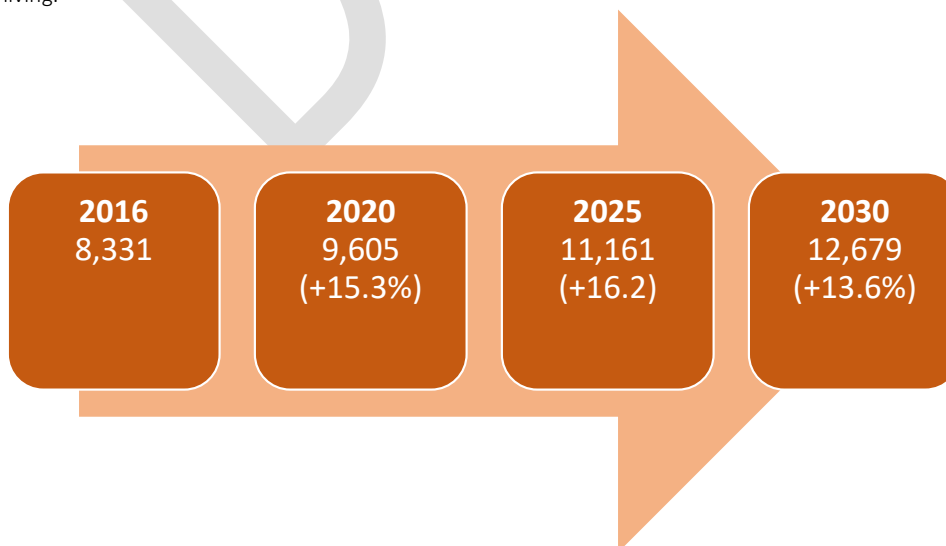
Richmond Community Learning Centre catchment demographic snapshot

There are 8,331 people living in the 800-metres around the Richmond Community Learning Centre.

 <p>Housing</p> <ul style="list-style-type: none"> 42% of households in the catchment rent their home privately, slightly less than the proportion of private rentals across Yarra (43%) 2% of households in the catchment live in public housing, considerably less than the proportion of public housing across Yarra (8.1%) 	 <p>Income</p> <ul style="list-style-type: none"> 8% of households in the catchment area have a very low income of less than \$650 per week, a lower proportion of households on a low income than across Yarra (12.6%)
 <p>Transport</p> <ul style="list-style-type: none"> 12% of households do not have access to a vehicle and rely on other forms of transport, which is a much lower proportion than across Yarra (19%) 	 <p>Age groups</p> <ul style="list-style-type: none"> 17% of people in the catchment are older, which is a higher proportion than across Yarra (16.2%) 8% of people living in the catchment area are under ten years of age, which is the same as the proportion for all of Yarra
 <p>Internet</p> <ul style="list-style-type: none"> 8% of households within the catchment area do not have any access to a computer or the internet at home. This is slightly less than the proportion of households without internet across Yarra (9%) 	 <p>Health and disability</p> <ul style="list-style-type: none"> 2% of people in the catchment have a health condition or disability that means they need assistance with daily tasks (e.g. self-care, mobility, communication) This is slightly less than the proportion of people across Yarra who need daily assistance (4%)
 <p>Language</p> <ul style="list-style-type: none"> 2% of people living in the catchment area either do not speak English fluently or do not speak English at all 	 <p>Employment</p> <ul style="list-style-type: none"> 15% of people in the catchment area who are aged over 15 are not engaged in work or study This is less than the proportion of people aged over 15 who are not working or studying across Yarra (21%)

Projected population growth around Richmond Community Learning Centre to 2030

The population growth forecast for the 800-metre area around Richmond Community Learning Centre is forecast to be between 13% and 17% every five years until 2030. In 2030 it is estimated there will be 12,679 people living within that radius, an increase over time of about 50% of the 2016 population (8,331). Further development at the former GTV Nine television studio site is likely to impact on these demographics as more dwellings are completed, including aged care and retirement living.



DIANE

Diane has been involved in her house's Occasional Care program for 29 years, first as a participant, then as a volunteer and finally as an employee.

Diane has lived in Richmond all her life and is incredibly proud to be part of the neighbourhood. For Diane, her local house is so much more than a neighbourhood house. It has acted as an extension of her family, it provided occasional care and childcare to her daughter, and was somewhere for her to feel safe, cared for and heard as a newly single mum.

In 1993 she started taking children she was caring for to her house's playgroup. The warm welcome they received inspired her to become involved in fundraising and community lunches, all of which led her to join the committee. The house remained an integral part of not only her daily life, but also her wellbeing. This became most apparent in 2001, which brought both the loss of her mother and a divorce. During this challenging time, Diane says, 'The help I received from everyone at the centre was just wonderful, if it wasn't for them, I don't know what I would have done.'

Beyond the personal support provided by her house, Diane was given the opportunity of casual employment in the Occasional Care program. Staff also urged her to return to study, and so in 2006 she applied for a Certificate III in Children's Services. After not studying for over 40 years, it was a hard transition, but the staff and community members of her local house supported her throughout. Diane graduated in 2007 and in the same year she was encouraged to obtain a Diploma. Inspired, she followed this advice, which led her to becoming the house's Occasional Care Team Coordinator.

Diane believes that if it wasn't for the dedication, perseverance, and care that she and her daughter received from the house's staff, she doesn't think they would be where they are today.

For Diane the impact of her house hasn't stopped with her. She established an outstanding rapport with the children and their parents, grandparents, and extended families, building strong community connections. Her daughter now housesits for one of the families she used to babysit, and she notes that it feels full circle. Diane says, 'We have been given skills and connections that continue to move through the generations. My house pulled me from my isolated and withdrawn existence and planted me firmly within my community. I am always grateful.'





Strategic Directions²⁵

Council recognises and is committed to supporting the core business of neighbourhood houses, which represent an important investment in Yarra’s communities.

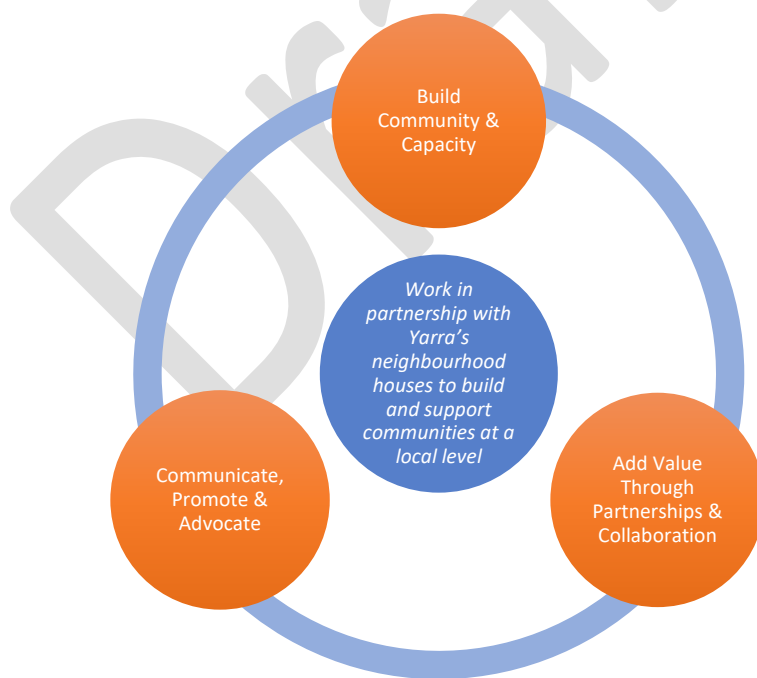
Neighbourhood houses are independent non-profit organisations and operate in partnership with Council and the other funding bodies. As it states earlier in the report, both the State Government and Council provide core funding for neighbourhood houses, which also generate their own income. The following strategic directions should be read with this in mind. These directions are intended to guide this valuable partnership through actions undertaken together.

The overall strategic direction is ***to work in partnership with Yarra’s neighbourhood houses to build and support communities at a local level.***

Through this framework, Council aims to build on neighbourhood houses’ core business with strategic directions that sustain, maintain and improve our neighbourhood house network in ways that are robust and represent best-practice community development.

We will work towards this in partnership with the neighbourhood houses through three key areas:

1. Build Community and Capacity
2. Add Value Through Partnerships and Collaboration
3. Communicate, Promote and Advocate



²⁵ Each strategic direction has been matched against the corresponding strategic objective within the *Yarra City Council Plan 2021–2025*. Where there is an asterisk (*) after a strategic objective, it means that this same connection applies to the *Municipal Public Health and Wellbeing Plan* (which is embedded within the Council Plan document).

Strategic Direction 1: Build Community and Capacity

This strategic direction aims to maintain and improve Yarra’s neighbourhood houses by building capacity for social connections and civic participation in the community and building the capacity and resilience of Yarra’s neighbourhood houses.

1. Build Community and Capacity		Responsibility	Council Plan Strategic Objective	Related Strategy from Council Plan
1.1	Connect with community members whose needs have emerged or become more complex.	Neighbourhood houses	Social equity and health	2.2 Build a more resilient, inclusive, safe and connected community which promotes social, physical and mental wellbeing*
				2.3 Support vulnerable communities and residents of public housing to thrive in the community
				2.7 Work actively to prevent and respond to gendered violence and all forms of violence by addressing known contributors to violence and promoting a gender equitable, safe and respectful community*
1.2	Increase digital access and improve digital literacy for the community.	Neighbourhood houses	Social equity and health	2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*
				2.3 Support vulnerable communities and residents of public housing to thrive in the community
1.3	Work with Neighbourhood Houses Victoria to make best use of research into the impact of neighbourhood houses’ programs, events and services and gain deeper understanding of social impact and community need.	Shared	Democracy and governance	6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy

1.4	Extend reach to target demographics who are underrepresented in program participation by accessing and utilising demographic data and other social statistics.	Shared	Social equity and health	2.3 Support vulnerable communities and residents of public housing to thrive in the community
			Democracy and governance	6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy
1.5	Educate and empower the community about sustainability and encourage action in areas such as the climate emergency and the circular economy.	Neighbourhood houses	Climate and Environment	1.1 Take urgent action to respond to the climate emergency and extend our impact through advocacy and partnerships
				1.2 Lead and support the community, business and industry to take urgent climate action and transition towards net zero emissions and a circular economy
				1.3 Enhance the resilience of our community to prepare for health related and other impacts of climate change *
				1.4 Lead, embed and promote the transition towards net zero carbon and a circular economy and extend our impact through advocacy and partnerships
1.6	Share information between houses and Council to inform the community of local issues and resources, and to increase civic engagement.	Shared	Social equity and health	2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*
			Democracy and governance	6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy

Strategic Direction 2: Add Value Through Partnerships and Collaboration

This strategic direction focuses on sustaining and improving resources and reach of Yarra’s neighbourhood houses by actively leveraging partnerships and collaborations.

2. Add Value Through Partnerships and Collaboration	Responsibility	Council Plan Strategic Objective	Council Plan Strategic Objective
<p>2.1 Encourage partnerships to further resources and reach for programs, services and events, and to access specific expertise where needed.</p>	<p>Council</p>	<p>Social equity and health</p>	<p>2.1 Celebrate, respect and embrace Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people and heritage, and reflect this in our decision-making, services and activities</p>
			<p>2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*</p>
		<p>Local Economy</p>	<p>3.4 Facilitate local partnerships which create and promote a range of learning, employment and other pathway opportunities for businesses, workers, and residents</p>
		<p>Democracy and governance</p>	<p>6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy</p>
<p>2.2 Enhance linkage between the neighbourhood houses and Yarra’s existing volunteers’ program where appropriate.</p>	<p>Council</p>	<p>Social equity and health</p>	<p>2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*</p>
		<p>Democracy and governance</p>	<p>6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy</p>
<p>2.3 Identify opportunities for new partnerships where appropriate, including</p>	<p>Neighbourhood houses</p>	<p>Local economy</p>	<p>3.4 Facilitate local partnerships which create and promote a range of</p>

	but not limited to, local businesses, educational institutions, and local organisations.			learning, employment and other pathway opportunities for businesses, workers, and residents
			Democracy and governance	6.4 Practice good governance, transparency and accountable planning and decision-making
2.4	With Neighbourhood Houses Victoria and North East Neighbourhood House Network, leverage, generate and promote training and development opportunities for neighbourhood house staff, volunteers and board/committee members.	Shared	Democracy and governance	6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy
				6.4 Practice good governance, transparency and accountable planning and decision-making
2.5	Enhance collaboration and accountability through review and update of funding agreements, network terms of reference and the Memorandum of Understanding.	Council	Democracy and governance	6.2 Manage our finances responsibly and improve long-term financial management planning
				6.4 Practice good governance, transparency and accountable planning and decision-making
2.6	Develop clear, consistent program-specific partnership agreements that articulate roles and responsibilities of particular areas of the Council and of the neighbourhood houses, and hold partnership meetings where appropriate.	Council	Democracy and governance	6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy
				6.4 Practice good governance, transparency and accountable planning and decision-making
2.7	Where appropriate, build upon and help identify opportunities to utilise economies of scale for neighbourhood	Shared	Social equity and health	2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*

	houses, by collectively accessing and sharing resources.		Democracy and governance	6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy
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Strategic Direction 3: Communicate, Promote and Advocate

This direction is focused on improving operational conditions for neighbourhood houses through strategic advocacy that considers the funding and policy context for neighbourhood houses, promoting achievements and best practice.

3. Communicate, Promote and Advocate	Responsibility	Council Plan Strategic Objective	Council Plan Strategic Objective
3.1	Utilise Neighbourhood House's community connections to strengthen Council's approach to community engagement	Council	Democracy and governance 6.1 Provide opportunities for meaningful, informed and representative community engagement to inform Council's decision-making
3.2	Support advocacy campaigns that promote adequate and sustainable funding for the neighbourhood house sector from the state government.	Shared	Democracy and governance 6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy
3.3	Showcase the work done by neighbourhood houses to highlight the importance of their function for local health and wellbeing outcomes and strengthen long-term resourcing and sustainability.	Shared	Social equity and health 2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*
3.4	Promote the significant role of neighbourhood houses in meeting changing service demand in the current social and mental health landscape.	Shared	Social equity and health 2.2 Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing*
3.5	Build neighbourhood house staff marketing skills using common tools and social media channels.	Council	Democracy and governance 6.3 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy

Implementation and monitoring

The Strategic Directions outlined above will be implemented and monitored through an annual progress report against this framework which will be reviewed and updated when the context in which it sits has significantly changed. Annual reports will be provided to Council on the progress and status of the framework and any relevant shifts in the policy environment or community circumstance. At the point of major change to Council's policy positions or the broader policy environment, a new framework can be developed.

Related Policies

Yarra Council Policies

The Neighbourhood House Partnership Framework is closely aligned with the Yarra City *Community Vision* and *Council Plan 2021–2025*. The following table demonstrates who is responsible for each strategic objective, and their alignment to both the Council Plan's Strategic Objectives and Strategies:

The draft Neighbourhood House Partnership Framework is strategically aligned with the following strategic objectives of the Council Plan:

- Climate and Environment – The houses offer activities and education to community, to raise awareness and encourage sustainable practices in the everyday lives of the community.
- Social Equity and Health – The houses support community members and groups to participate in recreational, educational and social programs that strengthen their capacity and improve wellbeing.
- Local Economy – The houses offer education and training to build capacity for disadvantaged communities which can lead to the development of small businesses.
- Democracy and Governance – Through strategic partnerships, the houses and Council utilise resourceful service delivery methods, increase transparency, and further the reach of civic/community engagement efforts.

Specifically, the framework aligns with the following specific strategies in the Council Plan, as mapped out in the [strategic directions](#) above:

Relevant Council Plan Strategic Objective	Related Council Plan Strategy	
1	Climate and Environment	1.1, 1.2, 1.3, 1.4
2	Social equity and health	2.1, 2.2, 2.3, 2.7
3	Local Economy	3.4
6	Democracy and governance	6.1, 6.2, 6.3, 6.4

Under the Council Plan, the following policy documents intersect with this Framework:

- **Aboriginal Partnerships**
 - [Yana Ngargna Plan 2020–2023](#)
- **Arts and Culture**
 - [Arts and Culture Strategy 2022–2026](#)
- **City Works and Assets**
 - [Asset Management Policy](#)
 - [Asset Plan 2022-2032](#)
 - [Waste Minimisation and Resource Recovery Strategy 2018–2022](#)

- Climate and Sustainability
 - [Climate Emergency Plan 2020-24](#)
- Community Wellbeing
 - [Active and Healthy Ageing Strategy 2018–2023](#)
 - [Community Infrastructure Plan](#)
 - [Multicultural Partnerships Plan 2019–2023](#)
 - [Social Justice Charter](#)
 - [Strategic Community Infrastructure Framework](#)
 - [Volunteer Strategy 2019–2023](#)
- Families, Children and Young People
 - [0–25 Years Plan 2018–2022](#)
- Aged and Disability Services
 - [Access and Inclusion Strategy 2018–2024](#)
- Library Services
 - [Yarra Libraries Strategic Plan 2022–2026](#)
- Yarra Leisure
 - [Yarra Moves Physical Activity Strategy 2021-2031](#)

Relevant Victorian Strategies and Guidelines

- [Neighbourhood Houses Victoria Strategic Plan \(2019–2021\)](#)
- [Neighbourhood House Coordination Program Guidelines 2016–2019](#)²⁶

Relevant Legislation (in alphabetical order)

- Child Safety Act 2005
- Equal Opportunity Act 2010
- Gender Equality Act 2020
- Local Government Act 2020
- Privacy Act 2000
- Work Health and Safety Act 2012
- Working with Children Act 2005

²⁶ Although this appears outdated these are the most recent guidelines. As new guidelines become available, they should be accessible here: <https://providers.dffh.vic.gov.au/neighbourhood-house-coordination-program>

Methodology

Consultation

Extensive consultation was undertaken to understand issues and opportunities for neighbourhood houses and their stakeholders. Themes were drawn after each consultation and were built upon as consultations progressed, thus taking an iterative approach.

The nine neighbourhood houses were initially consulted individually. They were then kept informed of the Framework progression through regular Neighbourhood House Network meetings. This approach was supported by the houses, with one neighbourhood house manager stating:

'I think it's very wonderful having a Council that is so supportive of neighbourhood houses and that this seems to have been a very clear and slow and consultative process. And I know a lot of my fellow managers feel very happy with the way it's been conducted. So just to pass on that, congratulations to you.' – Neighbourhood House Manager (2022)

Key stakeholders for Yarra's neighbourhood houses were also consulted to understand how Council can better facilitate internal and external opportunities for houses:

- North-East Neighbourhood House Network (the regional sector network for Yarra, Darebin, Banyule, Nillumbik and Whittlesea)
- Neighbourhood Houses Victoria (the sector's peak body)
- Council officers (regarding partnerships and subject matter expertise)
- Neighbourhood House Board/Committee Members (two consultation sessions held)
- Council Advisory Groups (Active Ageing Advisory Group, Disability Advisory Group, Multicultural Advisory Group – officers also note that the Yana Ngargna Advisory Group was not being convened during the Framework development period).

Given the geographical specificity of neighbourhood houses, demographic profiles for each neighbourhood house were developed using the 20-minute neighbourhood model with the analysis outlined above in the section on [Yarra's neighbourhood houses](#). This model was adopted in *Plan Melbourne 2017–2050* with the aim of neighbourhoods to meet their needs through 'living locally'.²⁷ A key feature of the 20-minute neighbourhood model is its 800-metre walkable catchment area.²⁸ Demographic profiles for each house have therefore been calculated using the data within 800 metres of each house. Demographic information has been sourced from Australian Census data.²⁹ Creating profiles for each house is important to understand the differences that exist across the houses. This information not only serves to inform the Framework for Council but will also assist houses to further develop and tailor their programs and services.

Analysis

Issues and opportunities that arose from consultations emerged from thematic analysis of the consultation discussions and data gathered through desktop research. The themes and sub-themes identified through this process led to the development of the three strategic directions that lay the foundations for the Framework. Research and reports by Neighbourhood Houses Victoria were drawn on to provide deeper understanding of the activity and social impact of Yarra's neighbourhood houses during the several years leading up to this Framework. The calculations used in Neighbourhood

²⁷ State of Victoria Department of Environment, Land, Water and Planning, 2017

²⁸ State of Victoria Department of Environment, Land, Water and Planning, 2017, pp. 98–99.

²⁹ Australian Bureau of Statistics, 2016 Census (at time of writing, the data from the 2021 Census was yet to be released)

Houses Victoria's research are quoted in detail in [Appendix 2](#). All other research materials are as cited with references below.

Draft

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Draft

Appendix 1: Impact of COVID-19

The Neighbourhood House Partnership Plan 2018 – 2021 was developed without the foresight of the impact of the COVID-19 pandemic on neighbourhood houses and their communities. Action taken by the houses during the pandemic has demonstrated their capacity for quick adaptation to changing community need. Houses were pivotal to communicating Council's pandemic response to the community – particularly to groups that can be harder to reach and who do not access digital media easily. They have also been key players in filling important service gaps, such as food relief, health and social support. Where institutions such as government can create efficiencies of scale, small community-based organisations such as neighbourhood houses have 'adaptive efficiency'.³⁰

Conversations with Neighbourhood House Managers and anecdotes from the community (as shown above in case studies) demonstrated to Council officers that neighbourhood houses have responded to the needs that have been emphasised by the pandemic by:

- providing food relief services (increased demand has been maintained since the pandemic)
- making efforts to bridge the digital divide (websites and apps were key sources of pandemic-related health information)
- mitigating loneliness and social isolation (the impacts of which are still heightened)

The pandemic has also highlighted how a lack of resourcing impedes the impact of neighbourhood houses across Yarra, and it was noted in the consultations that staff, and in particular manager, burnout has become a pressing concern. While working with limited resources is a historical issue for these organisations, the last two years have accentuated how this creates a strain on the wellbeing of not only the community but also the neighbourhood house staff. The focus on governance training and support in the strategic directions is intended to help address this issue.

According to Council's 2021 Neighbourhood House Survey, the house and centres recorded a total loss of income of \$190,109. This impact varied across houses/centres, with the loss of income ranging between four and 51 percent of their individual annual income. In addition to the loss of income, 44% of houses/centres incurred additional expenses in 2021, accumulating to a total of \$29,853.³¹

Houses advised that the most notable services and programs to have been suspended as a direct result of COVID-19 were:

- Hiring out spaces for events and meetings, resulting in reduced income
- Organising fundraisers, resulting in reduced income
- Family and children's services

Programs that were adapted/reduced were:

- Education classes (excluding RTO)
- Seniors' programs

A data snapshot taken over four days between lockdowns in 2021 revealed that, during that short time, Yarra's neighbourhood houses provided \$78,522 of value in provision of services, support and community wellbeing activities, including:³²

- Food and groceries: \$3,769
- Services such as employment support, digital literacy and community meals: \$6,280
- Volunteered labour: \$16,970

³⁰ McShane and Coffey, 2022, p. 2.

³¹ Yarra City Council, 2021.

³² Neighbourhood Houses Victoria, 2022.

- Quality of life improvements through social connection: \$51,322

Yarra's neighbourhood houses provide foundational and responsive social infrastructure for the community. As the world continues to navigate the pandemic this localised social safety net has proved essential.

Draft

Appendix 2: Neighbourhood Houses Victoria's methodology for calculating social impact value

The following pages have been extracted directly from the report produced by Neighbourhood Houses Victoria (2019), 'Yarra City Council: Real Impact. Real Value', which analyses and calculates the social impact and economic value of the 2019 Annual Survey of Yarra's Neighbourhood Houses. A summary of the key points from the full report have been included above in the [Social Impact Data Snapshot](#). This section should be read in conjunction with that snapshot. Similar calculation methods informed Neighbourhood Houses Victoria's 2020 survey analysis, which is drawn on in [Appendix 1](#), with regard to the impacts of COVID-19.

Calculation methods

Social Connection

In 2018, Deloitte Access Economics produced a report³³ that determined a monetary value for the community connection work of Morwell Neighbourhood House. The method, detailed in the report, uses existing research to calculate the contribution of community connection to a Quality-Adjusted-Life-Years (QALYs)³⁴. Quality-Adjusted-Life-Years is the most widely used approach for estimating quality of life benefits in economic evaluations³⁵.

The report assumed that 50% of the annual unique visitors to the neighbourhood house were one off or infrequent for the purpose of their calculations. Appendix C of their report outlines the detail on their method.

Because programmed activities are group activities run over a period of time and therefore not attended in a one-off or infrequent way, using the number of participants per week in programmed activities figure from the Neighbourhood House survey allows for a conservative calculation of the numbers of visitors potentially obtaining social connection benefits.

The number of weekly participants in programmed activity is multiplied by the percentage of participants that identified "meeting new people/making friends" and/or "spending time with others" as benefits of attending their neighbourhood house based on each Neighbourhood House's 2017 Participants Survey³⁶. These two reported benefits are used in the Deloitte calculations and are most strongly associated with participants who identified attending for various programmed activities including, social and support groups, job training and support and other courses and classes.

The \$ Values are expressed in 2019 equivalents i.e. CPI adjusted Quality Adjusted Life Year value of \$195,177, which is consistent with Deloitte's method.

The value of your Neighbourhood Houses increased social connection is calculated using this formula:

Number of participants in activities X 1 QALY (\$195,177) X percentage of people identifying a social connection benefit X contribution of social connection to a QALY (3.84%) X the extent to which contribution of social connection to a QALY can be attributed to attending the Neighbourhood House (28.57%).

³³ http://www.morwellnh.org.au/wp-content/uploads/2018/05/MNH_Social-Impact-Analysis_May-2018_.pdf

³⁴ https://www.pmc.gov.au/sites/default/files/publications/Value_of_Statistical_Life_guidance_note.pdf

³⁵ <https://www1.health.gov.au/internet/publications/publishing.nsf/Content/illicit-pubs-needle-return-1-rep-toc~illicit-pubs-needle-return-1-rep-5~illicit-pubs-needle-return-1-rep-5-2>

³⁶ Where A Neighbourhood House's participant data are absent or unreliable due to sample size, an average of Neighbourhood Houses in similar sized communities with similar incomes is used. Income is a proxy for volume of activities delivered through a Neighbourhood House.

The use of the participants in programmed activities as the basis for the calculation is conservative as it uses a typical weekly attendance figure. The actual total number of participants in programmed activities over a year will be greater as new people participate in activities over the course of a year. In addition, it does not include volunteers, 62% of whom report a social connection/participation benefit state-wide, nor does it include regular informal attendance i.e. drop ins where relationships are also built and maintained.

Deloitte further calculate the value of increased connection through increased participation in the broader community due to participation at the Neighbourhood House using the formula above for 10% of the participants.

Volunteering

Volunteering value is based on the replacement cost of volunteers' labour. This is valued at \$42.99 per hour. This is based on the method recommended by Our Community³⁷ which uses the ABS average weekly earnings per hour as of May 2019³⁸.

The formula for calculating the community value of volunteering is:

Number of volunteer hours per week X weeks open per year X volunteer hourly replacement rate

This is a conservative valuation. For example, it does not include the value of the services provided as a result of volunteering or the contribution to the economy and taxation from participating in volunteering, e.g. cost of travel to the place of volunteering.

Emergency relief

Food and groceries

The value to community of emergency food relief is based on work undertaken by Foodbank in Australia³⁹. Their social return on investment analysis determined that food relief was valued at an average \$20.05 per kilogram of food in 2014 dollars. This valuation included the value of:

- Improved physical health (children)
- Better performance at school (students)
- Better social relationships
- Increased sense of self-worth
- Improved standard of living
- Improved physical health
- Increased emotional wellbeing
- Reduced waste and greenhouse emissions

While the cost of food has increased since 2014, the change in value of the social benefits is unclear. For this reason, we have retained the \$20.05 figure making this a conservative evaluation.

The formula for calculating the community value of food and groceries is:

Number of Kgs distributed for an average month X 12 (months) X \$20.05

Food vouchers

³⁷ <https://www.fundingcentre.com.au/help/valuing-volunteer-labour>

³⁸ <https://www.abs.gov.au/ausstats/abs@.nsf/mf/6302.0>

³⁹ <https://www.foodbank.org.au/wp-content/uploads/2019/06/Foodbank-Hunger-Report-2014.pdf>

Based on the dollar value of vouchers given out. This is a conservative valuation as it does not include the benefit derived from accessing food such as improved health and wellbeing, improved school performance for children etc.

The formula for calculating the community value of food vouchers is:

Total \$ value of food vouchers distributed in an average month X 12 (months)

Cash/prepaid or gift cards

Based on the dollar value of cash or gift cards given out. This is a conservative valuation as it does not include the benefit derived from items purchased such as improved health and wellbeing, improved school performance for children, added value to the economy etc.

The formula used for calculating the community value of cash/prepaid or gift cards is:

Total \$ value of cash/prepaid or gift cards distributed in an average month X 12 (months)

Fuel Vouchers

Based on the dollar value of vouchers given out. This is a conservative valuation as it does not include the benefit derived from increased access to transport or the alternative use of funds that would otherwise have been used for transport such as improved health and wellbeing, improved school performance for children etc. It also does not include benefits to the local economy.

The formula used for calculating the community value of fuel vouchers is:

Total \$ value of fuel vouchers distributed in an average month X 12 (months)

Bill payments

Based on the dollar value of bills paid by the Neighbourhood House for individuals in need. This is a conservative valuation as it does not include the benefit derived from increased access to services for which bills were paid or the alternative use of funds that would otherwise have been used for transport such as improved health and wellbeing, improved school performance for children etc. It also does not include benefits to the broader economy.

The formula used for calculating the community value of bill payments is:

Total \$ value of participants' bills paid in an average month X 12 (months)

Public transport cards

Based on the dollar value of public transport cards given out. This is a conservative valuation as it does not include the benefit derived from increased access to transport or the alternative use of funds that would otherwise have been used for transport such as improved health and wellbeing, improved school performance for children etc.

The formula used for calculating the community value of public transport cards is:

Total \$ value of public transport cards distributed in an average month X 12 (months)

Services

Except for school breakfast clubs, service valuations in this section do not include additional benefits from the service such as improved health, job prospects or employment nor the auspiced community groups' outcomes. This is due to the absence of appropriate research that quantifies these benefits.

Room Usage

Based on the number of hours of room use by external groups and organisations per month and the cost of hiring an equivalent space locally as determined by each Neighbourhood House. Where no value or below median value was reported, the replacement value is based on the median reported cost of \$30⁴⁰. This is to reflect a minimum value to community rather than a replacement cost that is not reflective of broader market values. The value does not include the benefits to community of the room use activity such as improved health, improved access to information, reduced cost to services, increased economic activity etc.

The formula used for calculating the community value of room hire is:

Total number of hours of room hire in an average month x 12 months X cost per hour of local equivalent (either supplied or \$30).

[Internet/computer usage](#)

Based on the number of hours of internet or computer use by individuals in an average month. This is benchmarked to the cost of a commercially available equivalent i.e. internet kiosk regardless of whether a commercial alternative is available. Note that free wifi is not an equivalent as there is no support or equipment made available. Commercial rates from \$3-\$5⁴¹ have been benchmarked. The lower rate is used to account for the variation in the equipment and software provided. The rate does not include non-market benefits such as family connection, benefits from accessing or managing government services etc.

The formula used for calculating the community value of internet/computer use is:

Total number of hours of internet/computer in average month x 12 months X \$3

[Resume assistance](#)

Based on the cost of a resume service for a fee. The fee was benchmarked at the median price of \$50 on airtasker.com⁴². The value was discounted to \$30 to account for the fact that Neighbourhood Houses may provide a participant with assistance in developing a resume rather than creating a full resume as a service.

The formula used for calculating the community value of resume assistance is:

Total number of resumes assisted with in an average month X 12 (months) x \$30

[Tax help](#)

Based on the cost of the cheapest commercial tax service found online⁴³ at \$100 per tax return. This is a conservative valuation as many tax help clients have multiple and/or complex returns which attract additional fees at commercial tax service providers.

The formula used for calculating the community value of Tax Help is:

Total number of tax returns lodged in 2019 x \$100

[Auspicing other organisations](#)

⁴⁰ Based on 255 valuations from the 2019 Neighbourhood Houses Survey

⁴¹ <https://www.facebook.com/dsinternet512/?rf=710935435612179>

<https://www.facebook.com/galaxysonicgaming>

⁴² <https://www.airtasker.com/writing/resume-writing/>

⁴³ www.taxtoday.com.au/information/fees/

Based on the cost of purchasing public liability cover which groups would have to take out if they were not covered by the Neighbourhood House under auspicing arrangements. The price is benchmarked at \$637 for annual cover provided by Local Community Insurance Services⁴⁴

The formula used for calculating the community value of auspicing other organisations is:

Total number of organisations auspiced in 2019 x \$637

Community lunch, frozen or other meals

Based on the cost of purchasing a meal commercially, this has been benchmarked at \$10 per meal. This is benchmarked based on the prices quoted by ING, and numbeo.com⁴⁵ ranging from \$13 to \$25. It is discounted to \$10 per meal to account for regional price variation.

While many meals provided at community lunches are likely to be a form of emergency relief, participants may attend community lunches for other reasons such as for company or a lack of cooking skills. Because we are unable to distinguish between the two, meals provided are not valued as emergency relief.

The formula used for calculating the community value of community lunches, frozen or other meals is:

Total number of individual meals served/provided in an average month x 12 months x \$10

School aged breakfast clubs

The value to community of food provided through school breakfast clubs is based on work undertaken by Foodbank in Australia⁴⁶. Their social return on investment analysis determined that school breakfast clubs were valued at an average \$110 per kilogram of food in 2014 dollars. This valuation included the value of:

- Improved physical health (children)
- Better performance at school (students)

Based on data from their report, the average breakfast is valued at \$31.40 in 2014 dollars. While the cost of food has increased since 2014, the change in value of the social benefits is unclear. For this reason, we have retained the \$31.40 figure making this a conservative evaluation.

The formula used for calculating the community value of school aged breakfast programs is:

Total number of individual breakfasts served/provided in an average month x 10 months x \$31.40

Government subsidised Adult Community Education (ACE)

Based on analysis of the Allen Consulting's 2008 report, The Economic Benefit of Investment in Adult and Community Education in Victoria⁴⁷ commissioned by the ACFE Board. While there have been significant subsequent structural changes that have occurred in the VET sector, the work is most relevant because it examines the Victorian ACE sector specifically and includes pre-accredited as well

⁴⁴ <https://www.localcommunityinsurance.com.au/>

⁴⁵ <https://www.numbeo.com/cost-of-living/in/Melbourne>, <https://blog.ing.com.au/money-matters/saving/dust-off-your-lunch-boxes/#article-1811>,

⁴⁶ <https://www.foodbank.org.au/wp-content/uploads/2019/05/Foodbank-Hunger-in-the-Classroom-Report-May-2015.pdf>

⁴⁷ https://melbourneinstitute.unimelb.edu.au/assets/documents/hilda-bibliography/other-publications/pre2010/ACG_economic_benefit_of_investment_adult_education.pdf

as accredited training. The analysis discounts the value of pre-accredited compared to accredited training by estimating a proportional certificate equivalence.

Its use to estimate community value is also adopted because it is conservative in that it does not;

- include the significant known non-market benefits such as improved health, reduced criminality and welfare dependency etc. estimated to be equal in value to the market benefits
- include 36.3% of student contact hours to account for those with no market benefit
- include the direct contribution of ACE provision to the economy (direct and induced economic impact of provider expenditure and wages)
- include the benefits provided to community from \$10.09 additional tax revenues from increased income and gross state product for each dollar invested by the Victorian government in ACE
- account for the increased focus on delivery of pre-accredited training with market benefits since 2008
- account for tighter targeting of vocational training to industry demand

This report effectively values two principle community benefits at \$17.23 for each dollar of government funding. It is the value created over a 25-year timeframe from the learning provided. This rate is comparable with other work conducted locally and internationally. From a single year of state government investment of \$36.7 million, the report models:

- Future income – \$202 million
- Increased gross state product – 2.13 times the income effect - \$202 million x 2.13 = \$ 430.26 million
- Total \$632.26 million / \$36.7 million state government funding = \$17.23

By comparison, a 2017 study from the University of Adelaide's South Australian Centre for Economic Studies⁴⁸ showed a return on investment for Cert I foundation courses averaging just 34 student contact hours at \$6.50 for each dollar of funding. However, the average SCH rate of \$43.70 was about 4.8 times the value of \$9.10 ACE rate so equates to over \$31 return on investment for the same volume of activity if conducted as pre-accredited in Victoria. The study also only included the benefit of increased income and Victorian transition rates to Cert III and above for Learn Local students, with the corresponding higher income earning potential, are much higher⁴⁹ than those in the South Australian study.

Work that includes a more comprehensive range of non-market benefits values Government subsidised Adult Community Education at much higher rates. A New Zealand analysis from Price Waterhouse Coopers⁵⁰ valued ACE returns, including a range of non-market benefits, up to \$72 for each \$1 invested. While the comparisons differ substantially in many ways, all add significant value because they focus on disadvantaged learners.

Any potential overstatement of community value due to the changes in the structure of ACE since 2008 are more than compensated for by the value of other benefits not included in the calculation.

⁴⁸ South Australian Centre for Economic Studies. The Economic and Social Impact of the Adult Community Education (ACE) Sector. University of Adelaide; 2016.

⁴⁹

https://www.education.vic.gov.au/Documents/about/research/acfepublications/Participation%20training%20outcomes%20and%20patterns%20report_FINAL_Nov%202017.pdf

⁵⁰

<http://www.crystaladventures.co.nz/ACE/ACE%20Price%20Waterhouse%20Coopers%20Research%20Summary%20V4.pdf>

The formula used for calculating the community value of Government subsidised Adult Community Education programs is:

Total \$ value of government student contact hour subsidies in 2019 X 17.23

Childcare

There is inadequate research to determine the value to community of occasional childcare beyond the actual value of the service.

The formula used for calculating the community value of childcare is:

Total \$ value of government subsidies + parent fees in 2019 X 1

Four-year-old Kinder

Based on a 2019 Price Water House Coopers study⁵¹ which valued early childhood education in the year-before-school. It calculated a \$2 benefit for each dollar of costs.

The formula used for calculating the community value of four-year-old kinder is:

Total \$ value of government subsidies + parent fees in 2019 X 2

Community value relative to inputs

Community value for every \$1 of Neighbourhood House Coordination Program (NHCP)

Shows the total calculable community value from the organisation for each dollar of NHCP funding received. The NHCP provides the platform to develop and attract funding for the various activities the organisation undertakes.

The formula used for calculating the community value for each dollar of NHCP is:

Total community value/ total NHCP for the reported year

Community value for every \$1 of income

Shows the total calculable community value from the organisation for each dollar of income received.

The formula used for calculating the community value for each dollar of NHCP is:

Total community value/ total annual income for the reported year

Community value for every hour the Neighbourhood House is in use

Shows the total calculable community value as an average for each hour the Neighbourhood House is in use. 'In use' includes any time of the week or day when activities are occurring, regardless of whether the organisation is staffed or open to the broader public. It does not reflect concurrent usage i.e. multiple activities occurring simultaneously for one hour are counted as 1 hour of use, even if these activities occur at different sites operated by the organisation. It is essentially an expression of community value from a building utilisation perspective.

The calculation assumes activities take place over 50 weeks in the year.

The formula used for calculating the community value for every hour the Neighbourhood House is in use is:

Total community value / (hours per week the building/s is in use x 50)

⁵¹ <https://www.thefrontproject.org.au/images/downloads/ECO%20ANALYSIS%20Full%20Report.pdf>

Employment

Employment is calculated using the total hours of paid employment response combined with multipliers derived from 2017 analysis by Deloitte ACCESS Economics on the Economic contribution of the Australian charity sector for the Australian Charities and Not-for-profits Commission⁵². The multipliers are based on employment data for the development and housing sector classification. This classification covers much of the work done by Neighbourhood Houses including community development and training (multiplier = 1.39). This means that for every full-time equivalent employee, a further 0.39 full-time equivalent jobs are supported elsewhere in the economy due to the economic activity created by wage spending. Neighbourhood Houses engage in activities that fit in other classifications e.g. emergency relief, referral etc which fit within the social services classification (multiplier = 1.46) or recreational activities that fit within the culture and recreation (multiplier = 1.35). These classifications' multipliers are marginally higher and lower than the development and housing multiplier respectively, further supporting the use of a 1.39 employment multiplier for the sector.

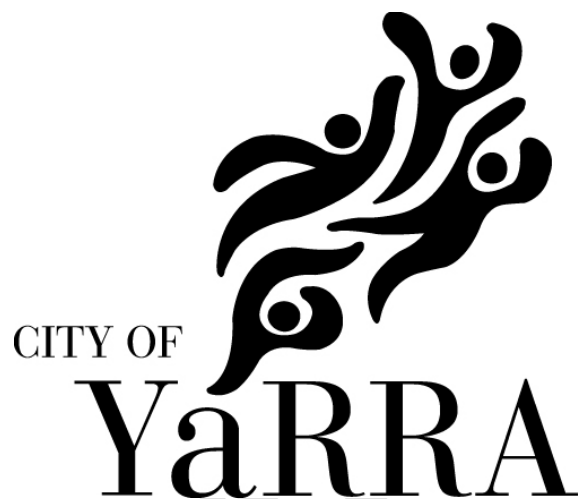
The formula used for calculating the total employment effect is:

Total reported hours of paid employment /38 X 1.39

⁵² <https://www.acnc.gov.au/%2Ftools%2Freports%2Feconomic-contribution-australian-charity-sector&usg=AOvVaw2R-20vVOybpm8ctvW5xsCY>

Neighbourhood House Funding Program 2020 – 24

[NAME] Neighbourhood House



FUNDING AGREEMENT
Neighbourhood House
Funding Program
2020 – 2024

THIS AGREEMENT is made this day of 2020

BETWEEN

YARRA CITY COUNCIL having its municipal office at
Richmond Town Hall, 333 Bridge Road, Richmond 3121

AND

[NAME AND ADDRESS NEIGHBOURHOOD HOUSE]

Background

1. The Yarra City Council ('the Council') provides funding to not-for-profit community organisations via its Neighbourhood House Program ('the Program') in order to support the development of a dynamic, flexible and highly responsive local community services system.
2. The Program aims to enhance the quality of life of residents living in the Yarra municipality by forging partnerships with local Neighbourhood Houses and contributing to the development of a high quality outcome focused local community service system which is responsive to local needs and targeted at those individuals, groups and organisations in greatest need.
3. The Council recognises the need for the [NAME] Neighbourhood House ('the House') in the Yarra Community and agrees to provide funding in accordance with this Service Agreement ('the Agreement') to assist the House in its endeavours to support individuals and families through the provision of responsive and targeted programs.
4. The Council has a commitment to ensuring that its resources are used to increase community capacity and resilience and are also targeted to those individuals, groups and organisations in the greatest need. Therefore whilst acknowledging the universal nature of Neighbourhood Houses and the programs and services they offer, Council encourages the House to be proactive in the development of, marketing and balance of services and programs to those in greatest need.
5. A Memorandum of Understanding ("MOU") was developed in 2007 to formally acknowledge the partnership between Council and the Houses,. The original MOU was developed after an extensive consultation process of forums attended by all Neighbourhood Houses and Council Officers. The MOU was reviewed in 2012 and 2017. In March 2018, the MOU was formally adopted by Council. The MOU clarifies the relationship, responsibilities and understandings underlying the partnership between Council and the Neighbourhood Houses.
6. Council endorsed a new funding model in February 2012 which was phased in over a two year period beginning from 2012/13 and fully introduced in 2013/14. Under the new model Council increased financial support to the Houses and ensured a more equitable distribution of funding to all houses.
7. In August 2015, a review was undertaken of Council's funding model to the nine Houses. The review analysed the fairness, equity, sustainability and viability of the funding model in the context of changing demands, demographics and use patterns. It examined the formula components and their

relevance to each house. It further identified issues and opportunities to the financial sustainability of all houses. The final report with recommendations was presented to and endorsed by Council in March 2016. In particular Council endorsed the criteria for “maintenance refund” to include capital works where the House has two or more years left on its lease subject to any relevant Council building approval processes.

8. The components of the funding model comprise of: base funding, rental refund, maintenance refund, higher needs client loading and special project funding.
9. The funding model breakdown for [NAME] Neighbourhood House for 2020 –21 is:

Base funding	\$54,394.46
0.6 Base Funding for NHs across two Municipalities	0
Rental Refund	0
Maintenance Refund (may include capital works where the House has two or more years left on its lease subject to any relevant Council building approval processes)	0
Higher needs client loading (\$3.30 per high needs client)	\$1,643.80
Special project funding	\$11,282.08
Total	\$67,320.34

Purpose of the Service Agreement

10. This Agreement states the purpose of the funding and the conditions attached to this grant. It also defines the rights and responsibilities of each party to this Agreement.

Key Elements of the Funding Arrangements

11. This Agreement will remain in effect for the funding period 1 July 2020 to 30 June 2024 unless otherwise agreed to by both parties.
12. The parties to this Agreement are the Council and the House.
13. The addresses of the parties for correspondence are:

**Manager, Equity and
Community Development
Yarra City Council
PO Box 168
Richmond
Vic 3121**

Chairperson
[NAME]
[NEIGHBOURHOOD HOUSE]
[ADDRESS]

14. Subject to the House meeting its obligations under this Agreement, the Council agrees to pay the House **\$67,320.34** (exclusive of GST) for the period 1 July 2020 to 30 June 2021, payable in two instalments of \$33,660.17 in July 2020 and January 2021.
15. The amount that Council will fund the House in Years Two, Three and Four will be subject to Council’s formal adoption in the Council budgetary process. As the House is registered to pay GST, the funded amount will be increased to include the GST amount.

16. If Council is of the opinion that the House is in breach of this Agreement, the Council may withhold some or all of the funding until any breach is remedied.

Conditions of Funding

17. This agreement is conditional upon completion of the following conditions by the Neighbourhood House:
- a) provides effective management direction and adequate support for employed and voluntary staff;
 - b) ensures that payment and conditions for employed staff are in accordance with accepted industry practice;
 - c) meets responsibility for liabilities which might derive from workplace injury or industrial dispute;
 - d) ensures adequate insurance, working with children checks, workcover and superannuation coverage is implemented and maintained for the duration of the project/activity/service; and
 - e) promotes a safe environment for staff, volunteers and service users as required by occupational health and safety legislation.

Payment Schedule

18.

Funding Year	Amount
2020/21 (2% CPI Increase)	July 2020 - \$33,660.17
	January 2021 - \$33,660.17
2021/22 (2% CPI increase Subject to Council Approval)	July 2021 - \$34,333.37
	January 2022 - \$34,333.37
2022/23 (2% CPI increase Subject to Council Approval)	July 2022 - \$35,020.04
	January 2023 - \$35,020.04
2023/2024 (2% CPI Increase Subject to Council approval)	July 2023 - \$35,720.44
	January 2024 - \$35,720.44

Neighbourhood House Funding Program

19. The Council provides annual grants through the Program to local not-for-profit community organisations in order to assist groups in the direct provision of Neighbourhood House Services to residents of the municipality.
20. This Agreement acknowledges that the funding provided by the Council may be used to fund services in conjunction with funding from other sources provided to the House for the same purpose.
21. The Program provides recurrent funding towards the cost of staff salaries, operating and program costs for services which:
- (a) aim to ensure that residents have access to relevant and appropriate information in order to maximise their capacity to make informed choices and decisions on all matters which impact on their quality of life;

- (b) promote the development of a community that is well-informed, caring and highly active in community affairs. This community will be concerned about the less advantaged people in the City and committed to ensuring that these people receive appropriate support to fulfil their potential;
- (c) provide opportunities for socially isolated individuals and groups to participate in a range of social, recreational and educational activities;
- (d) provide a range of accessible social and recreation opportunities, which promote social cohesion and prevent social isolation;
- (e) ensure that appropriate support mechanisms and services are available to assist residents to live a full and independent life;
- (f) promote and address the needs of people with disabilities in the provision of community services;
- (g) encourage the development of community self-help projects and programs;
- (h) promote gender equity, gender diversity and positive relationships between culturally, religiously and linguistically diverse groups; and
- (i) are responsive and flexible to meeting the changing needs and socio-economic profile of the community.

Purpose of Funding

23. The House must apply all funding received from the Council under this Agreement as per the funding components listed in item 8 (above) and towards providing programs / services that include:

- (a) educational programs that enhance individuals' self esteem and skills;
 - (i) tutoring programs
 - (ii) homework clubs
 - (iii) English classes
 - (iv) computer/digital literacy classes
- (b) programs for families and children that enhance the quality of parenting and the development of children;
 - (i) playgroups
 - (ii) fathers playgroups
 - (iii) parenting programs
 - (iv) toy library
 - (v) dance classes
 - (vi) art classes
 - (vii) youth programs
 - (viii) sporting activities
- (c) accessible and low-cost recreation, social and leisure programs;
 - (i) community art activities
 - (ii) community choir groups

- (iii) seniors groups
 - (iv) exercise classes - yoga pilates, meditation
 - (v) book clubs
 - (vi) cooking programs
 - (vii) craft groups
 - (viii) organisation of and participation in community events
- (d) information and referral;
- (i) provision of information to Yarra residents
 - (ii) conducting community education forums
- (e) mutual support and self-help programs;
- (i) counselling
 - (ii) community lunches
 - (ii) excursion programs
- (f) facilitation of community development activities within the House;
and
- (g) networking and identification of local needs.

Objectives of Funding

- 23. To ensure that all residents have access to relevant and appropriate information in order to maximise their capacity to make informed choices and decisions on all matters which impact on their quality of life.
- 24. To provide opportunities for socially isolated individuals and groups to participate in a range of social, recreational and educational activities.
- 25. To promote gender equity, gender diversity and positive relationships between culturally, religiously, socially, economically and linguistically diverse groups.
- 26. To promote strong community networks and mutual support; and contribute to the development and strengthening of local communities.
- 27. To promote sustainability through a range of programs and activities that support the community and individuals to learn and engage with the natural environment and help reduce the environmental footprint.
- 28. To encourage and facilitate the development of community and self-help projects and programs.

Responsibilities of the Council

- 29. The responsibilities of the Council are to:
 - (a) provide advice and support to the House when appropriate in the areas of program planning, development and implementation;
 - (b) provide assistance to the House in the area of marketing and promotion via Council's resident's newsletter and Council's network of local service delivery points;

- (c) meet regularly with the House to disseminate information and involve the house in any local or Yarra wide community consultation process; and
- (d) provide feedback and data to the House from the KPI reports.

Responsibilities of the House

- 30. The House agrees to provide the Council with the following reports and information related to the funded programs of the House as set out in this Agreement. Specifically the House agrees to:
 - (a) provide a copy of the Annual Report after the Annual General Meeting. This will include an annual audited financial statement covering the funded activities of the new funding model as specified in item 9 of this Funding Agreement as well as an Annual Income and Expenditure Statement. However, additional information may be requested by Council throughout the year;
 - (b) provide a Progress Report on the Key Performance Indicators (KPIs- Appendix 1) addressing the Objectives of Funding (items 23 - 28) and in accordance with the Payment Schedule (item 18) of this Funding Agreement;
 - (c) acknowledge the Council in all publicity and written material produced for public distribution associated with the House;
- 31. The House will notify the Council as soon as possible of any events, which have a bearing on its operations such as to prevent it from adhering to the terms of this Agreement or its ability to provide the service, which is the subject of this Agreement.

Variation of Agreement

- 32. This Agreement may be varied during the term of the Agreement at the instigation of either party by proposal in writing submitted to the other party. If both parties consent, the variation will be an addendum to this Agreement.

Dispute Resolution

- 33. If a dispute arises out of, or relates to, this Agreement, the parties agree as follows:
 - (a) the party claiming that a dispute has arisen, must give written notice to the other party specifying the nature of the dispute;
 - (b) on receipt of the notice specified in paragraph (a), the parties must within seven days of receipt of the notice seek to resolve the dispute in good faith; and
 - (c) if the dispute is not resolved within seven days or within such further period as the parties agree, then the dispute is to be referred to the Dispute Settlement Centre Victoria (Department of Justice).

Assignment

34. The House is not permitted to transfer or contract out the running of programs and services to any other party.

Execution

35. The House warrants that it has:
- (a) the legal right to enter into this Agreement; and
 - (b) validly authorised the execution of this Agreement

Waiver and Exercise of Rights

36. A single or partial exercise or waiver of a right relating to this document does not prevent any other exercise of that right or the exercise of any other right. No party will be liable for any loss or expenses incurred by another party caused or contributed to by the waiver, exercise, attempted exercise, failure to exercise or delay in the exercise of a right.

Governing Law

37. This document is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Victoria and waives any right to object to proceedings being brought in those courts.

Joint and Several Liability

38. If a party consists of more than one person, this Agreement binds them jointly and each of them severally.

Severance

39. If a provision in this document is held to be illegal, invalid, void, voidable or unenforceable, that provision must be read down to the extent necessary to ensure that it is not illegal, invalid, void, voidable or unenforceable. If it is not possible to read down a provision as required in this clause, that provision is severable without affecting the validity or enforceability of the remaining part of that provision or the other provisions in this document.

SIGNED, SEALED and DELIVERED

for and on behalf, and with the authority,
of the **YARRA CITY COUNCIL** by the
member of Council staff occupying the
position or title of or acting in the position
of Manager, Equity and Community
Development

.....
Manager, Equity and Community
Development
Date:

in the presence of:

.....
Witness

SIGNED, SEALED and DELIVERED for
and on behalf of [NAME] Neighbourhood
House Inc by the member of the
Committee of Management occupying
the position or title of or acting in the
position of Chairperson

.....
Chairperson
Date:

in the presence of:

.....
Witness

Attachment 1

[NAME] NEIGHBOURHOOD HOUSE

KEY PERFORMANCE INDICATORS

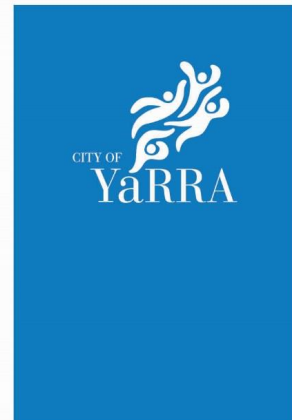
(To be submitted to Council annually by the end of June of the relevant Financial Year)

OBJECTIVES	TARGET GROUP	STRATEGIES	TIMELINES	KEY PERFORMANCE INDICATORS
Reporting of Base Funding and Higher Needs' Client Objectives	Reporting of Base Funding and Higher Needs' Client Target Groups	Reporting of Base Funding and Higher Needs' Client Strategies		Reporting of Base Funding and Higher Needs' Client KPIs
1.To ensure that all residents have access to relevant and appropriate information in order to maximise their capacity to make informed choices and decisions on all matters which impact on their quality of life.	Individuals and families living near the House and surrounding areas.	Establishment of appropriate support and referral networks.	Ongoing	<i>Report on number and type of inquiries received.</i>
2.To provide opportunities for socially isolated individuals and groups to participate in a range of social, recreational and educational activities.	CALD Older People Unemployed Young people Children and families People with Disabilities	Development of a range of social support, recreation and education programs to cater for the diverse needs of isolated residents.	Ongoing	<i>Report on number of Program attendances.</i> <i>Overview of courses conducted during the year</i> <i>Highlight examples of social participation outcomes.</i>
3.To promote gender equity, diversity and positive relationships between culturally, religiously, socially, economically and linguistically diverse groups.	CALD Older People Unemployed Young people Children and families People with Disabilities	Engage and connect with diverse local communities.	Ongoing	<i>Report on programs and activities conducted to promote and build positive relationships between diverse local groups.</i>

<p>4. To promote strong community networks and mutual support; and contribute to the development and strengthening of local communities.</p>	<p>CALD Older People Unemployed Young people Children and families People with Disabilities</p>	<p>Networking with other local agencies.</p>	<p>Ongoing</p>	<p><i>Report on networking activities and joint initiatives developed.</i></p>
<p>5. To promote sustainability through a range of programs and activities that support the community and individuals to learn and engage with the natural environment and help reduce the environmental footprint</p>	<p>CALD Older People Unemployed Young people Children and families People with Disability</p>	<p>Networking with local sustainability organisations</p>	<p>Ongoing</p>	<p><i>Report on sustainability programs, services and activities provided to community groups.</i></p> <p><i>Report on number of program attendances</i></p>
<p>6. To encourage and facilitate the development of community and self-help projects and programs.</p>	<p>CALD Older People Unemployed Young people Children and families People with Disabilities</p>	<p>Support of and resourcing of existing self-help projects.</p> <p>Identification of current social needs (gaps in service provision) and the development of programs to address these gaps.</p>	<p>Ongoing</p>	<p><i>Report on support and resourcing provided to self-help projects.</i></p> <p><i>Report on identified needs and programs developed to address these needs.</i></p> <p><i>Highlight examples of self-help projects and outcomes</i></p>
<p>Rental Refund for Current Financial Year:</p>				
<p>Maintenance Refund for Current Financial Year:</p>				
<p>Special Project Funding:</p>				

Memorandum of Understanding 2018-2021

Yarra City Council and
Yarra Neighbourhood Houses



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Parties to the Memorandum of Understanding

Yarra City Council

Yarra Neighbourhood Houses

- Alphington Community Centre
- Belgium Avenue Neighbourhood House
- Carlton Neighbourhood Learning Centre
- Collingwood Neighbourhood House
- Finbar Neighbourhood House
- Fitzroy Learning Network
- Holden Street Neighbourhood House
- North Carlton Railway Station Neighbourhood House
- Richmond Community Learning Centre

(For the purpose of this document, the letters 'NH' will be used to describe all centres listed above, and the words 'Committees of Governance' will be used to describe their incorporated governance bodies.)

Preamble

Yarra is made up of a diverse and dynamic population. As such it is a constant challenge ensuring that programs, services and new initiatives are relevant and responsive to the needs of our community. Yarra is home to 89,710 people. About 19% of Yarra residents were born in non-English speaking countries and 23% speak a language other than English at home. The municipality is undergoing rapid change with many new housing developments and the population is expected to grow by 30% over the next 20 years.¹

The Yarra Neighbourhood Houses and Yarra City Council have a mutual primary goal to engage with these communities in determining the provision of equitable recreational, social, vocational training, environmental and other health and well-being opportunities. In order to work in a truly collaborative manner and ensure roles and respect the vision and goals of each participating organisation – Yarra City Council and Yarra Neighbourhood Houses committed to signing a Memorandum of Understanding (MOU).

The original MOU was developed after an extensive consultation process of forums throughout 2007, which all parties attended. A working group of representatives from Neighbourhood Houses and Council steered the process. The MOU was reviewed in 2012 and 2017.

Purpose of the Memorandum of Understanding:

¹ ABS Census 2016

- To formally acknowledge the partnership between Council and Neighbourhood Houses;
- To foster and support a respectful and trusting working relationship between Neighbourhood Houses and Council; and
- To provide a framework of understanding on which all other documents, agreements and partnerships between the parties can be formulated.

Definition of Partnership

For the purpose of this document, the term 'partnership' is deemed to be the process by which local government and Neighbourhood Houses combine their capacities and resources to achieve a commonly agreed set of objectives (outlined in the MOU Annual Action Plan) that would be difficult to achieve by either organisation acting on their own behalf (edited from '*Neighbourhood Houses & Local Government - Building Communities Together*', ANHLC 2005).

(See appendix 1 for Partnership Framework diagram).

Term & Scope of the document

- The MOU is an ongoing agreement, subject to review and evaluation every four years, in line with Council Plan.
- The MOU does not preclude the rights of either party to engage in other partnerships and alliances.
- The MOU is deemed a public document.

Legal Status of the Document

- This MOU is not legally binding on either or both parties.

Benefits of the Memorandum of Understanding

- Greater levels of trust, respect and understanding between the parties.
- Enhanced planning processes for community development and the delivery of dynamic programs, activities and services involving the broader community.
- Increased knowledge, information and resource sharing between the parties.
- A vibrant, diverse and effective Neighbourhood House program for all City of Yarra residents.
- Achievement of mutually desired outcomes

Key Understandings

1. RECOGNITION AND RESPECT

Neighbourhood Houses recognise and respect:-

- 1.1 The common vision, principles and values between Council and Neighbourhood Houses (as per Council Plan 2017-2021 and Appendix 2).
- 1.2 The Council imperative to meet the social, environmental, physical and financial objectives outlined in Council planning documents, policies and the Local Government Act.
- 1.3 The diversity and competing interests of services, activities and programs which Council is required to provide, and its support and advocacy on behalf of the wider community.
- 1.4 The decision-making processes and formal practices to which Councillors and Council staff are bound.
- 1.5 The political and legislative context in which Council operates.
- 1.6 Council's commitment to be consultative about areas of its operations where the community can influence its decisions.
- 1.7 The level of accountability which applies to Council activities.

Council recognises and respects:-

- 1.8 The common vision and principles between Council and Neighbourhood Houses.
- 1.9 The diversity, autonomy and self-determination of individual Neighbourhood Houses.
- 1.10 The strong commitment to community development principles and practices (Appendix 2) resulting in an inclusive, flexible 'whole of community' response to community's diverse needs and interests.
- 1.11 That Neighbourhood Houses have a long history of grass roots engagement and are uniquely placed to respond to the evolving needs of the communities of Yarra.
- 1.12 The community ownership of each Neighbourhood House, through members and Committees of Governance, who represent the wider community.
- 1.13 The integral nature of community participation and volunteering in all levels of Neighbourhood House operations.
- 1.14 The responsiveness to local and emerging needs, in particular those who are disadvantaged, that each Neighbourhood House demonstrates through its programming and activities.
- 1.15 That Neighbourhood Houses operate under a complex mix of funding arrangements.

- 1.16 The limited resources and facilities and competitive funding environment by which Neighbourhood Houses are constrained.
- 1.17 Each Neighbourhood House needs to constantly balance competing priorities within individual strategic plans.
- 1.18 The relationship to a broader Neighbourhood House sector, both State and Federal, via the North East Neighbourhood House Network and the peak body, Neighbourhood Houses Victoria.
- 1.19 The commitment by Yarra Neighbourhood Houses to a collaborative approach in the planning and delivery of programs and services.

2. RESPONSIBILITY

Neighbourhood Houses accept responsibility for:

- 2.1 The delivery of programs, referrals, activities and services according to community development principles that are responsive to local and emerging needs (appendix 2).
- 2.2 Remaining inclusive and encouraging of community participation at all levels of Neighbourhood House operations, including Committees of Governance.
- 2.3 Ensuring that good governance processes and practices are in place, including financial management, risk management and strategic planning.
- 2.4 Providing a safe, welcoming and inclusive environment and compliance with relevant Council, State and Federal regulations and legislative obligations.
- 2.5 Addressing disadvantage, wherever possible, and advocating with and on behalf of members of local communities.
- 2.6 Keeping Council informed about social trends, issues and opportunities which affect local communities.
- 2.7 Participating in Council planning and policy development opportunities where possible.
- 2.8 Partnering with Council in a positive, constructive and respectful manner
- 2.9 Act in the spirit of this MOU.

Council accepts responsibility for:

- 2.10 Supporting and enabling Neighbourhood House participation in all relevant planning, policy development and consultation processes.
- 2.11 Ongoing provision of a Neighbourhood House Funding Program and access to relevant Council funding and resources which contribute towards the financial

sustainability of Neighbourhood Houses and in kind support to the Yarra Neighborhood House Network.

- 2.12 Creating opportunities to promote to all Council staff on what Neighbourhood Houses do.
- 2.13 Advocating with and on behalf of Neighbourhood Houses at state and federal government levels when necessary.
- 2.14 Maintaining Council owned buildings and grounds and signs as per the Building Assets Management Plan.
- 2.15 Advising Neighbourhood Houses to enable compliance with required standards and legislative obligations
- 2.16 Partnering with Neighbourhood Houses in a positive, constructive and respectful manner.
- 2.17 Collaborating and engaging with the North East Neighbourhood House Network.
- 2.18 Act in the spirit of this MOU.

3. MUTUAL ACCOUNTABILITY

Neighbourhood Houses and Council will be accountable via:

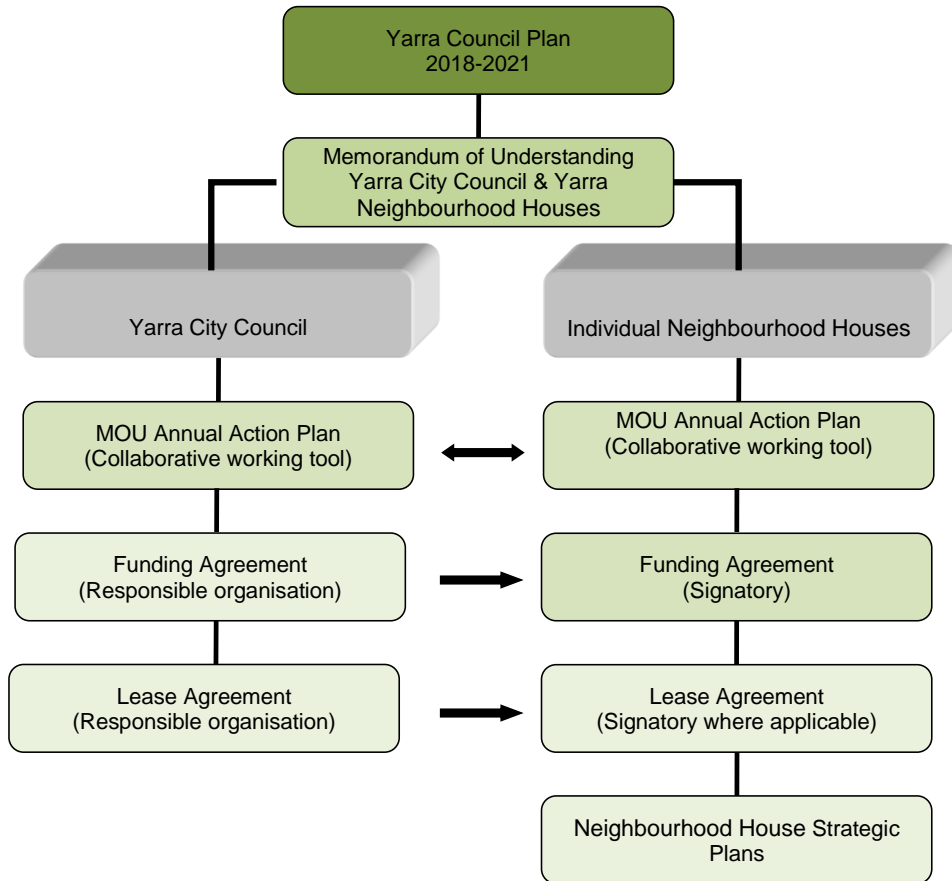
- 3.1 Timeliness and quality of agreed reports and information.
- 3.2 Participation in and implementation of the collective Yarra City Council Neighbourhood Houses MOU Action Plan.
- 3.3 An annual report by Officers to Council on the Neighbourhood House MOU Action Plan.
- 3.4 Both parties agree to abide by the dispute resolution procedure (appendix 3).

Neighbourhood Houses

- 3.5 Provision of strategic planning documents.
- 3.6 Provision of an Annual Report, including an annual financial statement
- 3.7 Compliance with Council funding and where relevant leasing agreements (*this will apply to Neighbourhood Houses only*).

APPENDIX 1

Partnership Framework



APPENDIX 2

Community Development Principles

The following principles are deemed to apply when reference is made to Community Development principles. (Acknowledgement to Neighbourhood Houses Victoria for reproduction of these principles.)

Community Participation

Everyone has a valuable contribution to make and community members can join in at any level. Volunteers and community members are integral to the decision-making, evaluation, provision, participation and direction setting at all levels of the organisation.

Community Ownership

Members are actively involved in decision-making and have ownership of the centre's programs and activities. A voluntary management committee comprising elected members who live, work or participate in the local community governs each centre. The governance model is developmental, working co-operatively and collaboratively with staff, volunteers, centre participants and the wider community, thus generating a range of community benefits.

Empowerment

A process that respects, values and enhances people's ability to have control over their lives is put into practice. This process encourages people to meet their needs and aspirations in a self-aware and informed way which takes advantage of their skills, experience and potential. Change and growth occurs through informing and empowering individuals and communities. Neighbourhood Houses and centres do not seek to do for others but to empower others to do for themselves.

Lifelong Learning

Learning is integrated into all aspects of centre activities, thus building and supporting the personal skills, knowledge, abilities and resilience of people. The health, wellbeing and connection of people and their families occur through formal and informal pathways in education, employment and self-development.

Inclusion

The diverse contributions that people make are valued, no matter what their background or varying abilities. Individual and local needs are acknowledged and addressed, often through informal interaction. Identifying these needs and issues through a range of methods is instrumental to informing the planning and development of activities and programs.

Access and Equity

Centres are accessible and welcoming. They promote a fairer distribution of economic resources and power between people by aiming to improve the social, environmental, economic and cultural infrastructures within their communities.

Social Action

Internal and external factors that impact on the local community are analysed and relationships between individuals, groups and organisations and within the community transformed through collective action.

Advocacy

In meeting individual and group needs, Neighbourhood Houses act with, or on behalf of, community members.

Networking

Linking, forming alliances, collaborating and working with individuals, groups, other agencies, government and business are crucial, with interaction between formal and informal methods to achieve connections within the local communities.

Self Help

Individuals are supported in coming together in a caring group environment to share information, knowledge, skills and life experience in order that each participant can reach their own personal goals.

APPENDIX 3

Dispute Resolution Procedures

Should a dispute arise over any aspect of the MOU, the parties involved will adopt the following procedures in an effort to negotiate a satisfactory resolution.

Points of references for determining whether or not the MOU has been breached will be:

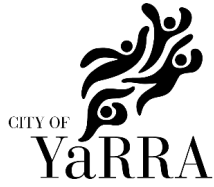
- the understandings and the responsibilities contained in the MOU.
- the obligations and conditions contained in the funding agreement.

In the event of a dispute between Neighbourhood Houses and Council:

- Either party may request a meeting within 7 days of the disagreement to discuss the matter in dispute and negotiate a mutually acceptable resolution.

If the dispute cannot be resolved between the parties through direct communication within 28 days of the initial meeting, the parties will appoint a mediator. If no agreement can be reached about a suitable mediator, the matter will be referred to the Dispute Settlement of Victoria (DSV) to appoint a mediator. The parties must agree to equally share any fees and costs associated with the mediation process.

Both parties must agree to follow the terms of the agreement made at mediation.



SIGNATORIES TO THIS MEMORANDUM OF UNDERSTANDING

Signed by the Chairperson / President on behalf of:

Name of Neighbourhood House:

Signature: _____

Print full name: _____

Date: _____

Signed on behalf of Yarra City Council:

Signature: _____

Print full name: _____

Date: _____

7.5 Renaming of Collingwood Senior Citizen Centre

Reference	D23/103124
Author	Adrian Murphy - Manager Aged and Disability Services
Authoriser	General Manager Community Strengthening

Purpose

1. To advise Council of the outcome of consultations regarding the renaming of the Collingwood Senior Citizen's Centre ("the Centre") and seek endorsement to rename the Centre the Djerring Centre.

Critical analysis

History and background

2. The Centre is in Eddy Court, Abbotsford and is part of the civic precinct that includes the Collingwood Town Hall, Collingwood Library and Collingwood Police Station, and is near the Collingwood train station.
3. The facility is a single storey building developed in 1975, with a footprint of 778 square metres. The southern wing of the facility comprises a hall, commercial kitchen and cool room, kitchenette, and office space. The northern wing (known as the Willowview Centre) comprises an activities room, office and kitchen-dining space supported by a store, toilet, and laundry facilities.

Review of Use and Functionality of the Centre

4. Due to changing demand and in thinking about future opportunities, a review was conducted in 2020, with the final report "Collingwood Seniors Centre – Service Review and Future Use Assessment" completed in August 2020. This identified that:
 - (a) There had been a significant decrease in use for traditional activity such as centre based meals and as a senior citizen club;
 - (b) The mix of uses at the Centre were in conflict, resulting in limitations to maximise full use, e.g., meals services limiting use of hall be other across day and evening periods; and
 - (c) While some improvements had occurred, i.e., upgraded heating, air-conditioning, toilet facilities and improved access to the courtyard, the Centre has poor acoustic qualities, a non-compliant side-entry ramp, and presented as an outdated building, especially for new user groups.
5. In response to the report and consultations with users, (and noting potential other developments in this precinct), action has been taken to address the key findings and enhance the Centre. These have included:
 - (a) Yarra commissioned murals by artist Sam Yong which reference the City of Yarra's Nature Strategy: Protecting Yarra's Unique Biodiversity 2020-2024. These murals have provided an uplift to the external view of the Centre and become a basis for visits from the broader community such as cycling groups, young families, photographers, street art enthusiasts;
 - (b) St Vincent De Paul moved the Collingwood and Fitzroy Soup Van operations to a new facility in Kensington on 4 May 2022; and
 - (c) Improvement works underway, due for completion 30 April 2023, to rectify the acoustics, non-compliant side entry ramp, new lighting and audio-visual equipment and an internal wall to lessen the impact of noise and foot traffic in the centre.

Current Users

6. The Centre is booked during the day for Council programs such as social and recreational programs including centre-based meals, and an exercise class. Local community groups that use the facility on a regular basis are:
 - (a) Bent Twig Alliance (LGBTI Social group) – social engagement and support;
 - (b) Colonial Dancers and Choirstry – for dance and choir practice; and
 - (c) Chinese Veteran’s and Greek Women’s Group – for cultural gathering and meals.
7. On weekends and evenings throughout the week, the general public hires the hall space for formal and semi-formal functions, workshops, and general meetings. The Centre is also used as a relief centre for emergency management purposes and was a key food and material aid distribution point during the height of COVID.

Discussion

Renaming of the Centre

8. The facility is ideally located to meet a broad range of community needs, being within a community precinct, separated from residential interfaces and near public transport and access to support from Collingwood Town Hall.
9. A re-design plan for the facility will improve the floor plan to deliver more functional space and increase usage of the spaces in a shared or linked facility with the broader community.
10. Along with the improvements outlined above, the renaming of the Centre aims to present a contemporary building, which will attract a broader range of users and groups.
11. Renaming advice from Yarra’s Senior Governance Advisor confirmed that the Centre building does not sit under the Council Naming Policy (Naming of Roads, Features and Localities Policy) and therefore there is no formal procedure required for this renaming process.

Options

12. There are two options available:
 - (a) Retain the existing name as Collingwood Senior Citizens Centre; and
 - (b) Select an alternative name, with the preferred new name for the centre – the Djerring Centre.

Community and stakeholder engagement

13. Officers contacted regular users of the facility, including culturally and linguistically diverse (CALD) groups including 12 external agencies and community groups to obtain feedback on what the CSCC means to them and engaged with staff across Council on the renaming proposal and invited their feedback.
14. Feedback from the external and internal consultations on what the centre means/represents resulted in the identification of three themes:
 - (a) Connection and interest;
 - (b) A Place I Feel Welcome; and
 - (c) A Place for My Mind, Activity, Social Wellbeing.
15. One current user group commented that it was a great idea to change the name to reflect the history of the area and to encourage broader community use.
16. Renaming the Centre presents an opportunity to name places in Yarra using Wurundjeri Woi Wurrung language, a focus of Yarra’s Naming of Roads Features and Places Policy, 2014, advice was sought from the Aboriginal Partnerships Officer to confirm the process for engaging with and seeking feedback from local Elders.

17. A naming request in line with the three themes was forwarded to the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and resulted in the below naming suggestions.
 - (a) Yingawugel meaning Songlines;
 - (b) Yana, dhumba biik-oot meaning Walk, Talk on Country; and
 - (c) Djerring meaning together, join/unite.
18. Further consultation and an invitation to provide feedback on the three Woi Wurrung names was obtained from Council's Active Ageing Advisory, the Disability Advisory Committee and internal stakeholders.
19. Feedback from the Active Ageing Advisory Committee was:
 - (a) Supportive of name change and consideration of an Aboriginal name;
 - (b) Supported adoption that had meaning/purpose;
 - (c) Of the three names, supported Djerring and the associated meaning of togetherness/unity); and
 - (d) Also saw value in a name that people had capacity to use and promote.
20. Feedback from the Disability Advisory Committee was:
 - (a) DAC was supportive of renaming the Centre and of an Aboriginal based name that reflected the Centre;
 - (b) Group invited a member who is a First Nations person to lead the discussion – she spoke in support of Option 3 – Djerring, noting the meaning being “together”; and
 - (c) Other members indicated support for Option 3 also, with several also expressing support for Option 1 – Yingawugel.

Policy analysis

Alignment to Community Vision and Council Plan

21. The specific needs of people aged over 50 years and those with a disability are addressed in more detail in the Yarra Active and Healthy Ageing in Yarra Strategy 2018–2024 and the Yarra Access and Inclusion Strategy (2018–2024), respectively.
22. The two strategies are built on a recognition that elements of a 'well lived life' are common for people across the life course and for those with or without a disability. In this context, the Active and Healthy Ageing and Access and Inclusion strategies aim to support older residents and those with a disability to maintain their independence, establish connections with other people and access the health benefits of socialisation and exercise.
23. In recognition of Council's Yana Ngargna Plan 2020–2023, the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation was engaged as an opportunity to rename the facility using Woi Wurrung language.

Climate emergency and sustainability implications

24. There are no implications relating to the proposal to rename the Centre.

Community and social implications

25. The Woi Wurrung name Djerring, meaning together, join/unite, best reflects the Centre as a heart for community, a gathering place with various exchanges and connections, a place of versatility and a point of contact to many residents and groups.
26. Feedback indicates that a priority is to ensure the preferred name is both meaningful and user friendly for Yarra's diverse community and recommended “Djerring” as the preferred new name for the centre.

Economic development implications

27. There are no significant economic implications with this proposal.

Human rights and gender equality implications

28. Human rights were considered as demonstrated through consultations with the community.

Operational analysis

Financial and resource impacts

29. The cost for the ongoing use of a Wurundjeri Woi Wurrung name for the Centre is \$3,500 (one-off payment).

Legal Implications

30. There are no legal implications attached to this proposal.

Conclusion

31. The Centre is a valuable and accessible asset with an estimated remaining operational life of 60 years. The implemented and planned improvements will enhance the centre use and provide a contemporary feel to the facility.

32. Following completion of the consultation process and consideration of the feedback, it is proposed to proceed with the renaming of the Centre on the basis that it will better reflect the future use of this community facility.

RECOMMENDATION

1. That Council:

- (a) endorses the renaming of the Collingwood Seniors Citizen Centre to be known as the Djerring Centre, noting that this name reflects Woi Wurrung language and the concepts on togetherness, joining and unity; and
- (b) acknowledges and thanks the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation for providing culturally appropriate place-naming advice.

Attachments

There are no attachments for this report.

7.6 Proposed Discontinuance of Road at 79 Balmain Street Cremorne

Reference	D23/47118
Author	Bill Graham - Coordinator Valuations
Authoriser	Acting General Manager - Corporate Services and Transformation

Purpose

1. For Council to consider whether the Road shown as the 5 square metre parcel on the title plan attached as Attachment 1 to this report (**Road**), being the land contained in certificate of title volume 8258 folio 156, should be discontinued pursuant to the *Local Government Act 1989 (Act)* and sold to the owner of 79 Balmain Street, Cremorne.

Critical analysis

History and background

2. The Road is shown as the area-coloured red on the plan attached as Attachment 2 to this report (**Site Plan**). A copy of the title search of the Road is attached as Attachment 3 to this report, which shows that Albano Constructions Pty Ltd ACN 005 144 758 (**Applicant**) is the registered proprietor of the Road.
3. The Applicant is the registered proprietor of the following parcels of land abutting the Road, shown delineated blue on the Site Plan comprising:
 - (a) the balance of the land contained in certificate of title volume 8258 folio 156, known as 79 Balmain Street, Cremorne: and
 - (b) the whole of the land contained in certificate of title volume 4933 folio 600, known as 81-83 Balmain Street, Cremorne (**81-83 Balmain Street**).
4. Together, the (**Adjoining Properties**).
5. The Applicant also owns the property known as 118 Chestnut Street, Cremorne, being the land contained in certificate of title volume 4172 folio 301 (**118 Chestnut Street**), which is shown highlighted orange on the Site Plan.
6. The Applicant has agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Road, together with the market value for the transfer of the discontinued Road to the Applicant.

Adjoining Owners

7. The northern boundary of the Road abuts a 30-centimetre-wide strip of land contained in certificate of title volume 1976 folio 107, which is registered in the name of John Turner since 22 December 1887 and is shown highlighted green on the site plan (**Green Parcel**).
8. The Green Parcel is entirely enclosed within the physical boundaries of 118 Chestnut Street, which owned by the Applicant.
9. As the Applicant has occupied the Green Parcel for many years and is the registered proprietor of the Adjoining Properties (which are the only other properties that abut the Road), Council does not require the Applicant to seek the consent of any other adjoining owners to the Proposal.

Road Status

10. The Road is:
 - (a) known to title as part of lot1 on TP683700U (**Title Plan**);

- (b) encumbered by carriageway and drainage easements in favour of 81-83 Balmain Street (which is owned by the Applicant); and
 - (c) constructed in bluestone.
11. As the Road is encumbered by a carriage way easement, which is a 'right of way' and therefore a 'road' for the purposes of the Act, Council has the power to consider discontinuing the Road. If discontinued, the Road will vest in Council.
12. A copy of the manual search of the Road is attached as Attachment 3.
13. It is considered that the Road is not reasonably required for public use as:
- (a) all properties surrounding the Road are owned by the Applicant, or (in the case of the Green Parcel) have been occupied by the Applicant for many years;
 - (b) the Road only provides physical pedestrian access to the Adjoining Properties;
 - (c) the Road is obstructed from public access by a roller door at its western end and by a gate at its eastern end; and
 - (d) the Road is a dead end and does not connect as a thoroughfare to any other public roads.
14. At its meeting on 6 December 2022, council resolved to:
- (a) remove the Road from Council's register of public roads pursuant to section 17(4) of the *Road Management Act 2004*; and
 - (b) commence the statutory procedures and give notice pursuant to section 207A and 223 of the Act of its intention to discontinue and sell the Road to the Applicant.

Public Notice

15. The required public notice was placed in:
- (a) the Age Newspaper;
 - (b) Council's website; and
 - (c) displayed in large poster form on site.
16. The Applicant owns/controls all of the properties surrounding the Road; therefore no adjoining owners required a copy of the public notice.
17. No submissions were received by Council in response to the public notice by the closing date, being 31 January 2023.
18. A copy of the public notice is attached to this report as Attachment 4.

Statutory/Public Authorities

19. The following statutory/public authorities have been advised of the Proposal and have been asked to respond to the question of whether they have any existing assets in the Road that should be saved under section 207C of the Act, Greater Western Water, Melbourne Water, CitiPower, United Energy, Multinet Gas, Telstra, Optus, APA Gas, AusNet Services and Yarra City Council.
20. Council, Ausnet Services, Melbourne Water, CitiPower, United Energy, Multinet Gas, APA Gas and Greater Western Water have advised that they have no assets in or above the Road and no objection to the Proposal.
21. Optus has advised that it has no assets in or above the Road.
22. Telstra advised that it has no assets located within or above the Road, and no objection to the Proposal, provided that the Applicant:
- (a) calls Dial Before You Dig prior to any construction activities in the vicinity of Telstra's communication plant; and

- (b) upon receipt of plans, obtains a Telstra accredited Asset Plant Locator to confirm the location of the plant.

Options

- 23. Council has the option to discontinue the Road or not to discontinue the Road.

Community and stakeholder engagement

- 24. Public Notice of the proposal was provided pursuant to Section 223 of the Act.

Policy analysis

Alignment to Community Vision and Council Plan

- 25. Council's Management Policy in relation to laneways, passageways and rights of way in Yarra, adopted by Council in December 2019, states, laneways and passageways that are 'not reasonably required for public use' are likely to include:
 - (a) laneways and passageways that only provide access to adjacent properties and have no through connection (unless stormwater drainage function or identified legitimate community need); and
 - (b) disused laneways and passageways.

Climate emergency and sustainability implications

- 26. There are no climate emergency or sustainability implications.

Community and social implications

- 27. There are no community or social implications.

Economic development implications

- 28. The Applicant has agreed to acquire the Road for its market value (plus GST) as determined by the Act.
- 29. In addition to the market value (plus GST), the Applicant has agreed to pay Council's costs and disbursements associated with the Proposal.

Human rights and gender equality implications

- 30. There are no human rights or gender equality issues.

Operational analysis

Financial and resource impacts

- 31. There are no financial or resource impacts.

Legal Implications

- 32. If the Road is discontinued and sold to the Applicant, Council will require the Applicant to consolidate the title to the former Road with the title to the adjoining Properties, within 6 months of the date of transfer of the Road to the Applicant, at the Applicants expense.

Conclusion

- 33. Council must now determine whether the Road is reasonably required for public use in order to decide whether the Road should be discontinued and sold pursuant to clause 3 of schedule 10 of the Act.
- 34. It is considered that the Road is not reasonably required for public use for the reasons set out above at paragraph 13.

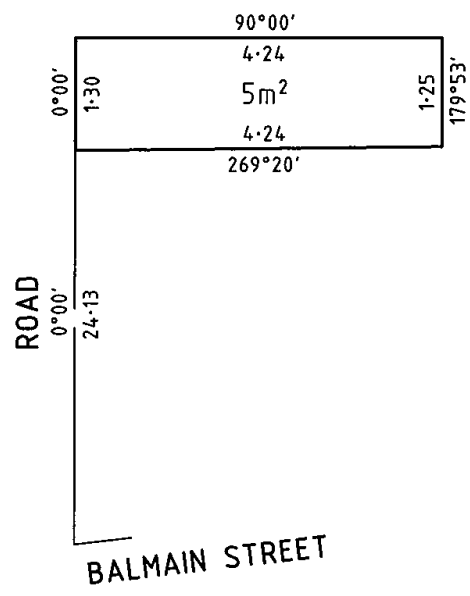
RECOMMENDATION

1. That Council, acting under clause 3 of schedule 10 of the Local Government Act 1989 (**Act**):
 - (a) resolves, having followed all the required statutory procedures pursuant to sections 207A and 223 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act, and being of the opinion that the road abutting 79 Balmain Street, Cremorne, being part of the land contained in certificate of title volume 8258 folio 156 (shown as the 5 square metre parcel on the site plan attached as Attachment 1 to this report (**Road**) is not reasonably required for public use for the reasons set out in this report, to discontinue the Road;
 - (b) directs that, a notice pursuant to the provisions clause 3(a) of Schedule 10 of the Act is to be published in the Victoria Government Gazette;
 - (c) directs that once discontinued the Road be transferred to the owner of 79 Balmain Street, Cremorne (**Applicant**) for no less than the market value (plus GST) as determined by the Act;
 - (d) directs that the CEO sign any transfer or transfers of the Road and any other documents required to be signed in connection with the discontinuance of the Road and its subsequent transfer to the Applicant;
 - (e) directs that any easements, rights, or interests required to be created or saved over the Road by any authority be done so and not be affected by the discontinuance and sale of the Road; and
 - (f) directs that the Applicant be required to consolidate the title to the discontinued Road with the land contained in the certificates of title to the surrounding land by no later than 6 months after the date of transfer of the discontinued Road.

Attachments

- 1 [↓](#) Attachment 1 - Title Plan
- 2 [↓](#) Attachment 2 - Site Plan
- 3 [↓](#) Attachment 3 - Original Title
- 4 [↓](#) Attachment 4 - Copy of Public Notice

TITLE PLAN		TP						
LOCATION OF LAND PROPERTY ADDRESS: 79 BALMAIN STREET CREMORNE VIC 3121 PARISH : AT RICHMOND PARISH OF JIKA JIKA TOWNSHIP : - SECTION : - CROWN ALLOTMENT : - CROWN PORTION: 5 (PART) LAST PLAN REFERENCE: LOT 1 ON TP 683700U TITLE REFERENCE : VOL. 8258 FOL.156		NOTATIONS SEE GAZETTE MGA Co-ordinates (of approx. centre of land in plan) <table border="0"> <tr> <td>E</td> <td>323 535</td> <td>ZONE: 55</td> </tr> <tr> <td>N</td> <td>5 811 150</td> <td>GDA 2020</td> </tr> </table>	E	323 535	ZONE: 55	N	5 811 150	GDA 2020
E	323 535	ZONE: 55						
N	5 811 150	GDA 2020						



ORIGINAL SHEET SIZE: A3		CERTIFICATION BY SURVEYOR	SHEET 1 OF 1
SCALE 1:50	 LENGTHS ARE IN METRES		
FILE REF: J136215			
CHARTER. KECK CRAMER Level 7/161 Collins Street, Melbourne Victoria 3000 Telephone 1300 242 787 www.charterkc.com.au		RICHARD JORDAN VERSION 1	



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08258 FOLIO 156

Security no : 124092073518S
Produced 26/08/2021 12:15 PM

LAND DESCRIPTION

Lot 1 on Title Plan 683700U.
PARENT TITLE Volume 04580 Folio 947
Created by instrument A943757 08/04/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALBANO CONSTRUCTIONS PTY LTD of 83 BALMAIN ST RICHMOND 3121
U500101R 12/11/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT051335T 05/03/2020
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP683700U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 79 BALMAIN STREET CREMORNE VIC 3121

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 05/03/2020

DOCUMENT END

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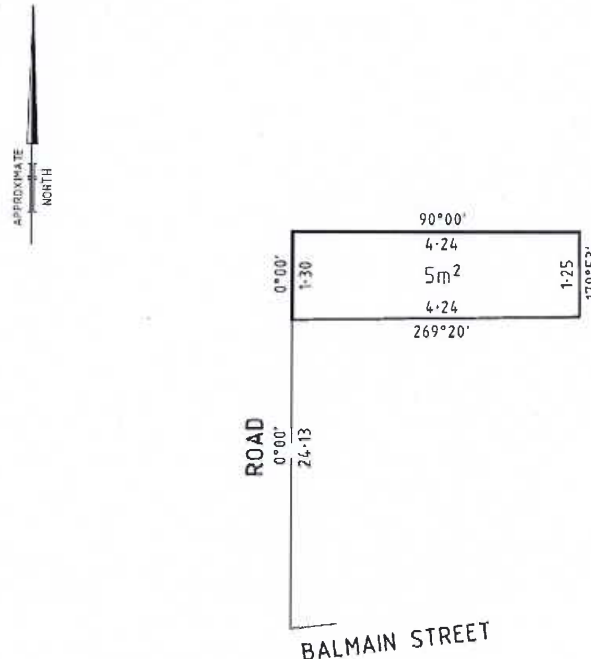
TITLE PLAN	EDITION 1	TP 683700U
<p>Location of Land</p> <p>Parish: AT RICHMOND PARISH OF JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 5(PT)</p> <p>Last Plan Reference: Derived From: VOL 8258 FOL 156 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p style="text-align: center;">Description of Land / Easement Information</p> <p style="text-align: right;"><u>ALL THAT</u> piece -</p> <p>of land delineated and coloured red and blue on the map in the margin being -</p> <p>part of Crown Portion 5 at Richmond Parish of Jika Jika - Together with a-</p> <p>right of carriage way over the road coloured brown on the said map - - - - -</p> <p style="text-align: center;">ENUMERANCES REFERRED TO</p> <p>As to the land coloured blue - -</p> <p><u>THE CARRIAGE WAY AND DRAINAGE EASEMENT</u> reserved</p> <p>by Instrument of Transfer No.1022935 in the --</p> <p>Register Book - - - - -</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10/11/2000 VERIFIED: B.H.</p>
<p style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</p> <p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p> <p>PARCEL 1 = CP 5 (PT)</p>		<p style="text-align: center;">COLOUR CODE</p> <p>R = RED BL = BLUE BR = BROWN</p>
<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>

**YARRA CITY COUNCIL
PROPOSED ROAD DISCONTINUANCE
PUBLIC NOTICE INVITING SUBMISSIONS UNDER SECTION 223**



Yarra City Council (**Council**), acting under clause 3 of schedule 10 to the *Local Government Act 1989 (Act)*, proposes to discontinue the road abutting 79 Balmain Street, Cremorne, shown as the 5 square metre parcel on the plan below, being part of the land contained in certificate of title volume 8258 folio 156 (**Road**).

The proposal is that Council discontinue the Road and transfer the land comprising the Road to the owner of 79 Balmain Street, Cremorne (**Owner**).



Any person may make a submission on the proposal.

Any person wishing to make a submission under section 223 of the Act must do so in writing by 31 January 2023.

All submissions will be considered in accordance with section 223 of the Act. Submissions should be addressed to the Chief Executive Officer, and can be hand delivered to Council's Municipal Office at 333 Bridge Road, Richmond or posted to the following address:

Sue Wilkinson, Chief Executive Officer,
Yarra City Council - PO Box 168, RICHMOND VIC 3121

Any person requesting to be heard in support of his or her submission is entitled to be heard before Council (or its committee established by Council for this purpose) or be represented by a person acting on his or her behalf, and will be notified of the time and date of the hearing.

Following consideration of submissions, Council may resolve not to discontinue the Road or to discontinue the Road and then sell the land from the Road to the Owner.

For more information on the proposal, please contact Bill Graham on 03 9205 5270 or bill.graham@yarracity.vic.gov.au.

Sue Wilkinson, Chief Executive Officer, Yarra City Council

[8766339:35904405_1]

7.7 Proposed Amendment C316 - 484-490 Swan Street Richmond

Executive Summary

Purpose

This report provides Council with an assessment of Amendment C316 to be considered by the Department of Transport and Planning (the 'DTP') that would facilitate changes to the Yarra Planning Scheme to allow for the development of No. 484 – 490 Swan Street, Richmond. The approval is sought as a priority project under the DTP's Development Facilitation Program (DFP). This is because the project has been deemed shovel ready. It is important to note that the process being undertaken by DTP is not a 'call in' of the application, but a preliminary process to gauge community and Council comment on the proposal for information purposes, prior to determining whether to prepare the planning scheme amendment that would facilitate this project.

The application seeks Council's views on the construction of a fourteen (14) storey mixed use building comprising office and retail uses, a reduction in the statutory car parking requirements and alterations to a road in a Transport Zone (Schedule 2), generally as previously considered at Council's Planning Decision Committee (PDC) meeting on 20 December 2022 under planning permit application PLN22/0306.

Key Issues

The key issues for Council in considering the proposal relate to the fact that this is essentially a repeat consideration of a development already considered by Council at its PDC meeting on 20 December 2022. The officer report, minutes and architectural plans of the 20 December 2022 PDC Meeting are attachments to this report and are relevant to the consideration of this amendment before Council.

Financial Implications

By not calling this application in, Council is required to continue to prepare for the VCAT hearing scheduled to commence on 31 May 2023.

Recommendation

Summary of recommendations

(see full officer recommendations at the end of this report).

- (a) That Council write to the Department of Transport and Planning outlining that consistent with the resolution of the Planning Decisions Committee of 20 December 2023 that the:
 - (i) *The scale, mass, height and setbacks of the proposed development do not respond to the site context and fail to comply with the provisions at Clause 15 (Built Environment and Heritage), and the requirements within Schedule 28 of the Design and Development Overlay at Clause 43.02 of the Yarra Planning Scheme.*

7.7 Proposed Amendment C316 - 484-490 Swan Street Richmond

Reference	D23/106335
Author	John Theodosakis - Principal Planner
Authoriser	General Manager City Sustainability and Strategy

Background

Relevant Planning History to the consideration of this referral

1. Council previously considered Planning Application No. PLN22/0306 at its Planning Decision Committee (PDC) meeting on 20th December 2022 for the construction of a fourteen (14) storey mixed use building comprising office and retail uses, a reduction in the statutory car parking requirements and alterations to a road in a Transport Zone (Schedule 2) and determined to have a Notice of Refusal to Grant a Permit issued based on the following ground:
 1. *The scale, mass, height and setbacks of the proposed development do not respond to the site context and fail to comply with the provisions at Clause 15 (Built Environment and Heritage), and the requirements within Schedule 28 of the Design and Development Overlay at Clause 43.02 of the Yarra Planning Scheme.*
2. Following Council's refusal of that planning application, the permit applicant lodged an application for review with the Victorian Civil and Administrative Tribunal. The matter is listed for 3-day hearing commencing 31st May. It is noted that a compulsory conference was held on 14th March but was unsuccessful.

The Proposal

3. Like that previously considered by Council at its PDC meeting on 20th December 2022, Amendment C316 seeks approval for the construction of a 14-storey building for office and retail and a reduction in the car parking requirement of the Yarra Planning Scheme. The building is the same in appearance, bulk form, mass and height as that already considered by Council under Planning Application No. PLN22/0306. For reference, the plans considered by PDC at its meeting and those forming part of Amendment C316 are an attachment to this report.
4. Specifically, Amendment C316 would result in an amendment of the Yarra Planning Scheme to:
 - (a) apply a new Specific Controls Overlay Schedule 18 (SCO18) to 484-490 Swan Street, Richmond;
 - (b) Amend the Schedule to Clause 45.12 'Specific Controls Overlay' to apply SCO18 and the Incorporated Document titled '484-490 Swan Street, Richmond Incorporated Document, March 2023' to the site;
 - (c) Insert an incorporated document titled '484-490 Swan Street, Richmond Incorporated Document, March 2023';
 - (d) Amend the Schedule to Clause 72.04 'Documents Incorporated in this Planning Scheme'; and
 - (e) Insert Planning Scheme Map No. 9SCO to apply SCO18 to the subject land.

Existing Conditions

Subject Site

5. The description of the subject site as detailed within the Officer report presented at the PDC Council meeting on 20th December 2022 remains relevant to the current referral before Council. The report is an attachment to this report.

Surrounding Land

6. The description of the surrounding land as detailed within the Officer report presented at the PDC Council meeting on 20th December 2022 remains relevant to the current referral before Council. The report is an attachment to this report.

Planning Scheme Provisions

7. The planning scheme provisions as detailed within the Officer report presented at the PDC Council meeting on 20th December 2022 remain relevant to the current referral before Council. The report is an attachment to this report.

Referrals

8. The current application was not re-referred as referral comments previously provided and related to the scheme presented to Council at its meeting on 15 November 2022, can continue to be relied upon in the assessment of the current scheme before Council. Those previous referral responses/comments have been included as attachments to this report.

OFFICER ASSESSMENT

9. The officer report of the PDC meeting dated 20th December 2022 relating to Planning Application no. PLN22/0306 is relevant to the assessment of this amendment as the proposed development is the same. This report is an attachment to this report. Despite the officer recommendation of support (subject to conditions), it was decided by the PDC that a Notice of Refusal to Grant a Permit be issued based on the following ground:
 1. *The scale, mass, height and setbacks of the proposed development do not respond to the site context and fail to comply with the provisions at Clause 15 (Built Environment and Heritage), and the requirements within Schedule 28 of the Design and Development Overlay at Clause 43.02 of the Yarra Planning Scheme.*
10. That being the case, it is appropriate to carry this ground to the current amendment before Council noting that both development schemes are the same with regard to their scale, mass, height and setbacks.
11. Planning application No.PLN22/03036 is also pending for a hearing at the VCAT commencing 31st May.
12. The current amendment before Council is considered to undermine proper planning process as a result of it being processed parallel to the VCAT appeal No. P1772/2022.
13. Council is currently incurring costs associated with the engagement of representation and expert witnesses for an application that may eventually be “called in” by the Minister for Planning and it is further recommended that Council note this in its advice back to DTP.

Other Matters

Financial Implications

14. As outlined above, this parallel process is impacting Council. Council is required to continue preparation for the forthcoming VCAT hearing as both processes are being run in parallel.

Economic Implications

15. The application will create new opportunities for employment and business.

Sustainability Implications

16. Sustainability has been considered as part of the assessment of the scheme previously considered.

Social Implications

17. The development will create new employment opportunities having a community benefit.

Human Rights Implications

18. There are no human rights impacts to be considered in this report.

Communications with CALD Communities Implications

19. No CALD community implications are known.

Legal Implications

20. There are no consequential legal implications given that Council is only providing advice to DTP.

Conclusion

21. It is recommended that Council form a view that is consistent with that of the PDC meeting dated 20 December 2022 and advise the Minister for Planning and the DTP of this.

RECOMMENDATION

1. That Council note the officer report and application material.
2. That Council write to the Department of Transport and Planning outlining:
 - (a) Concern with the undermining of proper planning process as a result of processing this amendment parallel to the VCAT appeal No. P1772/2022, with Council incurring interim costs associated with the engagement of representation and expert witnesses for a pending hearing; and
 - (b) *That the scale, mass, height and setbacks of the proposed development do not respond to the site context and fail to comply with the provisions at Clause 15 (Built Environment and Heritage), and the requirements within Schedule 28 of the Design and Development Overlay at Clause 43.02 of the Yarra Planning Scheme.*

Attachments

- 1 [↓](#) Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans
- 2 [↓](#) Attachment 2 - Extract from the agenda of the Planning Decisions Committee on 20 December 2022
- 3 [↓](#) Attachment 3 - Extract from the minutes of the Planning Decisions Committee on 20 December 2022
- 4 [↓](#) Attachment 4 - 484 to 490 Swan Street Richmond Architectural Plans considered at PDC on 20 December 2022

484 SWAN - TOWN PLANNING

484-490 SWAN, RICHMOND VIC
321058.00



DRAWING LIST - TOWN PLANNING

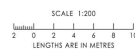
No.	SHEET NAME
TOWN PLANNING	
TP00-01	DRAWING INDEX
TP10-01	SITE SURVEY
TP11-01	CONTEXT PLAN
TP15-01	DEMOLITION PLAN
TP21-07	BASEMENT 3 PLAN
TP21-08	BASEMENT 2 PLAN
TP21-09	BASEMENT 1 PLAN
TP21-10	GROUND FLOOR PLAN
TP21-11	LEVEL 1 PLAN
TP21-12	LEVEL 2 PLAN
TP21-13	LEVEL 3 PLAN
TP21-14	LEVEL 4 PLAN
TP21-15	LEVEL 5 PLAN
TP21-16	LEVEL 6 PLAN
TP21-17	LEVEL 7 PLAN
TP21-18	LEVEL 8 PLAN
TP21-19	LEVEL 9 PLAN
TP21-20	LEVEL 10 PLAN
TP21-21	LEVEL 11 PLAN
TP21-22	LEVEL 12 PLAN
TP21-23	LEVEL 13 PLAN
TP21-24	LEVEL 14 PLAN
TP21-25	ROOF PLAN
TP30-10	ELEVATIONS NORTH & EAST
TP30-11	ELEVATIONS SOUTH & WEST
TP35-10	DETAIL ELEVATION - SWAN STREET UTILITIES
TP40-10	OVERALL SECTION - EAST-WEST 1
TP40-11	OVERALL SECTION - EAST-WEST 2
TP40-20	OVERALL SECTION - NORTH-SOUTH 1
TP40-21	OVERALL SECTION NORTH-SOUTH 2
TP42-10	DETAIL SECTIONS - LANEWAY
TP42-11	DETAIL SECTION - LANEWAY
TP42-12	DETAIL SECTIONS - LANEWAY
TP42-13	DETAIL SECTIONS - LANEWAY
TP42-20	DETAIL SECTIONS - STREET
TP97-10	SHADOW DIAGRAMS - SEPTEMBER 22 - 9AM, 10AM
TP97-11	SHADOW DIAGRAMS - SEPTEMBER 22 - 11AM, 12PM
TP97-12	SHADOW DIAGRAMS - SEPTEMBER 22 - 1PM, 2PM
TP97-13	SHADOW DIAGRAMS - SEPTEMBER 22 - 3PM
TP99-01	DEVELOPMENT SUMMARY

484-488 SWAN STREET, RICHMOND



RE-ESTABLISHMENT FEATURE & LEVEL PLAN

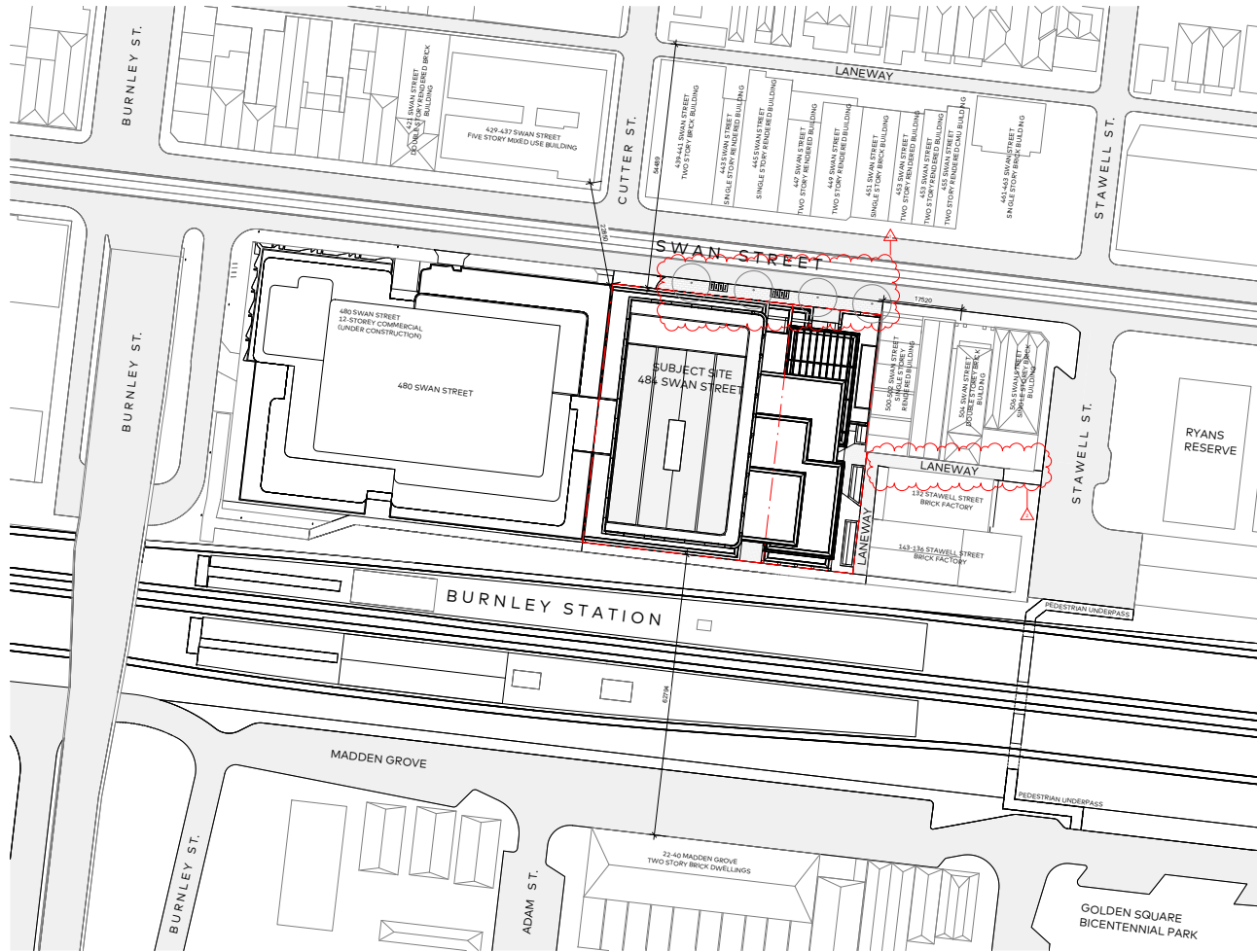
BREEZE PTT DESIGN - CIVIL ENGINEERS, LAND SURVEYORS, TOWNSHIP PLANNERS, URBAN DESIGNERS
 1/19 CATO ST HAWTHORN EAST, VICTORIA, 3123, PH (03) 8623 2300 FAX (03) 8623 2310 www.bpd.com.au
 THESE DOCUMENTS HAVE BEEN PREPARED BY BREEZE PTT DESIGN FOR THE CLIENT'S USE ONLY



- #### NOTATIONS
- THE EXISTING TOPOGRAPHY HAS BEEN USED TO REPRESENT ALL THE EXISTING INFORMATION AS SHOWN ON THE ACCOMPANYING DATA SHEET.
- THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED FROM THE DATA SHEET AND ARE SHOWN FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT APPROVAL BY THE OFFICE.
- LEVEL DATUM: AUSTRALIAN HEIGHTS DATUM (AHD)
- DATE OF SURVEY: 26/01/2019
- ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED BY THE SURVEYOR FROM THE DATA SHEET AND FIELD WORK. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE DATA SHEET AND FIELD WORK TO CONFIRM THAT THE INFORMATION HAS BEEN ACCURATELY PLACED ON THESE PLANS. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE DATA SHEET AND FIELD WORK TO CONFIRM THAT THE INFORMATION HAS BEEN ACCURATELY PLACED ON THESE PLANS.
- LEVEL DATUM: AUSTRALIAN HEIGHTS DATUM (AHD)
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- LEVEL DATUM: AUSTRALIAN HEIGHTS DATUM (AHD)
- #### PARCEL IDENTIFICATION
- ADDRESS: 484-490 SWAN STREET, RICHMOND, VIC 3123
 LOT 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 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Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

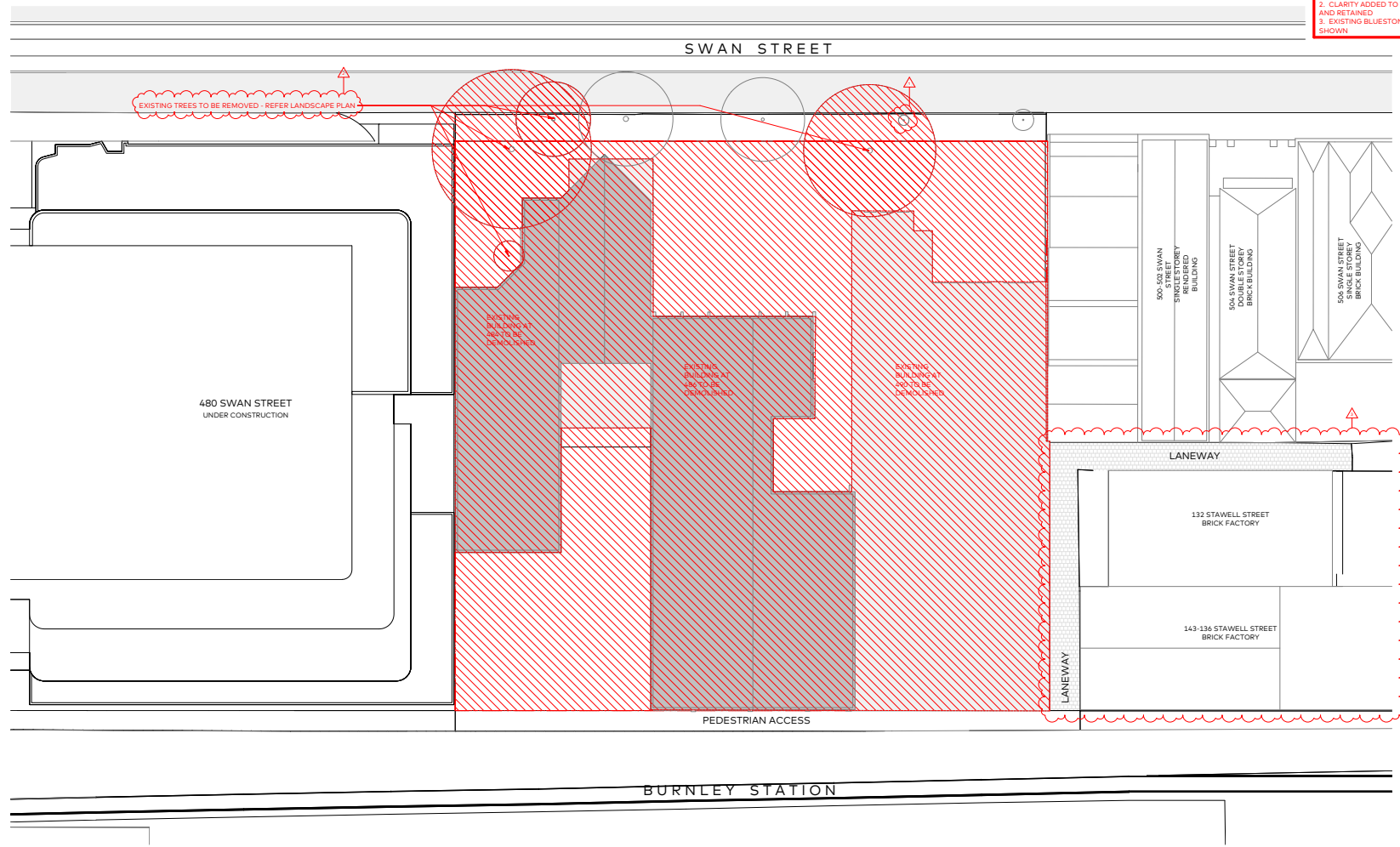
20/10/2022 - CITY OF YARRA RFI 2
REVISION LIST:
 1. STREET TREES TO BE RETAINED SHOWN
 2. EXISTING BLUESTONE PAVING TO LANEWAY SHOWN

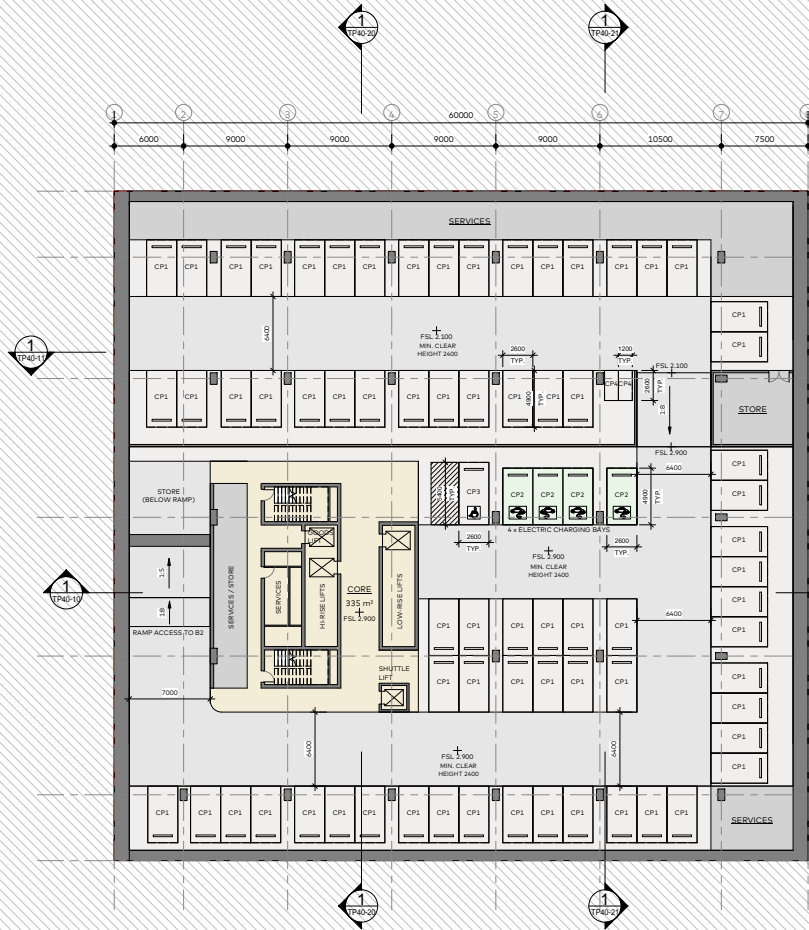


1 CONTEXT PLAN
 SCALE 1: 500

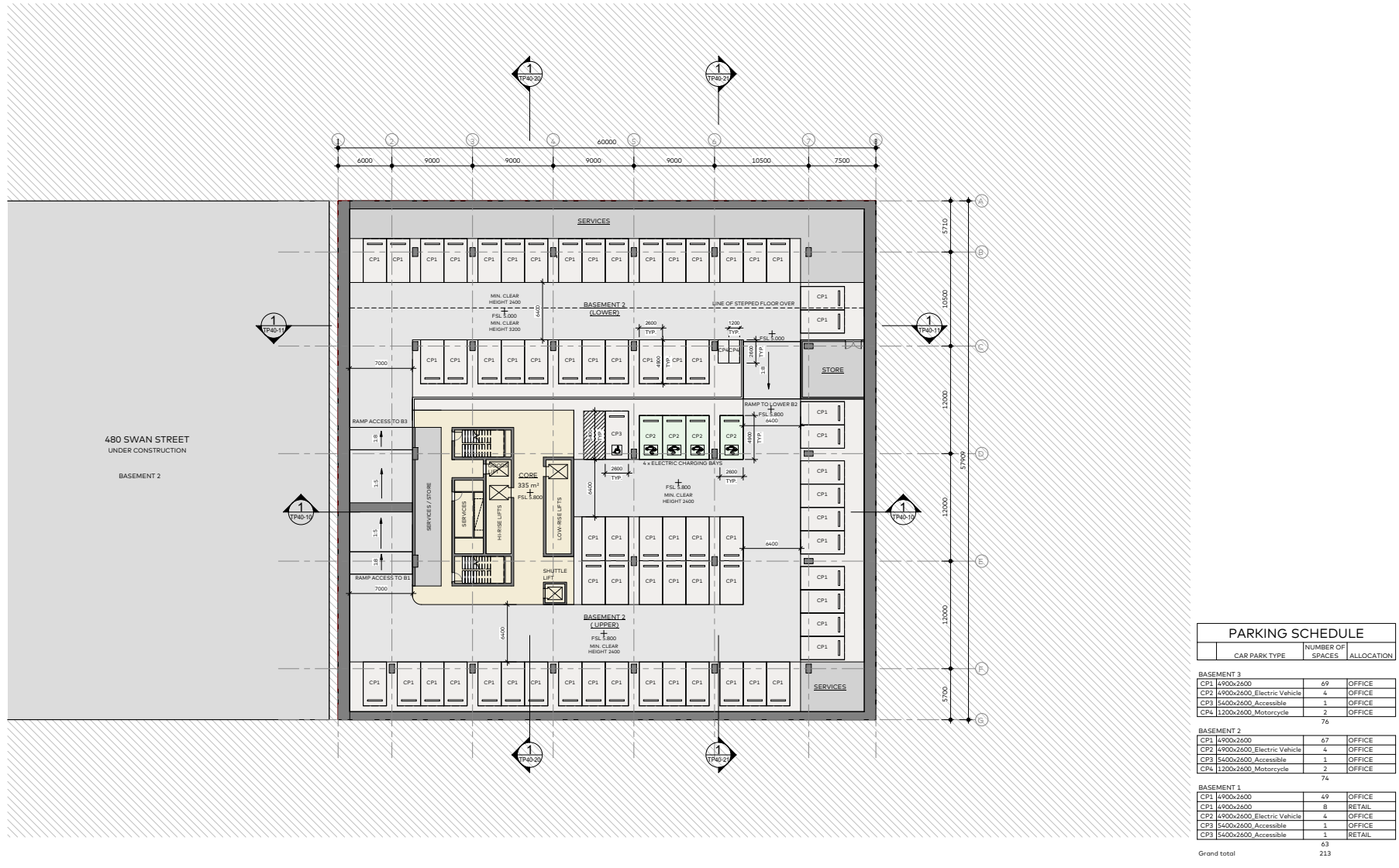
Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

20/10/2022 - CITY OF YARRA RFI 2
REVISION LIST:
 1. ADDITIONAL STREET TREE SHOWN ON PLAN
 2. CLARITY ADDED TO TREES BEING REMOVED AND RETAINED
 3. EXISTING BLUESTONE PAVING TO LANEWAY SHOWN



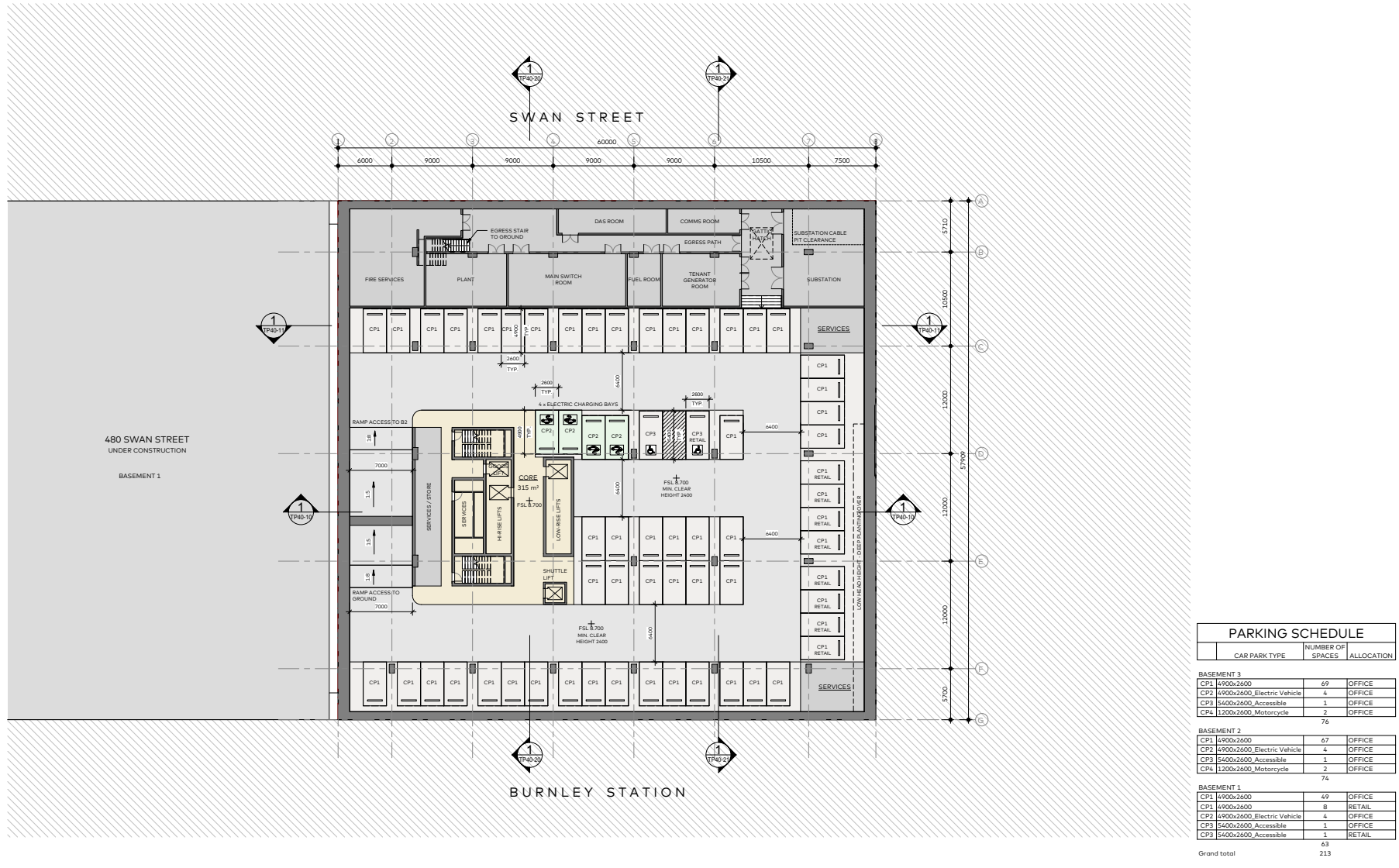


PARKING SCHEDULE		
CAR PARK TYPE	NUMBER OF SPACES	ALLOCATION
BASEMENT 3		
CP1 4900x2600	69	OFFICE
CP2 4900x2600_Electric Vehicle	4	OFFICE
CP3 5600x2600_Accessible	1	OFFICE
CP4 1200x2600_Motorcycle	2	OFFICE
	76	
BASEMENT 2		
CP1 4900x2600	67	OFFICE
CP2 4900x2600_Electric Vehicle	4	OFFICE
CP3 5600x2600_Accessible	1	OFFICE
CP4 1200x2600_Motorcycle	2	OFFICE
	74	
BASEMENT 1		
CP1 4900x2600	49	OFFICE
CP1 4900x2600	8	RETAIL
CP2 4900x2600_Electric Vehicle	4	OFFICE
CP3 5600x2600_Accessible	1	OFFICE
CP3 5600x2600_Accessible	1	RETAIL
	63	
Grand total	213	



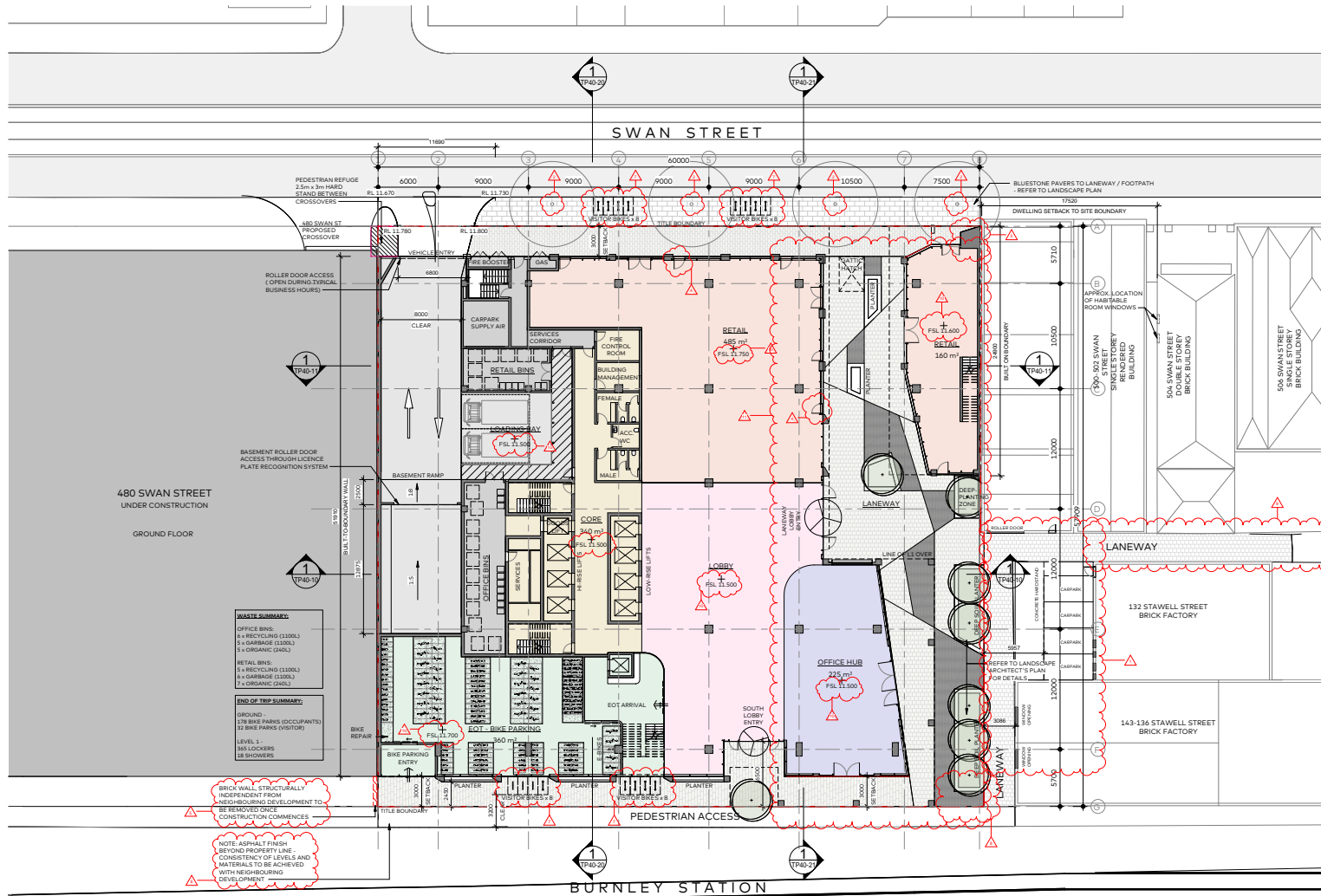
PARKING SCHEDULE		
CAR PARK TYPE	NUMBER OF SPACES	ALLOCATION
BASEMENT 3		
CP1 4900x2600	69	OFFICE
CP2 4900x2600_Electric Vehicle	4	OFFICE
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BASEMENT 2		
CP1 4900x2600	67	OFFICE
CP2 4900x2600_Electric Vehicle	4	OFFICE
CP3 5600x2600_Accessible	1	OFFICE
CP4 1200x2600_Motorcycle	2	OFFICE
	74	
BASEMENT 1		
CP1 4900x2600	49	OFFICE
CP1 4900x2600	8	RETAIL
CP2 4900x2600_Electric Vehicle	4	OFFICE
CP3 5600x2600_Accessible	1	OFFICE
CP3 5600x2600_Accessible	1	RETAIL
	63	
Grand total	213	

Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans



Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

- 20/10/2022 - CITY OF YARRA RFI 2
REVISION LIST:
1. EXISTING CONDITION OF ROW SHOWN
 2. STREET TREES TO BE RETAINED SHOWN
 3. APPEARANCE OF WALL ADJUSTED
 4. DOOR LOCATIONS RELOCATED AWAY FROM COLLUMS
 5. WALL ON ADJACENT PROPERTY SHOWN
 6. BLUESTONE PAVING REMOVED FROM VICTRACK LAND SOUTH OF BOUNDARY, REPLACED WITH ASPHALT TO ALIGN WITH 480 SWAN STREET DEVELOPMENT
 7. 5m x 1.8m ZONE SHOWN TO BIKE HOOPS
 8. PLANTER RELOCATED NORTH FROM BOUNDARY 1500mm
 9. EXTENT OF EXISTING BLUESTONE PAVING TO LANEWAY ADJUSTED
 10. BUILDING LEVELS REFINED TO MATCH EXISTING R.O.W AND SHARED PATH
 11. FINISH OF LANEWAY PAVING MADE CONSISTENT WITH LANDSCAPE PLANS

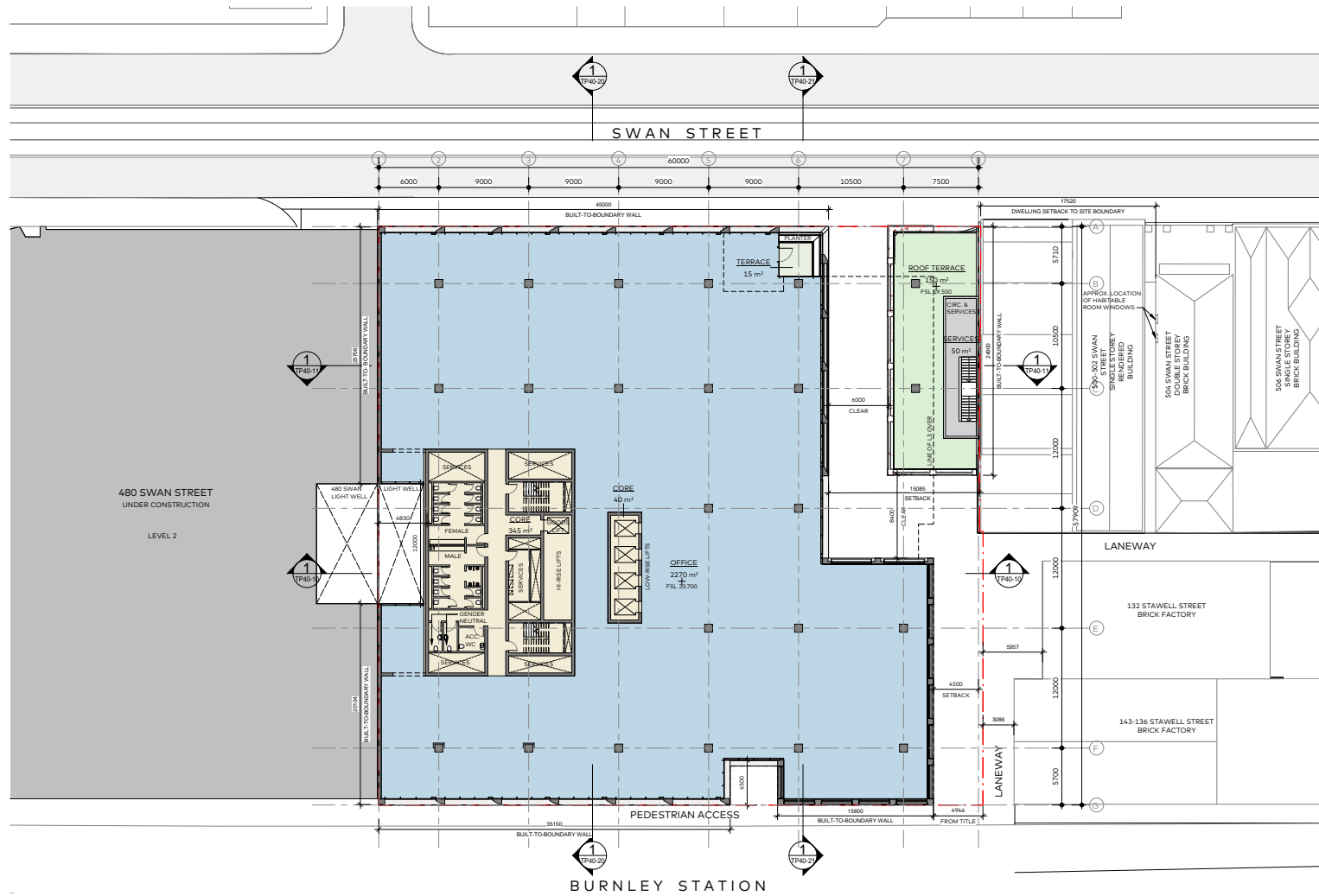


WASTE SUMMARY:
OFFICE BIN: 8 x RECYCLING (1100L) 5 x GARBAGE (1100L) 5 x ORGANIC (240L)
RETAIL BIN: 5 x RECYCLING (1100L) 8 x GARBAGE (1100L) 7 x ORGANIC (240L)
END OF TRIP SUMMARY:
GROUND: 178 BIKE PARKS (OCCUPANTS) 25 BIKE PARKS (VISITOR)
LEVEL 1: 365 LOCKERS 18 SHOWERS

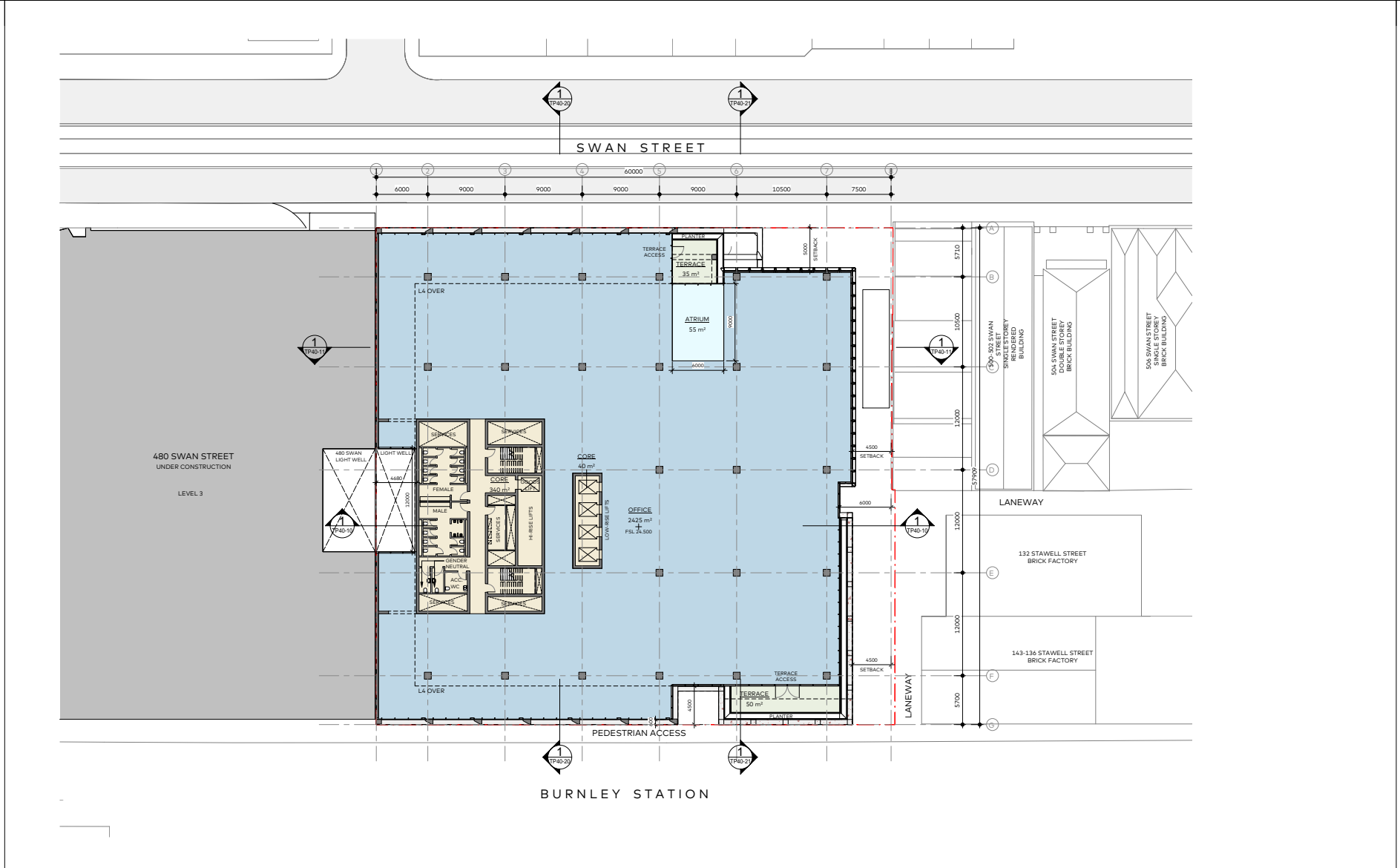
BRICK WALL STRUCTURALLY INDEPENDENT FROM NEIGHBOURING DEVELOPMENT TO BE REMOVED ONCE CONSTRUCTION COMMENCES
NOTE: ASPHALT FINISH BEYOND PROPERTY LINE CONSISTENCY OF LEVELS AND MATERIALS TO BE ACHIEVED WITH NEIGHBOURING DEVELOPMENT

Project	484-490 SWAN	Scale:	1:200 @ A1
	484-490 SWAN ST, RICHMOND	Date:	20.10.2022
Drawing Title	GROUND FLOOR PLAN	Revision:	3
		Drawing Number:	TP21-10

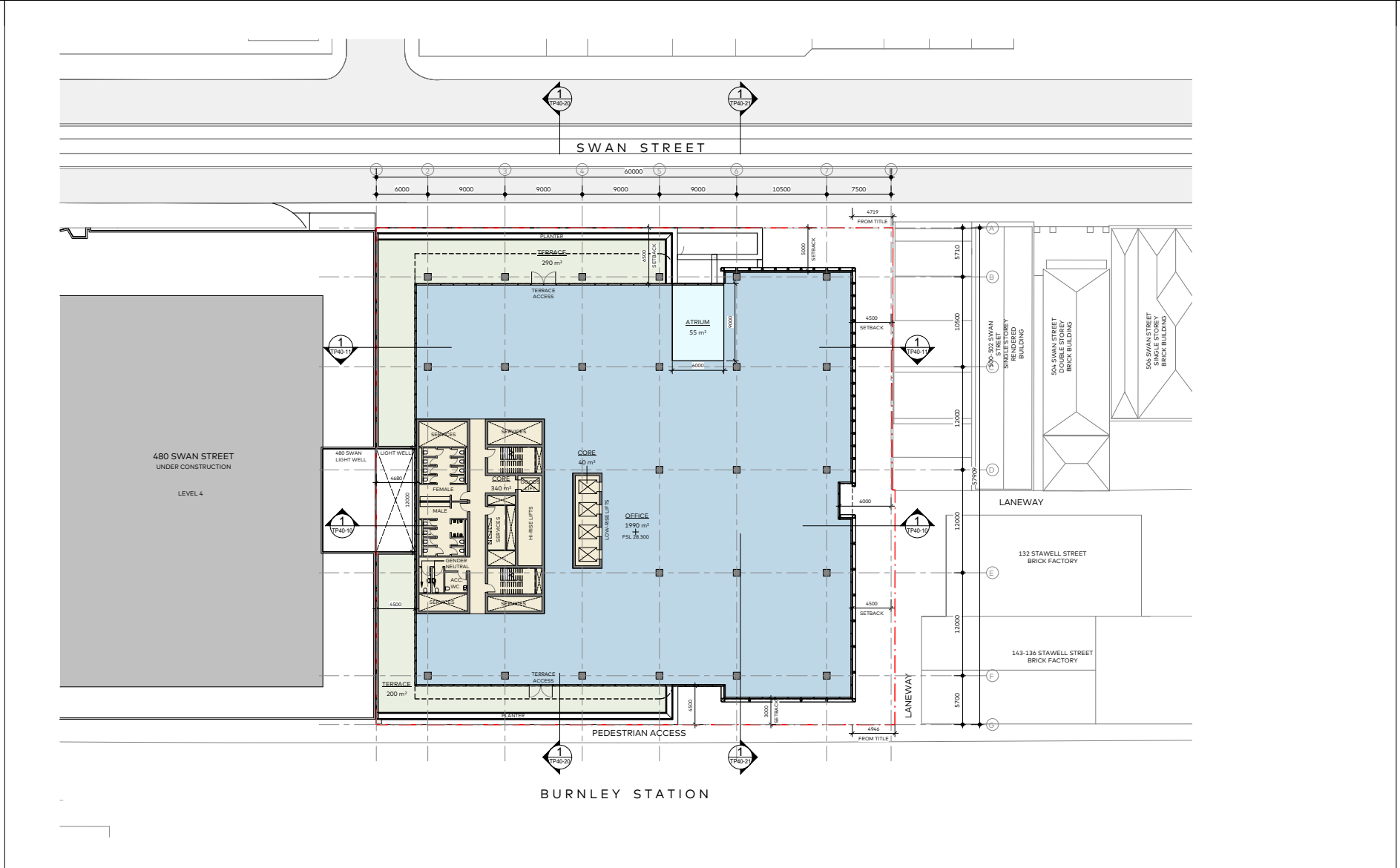
Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans



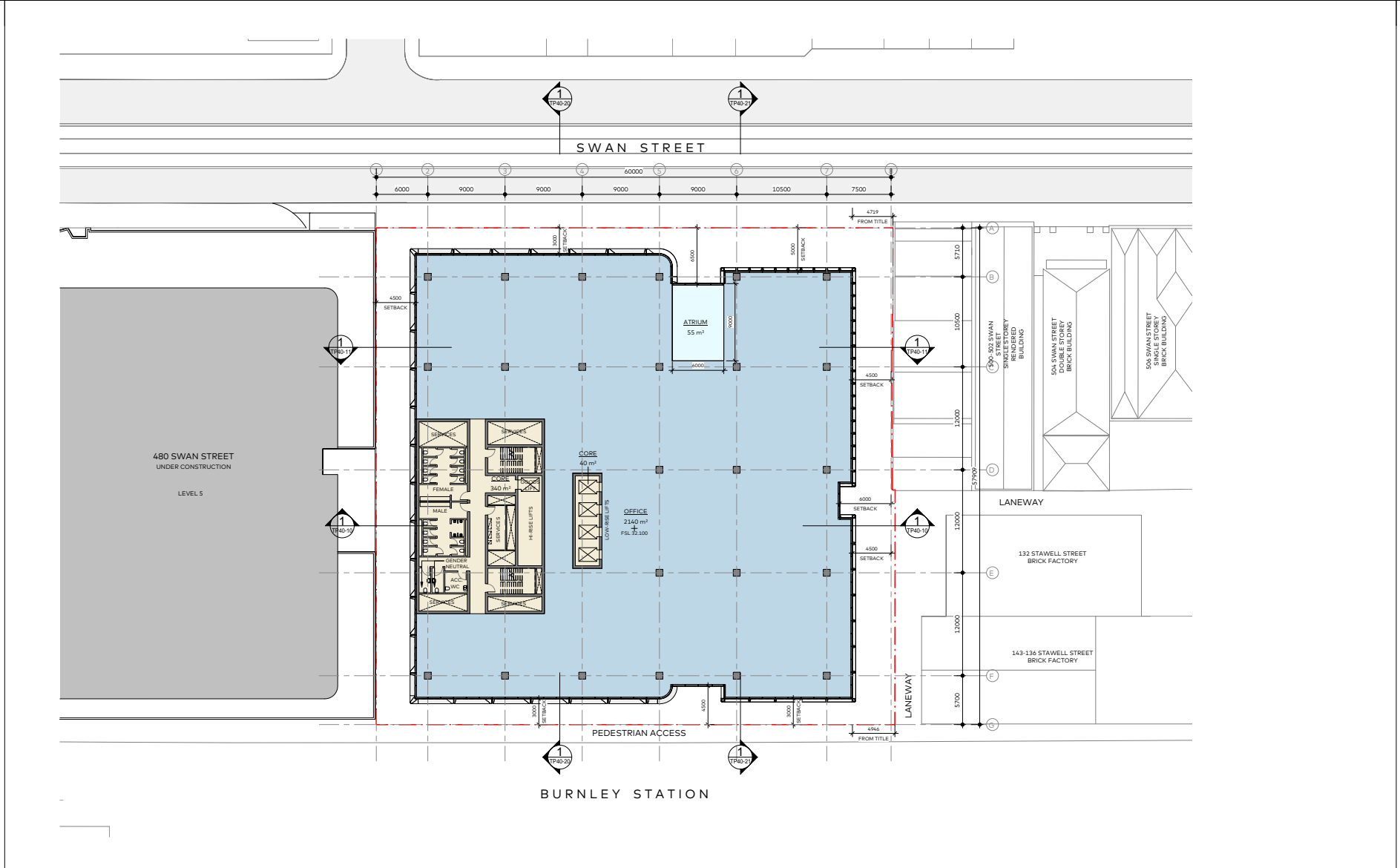
Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans



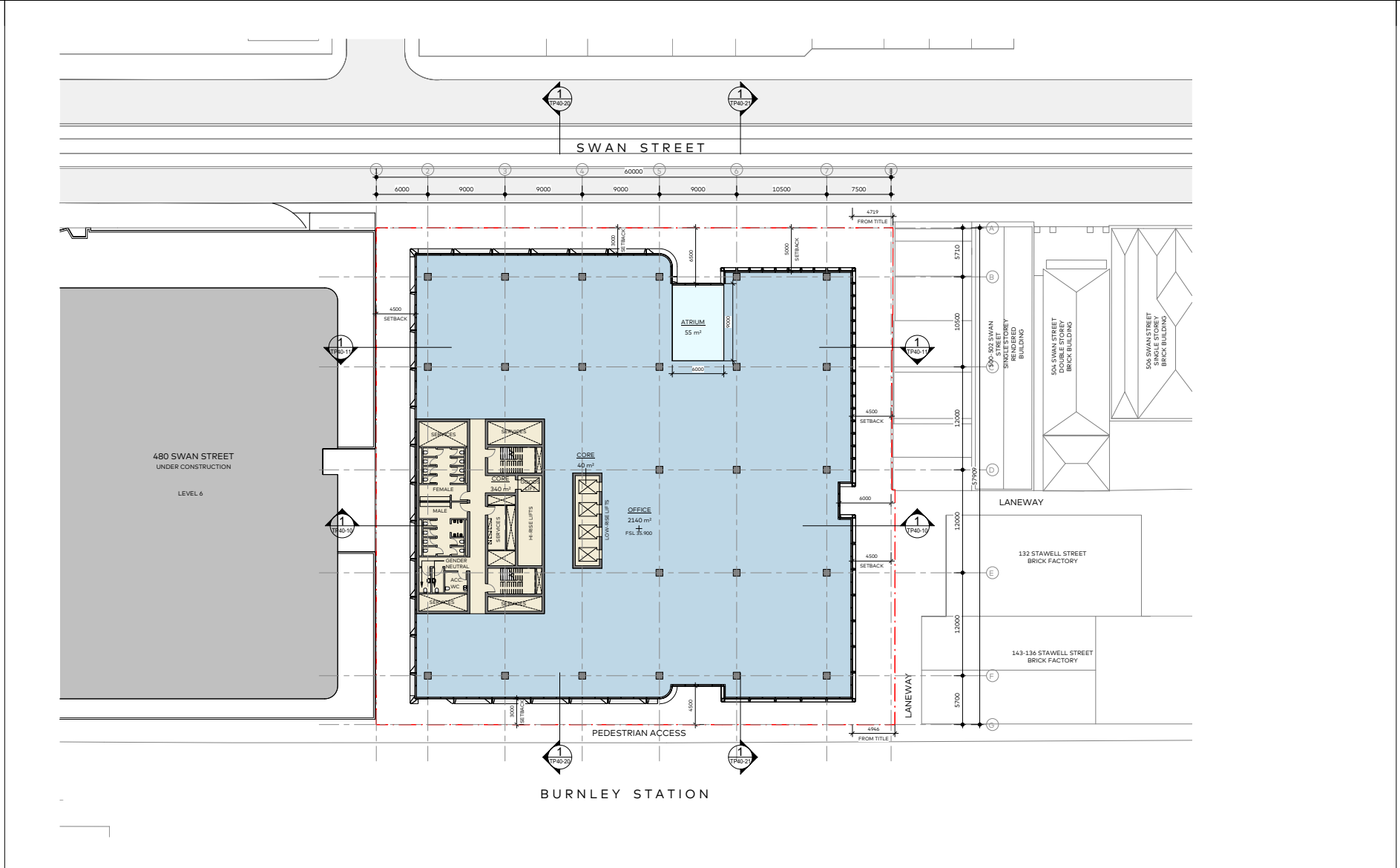
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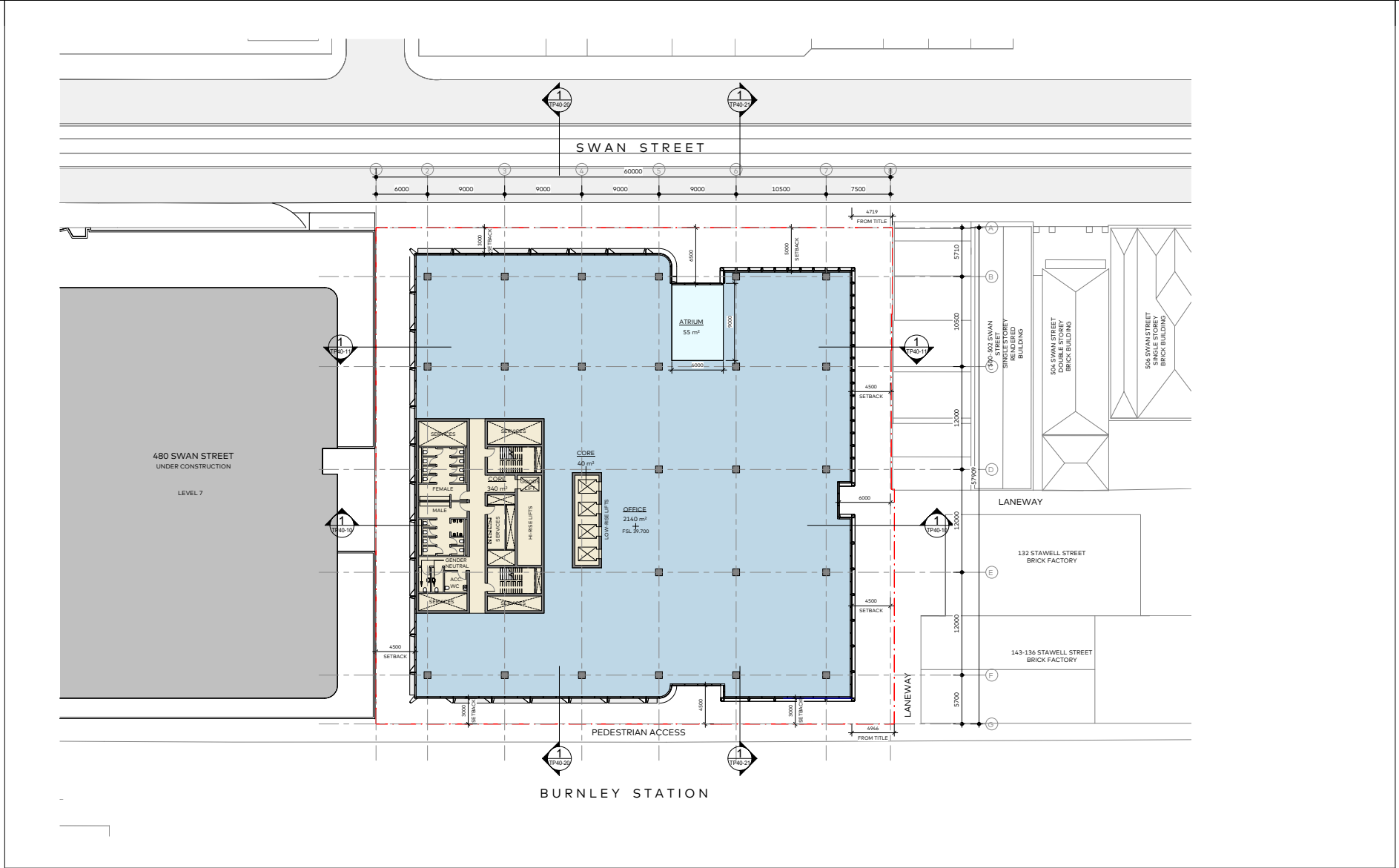
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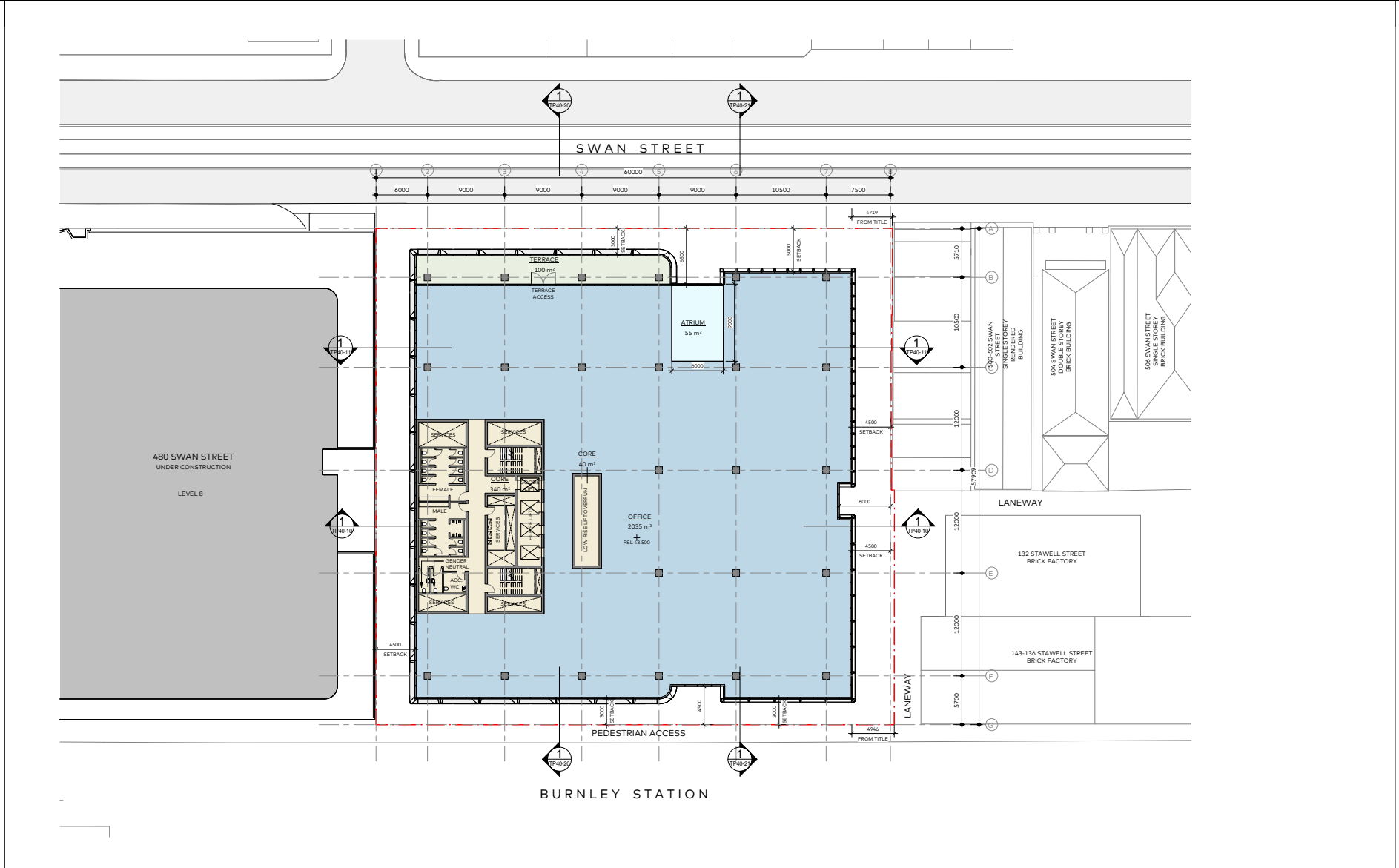
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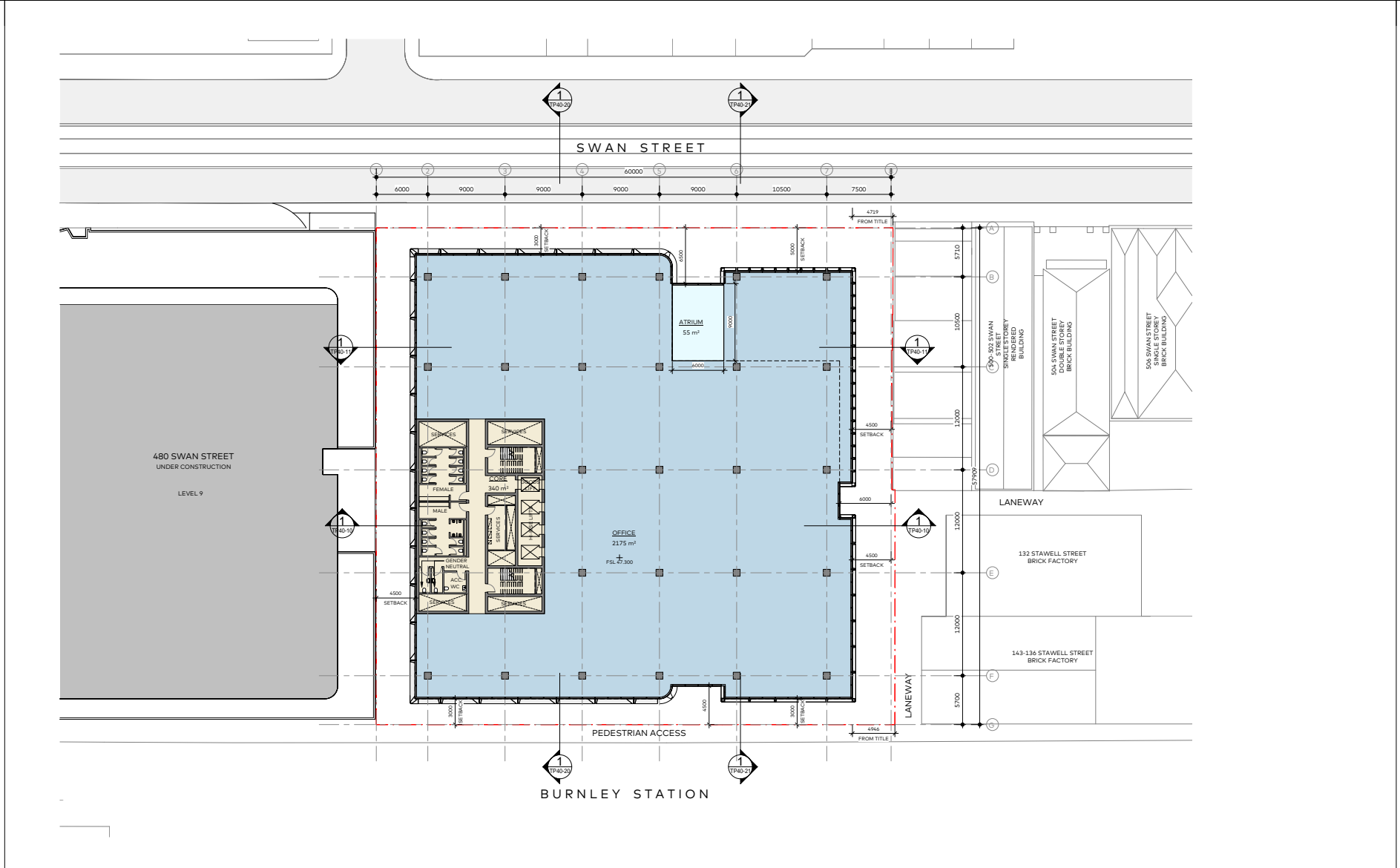
Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans



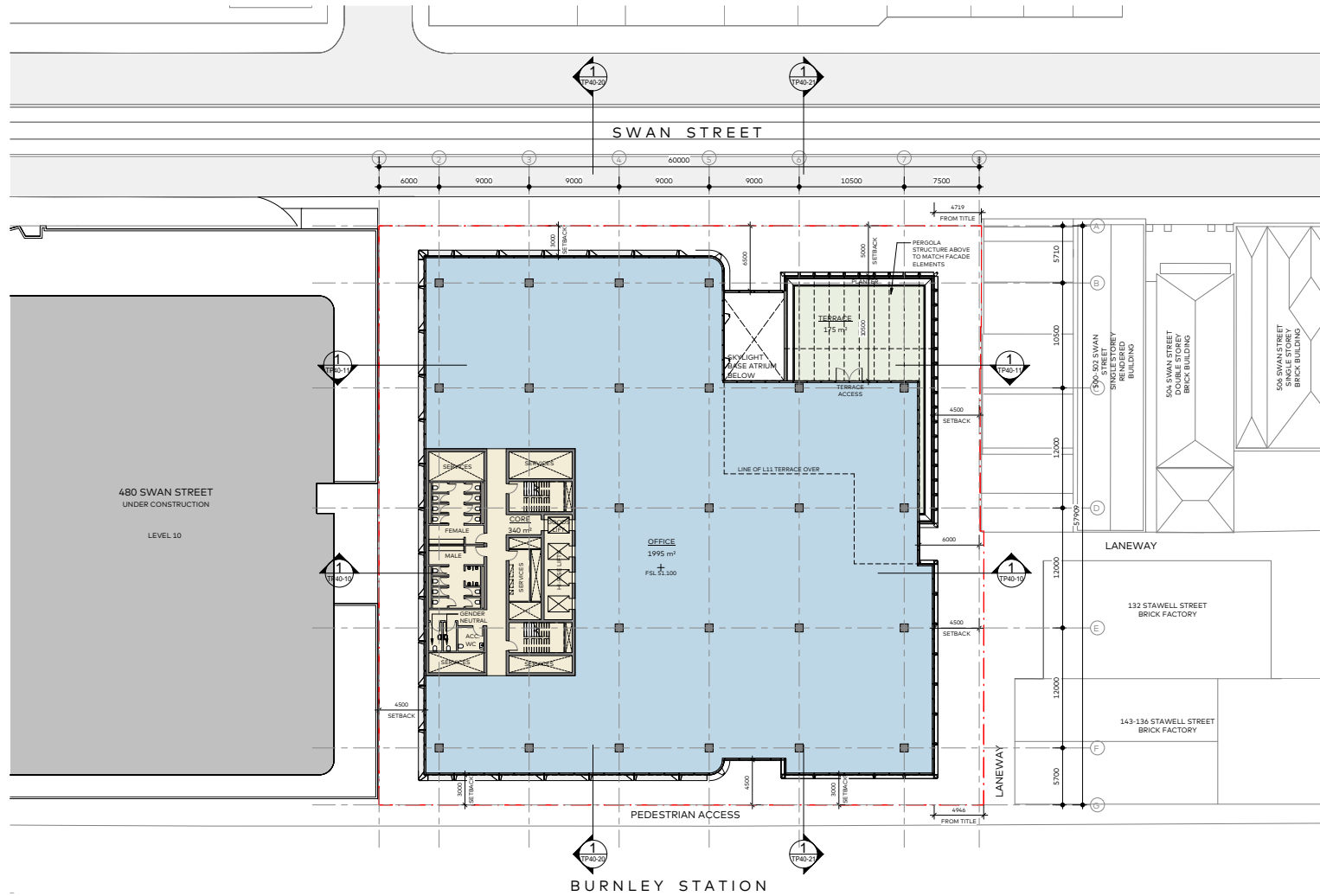
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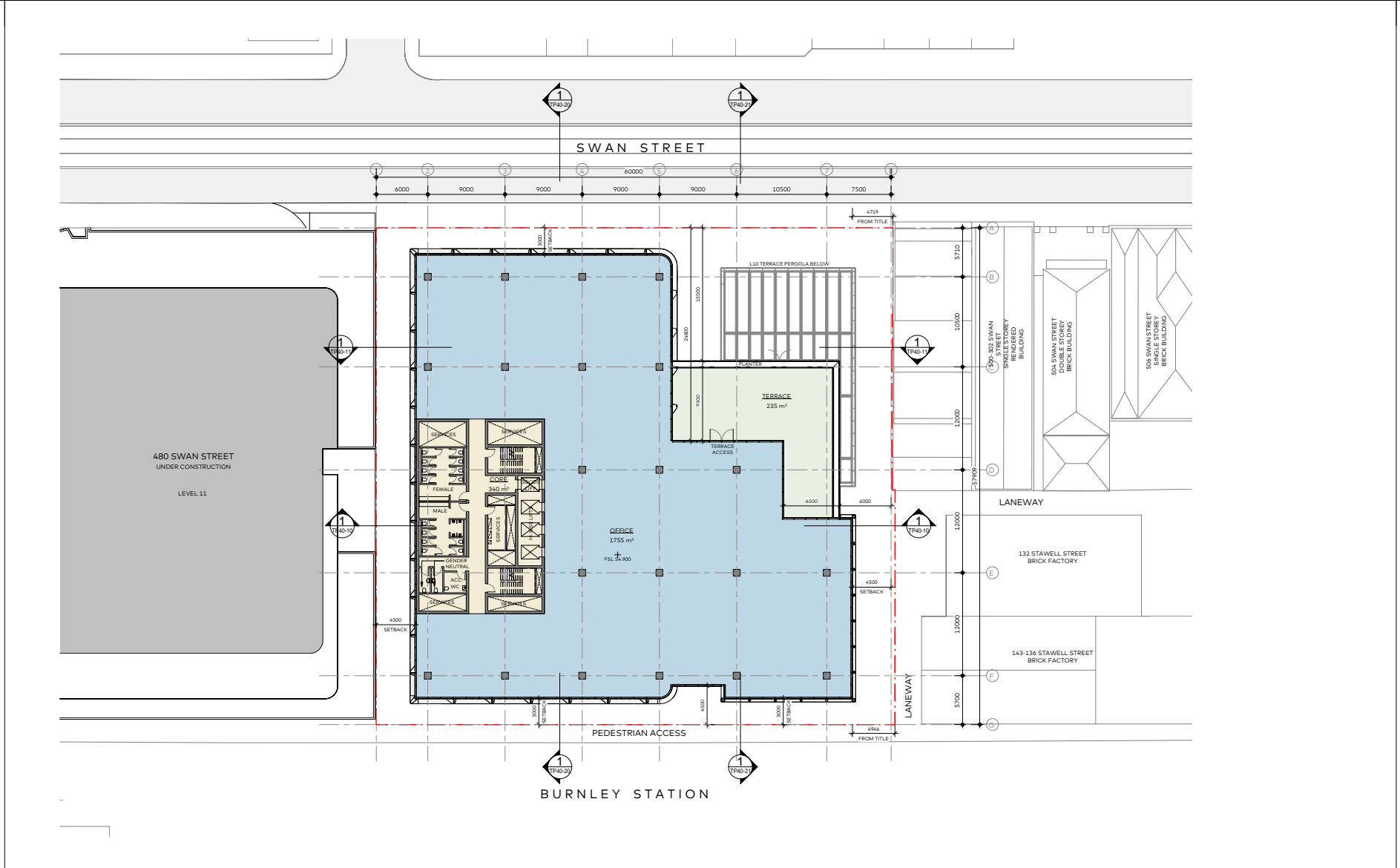
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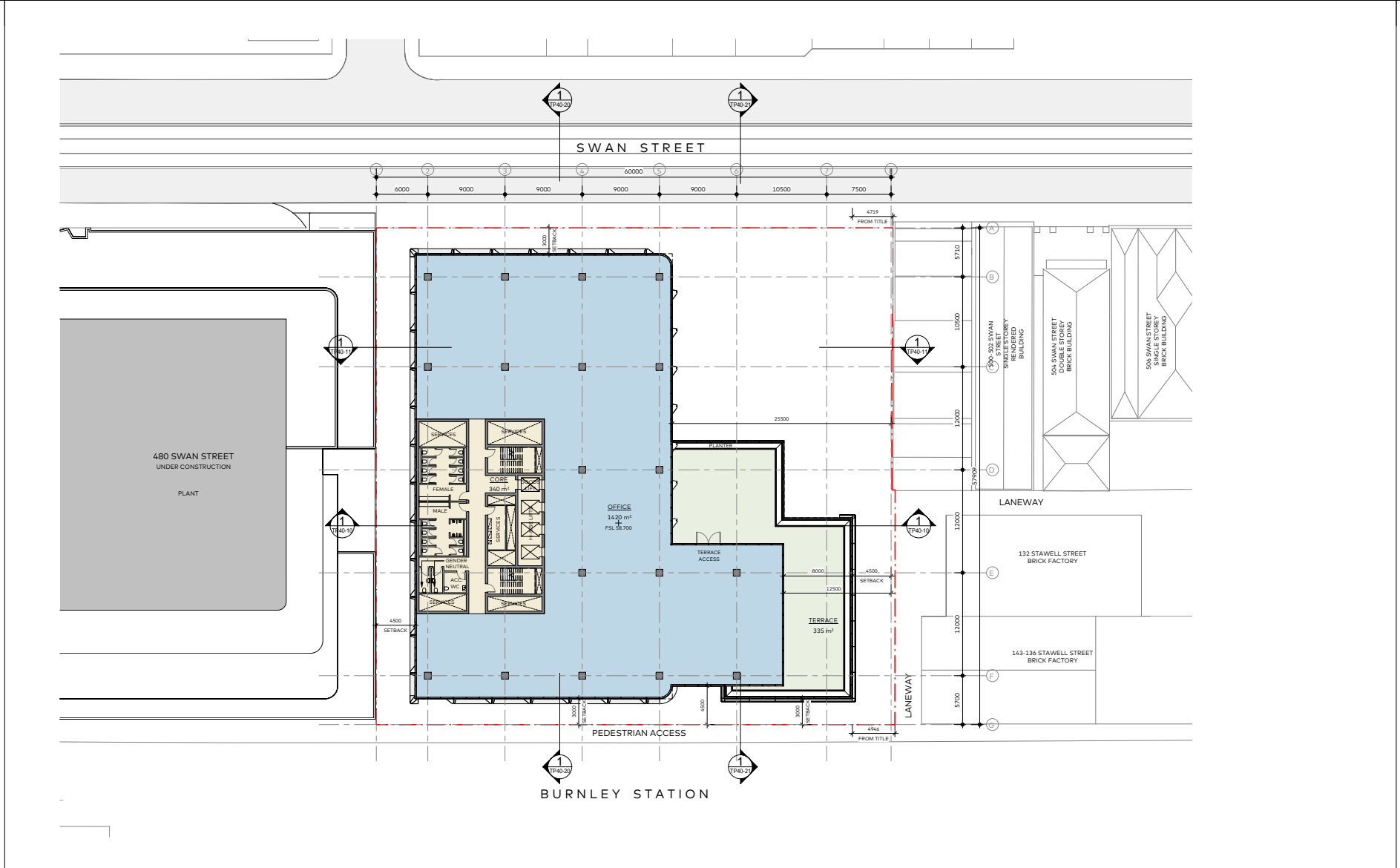
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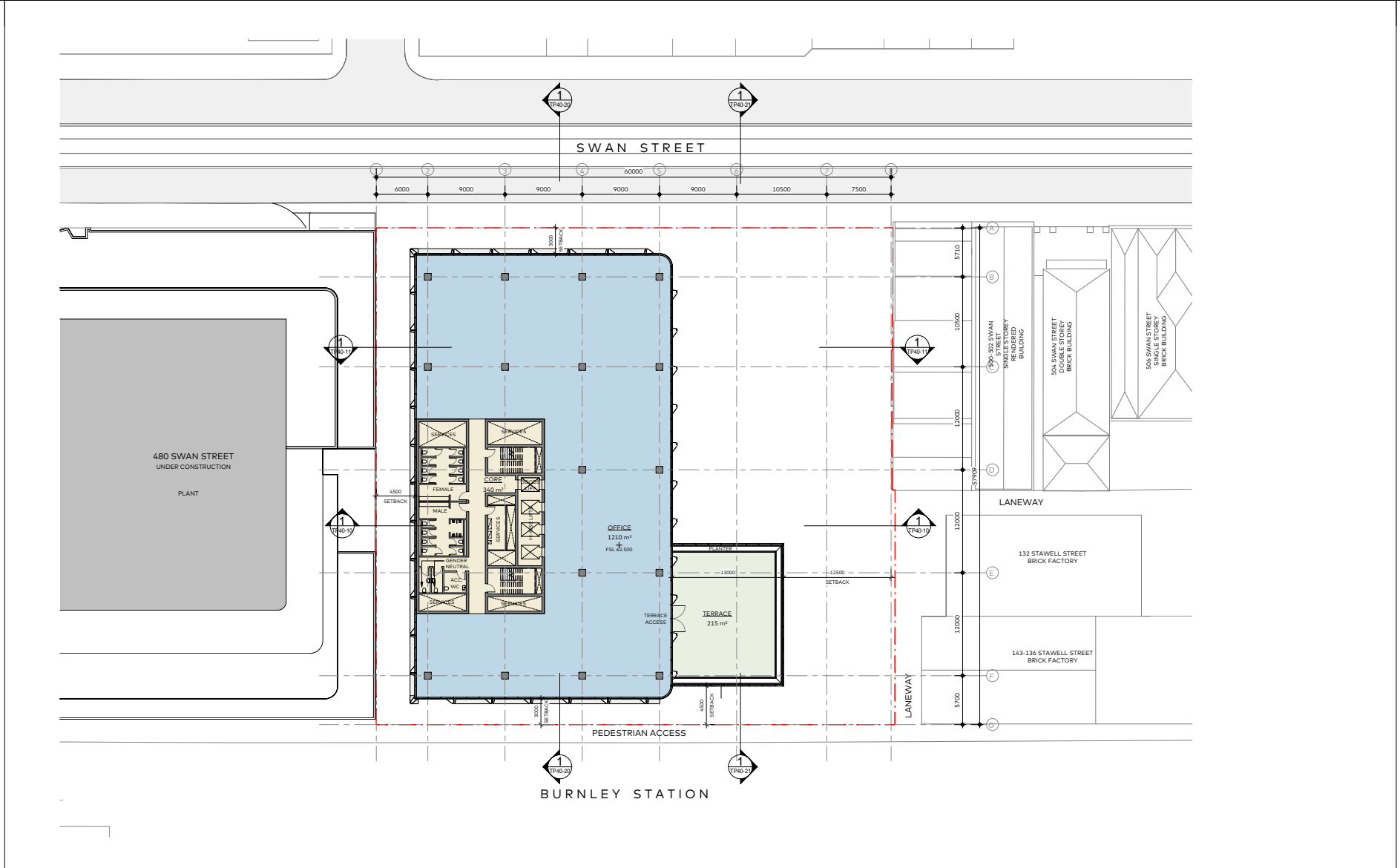
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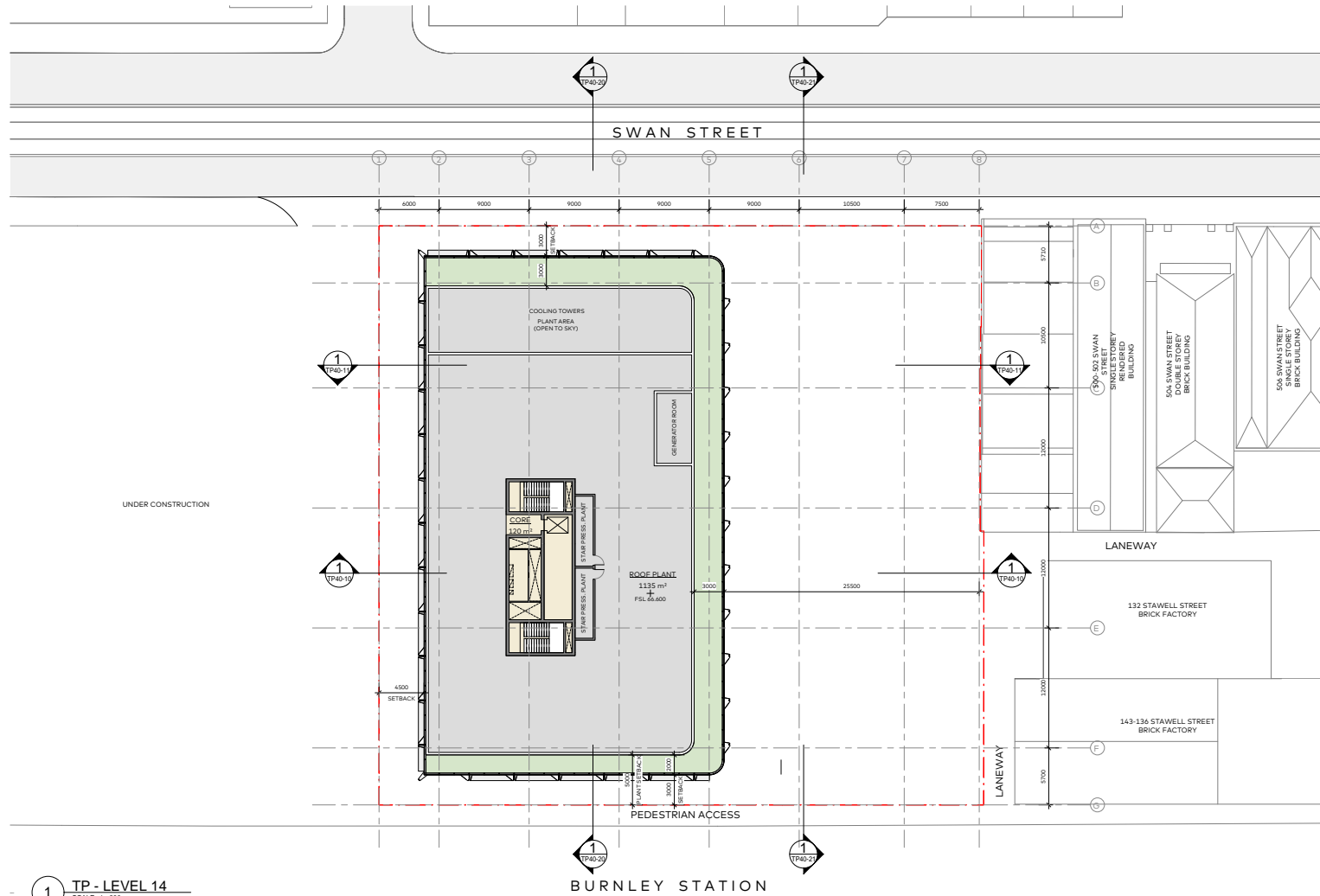
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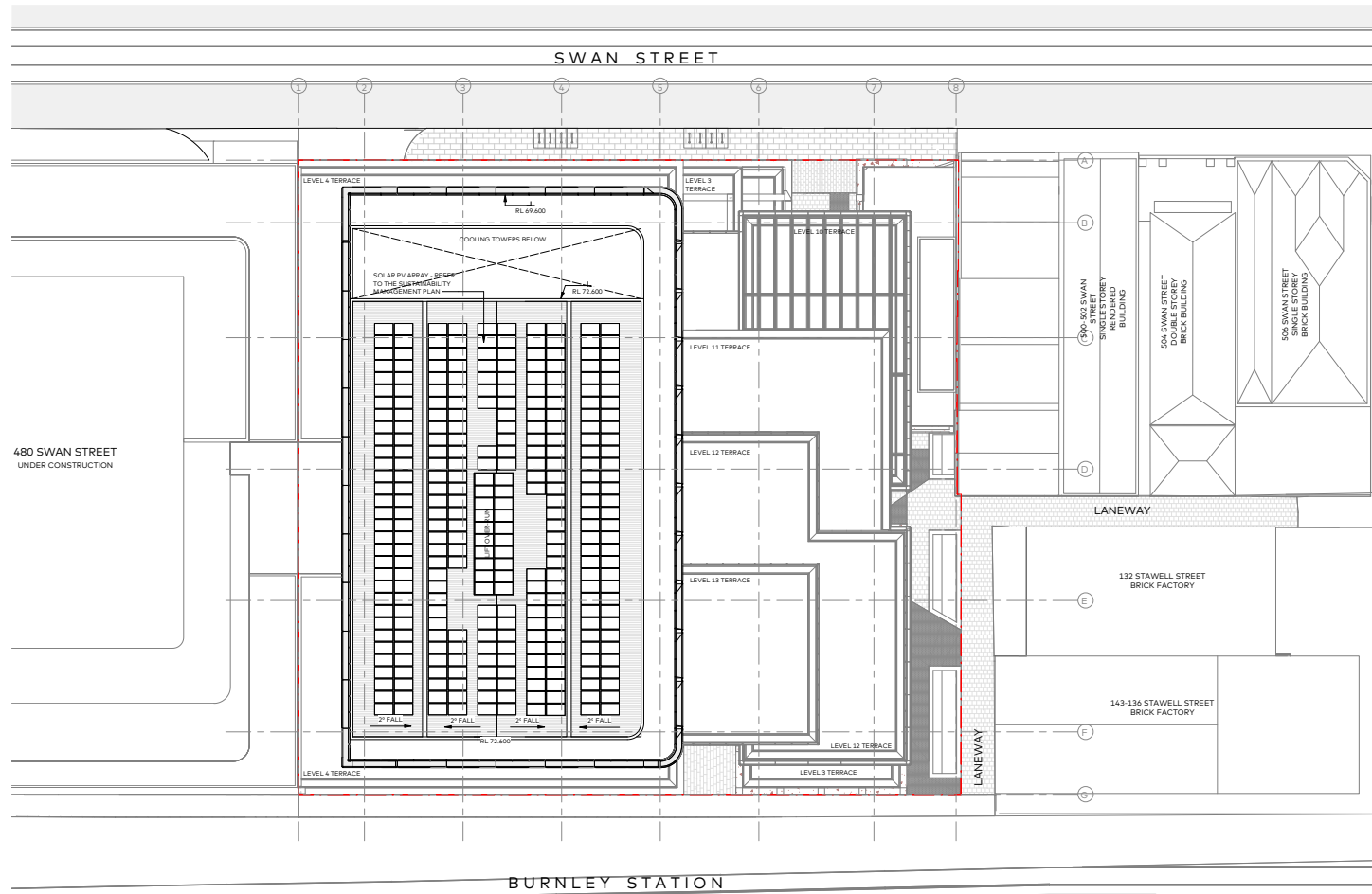
Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans



Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans



1 TP - LEVEL 14
SCALE 1:200



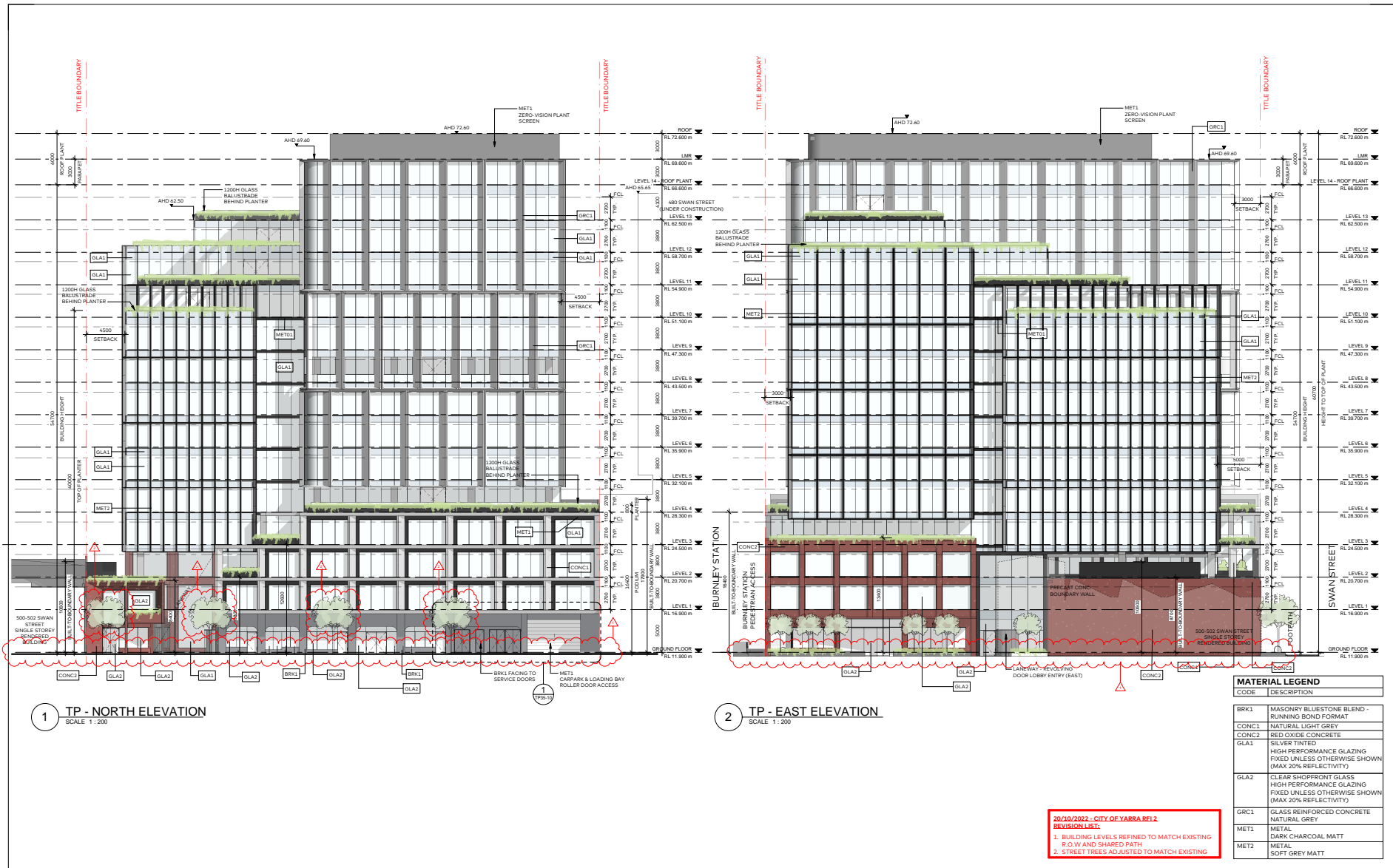
1 TP - ROOF PLAN
SCALE: 1:200



Cox Architecture
www.coxarchitecture.com.au

Project	484-490 SWAN	Scale:	1:200 @ A1
	484-490 SWAN ST, RICHMOND	Date:	29.04.2022
Drawing Title	ROOF PLAN	Revision:	1
		Drawing Number:	TP21-25





1 TP - NORTH ELEVATION
SCALE 1:200

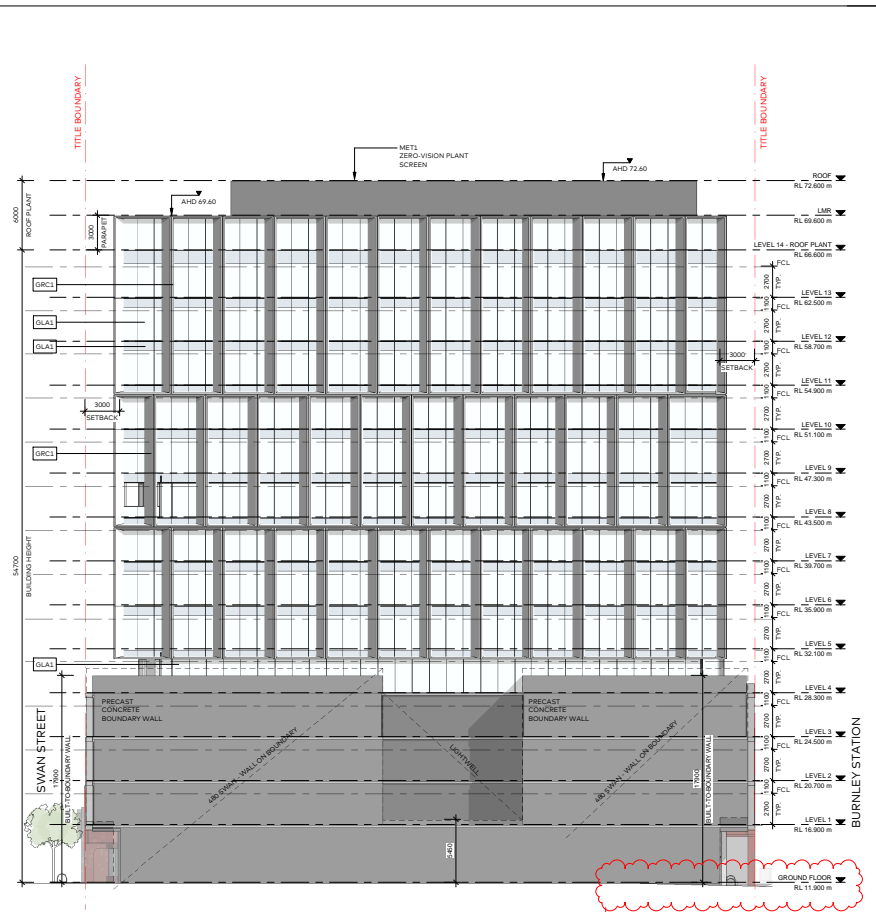
2 TP - EAST ELEVATION
SCALE 1:200

MATERIAL LEGEND	
CODE	DESCRIPTION
BRK1	MASONRY BLUESTONE BLEND - RUNNING BOND FORMAT
CONC1	NATURAL LIGHT GREY
CONC2	RED OXIDE CONCRETE
GLA1	SILVER TINTED HIGH PERFORMANCE GLAZING FIXED UNLESS OTHERWISE SHOWN (MAX 20% REFLECTIVITY)
GLA2	CLEAR SHOPFRONT GLASS HIGH PERFORMANCE GLAZING FIXED UNLESS OTHERWISE SHOWN (MAX 20% REFLECTIVITY)
GRC1	GLASS REINFORCED CONCRETE NATURAL GREY
MET1	METAL DARK CHARCOAL MATT
MET2	METAL SOFT GREY MATT

20/10/2022 - CITY OF YARRA REF 2
REVISION LIST:
1. BUILDING LEVELS REFINED TO MATCH EXISTING R.O.W AND SHARED PATH
2. STREET TREES ADJUSTED TO MATCH EXISTING



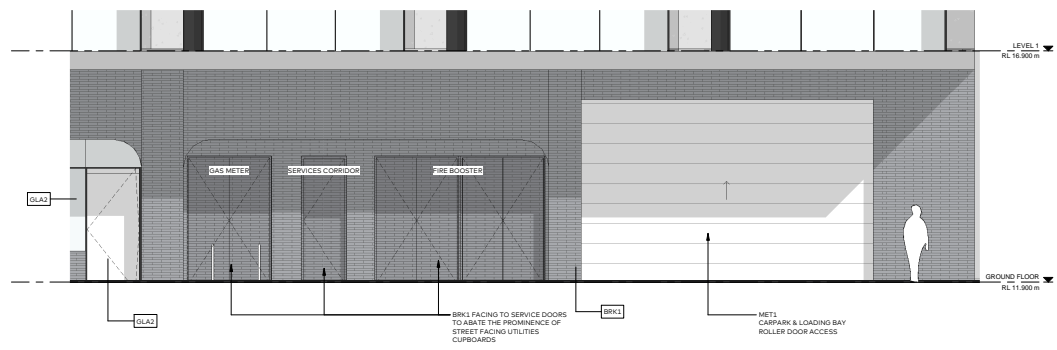
1 TP - SOUTH ELEVATION
SCALE 1:200



2 TP - WEST ELEVATION
SCALE 1:200

MATERIAL LEGEND	
CODE	DESCRIPTION
BRK1	MASONRY BLUESTONE BLEND - RUNNING BOND FORMAT
CONC1	NATURAL LIGHT GREY
CONC2	RED OXIDE CONCRETE
GLA1	SILVER TINTED HIGH PERFORMANCE GLAZING FIXED UNLESS OTHERWISE SHOWN (MAX 20% REFLECTIVITY)
GLA2	CLEAR SHOPFRONT GLASS HIGH PERFORMANCE GLAZING FIXED UNLESS OTHERWISE SHOWN (MAX 20% REFLECTIVITY)
GRC1	GLASS REINFORCED CONCRETE NATURAL GREY
MET1	METAL DARK CHARCOAL MATT
MET2	METAL SOFT GREY MATT

30/10/2023 - CITY OF YARRA RFL3
REVISION LIST:
1. BUILDING LEVELS REFINED TO MATCH EXISTING R.O.W AND SHARED PATH

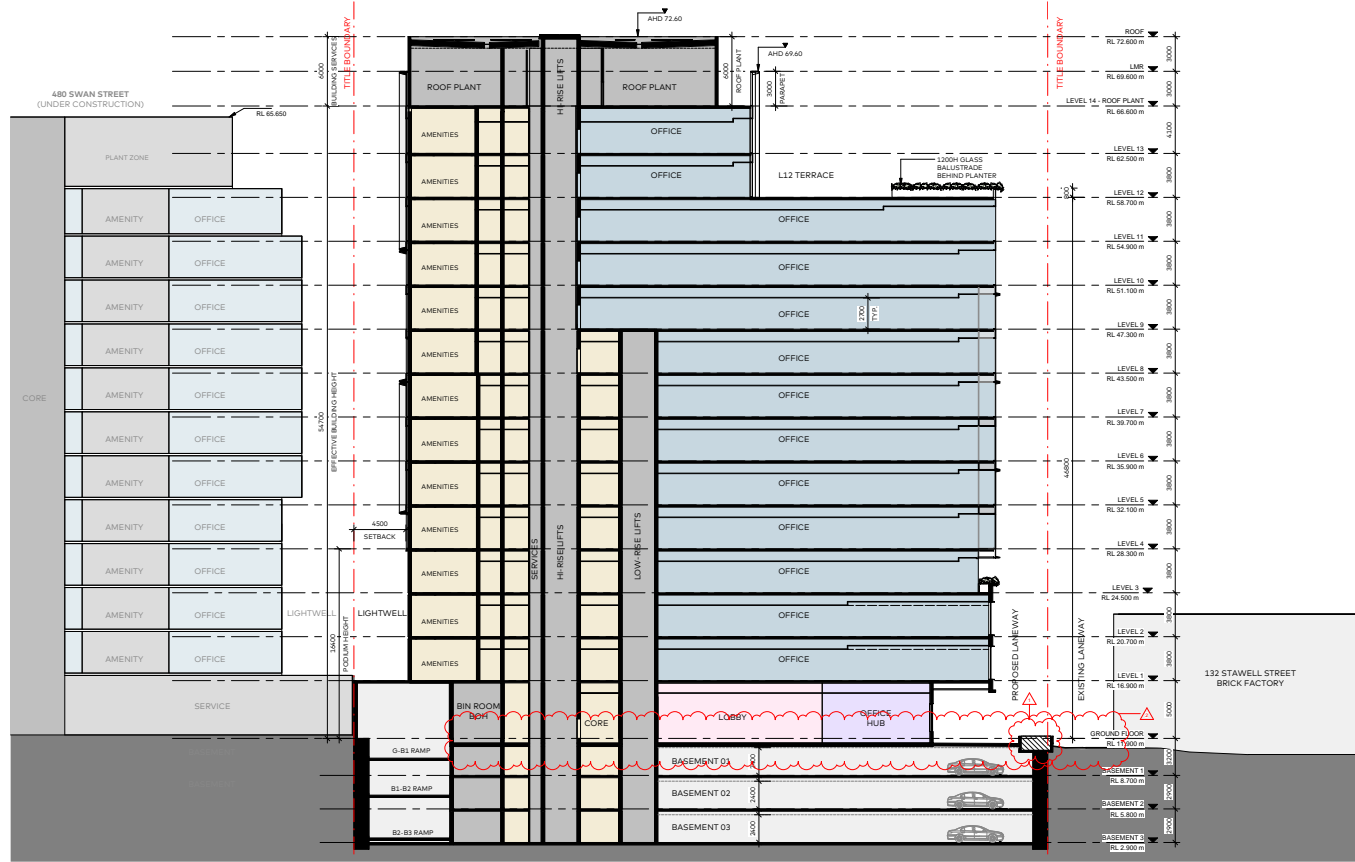


1 TP - NORTH ELEVATION - FIRE BOOSTER DETAIL
SCALE 1 : 50

MATERIAL LEGEND	
CODE	DESCRIPTION
BRK1	MASONRY BLUESTONE BLEND - RUNNING BOND FORMAT
CONC1	NATURAL LIGHT GREY
CONC2	RED OXIDE CONCRETE
GLA1	SILVER TINTED HIGH PERFORMANCE GLAZING FIXED UNLESS OTHERWISE SHOWN (MAX 20% REFLECTIVITY)
GLA2	CLEAR SHOPFRONT GLASS HIGH PERFORMANCE GLAZING FIXED UNLESS OTHERWISE SHOWN (MAX 20% REFLECTIVITY)
GRC1	GLASS REINFORCED CONCRETE NATURAL GREY
MET1	METAL DARK CHARCOAL MATT
MET2	METAL SOFT GREY MATT

Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

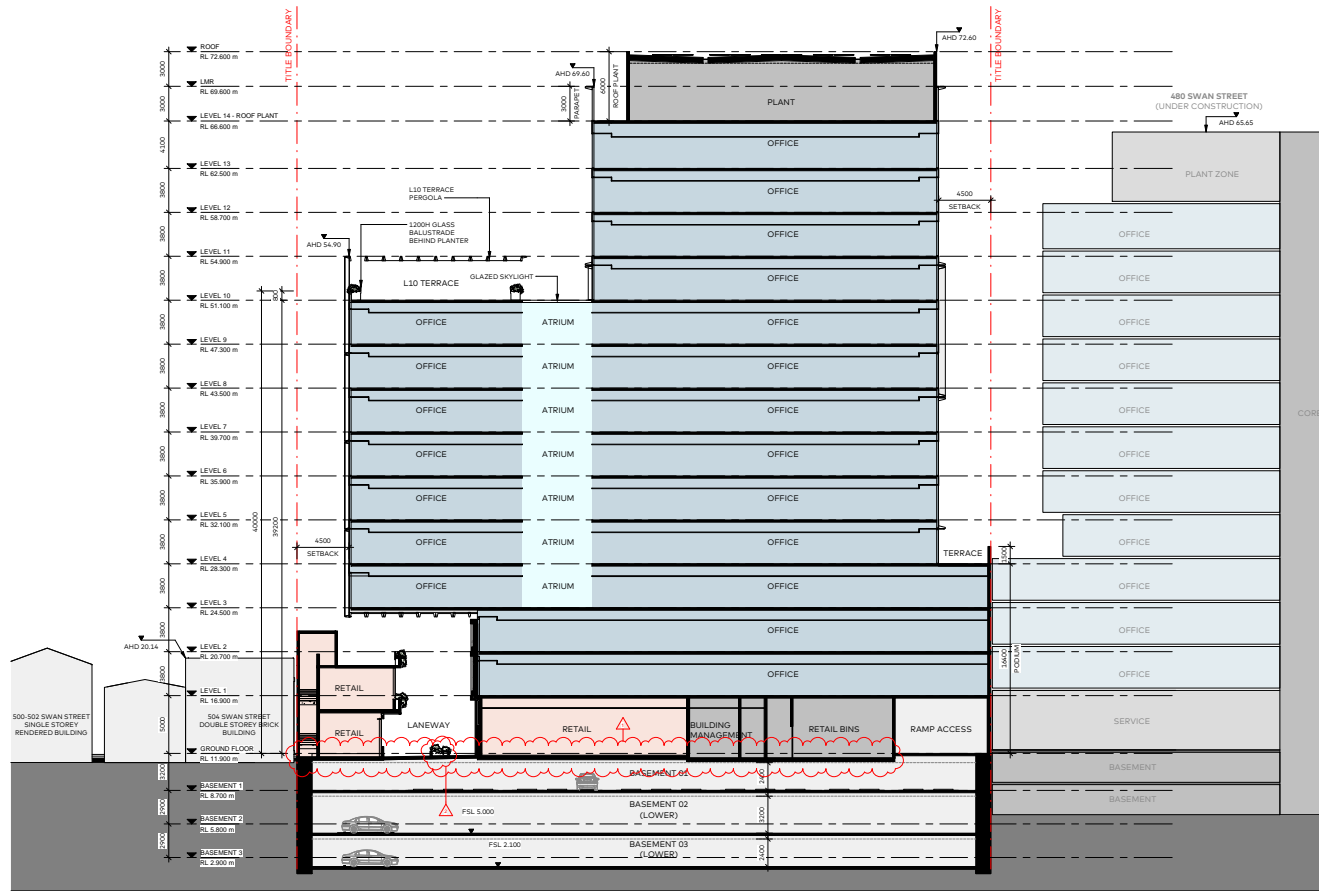
20/10/2022 - CITY OF YARRA RFI 2
REVISION LIST:
 1. DEEP PLANTING SHOWN IN SECTION
 2. BUILDING LEVELS REFINED TO MATCH EXISTING
 R.O.W AND SHARED PATH



1 TP - OVERALL SECTION - EAST-WEST 1
 SCALE 1:200

Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

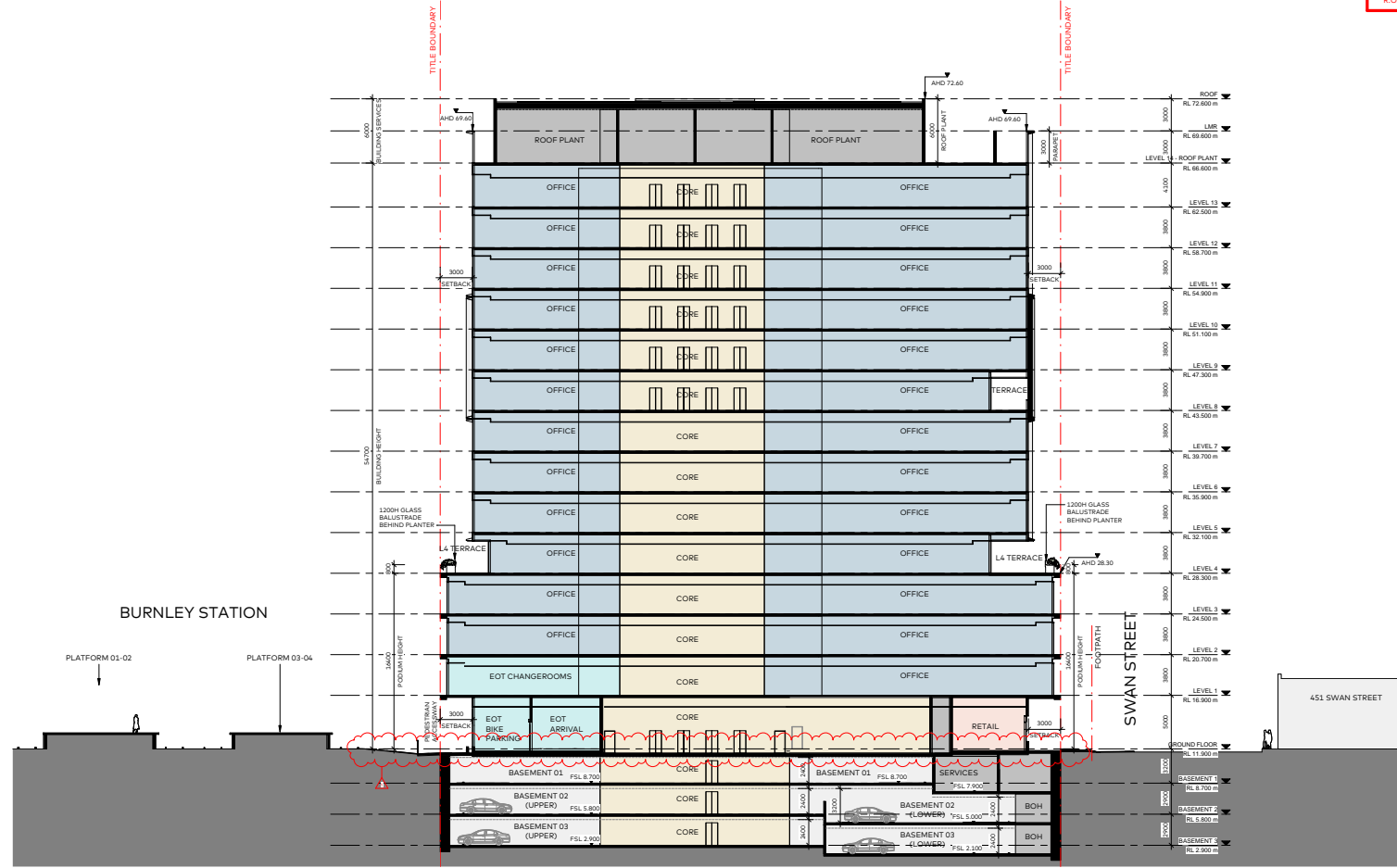
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REVISION LIST:
 1. BUILDING LEVELS REFINED TO MATCH EXISTING R.O.W AND SHARED PATH
 2. PLANTER SHOWN FOR CONSISTENCY WITH LANDSCAPE PLANS



1 TP - OVERALL SECTION - EAST-WEST 2
 SCALE 1:200

Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

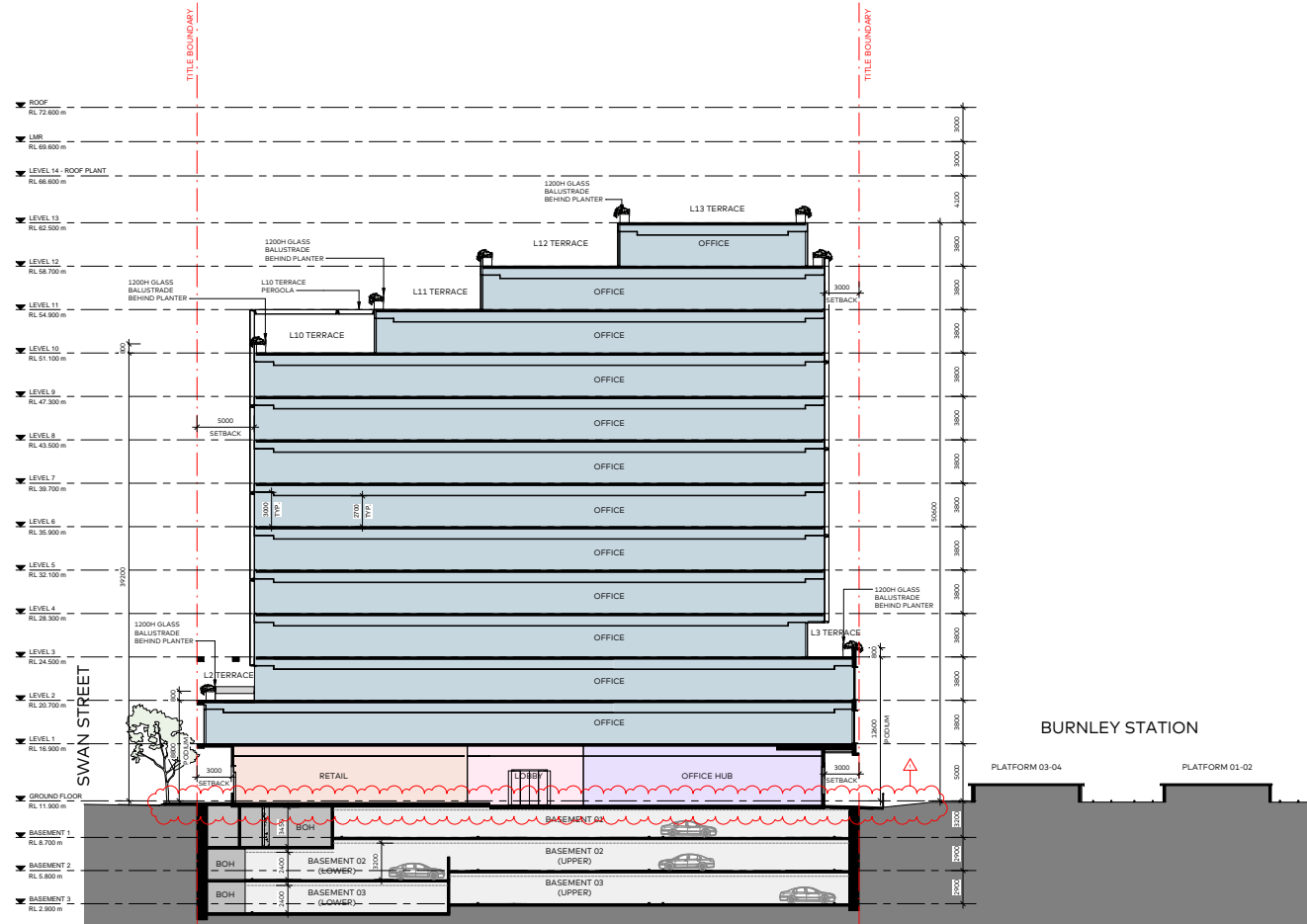
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 REVISION LIST:
 1. BUILDING LEVELS REFINED TO MATCH EXISTING
 R.O.W AND SHARED PATH

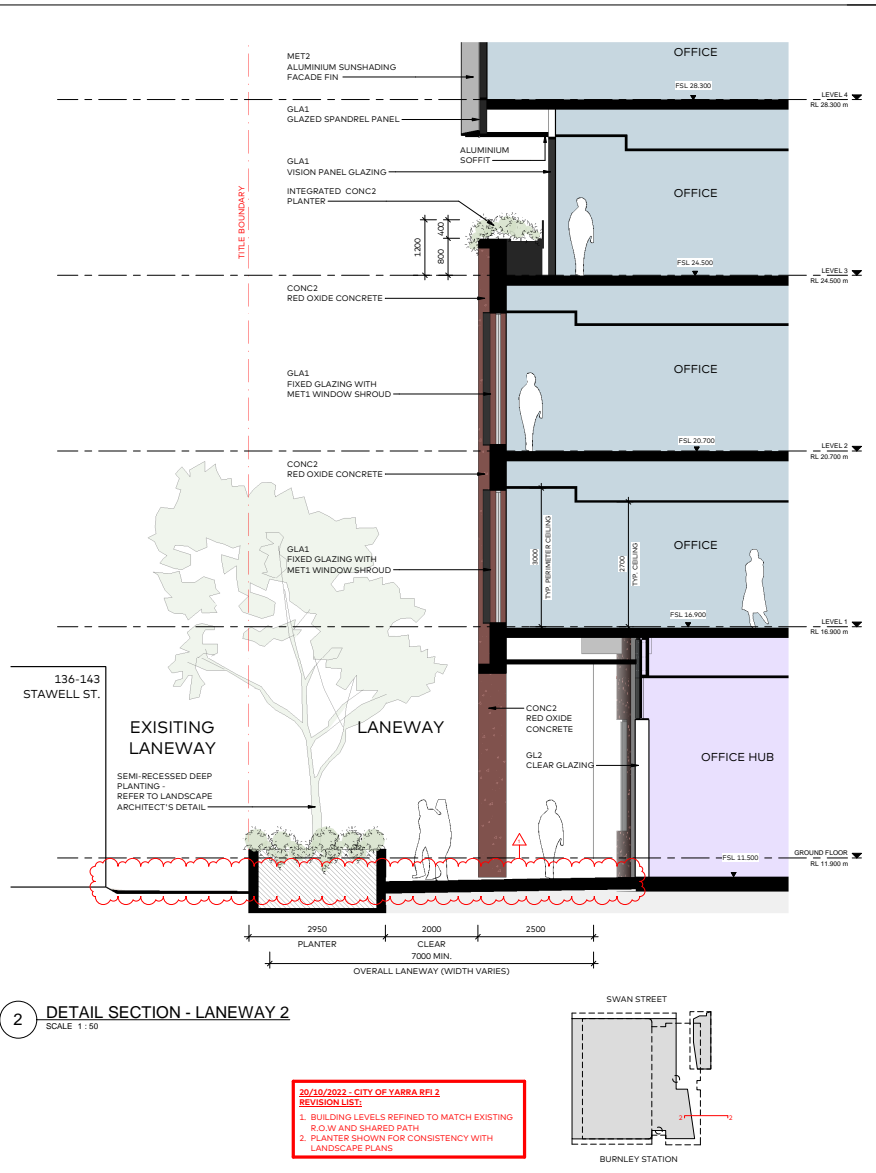
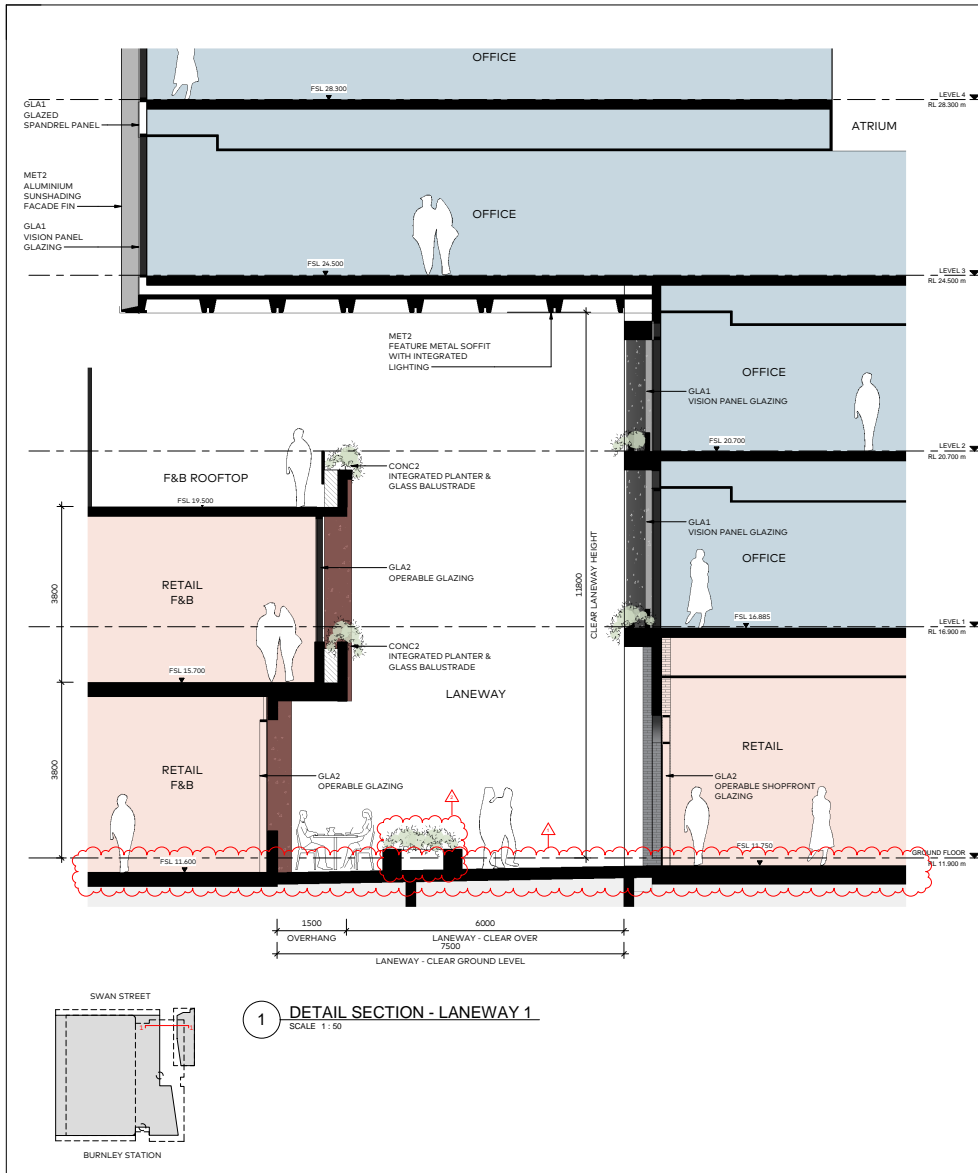


1 TP - OVERALL SECTION - NORTH-SOUTH 1
 SCALE 1: 200

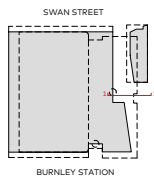
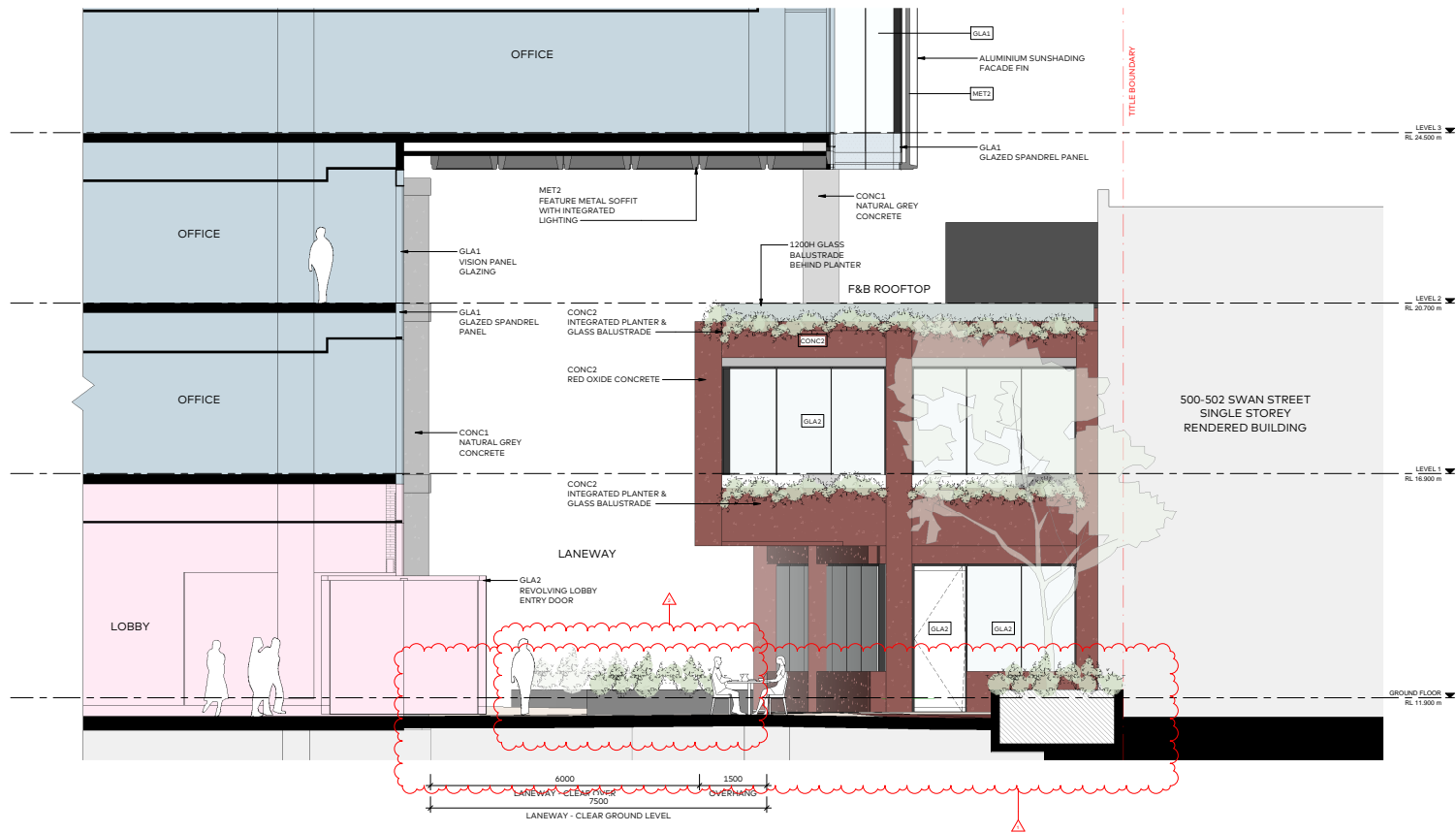
Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

20/10/2022 - CITY OF YARRA RFI 2
REVISION LIST:
 1. BUILDING LEVELS REFINED TO MATCH EXISTING
 R.O.W AND SHARED PATH





20/10/2022 - CITY OF YARRA RPI 2
 REVISION LIST
 1. BUILDING LEVELS REFINED TO MATCH EXISTING R.O.W AND SHARED PATH
 2. PLANTER SHOWN FOR CONSISTENCY WITH LANDSCAPE PLANS



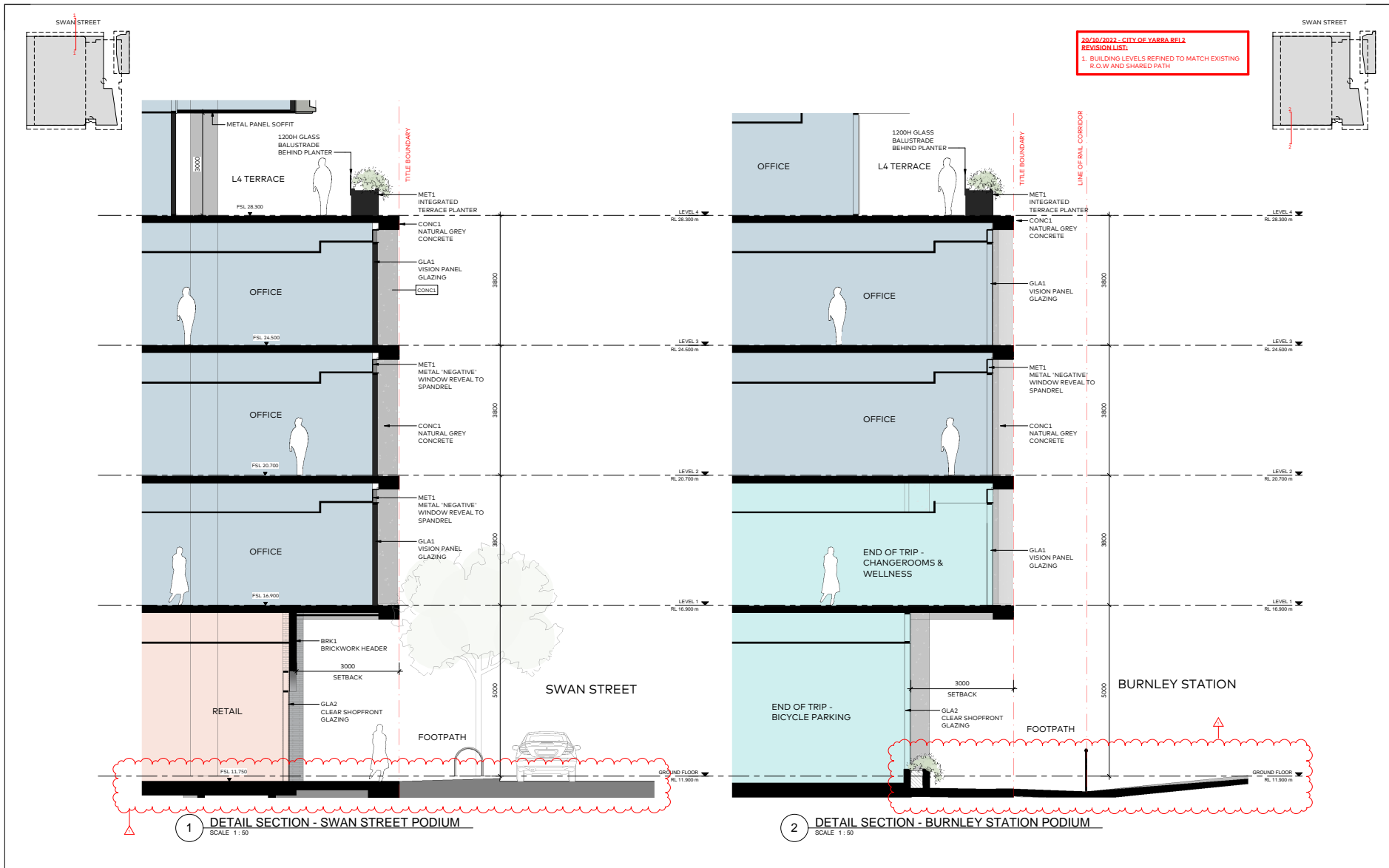
1 DETAIL SECTION - LANEWAY 3
SCALE 1 : 50

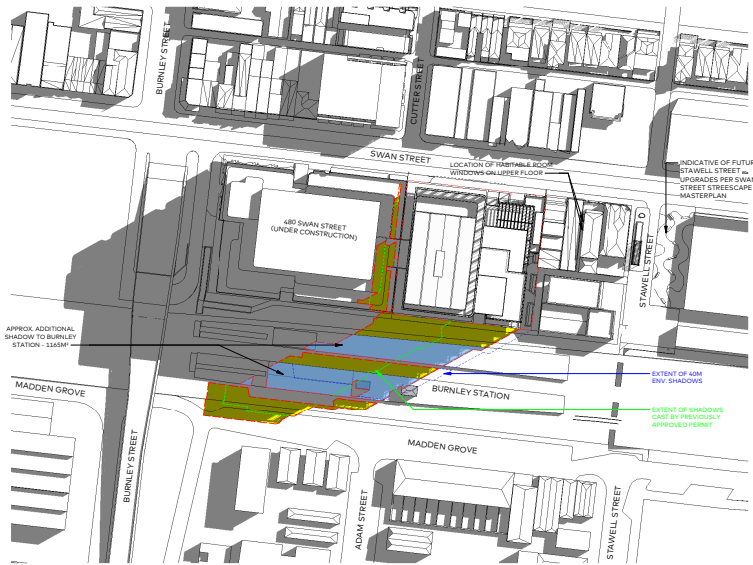
20/10/2022 - CITY OF YARRA RPI 2
REVISION LIST

- LEVELS REFINED AROUND LANEWAY AND TRANSITION TO EXISTING R.O.W.
- PLANTER SHOWN FOR CONSISTENCY WITH LANDSCAPE PLANS









1 SHADOW DIAGRAM - SEPTEMBER 22 - 9AM
SCALE 1:1000



2 SHADOW DIAGRAM - SEPTEMBER 22 - 10AM
SCALE 1:1000

LEGEND:

- ADDITIONAL SHADOW CAST BY PROPOSED 484 SWAN STREET
- ADDITIONAL SHADOW CAST BY PROPOSED ON BURMLEY STATION PLATFORMS
- EXTENT OF SHADOWS CAST BY APPROVAL PLN17/0448.01
- EXTENT OF SHADOWS CAST BY 40m MAX ENVELOPE

NOTE:

SHADOW ANALYSIS OF THE PROPOSED INDICATES NO ADDITIONAL SHADOWS ARE CAST ONTO SECLUDED PRIVATE OPEN SPACE, HABITABLE WINDOWS OR VISIBLE SOLAR ENERGY FACILITIES OF ADJOINING PROPERTIES ON 22ND SEPTEMBER BETWEEN 9AM - 3PM

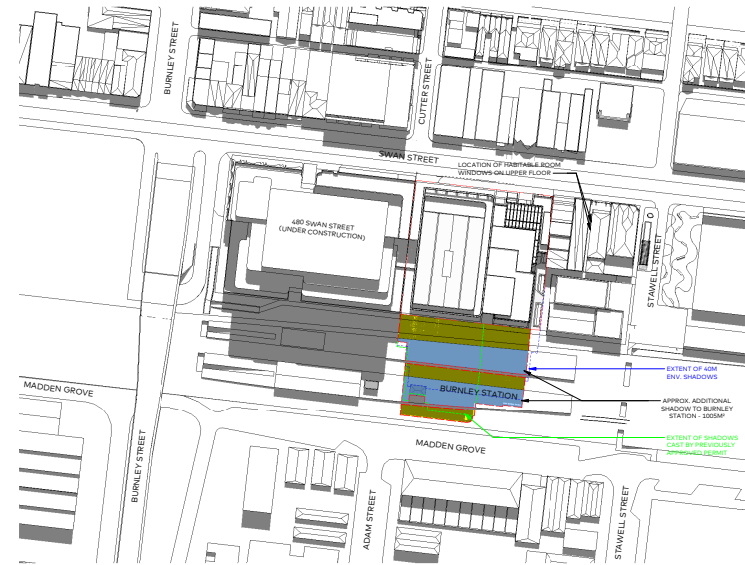
OVERSHADOWING OF ADJOINING PROPERTY POS

	184 SWAN STREET		429-437 SWAN STREET		22-40 MADDEN GROVE	
	EXIST. SHADOWS (H)	PROPOSED SHADOWS (H)	EXIST. SHADOWS (H)	PROPOSED SHADOWS (H)	EXIST. SHADOWS (H)	PROPOSED SHADOWS (H)
9AM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'
10AM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'
11AM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'
12PM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'
1PM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'
2PM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'
3PM	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'	00' - 00'

NO UNITS AFFECTED BY SHADOWS CAST BY EXISTING OR PROPOSED BUILDINGS ON 484-490 SWAN STREET



1 SHADOW DIAGRAM - SEPTEMBER 22 - 11AM
SCALE 1:1000



2 SHADOW DIAGRAM - SEPTEMBER 22 - 12PM
SCALE 1:1000

LEGEND:

- ADDITIONAL SHADOW CAST BY PROPOSED 484 SWAN STREET
- ADDITIONAL SHADOW CAST BY PROPOSED ON BURNLEY STATION PLATFORMS
- EXTENT OF SHADOWS CAST BY APPROVAL PLN17/0448.01
- EXTENT OF SHADOWS CAST BY 40m MAX ENVELOPE

NOTE:

SHADOW ANALYSIS OF THE PROPOSED INDICATES NO ADDITIONAL SHADOWS ARE CAST ONTO SECLUDED PRIVATE OPEN SPACE, HABITABLE WINDOWS OR VISIBLE SOLAR ENERGY FACILITIES OF ADJOINING PROPERTIES ON 22ND SEPTEMBER BETWEEN 9AM - 3PM

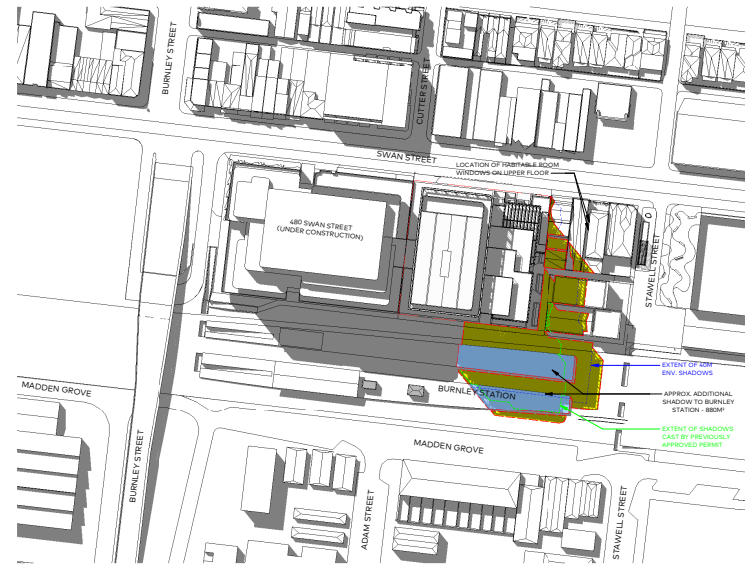
OVERSHADOWING OF ADJOINING PROPERTY POS

	504 SWAN STREET		429-437 SWAN STREET		22-40 MADDEN GROVE	
	EXIST. SHADOWS (H)	PROSP. SHADOWS (H)	EXIST. SHADOWS (H)	PROSP. SHADOWS (H)	EXIST. SHADOWS (H)	PROSP. SHADOWS (H)
9AM	00'	00'	00'	00'	00'	00'
10AM	00'	00'	00'	00'	00'	00'
11AM	00'	00'	00'	00'	00'	00'
12PM	00'	00'	00'	00'	00'	00'
1PM	00'	00'	00'	00'	00'	00'
2PM	00'	00'	00'	00'	00'	00'
3PM	00'	00'	00'	00'	00'	00'

NO UNITS AFFECTED BY SHADOWS CAST BY EXISTING OR PROPOSED BUILDINGS ON 484-490 SWAN STREET



1 SHADOW DIAGRAM - SEPTEMBER 22 - 1PM
SCALE 1:1000



2 SHADOW DIAGRAM - SEPTEMBER 22 - 2PM
SCALE 1:1000

LEGEND:

- ADDITIONAL SHADOW CAST BY PROPOSED 484 SWAN STREET
- ADDITIONAL SHADOW CAST BY PROPOSED ON BURMLEY STATION PLATFORMS
- EXTENT OF SHADOWS CAST BY APPROVAL PLN17/0448.01
- EXTENT OF SHADOWS CAST BY 40m MAX ENVELOPE

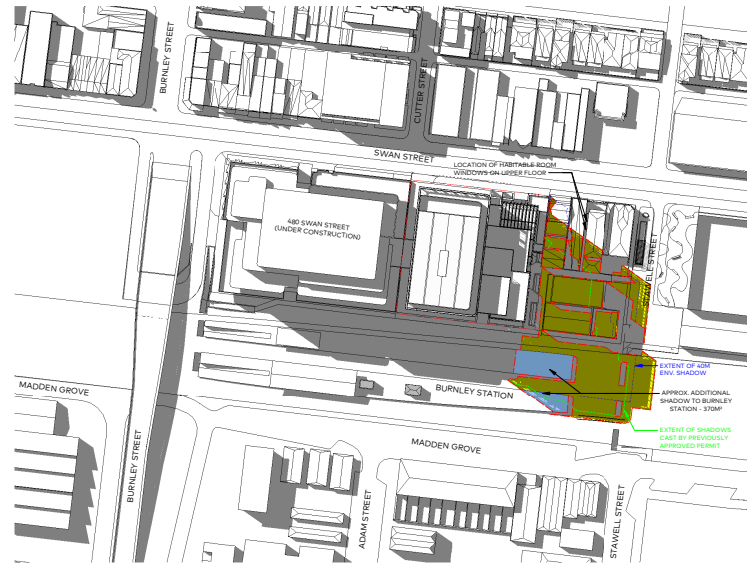
NOTE:

SHADOW ANALYSIS OF THE PROPOSED INDICATES NO ADDITIONAL SHADOWS ARE CAST ONTO SECLUDED PRIVATE OPEN SPACE, HABITABLE WINDOWS OR VISIBLE SOLAR ENERGY FACILITIES OF ADJOINING PROPERTIES ON 22ND SEPTEMBER BETWEEN 9AM - 3PM

OVERSHADOWING OF ADJOINING PROPERTY POS

	504 SWAN STREET		429-437 SWAN STREET		22-40 MADDER GROVE	
	EXIST. SHADOWS (H)	PROPOSED SHADOWS (H)	EXIST. SHADOWS (H)	PROPOSED SHADOWS (H)	EXIST. SHADOWS (H)	PROPOSED SHADOWS (H)
9AM	00'	00'	00'	00'	00'	00'
10AM	00'	00'	00'	00'	00'	00'
11AM	00'	00'	00'	00'	00'	00'
12PM	00'	00'	00'	00'	00'	00'
1PM	00'	00'	00'	00'	00'	00'
2PM	00'	00'	00'	00'	00'	00'
3PM	00'	00'	00'	00'	00'	00'

NO UNITS AFFECTED BY SHADOWS CAST BY EXISTING OR PROPOSED BUILDINGS ON 484-490 SWAN STREET



1 SHADOW DIAGRAM - SEPTEMBER 22 - 3PM
SCALE 1:1000

LEGEND:

- ADDITIONAL SHADOW CAST BY PROPOSED 484 SWAN STREET
- EXTENT OF SHADOWS CAST BY APPROVAL PLN17/0448.01
- ADDITIONAL SHADOW CAST BY PROPOSED ON BURNLEY STATION PLATFORMS
- EXTENT OF SHADOWS CAST BY 40m MAX ENVELOPE

NOTE:

SHADOW ANALYSIS OF THE PROPOSED INDICATES NO ADDITIONAL SHADOWS ARE CAST ONTO SECLUDED PRIVATE OPEN SPACE, HABITABLE WINDOWS OR VISIBLE SOLAR ENERGY FACILITIES OF ADJOINING PROPERTIES ON 22ND SEPTEMBER BETWEEN 9AM - 3PM

OVERSHADOWING OF ADJOINING PROPERTY POS

	50A SWAN STREET		429-437 SWAN STREET		22-40 MADDEN GROVE	
	EXIST. SHADOWS (H)	PROJ. SHADOWS (H)	EXIST. SHADOWS (H)	PROJ. SHADOWS (H)	EXIST. SHADOWS (H)	PROJ. SHADOWS (H)
9AM						
10AM						
11AM						
12PM						
1PM						
2PM						
3PM						

NO UNITS AFFECTED BY SHADOWS CAST BY EXISTING OR PROPOSED BUILDINGS ON 484-490 SWAN STREET

Attachment 1 Attachment 1 - 484 to 490 Swan Street Richmond Architectural Plans

Site Area: 3491.00m²

Height m	RL m	Level no		Office NLA (excl. atrium) sqm	Retail GLAR sqm	Foyer (incl. HUB) sqm	Plant sqm	Car Parking #	EOT Bicycle #	Visitor Bicycle #	Car Parking sqm	End Of Trip (EOT) sqm	Terrace/Roof sqm	Laneway / Streetscape sqm	BASE ATRIUM sqm	Core/Circ Area sqm	GFA summary sqm sub	GFA (excludes Terrace) sqm	Efficiency %
parapet	72.600																		
3.00	69.600	15															125	125	
3.00	66.600	14															125	1555	
4.10	62.500	13															340	1550	78%
3.80	58.700	12															340	1760	81%
3.80	54.900	11															340	2095	84%
3.80	51.100	10															340	2335	85%
3.80	47.300	9															340	2570	85%
3.80	43.500	8															340	2430	84%
3.80	39.700	7															385	2580	83%
3.80	35.900	6															385	2580	83%
3.80	32.100	5															385	2580	83%
3.80	28.300	4															385	2430	82%
3.80	24.500	3															385	2865	85%
3.80	20.700	2															385	2655	85%
3.80	16.900	1															385	2845	62%
5.00	11.900	G	retail laneway retail lobby									485					385	2845	62%
3.20	8.700	B1	carpark																3490
2.90	5.800	B2	carpark																3490
2.90	2.900	B3	carpark																3490
TOTAL				25470	845	630	1335	209	178	32	415	845	1650	855	385	5325		46015	

Site Coverage	
site area (m2)	3491
site coverage (m2)	3282
coverage percent	94%

Impervious Site Coverage	
site area (m2)	3491
permeable area (m2)	68
impervious area (m2)	3423
impervious percent	98%



Project	484-490 SWAN	Scale:	@ A1
	484-490 SWAN ST, RICHMOND	Date:	21.06.2022
Drawing Title	DEVELOPMENT SUMMARY	Revision:	1
		Drawing Number:	TP99-01



Agenda

Planning Decisions Committee

6.30pm, Tuesday 20 December 2022

Richmond Town Hall

www.yarracity.vic.gov.au

6.2 PLN22/0306 - 484 - 490 Swan Street, Richmond

Report Summary

Purpose

1. This report provides Council with an assessment of planning application PLN22/0306 for the development of the land with a fourteen (14) storey building (comprising office and retail, no-permit required uses) with a reduction in the car parking requirement and alterations to a road in a Transport Zone (Schedule 2) of the Yarra Planning Scheme.

Key Planning Considerations

2. Key planning considerations include:
 - (a) Clause 15.01 – Urban Environment;
 - (b) Clause 21.05 – Built Form;
 - (c) Clause 22.10 – Built Form and Design Policy;
 - (d) Clause 22.05 – Interface Uses Policy;
 - (e) Clause 34.01 – Commercial 1 Zone; and
 - (f) Clause 52.06 – Car Parking.

Key Issues

3. The key issues for Council in considering the proposal relate to:
 - (a) Strategic and policy support;
 - (b) Built form;
 - (c) Off-site amenity impacts;
 - (d) Car parking, traffic, access and bicycle provision;
 - (e) Waste management; and
 - (f) Objector concerns.

Submissions Received

4. Twenty-six (26) objections were received to the application, the grounds of which can be summarised as:
 - (a) Excessive height poor transition and overdevelopment of the site (failing to further comply with the Swan Street Structure Plan);
 - (b) Reduction in the car parking provision;
 - (c) Increased traffic congestion on surrounding streets;
 - (d) Off-site amenity impacts (overlooking, loss of daylight, overshadowing, noise and loss of views, lighting impacts in the evening hours, wind tunnelling impacts);
 - (e) The development should provide a wider access arrangement to the Burnley Railway Station;
 - (f) Ongoing disturbance to the area during the construction phase; and
 - (g) Emotive feelings associated with Council Officers being “on the side” of the developers.

Conclusion

5. Based on the following report, the proposal is considered to comply with the relevant planning policy and should therefore be supported subject to the following key conditions, with the full spectrum of conditions detailed in the "Recommendation" section of this report which include.
 - (a) The changes as reflected in the Sketch Plans received by Council on 28 October 2022.
 - (b) The deletion of the pergola structure above the Level 10 terrace in the north-east corner.

CONTACT OFFICER: John Theodosakis
TITLE: Principal Planner
TEL: 9205 5307

6.2 PLN22/0306 - 484 - 490 Swan Street, Richmond

Reference D22/329042
Author John Theodosakis - Principal Planner
Authoriser Senior Coordinator Statutory Planning

Ward: Melba
Proposal: Development of the land with a fourteen (14) storey building (comprising office and retail, no-permit required uses) plus roof plant with a reduction in the car parking requirement and alterations to a road in a Transport Zone (Schedule 2) of the Yarra Planning Scheme
Existing use: Commercial
Applicant: Human Habitats
Zoning / Overlays: Commercial 1 Zone (C1Z)
Design and Development Overlay – Schedule 2 (DDO2)
Design and Development Overlay – Schedule 5 (DDO5)
Design and Development Overlay – Schedule 28 (DDO28)
Environmental Audit Overlay (EAO)
Development Contributions Plan Overlay (DCPO1)
Date of Application: 4th March 2022
Application Number: PLN22/0306

Planning History

1. The subject site has the following planning history:

484 – 486 Swan Street, Richmond

- (a) Planning permit No. PL01/0851 was issued on 30 January 2002 for *change of use for a factory/ showroom and associated buildings and works* at No. 486 Swan Street.
- (b) Planning application PL02/0626 for a change of use to an office/ showroom and buildings and works including a partial waiver of the car parking requirement at No. 486 Swan Street was refused on 6 January 2004.
- (c) Planning permit No. PLN17/0448 was issued on 2 May 2018 for *Use and development of the land for the construction of a mixed use building (permit required for food and drinks premises (café)), reduction in car parking requirements, and alteration of access and building and works to a Road Zone Category 1 Road.*



Figure 1: Render of the development originally approved pursuant to PLN17/0448.

- (d) On 3 September 2018, an amended planning permit issued in accordance with the order made by the Victoria Civil and Administrative Tribunal (VCAT) that resulted to changes to the permit preamble, deletion / amendment of conditions, reconfiguration of building uses (including increased hours and patron numbers for cafe and restaurant - permit required uses), internal reconfigurations, changes to the car parking provision/allocation, built form changes (including a reduction in setbacks, an increase in overall height, addition of a storey to a total of 14 storeys plus rooftop plant and changes to the design) and alteration of access to a road zone, category 1.



Figure 2: Perspectives of the development approved, as seen from Swan Street to the north-east (left) and from Burnley Station to the south (right)

- (e) The last extension of time (dated 21 January 2022) requires works to commence no later than 2 May 2023. Plans and documents are yet to be submitted in accordance with this planning permit for endorsement.

488 – 490 Swan Street, Richmond

- (f) Planning permit No. PLN11/0209 was issued on 25 May 2011 for *Building and works including alterations to the facade and display of advertising signs.*

Background

2. The following matters are relevant background information:

Original Application

3. The original application was lodged on 4th March 2022 for *the* Development of the land with a fourteen (14) storey building (comprising office and retail, no-permit required uses) with a reduction in the car parking requirement and alterations to a road in a Transport Zone (Schedule 2) of the Yarra Planning Scheme
4. The application was advertised with a total of 2,558 letters sent to surrounding owners and occupiers and display of three signs on site. A total of 26 objections were received from the public.

Sketch plans

5. On 28 October 2022, the permit applicant provided architectural plans, a revised landscape plan and updated waste management plan in response to concerns and referral advice provided by Council officers and external consultants. Key changes addressed include:
- (a) The architectural drawings and landscape plans have been revised to exclude any previous discrepancies identified and are now shown to contain consistent information relating to landscaping with building levels at the ground floor refined to match the ROW and shared pathways;
 - (b) Specifically, the Landscape Concept Plans have been modified to:
 - (i) Exclude the tables and chairs previously shown;
 - (ii) Exclude the awnings that extended into the canopy of the street trees across the Swan Street Section;
 - (iii) Exclude a garden bed along the Swan Street footpath;
 - (iv) Show a standard City of Yarra tree pit cut-out as requested by Council Officers;
 - (v) Show the pedestrian refuge in accordance with the architectural plans in the north-west corner;
 - (vi) Include seating along the Swan Street footpath and positioned to face the entrance to the laneway;
 - (vii) Include wall lights in the laneway and the central link shown;
 - (viii) Include wall mounted benches with backrests and armrests in the northern section of the laneway; and
 - (ix) Modified to show the areas for waste.
 - (c) Four existing street trees along Swan Street now shown to be retained and protected;
 - (d) The bluestone paving along the southern interface removed and replaced with asphalt along the southern interface to integrate with the adjoining development to the west.
 - (e) The Ground Floor Plan has been updated to show:
 - (i) a 1.8m x 1m box around the bicycle hoops to demonstrate adequate space around each hoop;
 - (ii) doors that are not impacted by columns;
 - (iii) existing conditions of surrounding side to the east of the ROW with a further note identifying the ROW with bluestone paving;

- (iv) the planter at the south-east corner of the site relocated 1.5m north from the southern laneway; and
 - (v) asphalt for the southern footpath outside the property frontage to Swan Street, with levels and materials that are consistent with the adjoining development (under construction) at No. 462 - 482 Swan Street;
 - (f) Both landscape and architectural plans modified to show a 1.2m minimum deep soil depth to the planting areas.
 - (g) A minimum 2.2m headroom clearance along the main accessway to the car parking areas; and
 - (h) The waste management plan and associated architectural plans modified to have a larger bin storage area.
6. As the above referenced architectural plans and documents provide improvements that respond to items requested by Council Officers, the assessment will have regard to these as necessary and their formal submission will be required via permit conditions, should Council be of the mind to support the development.

Planning Scheme Amendments

Amendment C269 – Rewrite of local policies

- 7. Amendment C269 proposes to update the local policies in the Yarra Planning Scheme by replacing the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22 with a Municipal Planning Strategy and Local Policies within the Planning Policy Framework (PPF), consistent with the structure recently introduced by the State Government.
- 8. The amendment was on public exhibition between 20 August 2020 and 4 December 2020. Amendment C269 was adopted by Council on 3 August 2021 and was heard at a panel hearing in October 2021. The panel report was released in January 2022.
- 9. At a Council meeting on 19 April 2022, Council resolved to refer the Amendment to the Minister for approval, with some changes to Council Officer recommendations. These amendments included alterations to wording within Clause 11.03-1L, Activity Centres, and Clause 15.01-2L, Building Design.
- 10. The new clauses are largely reflected in current planning policy, which is generally not contradictory to the proposed re-write of Clauses 21 and 22. However, as this amendment is now a 'seriously entertained' planning proposal, a summary and brief assessment of the relevant policies to the proposal is provided in the table below. This assessment confirms that the proposal is consistent with the new policies, with the exception of the affordable housing policy.

Proposed C269 Local Policy reference	Brief Assessment
Clause 02.04 – Strategic Framework Plan	The Site is formally identified as being located within the Swan Street Major Activity Centre (MAC), consistent with DDO28.
Clause 11.03-1L – Activity Centres	The proposal will contribute positively to the Retail Centre Precinct of the Swan Street MAC.

Clause 13.07-1L – Interfaces and Amenity	The policy aspirations of this clause is addressed under the off-site amenity and on-site amenity assessments below.
Clause 15.01-1L – Urban Design	Built form and design is discussed extensively in the officer assessment below and concludes that the proposal exhibits high quality architectural and urban design.
Clause 15.01-2L – Building Design	Built form and design is discussed extensively in the officer assessment below and concludes that the proposal exhibits high quality architectural and urban design.
Clause 15.02-1L – Environmentally Sustainable Development	The proposal achieves ESD Excellence, with a Green Star score of 5 stars.
Clause 16.01-2L – Housing affordability	The proposal does not provide affordable housing.
Clause 17.01-1L – Employment	The proposal features a genuine mix of land uses, including over 25,000sqm of office floor space and over 800sqm of retail space. These offerings will provide a positive contribution to employment opportunities within the Swan Street MAC.
Clause 18.02-1L – Sustainable Transport	The provision of extensive bicycle facilities and reduction of car parking proposed will ensure this policy is met.
Clause 18.02-4L – Car Parking	The proposal seeks a reduction of the car parking requirements to reduce reliance on private vehicle usage. A car parking management plan has been included with the proposal.
Clause 19.03-2L – Development Contributions	This is addressed via permit conditions.
Clause 19.03-3L – WSUD	The proposal is consistent with this policy, as outlined in the submitted Sustainable Management Plan. Implementation is required by permit condition.
Clause 19.03-5L – Waste	Waste management is discussed in the assessment section of this report and addressed via a Waste Management Plan that will be implemented by permit condition.

The Proposal

11. The proposal is for the construction of a 14 storey building (plus roof plant and three basement levels) for office and retail (no permit required for proposed uses) and reduction in the car parking requirement of the Yarra Planning Scheme. The proposal can be described in more detail as follows:

Use

12. The application proposes to use the land for:
- Office (across all levels) with a net floor area of 25,130sq.m.
 - Retail (at the ground floor and Level 01 of the building in the north-east) with an area of 845sq.m.

13. A planning permit is not required for either of the proposed land uses.

Development

- (a) The development would produce an overall building height of 14 storeys (plus roof plant) or 57.7m (this has been taken from the lowest level of the natural ground level (NGL) shown on the elevations to the highest point of the parapet (RL69.6)) above the NGL. The building would have a height of 60.7m above the NGL to the roof above the plant area.



Figure 3. Northern elevation – Swan Street

- (b) At the Swan Street interface, a maximum street wall height of four stories is proposed, transitioning from two stories (i.e. 8.8m transitioning to a height of 16.4m above the NGL) to the east.
- (c) Above the part two and part three-storey portion of the podium facing Swan Street, are seven upper levels with a roof terrace (i.e. 10 storeys plus measuring up to 40m to the highest point of the planter or parapet). Behind this, the building steps up with an extra three stories (i.e. 13 storeys plus roof terrace measuring up to 51.4m to the edge off the planter / parapet above the NGL). The upper levels are expressed with glazing and metal and concrete framing elements.
- (a) Above the four-storey portion of the podium facing Swan Street, are ten upper levels with roof plant that is fully enclosed (presenting 14 storeys with a plant area and an overall height of 60.7m above the NGL).

- (b) To Swan Street, the upper levels setbacks above the podium range between 3m and 16.5m up to Level 10; between 3m and 24.8m at level 11; between 3m and over 34m at level 12; and 3m at Level 13 (noting that the built form is limited within the western portion of the site at this level).



Figure 4. Southern elevation – Burnley Station / Rail corridor

- (c) The rear would interface Burnley Station / rail corridor with a podium wall height of three storeys measuring 12.6m above the NGL with the balustrade of the Level 03 terrace increasing this to 13.6m, and four storeys measuring up to 16.4m above the NGL, with a balustrade to the Level 04 terrace increasing this to 17.2m above the NGL.
- (d) Above the three-storey podium facing the Burnley Station / rail corridor are nine and ten upper levels with roof terraces (13 storeys plus roof terrace measuring up to 51.4m to the edge off the planter above the NGL). Above the four-storey portion of the podium facing the Burnley Station / rail corridor, are ten upper levels and enclosed roof plant (presenting 14 storeys plus roof plant with an overall building height of 60.7m above the NGL).
- (e) The upper levels above the Burnley Station / rail corridor podium range between 3m and 4.5m.
- (f) To the west, the ground floor wall would extend to the boundary for a length of 51.9m, with the walls above that measuring lengths of 25.7m and 20.1m up to four storeys or 17.9m high above the NGL and separated by a 12m length x 4.8m width lightwell. Above that, the walls would be setback 4.5m with the exception of the reinforced concrete framing element extending into this setback.

- (g) To the east, the ground floor would extend to the boundary for a length of 24.9m (i.e. portion of built form in the north-east) with a wall height of 8.7m to the roof above the first floor and 10.6m to the highest point of the screen associated with the services and plant area above this form. The ground floor setback south of this form and building above would have setbacks that range between 4.5m and 6m up to Level 11 and 12.5m and 25.5m at Level 12 and minimum 25.5m at Level 13 and above (all with the exception of terraces that would extend into these mentioned setbacks).

Layout

Basement

- 14. Three basement levels accessed via a double width crossover to Swan Street with 209 car parking spaces (including 4 DDA spaces and 12 electrically charged bays) and 4 motorcycle bays. The basement areas house a range of service cupboards, storage cupboards, substations, plant, machinery, main switch, fuel and generator rooms and will include the rainwater tank (total 75,000 litres not shown on the architectural drawings). The basements would be constructed to all title boundaries.

Ground Floor

- 15. The proposed layout of the ground floor plan within the building includes:
 - (a) The main building entrances providing access to the ground floor and upper levels are provided from Swan Street and the pedestrian laneway to the rear (interface with Burnley Station/rail corridor). These entrances provide access to an internal north-south quasi-public pedestrian laneway through the site that provides a pedestrian connection between Swan Street to the north and Burnley Station to the south.
 - (b) The ground floor includes retail areas of 485sq.m. and 160sq.m. with a lobby accessed from the south and office hub / area of 225sq.m.
 - (c) Vehicle access is provided in the north-west corner to a two-way basement ramp and a loading bay for services and bin collection with office bins and retail bins located in separate rooms;
 - (d) A bicycle space compound for up to 210 bicycle space and end of trip facilities located internally along the southern boundary and accessed via a separate entrance in the south-west corner;
 - (e) Services (including waste storage area, and toilets) and lift core included internally. Services visible front the Swan Street frontage are limited to a fire booster and gas metre cupboard.
 - (f) The internal laneway will have clearances ranging between 4m-6m and will dissect the ground floor retail and Level 01 offices from the ground and Level 01 retail areas in the north-east.

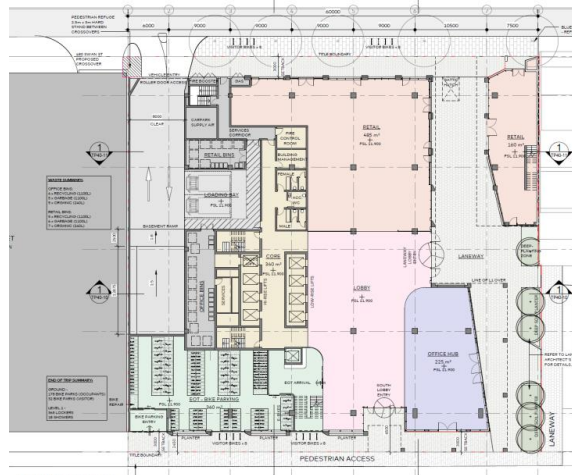


Figure 5. Proposed Ground floor Plan

16. The following public realm initiatives are proposed at the ground floor:
- (a) To the northern boundary, the building proposes a general setback of 3m providing a widened footpath to Swan Street. The design of the building façade along Swan Street is flush with the exception of the north-east corner that will extend to the boundary. Levels 01 to 03 would extend to the boundary above, with the updated sketch plans now confirming the retention of four of the seven existing street trees (i.e. three would be removed). The Swan Street interface is activated by the retail spaces and main entrance to the laneway, with only 14m not active, as a result of building services and the vehicle access located toward the western boundary.
 - (b) To the southern boundary, the building proposes a general setback of 3m, with a setback of 6.5m to the recessed southern entry to the lobby facing Burnley Station, providing additional circulation space and matching the southern setback of the adjoining development to the west. Within this space, 8 bicycle racks (for up to 16 visitors) are proposed as well as the entrance to the end-of-trip facilities to the west and office hub to the east. Publicly accessible seating is also proposed to form part of the planters within the setback.
17. The levels above the ground floor of the building have been designed to respond to the varying podium heights, with building indentations provided to break down the massing and provide the illusion of an interconnecting campus of forms.

Level 1 Plan

- (a) This level includes 1775sq.m. of office floor area and 200sq.m. of retail space in the north-east corner.
- (b) This level also includes EOT facilities with up to 365 lockers and 18 showers provided, and male, female and gender-neutral toilets including a wellness (ancillary) area for staff.

Level 2 Plan

- (c) This level includes 2,270sq.m. of office floor area, service amenities and terraces of 15sq.m. and 150sq.m.

Level 3 Plan

- (d) This level includes 2,425sq.m. of office floor area, service amenities and terraces of 35sq.m. and 50sq.m.

Level 4 Plan

- (e) This level includes 1,990sq.m. of office floor area, service amenities and terraces of 200sq.m. and 290sq.m.

Level 5, 6 and 7 Plans

- (f) These levels include 2,140sq.m. of office floor area and service amenities.

Level 8 Plan

- (g) This level includes 2,035sq.m. of office floor area, service amenities and a terrace of 100sq.m.

Level 9 Plan

- (h) This level includes 2,175sqm of office floor area and service amenities.

Level 10 Plan

- (i) This level includes 1,995sq.m. of office floor area, service amenities and a terrace of 175sq.m.

Level 11 Plan

- (j) This level includes 1,755sq.m. of office floor area, service amenities and a terrace of 235sq.m.

Level 12 Plan

- (k) This level includes 1,420sq.m. of office floor area, service amenities and a terrace of 335sq.m.

Level 13 Plan

- (l) This level includes 1,210sq.m. of office floor area, service amenities and a terrace of 215sq.m.

Level 14 Plan - Roof Plant Level

- (m) A large plant area is provided in the western half of the site with a solar panel system provided above the covered portion of the roof plant.

Materials and finishes

- (n) The podium levels are finished in a combination of red oxide and natural light grey concrete with horizontal and vertically panelled windows (where facing the public i.e. north and south elevations) and into the site (i.e. east elevation).
- (o) The upper levels are constructed largely of glazing and include:

- (i) Silver tinted glazing;
- (ii) Glass reinforced concrete in a natural grey finish; and
- (iii) Dark charcoal and soft grey matt metal framing.

18. Three-dimensional perspectives of the development is provided below at Figure 3.

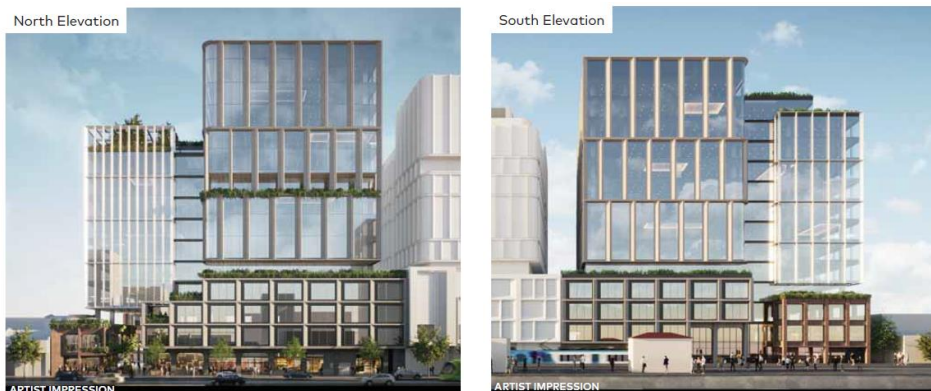


Figure 6: Artist Impressions / perspectives of the proposed development, taken from Swan Street from the north (left) and from Burnley Station to the south (right)

19. The development contains the following ESD features (amongst others):

- (a) A certified 5-star green Star Buildings rating;
- (b) Renewable energy in the form of a 126.4kW rooftop solar photovoltaic system;
- (c) WELS water efficiency ratings for fixtures and fittings, with drip irrigation and a 75,000-litre rainwater tank; and
- (d) 178 bicycle parking spaces provided for employees and 32 for visitors.

Existing Conditions

Subject Site

20. The subject site located on the south side of Swan Street, between Burnley Street (west) and Stawell Street (east) in Richmond. The subject site is comprised of three lots, namely:
- (a) 484 Swan Street, Richmond - Lot 30 on plan of subdivision TP 549740H associated with Certificate of Title Volume No. 01284 and Folio No. 748;
 - (b) 486 Swan Street, Richmond - Lot 31 on plan of subdivision TP 804785P associated with Certificate of Title Volume No. 00436 and Folio No. 103; and
 - (c) 488 – 490 Swan Street, Richmond - Lot 32 on plan of subdivision TP 785811R associated with Certificate of Title Volume No. 09004 and Folio No. 728.
21. Collectively, the subject site has a frontage to Swan Street of 60m, a depth of approximately 57.9m and a total area of 3,474sq.m.



Figure 6: No. 484 Swan Street, Richmond – Street view (Image Google – Image Captured September 2022).



Figure 7: No. 486 Swan Street, Richmond – Street view (Image from Google – Image Captured September 2022).

22. No's. 484 and 486 Swan Street are occupied by two, double-storey, office buildings, both partly constructed along their side boundaries and also set back from the front boundary. Car parking is located within the front setback of No. 486 Swan Street, as well as to the rear of the sites. They both have side access areas along their side boundaries.



Figure 8: No. 488 - 490 Swan Street, Richmond – Street view (Image from Google – Capture September 2022).

23. No. 488 – 490 Swan Street is occupied by a substantial single-storey building. The site is currently used as a commercial building, with a large car parking area located at the front of the site with direct access from Swan Street.
24. Below is an aerial image of the subject site:



Figure 9: No. 488 - 490 Swan Street, Richmond – Aerial view (Image extracted from Google – Image Capture September 2022).

Title

25. No restrictive covenants apply to the land according to the Certificate of Titles submitted with the application.

Surrounding Land

26. The site is located within a predominantly mixed commercial and light industrial area with residences further to the north and south. The site derives much of its context from its location within the Swan Street Major Activity Centre (MAC), its abuttal to the Burnley railway station immediately to the south, and the Burnley Street overpass which travels over the railway line to the west of the site. The site is also adjacent to the Burnley Street Neighbourhood Centre (NC) which is to the north of its intersection with Swan Street.
27. The Swan Street MAC and Burnley Street NC provide a wide range of services including local convenience retailing, bulkier item stores, car showrooms and food and drinks premises. In terms of public open space, there is access to public parks and recreation areas in the locality including the Barkly Gardens, Allan Bain Reserve, Ryan Reserve, Golden Square Bicentennial Park, Yarra River, Burnley Oval and the Burnley Golf Course.
28. Swan Street and Burnley Street are both Secondary State Arterial Roads, controlled by VicRoads and designated with a Road Zone, Category 1 Zoning. Swan Street contains tram lines (Route 70 – Wattle Park to Waterfront City Docklands) with Burnley Train Station to the south (Lines: Alamein, Belgrave, Glen Waverly and Lilydale). Burnley Street provides a connection to the Monash Freeway, with the Burnley Street entrance located 400 metres to the south.
29. The character of built form and development along Swan Street reflects the uses within the area with a mixture of larger commercial/industrial buildings predominantly along the southern side of Swan Street with finer grain development along the northern side. There are only a handful of buildings in the area with heritage value with the closest being to the north-west at No. 419 Swan Street.
30. In respect of residential uses, the closest residential uses are located 17.5m to the east of a two-storey terrace dwelling at No. 504 Swan Street, 20 metres away to the north, on the opposite side of Swan Street at No. 429-437 Swan Street, 54m to the north facing Cutter Street, and 65m to the south, across the railway line along Madden Grove.

31. In terms of the emerging character, Burnley Street has had a number of developments approved within the last 10 years, with built form up to 8 storeys in height and is experiencing a reasonable degree of change. There are also a number of larger developments emerging along the Swan Street spine of up to 11 storeys in height, with Schedules 14, 27 and 28 to the Design and Development Overlay anticipating significant change in the emerging built form character.
32. The mix of zoning is demonstrated in Figure 10 below:

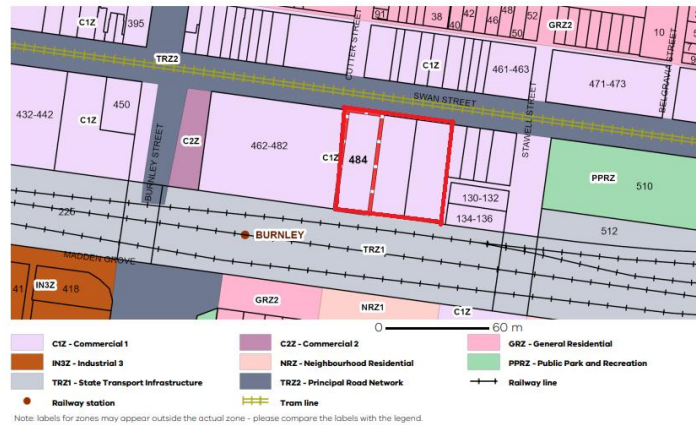


Figure 10: The subject site and surrounding land shown as C2Z and C1Z, with GRZ further north and south (Source: DELWP).

33. The immediate interfaces are described as follows:

North

- (a) The northern side of Swan Street is located within the Commercial 1 Zone, and the built form reflects a fine grain pattern of development, with a row of single and double storey contemporary buildings
- (b) No. 429-437 Swan Street, opposite and to the north-west of the subject site, has been developed in accordance with Planning Permit PLN14/1205 (also applies to No. 16-26 Farmer Street) and allows *the development of the land for the construction of town houses and one multi-storey building with a food and drinks premises at ground floor, shops, offices (no-permit required uses) and dwellings including a reduction in the associated car parking and the waiver of the loading bay requirements of the Yarra Planning Scheme*. To Swan Street the development is seven storeys in height with a five-storey street wall (up to 17.9m above the NGL).

South

- (c) The railway line is located directly to the south of the subject site. Further south, beyond the station and on the southern side of Madden Grove is the residential area of Burnley. These residences are located 65m from the subject site.

East

- (d) To the east are two similarly large, single-storey commercial buildings, also with car parking areas within their front setbacks along Swan Street. Beyond these are finer grain commercial buildings with the café named 'Friends of Mine' located at the intersection of Swan and Stawell Streets. On the eastern side of the intersection are the Richmond Netball Courts.

West

- (e) To the west of the subject site is the land known as No. 462-482 Swan Street (also known as the "Timber Yard") and is currently under construction in accordance with endorsed plans associated with an approved incorporated document to the Scheme by the Minister for Planning. This land is permitted to be developed with a thirteen-storey mixed use retail/food and drinks premises and office uses (no permit required for uses) building.
- (f) The building presents a part four and part three storey podium to Swan Street with heights of 14.2m and 18m, including minimum setbacks of 3m to Swan Street and Burnley Station for inclusion of public realm benefits. The building to the east, where facing the subject site, has an overall height of 53.65m to the top of the plant, associated with the eastern portion where fronting Swan Street whilst the western portion presents as 48.85m in height. To the rail corridor the building presents as 48.7m in height. The incorporated document and endorsed plans are an attachment to this report as the current proposal before Council, has regard to this development by way of its design and included public realm benefits.
34. The subject site has excellent access to public transport, in the form of tram routes operating along Swan Street, linking the eastern suburbs and the CBD. Burnley Station is directly to the south of the site with four train lines that access Burnley Station i.e. the Lilydale, Glen Waverley, Alamein and Belgrave lines.
35. In terms of public open space, there is access to public parks and recreation areas in the locality including the Yarra River, Richmond Netball Courts, Burnley Oval and the Burnley Golf Course.

Planning Scheme Provisions

Zoning

Commercial 1 Zone

36. Pursuant to Clause 34.01-1 of the Yarra Planning Scheme (the Scheme), a planning permit is not required:
- (a) for the use of the land for offices and retail premises.
37. Pursuant to Clause 34.02-4 of the Scheme, a planning permit is required to construct a building or to construct or carry out works.

Transport Zone

38. The proposal includes works to widen the existing crossover onto Swan Street. Swan Street is categorised as a Transport Zone. Pursuant to Clause 36.04-2, a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 36.04-1. The proposed uses are not listed in Section 1 or 3 and are therefore a Section 2 use (permit required). The views of the relevant road authority are part of the decision guidelines for this zone.

Overlays

Design and Development Overlay (Schedules 2, 5 and 28)

- 39. The subject site is affected by the Design and Development Overlay (Schedule 2, 5 and 28). Pursuant to Clause 43.02-2, a planning permit is required to construct a building or construct or carry out works.
- 40. Schedule 2 relates to *Main Roads and Boulevards* and contains the following objectives:
 - (a) *To recognise the importance of main roads to the image of the City.*
 - (b) *To retain existing streetscapes and places of cultural heritage significance and encourage retention of historic buildings and features which contribute to their identity.*
 - (c) *To reinforce and enhance the distinctive heritage qualities of main roads and boulevards.*
 - (d) *To recognise and reinforce the pattern of development and the character of the street, including traditional lot width, in building design.*
 - (e) *To encourage high quality contemporary architecture.*
 - (f) *To encourage urban design that provides for a high level of community safety and comfort.*
 - (g) *To limit visual clutter.*
 - (h) *To maintain and where needed, create, a high level of amenity to adjacent residential uses through the design, height and form of proposed development.*
- 41. Schedule 5 relates to the City Link exhaust stack environs and contains design objectives to ensure development does not adversely affect the operation of the stack and vice-versa.
- 42. Pursuant to Section 4.0 of Schedule 5 and the Schedule to Clause 66.06, where a permit is required for the development of the land, notice of the application must be given to the Environment Protection Authority (EPA), Transurban City Link, and the Roads Corporation (VicRoads). Notice of the application was given in accordance with this provision. No responses were received to this notice (Transport for Victoria only responded to the statutory referral pursuant to Clause 66.02-11).
- 43. Schedule 28 relates to Precinct 4 (Burnley Station) of the Swan Street Activity Centre. DDO28 provides comprehensive design guidelines and built form controls. The key quantitative built controls set out for the Site are outlined in the following table:

Item	DDO28 Built form Controls
Preferred maximum building height	40m
Mandatory maximum building height	N/A
Vehicle ingress and egress from Swan Street	Access not preferred from Swan Street, Left in / Left out access preferred across remainder of site of No's. 484 and 486 Swan Street Access preferred from abutting laneway to the east of No. 488 – 490 Swan Street.
Preferred maximum street wall height	14m (Swan Street)

Preferred min. upper-level setback	6m (Swan Street)
Min. building separation (west and east boundaries)	Setback 3m up to 28m and 6m above 28m
Rail corridor interface	Unspecified
Building projections	Projections such as balconies and building services must not intrude into a setback

44. The application will be assessed against these controls in the assessment section of this report.

Development Contributions Plan Overlay (Schedule 1) (DCPO1)

45. The Development Contributions Plan applies to the proposed additional floor area, requiring the developer to pay a cash contribution towards essential city infrastructure like roads and footpaths.
46. Pursuant to Clause 45.06-1 a permit granted must:
- (a) *Be consistent with the provisions of the relevant development contributions plan.*
 - (b) *Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay*
47. Schedule 1 of the Development Contributions Plan Overlay (DCPO1) applies to the proposal. The development infrastructure levy is applicable to the office and retail floor space.
48. A planning permit is not required for works under the overlay. The requirements of the DCPO have been included as a condition in the recommendation.

Environmental Audit Overlay (EAO)

49. Pursuant to Clause 45.03-1 of the Scheme, before a sensitive use (residential use, child care centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:
- (a) *A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*
 - (b) *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*
 - (c) *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
 - (d) *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.*
50. In this instance, the requirements off the EAO are not triggered as the application does not propose a sensitive use.

Particular Provisions

Clause 52.06 – Car parking

51. Clause 52.06-1 of the Scheme prescribes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. The table overleaf outlines the car parking requirements for the proposed office use (pursuant to Table 1 at Clause 52.06-5), the proposed car parking provision on site and the resultant car parking reduction.

Land Use	Units/Area proposed	Rate	No. required	No. proposed	Reduction sought
Office	25,130sq.m. net floor area	3 car parking spaces per 100sq.m. of net floor area	753		553
Retail Premises	845sq.m.	3 car spaces per 100sqm of leasable floor area	29		20
Total			782	209	573

52. As shown in the table above, the development requires a planning permit for a car parking reduction pursuant to Clause 52.06-3. A reduction of 573 spaces is sought.

Clause 52.34 – Bicycle facilities

53. A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. The table below outlines the bicycle parking requirements for the proposed use.

Land Use	Units/Area proposed	Rate	No. required	No. proposed	Surplus
Office	25,130 sq.m. net floor area	<i>Employee spaces</i> 1 space to each 300m ² net floor area (if the net floor area exceeds 1000m ²)	83	-	
		<i>Visitor spaces</i> 1 visitor space to each 1000sq.m. of net floor area (if the net floor area exceeds 1000m ²)	25	-	
Retail Premises	845sq.m.	<i>Employee spaces</i> 1 space to each 300m ² leasable floor area	2	-	
		<i>Customer spaces</i> 1 visitor space to each 500sq.m. of leasable floor area	1	-	
TOTAL		<i>Employee Spaces</i>	85	178	93

Land Use	Units/Area proposed	Rate	No. required	No. proposed	Surplus
		Visitor Spaces	26	32	6
		Showers / Change Rooms (1 to the first 5 employee spaces and 1 to each additional 10 employee spaces)	9	18	9

54. As detailed in the above table, the proposal provides a surplus of 93 employee spaces, a surplus of 6 visitor spaces and a surplus of 9 showers / change rooms exceeding the requirements of Clause 52.34 of the Scheme.

General Provisions

55. The decision guidelines outlines at Clause 65 of the Scheme are relevant to all applications. Before deciding on an application, the Responsible Authority must consider a number of matters. Amongst other things, the Responsible Authority must consider the relevant State Planning Policy Frameworks, Local Planning Policy Frameworks and any local policy, as well as the purpose of the zone, overlay or any other provision.

Planning Policy Framework (PPF)

56. Relevant clauses are as follows:

Clause 11.01-1R - Settlement - Metropolitan Melbourne

57. Relevant strategies include:

- (a) *Develop a network of activity centres linked by transport; consisting of Metropolitan Activity Centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function.*
- (b) *Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.*

Clause 11.02 - Managing Growth

Clause 11.02-1S - Supply of Urban Land

58. The objective is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 11.03 - Planning for Places

Clause 11.03-1R - Activity centres – Metropolitan Melbourne

59. Relevant strategies are:

- (a) *Support the development and growth of Metropolitan Activity Centres by ensuring they:*
 - (i) *Are able to accommodate significant growth for a broad range of land uses.*
 - (ii) *Are supported with appropriate infrastructure.*
 - (iii) *Are hubs for public transport services.*
 - (iv) *Offer good connectivity for a regional catchment.*
 - (v) *Provide high levels of amenity.*

Clause 15.01 - Built Environment and Heritage

60. This clause outlines the following guidelines:
- (a) *Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.*
 - (b) *Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.*
 - (c) *Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.*
 - (d) *Planning should promote excellence in the built environment and create places that:*
 - (i) *Are enjoyable, engaging and comfortable to be in.*
 - (ii) *Accommodate people of all abilities, ages and cultures.*
 - (iii) *Contribute positively to local character and sense of place.*
 - (iv) *Reflect the particular characteristics and cultural identity of the community.*
 - (v) *Enhance the function, amenity and safety of the public realm.*

Clause 15.01-1S - Urban design

61. The objective is:
- (a) *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

Clause 15.01-1R - Urban design - Metropolitan Melbourne

62. The objective is *to create distinctive and liveable city with quality design and amenity.*

Clause 15.01-2S - Building Design

63. The objective is *to achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
64. The strategies of this clause are:
- (a) *Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.*
 - (b) *Ensure development responds and contributes to the strategic and cultural context of its location.*
 - (c) *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
 - (d) *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
 - (e) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
 - (f) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*
 - (g) *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*

Clause 15.01-4R - Healthy neighbourhoods - Metropolitan Melbourne

65. The strategy is *create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.*

Clause 15.01-5S - Neighbourhood character

66. The objective is *to recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

67. Strategies are:

- (a) *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- (b) *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
 - (i) *Pattern of local urban structure and subdivision.*
 - (ii) *Underlying natural landscape character and significant vegetation.*
 - (iii) *Heritage values and built form that reflect community identity.*

Clause 15.02 - Sustainable Development

Clause 15.02-1S - Energy and resource efficiency

68. The objective is *to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

Clause 17 - Economic development

69. The clause states that *planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.*

Clause 17.01-1S - Diversified economy

70. The objective is *to strengthen and diversify the economy.*

71. Relevant strategies are:

- (a) *Protect and strengthen existing and planned employment areas and plan for new employment areas.*
- (b) *Improve access to jobs closer to where people live*

Clause 17.01 -1R - Diversified economy – Metropolitan Melbourne

72. Strategies include:

73.

- (a) *Facilitate the development of National Employment and Innovation Clusters by ensuring they:*
 - (i) *Have a high level of amenity to attract businesses and workers;*
 - (ii) *Are supported by good public transport services and integrated walking and cycling paths;*
 - (iii) *Maximise investment opportunities for the location of knowledge intensive firms and jobs.*

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Clause 17.02-1S - Business

74. The objective is *to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services.*
75. Relevant strategies include:
- (a) *Plan for an adequate supply of commercial land in appropriate locations.*
 - (b) *Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.*
 - (c) *Locate commercial facilities in existing or planned activity centres*

Clause 18.02-1S – Sustainable personal transport

76. The objective is *to promote the use of sustainable personal transport.*
77. Relevant strategies are:
- (a) *Encourage the use of walking and cycling by creating environments that are safe and attractive.*
 - (b) *Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.*
 - (c) *Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, transport, shopping and community facilities and other major attractions when issuing planning approvals.*
 - (d) *Ensure provision of bicycle end-of-trip facilities in commercial buildings*

Clause 18.02-1R - Sustainable personal transport- Metropolitan Melbourne

78. Strategies of this policy are:
- (a) *Improve local travel options for walking and cycling to support 20 minute neighbourhoods.*
 - (b) *Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network*

Clause 18.02-2S - Public Transport

79. The objective is *to facilitate greater use of public transport and promote increased development close to high-quality public transport routes.*

Clause 18.02-2R - Principal Public Transport Network

80. A relevant strategy of this clause is *to maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.*

Clause 18.02-4S - Car Parking

81. The objective is *to ensure an adequate supply of car parking that is appropriately designed and located.*
82. A relevant strategy is *protect the amenity of residential precincts from the effects of road congestion created by on-street parking.*

[Local Planning Policy Framework \(LPPF\)](#)

83. Relevant clauses are as follows:

Clause 21.04-2 - Activity Centres

84. Relevant strategies include:

- (a) *Strategy 4.1 Increase the range of retail, personal and business services, community facilities, and recreation activities, within individual centres.*
- (b) *Strategy 5.2 Support land use change and development that contributes to the adaptation, redevelopment and economic growth of existing activity centres.*
- (c) *Strategy 5.3 Discourage uses at street level in activity centres which create dead frontages during the day.*

Clause 21.04-3 - Industry, office and commercial

85. The objective of this clause is *to increase the number and diversity of local employment opportunities.*

86. The clause also acknowledges that Yarra's *commercial and industrial sectors underpin a sustainable economy and provide employment. Yarra plans to retain and foster a diverse and viable economic base.*

Clause 21.05-2 - Urban design

87. The relevant objectives and strategies are:

- (a) *Objective 16 To reinforce the existing urban framework of Yarra;*
- (b) *Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development.*
 - (i) *Strategy 17.2 encourages new development to be no more than five – six storeys unless it can be demonstrated that the development can achieve specific benefits.*
- (c) *Objective 18 To retain, enhance and extend Yarra's fine grain street pattern;*
- (d) *Objective 20 To ensure that new development contributes positively to Yarra's urban fabric;*
- (e) *Objective 21 To enhance the built form character of Yarra's activity centres;*
 - (i) *Strategy 21.1 Require development within Yarra's activity centres to respect and not dominate existing built form; and*
- (f) *Objective 22 To encourage the provision of universal access in new development.*

Clause 21.05-4 - Public environment

88. The relevant objective and strategies are:

- (a) *Objective 28 To provide a public environment that encourages community interaction and activity:*
 - (i) *Strategy 28.1 Encourage universal access to all new public spaces and buildings.*
 - (ii) *Strategy 28.2 Ensure that buildings have a human scale at street level.*
 - (iii) *Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment.*

Clause 21.05-3 - Built form character

89. The relevant objective is *to improve the interface of development with the street in non-residential areas (Objective 27).*

Clause 21.06 - Transport

90. This clause builds upon the objectives outlined at clause 18, promoting cycling, walking and public transport as alternatives to private motor vehicle usage.

Clause 21.06-1 - Walking and cycling

91. This clause builds upon the Objectives outlined at Clause 18, promoting cycling, walking and public transport as alternatives to private motor vehicle usage.

- (a) *Objective 30 To provide safe and convenient bicycle environments:*
(i) *Strategy 30.2 Minimise vehicle crossovers on street frontages.*

Clause 21.06-2 - Public transport

92. The relevant objective is *to facilitate public transport usage.*

Clause 21.06-3 - The road system and parking

93. The relevant objective is *to reduce the reliance on the private motor car.*

Clause 21.07-1 - Environmentally sustainable development

94. The relevant objective *is to promote ecologically sustainable development (objective 43)* through the application of the following strategy:

- (i) *Strategy 34.1 Encourage new development to incorporate environmentally sustainable design measures in the areas of energy and water efficiency, greenhouse gas emissions, passive solar design, natural ventilation, stormwater reduction and management, solar access, orientation and layout of development, building materials and waste minimisation;*

Clause 21.08-2 Neighbourhoods - Burnley, Cremorne, South Richmond

95. The following relevant commentary is offered at this clause:

- (a) *This neighbourhood is largely an eclectic mix of commercial, industrial and residential land use. With two railway lines and both north south, and east west tram routes, the neighbourhood has excellent access to public transport. The Cremorne commercial area functions as an important metropolitan business cluster which must be fostered.*

[Relevant Local Policies](#)

96. Relevant clauses are as follows:

Clause 22.05 - Interface Uses Policy

97. The relevant policy is that *new non-residential use and development within Business and Mixed Use and Industrial Zones are designed to minimise noise and visual amenity impacts upon nearby, existing residential properties.*

Clause 22.07 - Development abutting laneways

98. This policy applies to applications for development that is accessed from a laneway or has laneway abuttal, with the relevant objectives as follows:

- (a) *To provide an environment which has a feeling of safety for users of the laneway.*
- (b) *To ensure that development along a laneway acknowledges the unique character of the laneway.*
- (c) *To ensure that where development is accessed off a laneway, all services can be provided to the development. To ensure that development along a laneway is provided with safe pedestrian and vehicular access.*

Clause 22.10 - Built form and design policy

99. This policy applies to all new development that is not included within a heritage overlay. The policy comprises design elements to guide the scale, form and appearance of new development, of which the following are relevant to this application:

- (a) Setbacks and building heights;
- (b) Street and public space quality;
- (c) Environmental sustainability;
- (d) On-site amenity;
- (e) Off-site amenity;
- (f) Landscaping and fencing; and
- (g) Parking, traffic and access.

100. The policy has the following objectives:

- (a) *Ensure that new development positively responds to the context of the development and respects the scale and form of surrounding development where this is a valued feature of the neighbourhood.*
- (b) *Ensure that new development makes a positive contribution to the streetscape through high standards in architecture and urban design.*
- (c) *Limit the impact of new development on the amenity of surrounding land, particularly residential land.*
- (d) *Design buildings to increase the safety, convenience, attractiveness, inclusiveness, accessibility and 'walkability' of the City's streets and public spaces.*
- (e) *Encourage environmentally sustainable development.*

Clause 22.16 Stormwater Management (Water Sensitive Urban Design)

101. This policy applies to (as relevant) new buildings and contains the following objectives:

- (a) *To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended).*
- (b) *Currently, these water quality performance objectives require:*
 - (i) *Suspended Solids - 80% retention of typical urban annual load*
 - (ii) *Total Nitrogen - 45% retention of typical urban annual load*
 - (iii) *Total Phosphorus - 45% retention of typical urban annual load*
 - (iv) *Litter - 70% reduction of typical urban annual load*
- (c) *To promote the use of water sensitive urban design, including stormwater re-use.*
- (d) *To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.*
- (e) *To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.*
- (f) *To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well being.*

Clause 22.17 - Environmentally Sustainable Design

102. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The considerations are energy performance, water resources, indoor environment quality, storm water management, transport, waste management and urban ecology.

[Other Documents](#)

Plan Melbourne

103. The plan outlines the vision for Melbourne's growth to the year 2050. It seeks to define what kind of city Melbourne will be and identifies the infrastructure, services and major projects which need to be put in place to underpin the city's growth. It is a blueprint for Melbourne's future prosperity, liveability and sustainability.
104. It is policy to create mixed-use neighbourhoods at varying densities to offer more choice in housing and create opportunities for local businesses and new jobs whilst also delivering better access to local services and facilities. It is acknowledged that the application of the Mixed Use Zone can facilitate diverse housing and a greater mix of uses at varying densities.
105. The strategy promotes '20-minute neighborhoods' where there is access to local shops, schools, parks, jobs and a range of community services within a 20 minute trip from your residence.

Urban Design Guidelines for Victoria (DELWP)

106. These guidelines are policy guidelines within the State Planning Policy Framework of the Victoria Planning Provisions. The guidelines must be considered when assessing the design and built form of new development where relevant. The guidelines use best practice knowledge and advice underpinned by sound evidence.

Spatial Economic and Employment Strategy (SEES)

107. The Spatial Economic and Employment Strategy (SEES) was adopted by Council in September 2018 and includes 6 directions which will inform future policy for the Scheme.
108. The strategic direction contained within the SEES supersedes that contained within the Yarra Business and Industrial Land Strategy (BILS), adopted by Council in June 2012.
109. The Site is located within the Swan Street Major Activity Centre. One the key strategic directions of the SEES is to:
- (a) *Strategy 1: Support employment growth in Activity Centres:*
- (i) *Support growth in retail and other employment uses in Yarra's Activity Centres in a way that encourages existing trends, supports major employment sectors and provides opportunities for innovative businesses to flourish in Yarra, building on the unique, creative local character.*
- (ii) *Support the provision of housing in Activity Centre in mixed-use developments. The scale and form of new development should seek to enhance the amenity of the centre and avoid introducing potential land use conflicts between residential development and employment activity.*

Yarra Economic Development Strategy 2020 – 2025

110. This is a local strategy that outlines Yarra's vision for future economic development with a focus on major employment precincts, The strategy calls for the intensification of employment opportunities, stating that:

Yarra's employment precincts and activity centres are critical economic areas that support a broad range of business and employment uses. The availability of areas of employment land in Yarra ...is a strength and competitive advantage and will be important in accommodating future business and employment growth. Therefore, Yarra is in a position whereby further population and employment growth can be accommodated.

Advertising

111. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 2,558 letters sent to surrounding owners and occupiers and by three signs displayed on site. Council received 26 objections, the grounds of which are summarised as follows):

- (a) Excessive height, poor transition and overdevelopment of the site (failing to further comply with the Swan Street Structure Plan);
- (b) Reduction in the car parking provision;
- (c) Increased traffic congestion on surrounding streets;
- (d) Off-site amenity impacts (overlooking, loss of daylight, overshadowing, noise and loss of views, lighting impacts in the evening hours, wind tunnelling impacts);
- (e) The development should provide a wider access arrangement to the Burnley Railway Station;
- (f) Ongoing disturbance to the area during the construction phase; and
- (g) Emotive feelings associated with Council Officers being "on the side" of the developers.

112. A planning consultation meeting was not held.

Referrals

External Referrals

113. The application was referred to:

- (a) Head, Transport for Victoria;
- (b) VicRoads;
- (c) CityLink; and
- (d) EPA.

Internal Referrals

114. The application was referred to the following units within Council:

- (a) Urban Design;
- (b) Engineering Services Unit;
- (c) Strategic Transport;
- (d) Strategic Planning;
- (e) Open Space;
- (f) Arborist;
- (g) Waste Services; and
- (h) ESD Advisor.

[External Consultants](#)

115. The application was referred to the following external consultants:

- (a) Urban Design (Simon McPherson of Global South Pty. Ltd.); and
- (b) Wind (Vipac Engineers and Scientists Ltd.).

116. Referral comments are an attachment to this report.

OFFICER ASSESSMENT

117. The primary considerations for this application are as follows:

- (a) Policy and Strategic Support;
- (b) Built Form and Design;
- (c) On Site Amenity;
- (d) Off Site Amenity;
- (e) Car Parking, Traffic, Loading and Waste;
- (f) Bicycle Facilities;
- (g) Other Matters; and
- (h) Objector Concerns.

[Policy and Strategic Support](#)

118. The proposed development achieves the various land use and development objectives outlined in the Scheme and is in accordance with relevant State and local planning policies applicable to the redevelopment of sites within well-serviced commercial areas. The subject site is located within the Swan Street MAC, which provides a wide range of retailing, services and food and drinks premises with good public transport links. This ensures that the site is well serviced by local infrastructure and commercial activity.

119. A key purpose of the C1Z is *to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses*. The proposed office and retail premises are both Section 1 uses (no permit required) which indicates strong strategic support for the proposed land uses.

120. State and local policies encourage the concentration of development in and around activity centres with more intense development on sites well-connected to public transport, thereby ensuring efficient use of existing infrastructure. The site is well connected to public transport opportunities, with tram services on Swan Street, and Burnley Station to the immediate south. This excellent access to public transport encourages the use of alternative modes of transport to and from the site and reduces reliance on motor vehicles as encouraged by clauses 18.02 (Transport), 21.03 (Vision), 21.06-3 (the road system and parking) and 21.07 (Environmental Sustainability).

121. The proposed intensification of the land is also consistent with the SEES, which earmarks the Swan Street MAC as a key centre for hospitality and office-based operations. The proposal is highly consistent with the purpose of the zone and strategic intent for this area that seek to encourage intensification of commercial uses and provision of diverse employment opportunities.

122. Whilst there is a high degree of strategic and policy support for the proposal, the built form controls of the DDO28, built form policy under clause 22.10 (Built form and design policy) and the decision guidelines of the C1Z direct that consideration must be given to the design of the building and its interface with the surrounding area, with the DDO28 providing specific requirements that relate to building height and massing. Following is an assessment of the development against those specific requirements.

Built Form and Design

123. This section of the report considers the built form of the proposed development and is guided principally by the DDO28 at Clause 43.02 of the Yarra Planning Scheme. This assessment is also based upon the decision guidelines of the C1Z at clause 32.01-08 and local policy at clauses 21.05 – Urban design, 22.05 – Interface Uses Policy and 22.10 – Built form and design policy.
124. These provisions and policies seek a development that responds to the existing or preferred neighbourhood character and provides a contextual urban design response reflective of the aspirations of the area. Particular regard must be given to the site context, building height, massing, architectural response, the pedestrian experience and the development's interface with existing sensitive uses. Further consideration of as permitted development on the subject site (under planning permit No. PLN17/044) and that currently under construction to the immediate west of the subject site at No. 462-482 Swan Street must also be considered in deliberating the appropriateness of building height and mass. These will be considered in the following paragraphs.

Site Context

125. The built form of the surrounding area is a mixture of architectural styles, uses and materials.
126. The area is defined by its location within the Swan Street MAC and the railway line to the south. Most of the surrounding developments are constructed with a zero setback from the street, high levels of site coverage (most with 100%) and walls on the boundaries. The existing character of the surrounding area is predominantly between one and three storeys in height with emerging taller built forms in the wider area with brick, render and glazing being the predominant materials.
127. The direct interfaces to the subject site include:
- (a) the railway line to the south;
 - (b) development to the west that is currently under construction and has a building height of 54.4m above the NGL;
 - (c) Swan Street to the north with commercial and contemporary buildings that are generally constructed hard-edged, including the development at No. 429-437 Swan Street, north-west of the subject site, that is seven storeys in height with a five-storey street wall that is up to 17.9m above the NGL; and
 - (d) the commercial interface to the east that also contains an 'L' shaped laneway in the south-east, all zoned Commercial 1.
128. The nearest dwellings in a residential zone are those located 54m to the north facing Cutter Street, and 65m to the south, across the railway line along Madden Grove, on the southern side of the railway corridor.
129. There is no dispute that strategically the subject site is well-located for a higher-density development, being in the C1Z within the Swan Street MAC, with excellent access to cycling networks, public transport, services and facilities. Based on these attributes, it is a reasonable expectation that this site will experience intensification in use and development.

Specific DDO28 controls for the Site

130. The development is assessed against the quantitative building height and setback controls of DDO28 in the table below:

Item	DDO28 Built form Controls	Proposal	Complies?
Preferred maximum building height	40m	57.7m to the highest point of the parapet above the NGL and 60.7m to the roof above the plant area above the NGL	No (17m+)
Mandatory maximum building height	N/A	N/A	N/A
Vehicle ingress and egress from Swan Street.	Access not preferred from Swan Street, Left in / Left out access preferred across remainder of site of No's. 484 and 486 Swan Street Access preferred from abutting laneway to the east of No. 488 – 490 Swan Street.	Vehicle access provided from Swan Street at the north-west corner	Partially complies – Whilst the location is not preferred, it is designed to have Left in / Left out access.
Preferred maximum street wall height	14m (Swan Street)	Podium is 16.4m (maximum) above the NGL	Partially complies where it is two and three storeys (i.e. 8.8m and 13.6m as measured above the NGL, respectively)
Preferred min. upper level setback	6m (Swan Street)	Setbacks range between 3m and in excess of 24.8m.	Partially complies.
Min. building separation	Upper level breaks Setback 3m up to 28m and 6m above 28m	Setback a minimum 4.5m to the west and setback between 4.5m and 6m to the east.	Partially complies by incorporating a minimum setback of 4.5m. exceeding the minimum at the levels up to 28m above the NGL.
Rail corridor interface	Unspecified	N/A	N/A
Building projections	Projections such as balconies and building services must not intrude into a setback	The development includes terraces.	Partially complies. The terraces are considered to be projecting elements and the development does not include any services projecting into the setbacks.

131. As demonstrated above, the proposal seeks variations from the preferred building height, preferred street wall height and building separation requirements set out in the DDO28 including terraces that project into the setbacks, particularly those above the street podium. These variations are discussed in detail throughout the following sections of this report.

132. The subject site is not affected by a heritage overlay and as such, no consideration is warranted for the proposed demolition of the existing buildings on site (as this does not trigger a planning permit). No specific DDO28 heritage requirements apply to the subject site, as it does not have an abutting interface to a heritage building.

133. The closest heritage building is located on the opposite side of Swan Street at No. 419 Swan Street, which faces Swan Street. Given the buffer of Swan Street and separation distance and location to the south-east of this site, the proposed development will not obscure any views of this heritage building nor will it visually compete.

Street wall height - Swan Street

134. In relation to street wall requirements, the DDO28 states that:

- (a) *A permit should not be granted to construct a building or construct or carry out works, which exceeds the relevant preferred maximum street wall height and/or reduces the relevant preferred minimum setback requirements specified in this schedule unless the following are met, to the satisfaction of the responsible authority:*
- (i) *The built form outcome that results from the proposed variation satisfies the design objectives in Clause 1.0 of this schedule;*
 - (ii) *The built form outcome that results from the proposed variation satisfies the relevant design requirements specified in this schedule; and*
 - (iii) *The street wall at ground floor level is designed to allow floor to floor ceiling heights suitable to accommodate commercial activity.*

135. The DDO28 sets out a preferred maximum street wall height of 14m for Swan Street. No maximum street wall height requirement applies to the south, along the railway corridor.



Figure 11: Artist Impression of podium to Swan Street (extracted from p.54 of the Urban Context Report.

136. Along Swan Street, the street wall ranges in height between 8.8m and 16.4m. Accordingly, a variation of 2.4m is required from the preferred street wall requirement set out in DDO28.
137. Having regard to the relevant DDO28 design objectives, design requirements and ground floor activation, the proposed street wall height variation to Swan Street is considered appropriate for the following reasons:
- (a) The design response provides generous setbacks at the ground floor (i.e. minimum 3m) along Swan Street that will allow for footpath widening works that will continue the public realm works embedded into the development to the west and will provide a high-quality pedestrian experience with retained trees and ample space for pedestrian circulation, including access to a quasi-pedestrian laneway that will provide access to Burnley Station and vice-versa (to Swan Street). This aspect of the design also creates a sense of spaciousness when viewed from Swan Street, ensuring that the proposed street wall height is not oppressive and is open and inviting.

- (b) The additional height above the preferred requirement is in part required to accommodate commercial areas (office above with retail at the ground floor) across all podium floors, which demands a higher ceiling height than other, uses permitted in the C1Z (such as dwellings).
- (c) The ground level floor-to-floor height, at 5m, is generous and will ensure a range of commercial uses can be accommodated within the two, ground floor commercial tenancies from an adaptability perspective. This floor-to-floor height also provides a high level of internal amenity for occupants, whilst facilitating an outcome that will transition to the western development's adopted podium height that is up to 18m above the NGL (see Figure 12 below). The terrace above the podium to Swan Street (whilst projecting into the setback) will further assist in softening the transitional response when seen together with the podium of the adjoining development to the west as it offers an opportunity to landscape the parapet / balustrade, and further assisting this to step down to a three and two-storey podium to the east.



Figure 12: Artist Impression of full podium to Swan Street combined with that to the west (extracted from p.54 of the Urban Context Report).

- (d) The composition, articulation, fenestration and external materials of the proposed street walls (2-4 storey podium) is considered to achieve urban design and architectural excellence as sought by the design quality requirements of the DDO28. Architectural quality is discussed further below.
- (e) In addition to the above considerations, Council's external urban design consultant was supportive of the proposal and commended the development for its design response and high quality.

Building height, scale and massing of the development

138. DDO28 outlines a preferred maximum building height of 40m, which is measured above the natural ground level. The proposed building will exceed this requirement by 17.7m with an overall height of up to approx. 57.7m to the highest point of the parapet above the NGL and 60.7m to the roof above the plant area above the NGL. Given the significant difference in height, it must be determined if the development achieves:

- (a) an exemplary built form outcome,
- (b) an exemplary public realm outcome,
- (c) an innovative environmentally sustainable development,
- (d) minimal overshadowing of the public realm and
- (e) minimal adverse amenity impacts to adjoining properties.

139. Whether the development achieves an exemplary built form outcome and is appropriately massed to achieve minimal adverse amenity impacts that do not contribute to visual bulk will be discussed below. The other items will be discussed relevantly, within the balance of the report.
140. The strategic planning context for the site has been established and is considered to support a multi-storey building for the purpose of a mixed-use building for office and retail. The development will read as a continuation of built form when seen in combination with the development under construction to the west, albeit with a different architectural response. To identify if this is appropriate, a balance must be achieved between urban design outcomes for the site having regard to relevant built form policies.
141. The relevant policy context and guidance includes (in addition to DDO28):
 - (a) Clause 15.01-2S – development should contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties;
 - (b) Clause 15.01-5S - recognise and protect cultural identity, neighbourhood character and sense of place;
 - (c) Clause 21.05-2 - reinforce the existing urban framework of Yarra, retain Yarra's identity as a low-rise urban form with pockets of higher development, development in activity centres should be 5-6 storeys unless specific benefits can be demonstrated, retain, enhance and extend Yarra's fine grain street pattern, ensure that new development contributes positively to Yarra's urban fabric, enhance the built form character of Yarra's activity centres, require development within Yarra's activity centres to respect and not dominate existing built form; and
 - (d) Clause 22.10 - policy guides the scale, form and appearance of new development.
142. In response to the policy framework applicable to the site and the objectives describing the preferred future character of this precinct clearly anticipating its growth, the proposal at fourteen storeys, and whilst greater in height than most existing surrounding buildings will be commensurate with other buildings approved by Council in more recent years (such as that currently approved on western portion of the subject site that is 13 storeys) and that approved by the Minister for Planning (i.e. the development under current construction to the immediate west). The area is continuing to undergo change in terms of taller built forms (both constructed and under construction) in a location where more robust built form such as that proposed is becoming more readily visible and encouraged on the southern side of the Swan Street MAC.
143. The application was referred to an external Urban Design consultant, Mr Simon McPherson of Global South who was supportive of the proposed height. Council's external Urban Design consultant commended the development's contributions and justified the proposed height relating to context and its offerings. This was done despite Council's Strategic Department's advice indicating the development's failings in responding to policy relating to the building heights adopted.
144. The proposed development's height is generally commensurate with (and slightly higher than) the height of the approved development to the immediate west that is under construction. The figure below shows the northern elevation of the development under construction to the west of the site and includes a building outline (dotted blue) of the approved building on the subject site (limited to No's. 484-486 Swan Street).

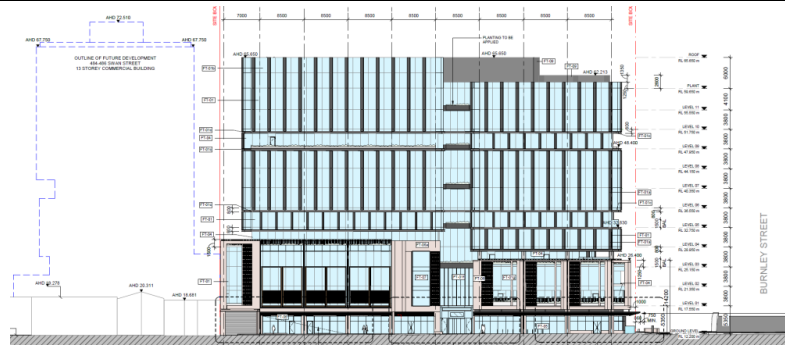


Figure 13: Endorsed northern elevation of development under construction at No. 480 Swan Street forming part of an incorporated document to the Scheme.

145. In considering the streetscape proportions to Swan Street and height, this will be seen in the round and its relative height to the development shown at Figure 13. Above the part two and part three-storey portion of the podium facing Swan Street (being the eastern portion of the site), are seven upper levels with a roof terrace measuring up to 40m to the highest point of the planter or parapet. Behind this, the building steps up with an extra three storeys measures up to 51.4m to the edge off the planter / parapet above the NGL. Above the four-storey portion of the podium facing Swan Street, are ten upper levels with roof plant that is fully enclosed with an overall height of up to approx. 57.7m to the highest point of the parapet above the NGL and 60.7m to the roof above the plant area above the NGL (see Figures 14, 15 and 16 below).
146. The adopted varied heights have resulted in the building height outcome shown at Figure 12, which locates the tallest part of building in the western portion of the site, essentially replacing the approved 13-storey building (that measures 55.8m to the parapet and 60.6m to the highest point of the plant screen). Given this existing approval, and marginal differences in height between that approved and that before Council, the building height is supported in this location.



Figure 14: Proposed northern elevation identifying tallest portion of development cited to be located opposite the western development under construction.

147. Compared to the development under construction to the west, the western portion of the proposed development would read as two-storeys taller plus roof plant. It is highlighted that the adjoining development's approval also contains a 6m high concealed roof plant area.

148. The varied height across the eastern portion, partially responds to the DDO28 by adopting a height of 40m above the NGL in the north-east and above the part two and part three-storey portion of the podium facing Swan Street. This positively responds to the DDO28, and to further emphasise this lower height response, a condition will require the deletion of the pergola structure (see Figure 15 below) on the Level 10 terrace area because it is considered to accentuate the height in this corner. Behind this, the building steps up with an extra three stories and measures up to 51.4m to the edge of the planter / parapet above the NGL and can be supported given the generous setbacks of a minimum 10.5m from the Swan Street boundary to these upper levels and location south of the 40m high portion, designed to reference the DDO28.
149. This height variation is considered to strike a reasonable balance, tempering the height of the western development under construction, the existing approved height in the western portion of the subject site, and the DDO28 controls of the Scheme.

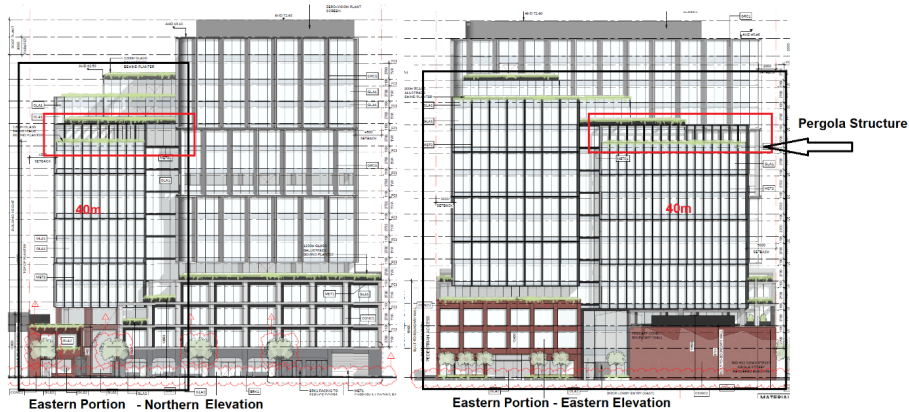


Figure 15: Proposed northern elevation and eastern elevation identifying the eastern portion of the proposed development.



Figure 16: 3D presentation as seen from the north-east showing transitional heights in the eastern portion.

150. Whilst regard to the overall building height does not include plant rooms, policy requires building services to be hidden from view or designed as architectural roof top features. In this instance, the parapet of the building has been extended by 3 metres in height to partially conceal the roof plant enclosure, as shown in the section at Figure 17 below:

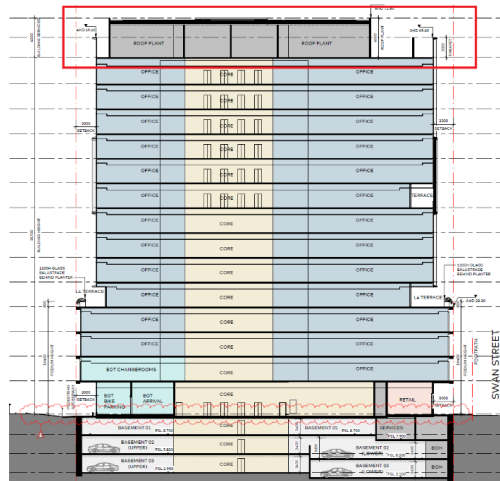


Figure 17: Overall Section – North – South 1 showing the 3 metre high parapet proposed to conceal roof plant along the Swan Street interface and long range surrounding views.

151. The DDO28 contains the following requirements for service equipment and structures including plant rooms:
- (a) *Service equipment / structures including plant rooms, lift overruns, structures associated with green roof areas and other such equipment may exceed the preferred or mandatory height provided that each of the following criteria are met for the equipment or structure:*
 - (i) *Less than 50 per cent of the roof area is occupied by the equipment (other than solar panels);*
 - (ii) *The equipment does not cause additional overshadowing; and*
 - (iii) *The equipment does not extend higher than 3.6 metres above the maximum building height*
152. The proposed height of the roof top plant (located on the western portion of the proposed development) is 6m with 3m of this exceeding the height of the parapet. Whilst taller than 3.6m (where the DDO28 encourages), this is a height that can be accepted in that it would provide for services up to 5m in height. This is an element that has been informed by Services Engineers and assists the development to maximise the solar PV array. It is also considered that the location of this at such a height would be well concealed by the increased parapet height from long range views and integrating this taller element into the design of the overall building.
153. It is also important to emphasise that it is the size and type of building that influence the size of the plant room and that it is the functionality that is emphasised for plant rooms in terms of how these are designed for size and area. On this basis, it is not the granted 3.6m for services that will always dictate the design. That is merely a guide, and not a one-size-fits-all approach.

154. To Swan Street, above the podium, the development adopts a primary setback of 3m across the western portion, and setback that ranges between 5m and more than 24m across the eastern portion, partially complying with the minimum setback of 6m required by the DDO28. The eastern portion is largely closer to complying but the western portion provides a consistent setback of 3m. However, this is considered appropriate given the strategic location of the site on Swan Street and to a major road intersection. The reduced setback will provide an adequate differentiation between the tower and podium elements. Council's external Urban Design consultant did not raise any issues with the adopted setbacks.
155. To the western and eastern boundaries, the proposal provides a minimum 4.5m setback at all times with the exception on-boundary walls that have been located to abut the on-boundary walls of the western adjoining property. This is considered appropriate given that it provides for an equitable development scenario, as discussed further in this report under *Equitable Development*.
156. It is considered that the building has been appropriately massed with differing architectural expression provided for the western and eastern portions to break down the massing of the development through the adopted building heights that provide a transitional response to the east where there is lower building height, whilst tempering policy. The terraces within the northern, eastern and southern setbacks will be landscaped and will further assist in breaking down the massing of the development as seen in the round.
157. The southern interface presents to the railway corridor and Burnley Station. The height response across this interface is supported given that this will also relate to the development currently under construction to the west. The podium that will anchor the building and is comparable in height to that under current construction west of the site transitioning down to three-storeys to the east with the light-weight glazed tower elements above as per Figure 18 below.

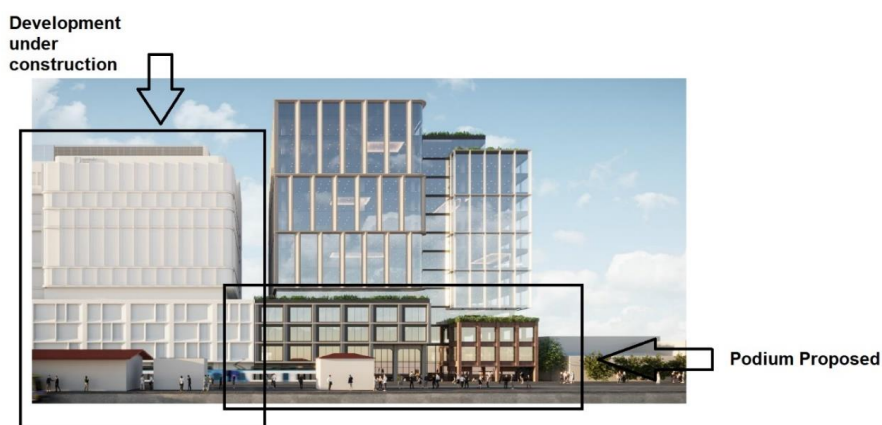


Figure 18: Render of the proposal as viewed from the south – railway corridor – extracted from p.36 of the Town Planning Report authored by Human Habitats.

158. Whilst the proposed building will be amongst the tallest structures within the immediate surrounds, the height of the development is considered to be acceptable due to its location, lack of sensitive interfaces, the emerging character of the area and strategic redevelopment potential. The site is located within an area undergoing transition which has resulted in a mixture of heights approved in the immediate surrounds as is evidence by that currently under construction to the west.

159. The adopted height is appropriate within the context of the area and in this regard is also in accordance with the objectives at clause 22.10-3.3 (Setbacks and Building height). Due to the lack of heritage development, restrictions in the street, and the sites' location in the Swan Street MAC, it is expected that as time goes on, the area will increasingly become developed with multi-level commercial buildings contributing to the economic viability of the centre.

Architectural Quality

160. The development is considered to be of high architectural quality and in that regard responds to the design objectives of clause 15.01-2S of the Scheme. The contemporary design is appropriate and responds well to this part of Richmond with the design offering a modern built form that revitalises the street frontage through generously sized openings, communal areas and the provision of several building entrances along all street frontages.
161. The proposed development succeeds in responding to the Swan Street MAC through:
- (a) A gridded street wall in heavier, more robust expression;
 - (b) A lower-scale 'anchor' street wall form to the east in reference to existing built form and at the laneway entrance;
 - (c) A glazed 'main' tower façade with vertically emphasised modulation through expressed 'fins' which group 3-4 floors together;
 - (d) Finer-grain grid to the lower-height component above the laneway.
162. Council's Urban Design consultant was highly supportive of the proposal and made no recommendations for design changes. The Urban Context Report provides full details of all materials utilised for the development and will ensure a high architectural quality in accordance with the plans submitted. Details of the full spectrum of materials can be sourced from pages 64 – 68 of the Urban Context Report prepared by Cox Architecture (forming an attachment to this report).

Landmarks, Views and Vistas

163. It is policy at Clause 15.01-2S of the Scheme that important landmarks, views and vistas be protected or enhanced. The impact on long range views and vistas are only relevant where they form part of an identified character of an area (within planning policy) and typically apply to landscapes or natural features.
164. The proposed development does not compete with any identified landmarks given its location and is considered to be an acceptable response to the local policy direction under Clause 22.03-4 of the Scheme.

Light, Shade and Public Realm

165. This principle requires the design of interfaces between buildings and public spaces to enhance the visual and social experience of the user. In this respect, the proposal represents a significant improvement in streetscape, public space quality and perceived safety.
166. Council is supportive of the construction of the proposed building with large, glazed, ground floor lobbies, active tenancies and improved outdoor spaces. Through the activation of the ground floor, the building will provide interaction at street level where there this is minimal. This satisfies public realm, pedestrian spaces and street and public space quality policies at Clauses 15.01-2S (Building design) and 22.10-3.4 (Street and Public Space Quality).
167. The DDO28 provides specific guidance in respect of what is expected on the site. Key design objectives are:

- (a) *To ensure development respects the scale, rhythm, and architectural detail of the streetscape and the heritage buildings in the Burnley Street Heritage Precinct.*
 - (b) *To support a new mid-rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.*
 - (c) *To reinforce the corners of Swan Street and Burnley Street as a vibrant commercial, retail and residential location.*
 - (d) *To provide for taller development on the south side of Swan Street that delivers significant public realm outcomes and ensure development on both side of Swan Street maintains the amenity of Ryan's Reserve.*
 - (e) *To support high quality new buildings adjoining Burnley Station with mixed uses that activate and improve pedestrian connections to the station.*
168. With regard to the height exceeding the 40m and setbacks not in accordance with the DDO28, the proposal is to provide an exemplary public realm outcome.
169. In terms of light and shade to the public realm, the proposal does not shade Swan Street at any time of the day as the site is located on the southern side of the street. The development would shade the eastern elevation of the adjoining development, with the vast majority of its shadows falling into the shadows of the approved development to the west and that approved at No. 484 and 486 Swan Street under planning permit No. PLN17/0448 and to this extent the shadows are acceptable.
170. With regard to overshadowing impacts to Burnley Station it is clear that when compared to the overshadowing impacts of the approved proposal (PLN17/0448), the overshadowing to the station platforms would be greatly increased. Significantly, the proposed development would increase the shadows across the eastern portion of the northern and southern platforms in the morning with increased shadows experienced until 1pm. These shadows are also unavoidable and given that these are commensurate with the shadow extent established by the development under construction to the west (and approved by the Minister for Planning), are acceptable.
171. To the east, the primary area that would be in shadow is the laneway that extends in part along the eastern boundary forming an "L" shape as this extends across the rear of properties facing Swan Street, through to Stawell Street further east. This laneway is largely shadowed by the existing conditions, with the only time in receipt of solar access limited to midday. It is not unusual for commercial buildings to have their walls built to their rear or side boundaries where these abut the laneway, hence typically casting a shadow which also forms an existing condition. As such the shadow cast into this laneway is also acceptable. Additionally, the amenity of Ryan's Reserve Tennis and Netball Centre is not impacted in terms of shadows cast.
172. The proposal has been setback from Swan Street at ground floor which results in an additional 3m width for a footpath area which provides a public benefit for all pedestrians. This will follow the footpath widening works associated with the development to the west across Swan Street, reading as a continuation. The levels above would cantilever and extend to the title boundary and would provide some weather protection whilst emphasising the podium. The plans received by Council on 28 October referenced in an earlier section, show the retention of the street trees along Swan Street with the western most street trees to be removed to make way for the entrance to the car park. The awning previously shown on the Landscape Concept Plans, across the Swan Street Section drawing that would have impacted the tree protection zone of the street trees has also been removed.

173. Plans received by Council on 28 October also show asphalt for the southern footpath outside the property frontage to Swan Street, with levels and materials that are consistent with the adjoining development (under construction) at No. 462 - 482 Swan Street. As these plans offer improvements and respond to comments provided by Council's Open Space and Urban Design Units, including Council's Arborist, these will be addressed with conditions.
174. The proposal has also been setback to the south at the ground floor which results in an additional 3m in width for a footpath area, again providing a public benefit for all pedestrians whilst continuing the footpath widening commensurate with that associated with the development to the west. The proposal also incorporates public seating integrated along the southern edge of the planters. The building entrance has also increased to 6.5m from the title boundary to the south enabling access to the lobby area and provides a generous circulation space. The plans received by Council on 28th October, include further details in relation to the removal of a wing wall in the south-east corner of the adjoining development under construction in order to achieve a seamless continuation of footpath widening works across the southern side of the proposed development. However, a condition will remove reference to this element as this sits outside the subject site's title boundaries.

Site Coverage

175. The level of site coverage proposed is well above the maximum of 80 percent as directed by Clause 22.10-3.6 (Site coverage) of the Scheme, that applies to new development not within a Heritage Overlay. However, as the existing level of site coverage in the surrounding (and immediate) area and within zoning that encourages higher density development (C1Z) is similar, it is acceptable. Commercial buildings in this precinct traditionally have high levels of site coverage with this characteristic being evident throughout Richmond.

Landscape architecture (internal to the site)

176. Whilst landscaping is not a typical feature of commercial buildings in Richmond, the proposal includes a degree of visible landscaping above the ground level in the form of planter boxes along the perimeters of outdoor terraces across the northern, southern and eastern interfaces as per Figure 19 below.

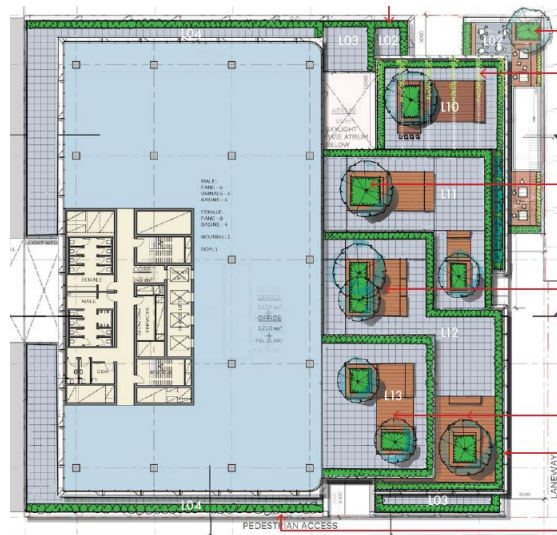


Figure 19: Landscaping of upper level terraces – image extracted from p11 of Landscape Town Planning Report received by Council 28 October.

177. At the ground level, the quasi laneway within the site connecting the railway corridor to Swan Street, and the laneway in the south-east will also include landscaping in the form of four deep planters that will include seven trees, greening this space. Planting is also located within the rear setback in the form of three planters and provision of a tree.
178. Council's Open Space Unit were generally supportive of the proposal, and raised concerns in relation to a tree in the centre of the internal pedestrian laneway that would receive little access to sunlight, recommending a small shade tolerant tree in this location; provision of a screen across the interface of the seating / planter arrangement to the south to avoid this space getting dusty; further details in relation to soil volumes and weight bearing and provision of more native shrubs and ground covers to be planted in lieu of too many ornamental and exotic species as currently proposed. The following conditions were recommended to be included in any planning permit:
- (a) *Provide a plant schedule with the proposed plant species (botanical and common name), installation size, width and height at maturity, and plant numbers for all planted areas.*
 - (b) *Provide a planting plan(s) showing the location, numbers and species of proposed plants, as well as a legend containing key features, materials and surfaces.*
 - (c) *Clarify soil depth, slab setdown and wall heights and of "deep soil" planters.*
 - (d) *Provide typical details for the proposed irrigation.*
 - (e) *Provide typical details of timber furniture and all materials and surfaces on the ground level.*
 - (f) *Provide a maintenance schedule, including tasks details and frequency; for multi-storey development and planting, maintenance access will need to be provided for.*
 - (g) *Load bearing wights for the building structure need to be checked and confirmed by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed.*
179. It is considered that the above is reasonable to ensure consistent vegetation plantings within the area identifies and the long-term viability of the trees and can form conditions of permit.
180. A concern was raised by Council's Urban Design Unit, with the size of the pedestrian refuge in the north-west corner of the site circled at Figure 20 below.

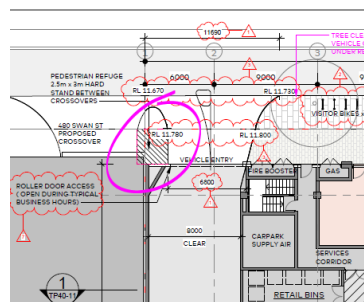


Figure 20: Pedestrian refuge of concern in the north-west.

181. The pedestrian refuge is considered to be adequately sized at 2.5m x 3m and is to cater for pedestrian and cyclists, alike. Modifying this will severely impact the vehicle entrance. Furthermore, Council's Engineering Services Unit did not identify this as an element of concern in their comments and given that the technical aspect of this is unrelated to the discipline of Urban Design, it is supported in its current form.

- 182. Concerns were also raised with the location of columns within the building and their location adjacent to windows and doors and the location of a hatch within proximity to the Swan Street entrance of the quasi-pedestrian laneway. The architectural drawings received by Council 28th October, have rationalised the locations of the columns avoiding their placement opposite openings, and the gattic hatch will have the same surface material and will be flush with the quasi-pedestrian laneway and hence blend in, and is therefore supported.
- 183. Further concerns were also raised by Council's Urban Design Unit in relation to the comfort levels associated within the quasi-laneway suggesting that this has limited opportunities for landscaping and would be extensively built over. However, the proposed laneway provides significant public benefits in the way of its design, cutting through the site and providing access to the railway corridor and laneway to the south-east. This is also activated by the uses provided across this interface and is partially open to the sky in the south-east corner. The adopted dimensions of the quasi-laneway are adequate to facilitate a positive contribution to the public and is supported with its current dimensions. A condition will require unfettered access and installation of lighting to enhance the sense of safety.
- 184. The trees at the southern end of the internal pedestrian laneway are provided with 'deep soil planting beds', but the cross-section does not show much space underneath to achieve this. This was identified by Council's Urban Design Unit as a concern. The plans received by Council 28 October have attempted to ameliorate this (refer to TP – Overall Section – East-West 1 of the architectural set) by increasing the area of the planter. The same plans have also relocated the planters 1.5m further north (See Figure 21 below).

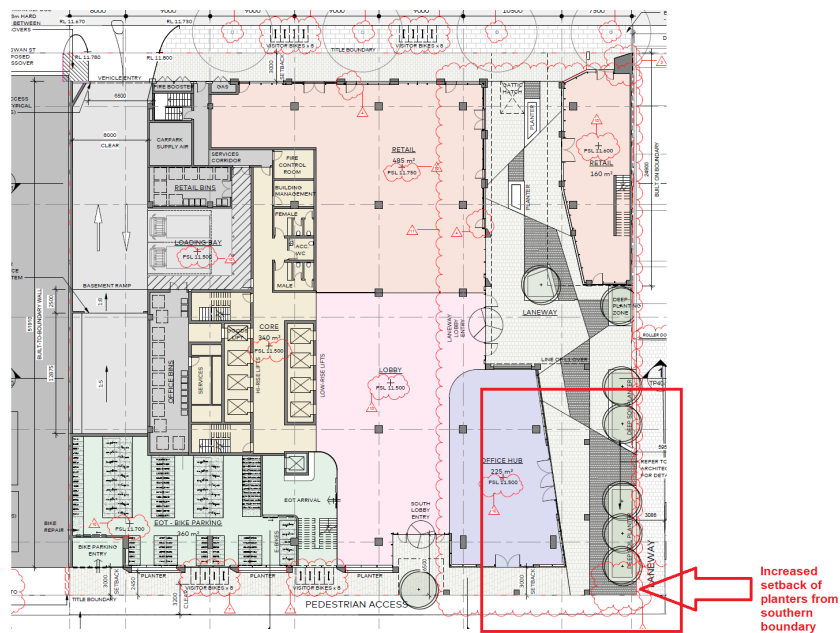


Figure 21: Ground floor Plan (Architectural drawings received by Council 28 October).

- 185. A condition will be included addressing the architectural drawings received by Council 28 October, with a further condition included requiring works associated with these to be limited to the site's title boundaries. This is because of the encroachment over the title boundary identified in the section plans of the architectural set received by Council 28 October, referenced earlier.

186. In relation to the southern interface, several concerns were raised with regard to the use of the bicycle spaces and the need for cyclists to dismount when accessing those spaces. It is not unusual, and it is in fact, a requirement for cyclists to dismount when accessing any footpath. The layout to the south will adequately allow for pedestrians and cyclists alike to access the building, with the latter having to dismount prior to access. Discussion in relation to the laneway abuttal to the east is discussed in detail under its own heading. The Department of Transport has also provided conditions relating to the southern interface that require detailed plans showing improvements for the footpath, including measures to ensure its safe use that should be included as conditions should Council be of the mind to support the application.

Landscape architecture (external to the site)

187. Council's Urban Design Unit further provided comments in relation to landscaping external to the subject site (amongst other comments that relate to power poles, tree-pit cut outs, lighting, utilities and surface materials). The plans received by Council on 28th October, have addressed many of the items identified with a list of those changes provided earlier. Details in relation to retaining the street trees across Swan Street appropriately address comments provided with 4 out of the 7 proposed to be retained, and the awning structure previously shown on the Landscape Concept Plan that intruded into the Tree Protection Zone (TPZ) of the street trees also removed (see Figure 22).

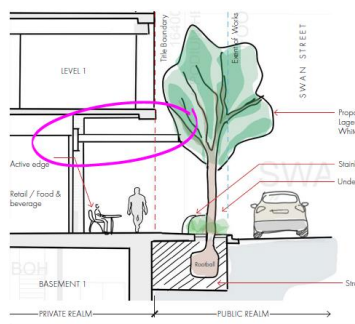


Figure 22: Awning structure protruding into the TPZ of the street trees.

188. Council's Arborist provided comments in relation to the street trees and has recommended conditions for their protection that can be included on any planning permit should Council be of the mind to support the application.
189. Council's Urban Design Unit has recommended that the bluestone pavers for the Swan Street footpaths and the bluestone cobbles for the vehicle crossover be replaced with asphalt. However, these have been designed to provide a seamless and coherent response with the paving materials approved for the development under construction to the west. The Minister for Planning has previously endorsed this as a suited surface material, and whilst Council's Urban Design Unit has raised concerns with the application of these materials from a maintenance perspective, the seamlessness of this is significant to their unified presentation. As such, the surface materials relied on for this seamless response are supported.
190. Further concerns were raised in relation to the bicycle spaces positioned at 90 degrees across the Swan Street footpath, with a recommendation that these be positioned parallel to the kerb. However, the permit applicant in their written response accompanying the architectural drawings received by Council 28th October indicated that their spacing at 90 degrees ensured that their number could be maximised, whilst maintaining space for planters and pedestrians.

The architectural drawings received 28th October, have been updated to show a 1.8m x 1m wide box around the bicycle hoops, demonstrating that there is more than adequate space around each hoop. Furthermore, no concerns were raised in relation to the positioning of the bicycle hoops across Swan Street by Councils Strategic Transport Unit and on this basis it is considered that these can be supported in their current location and orientation. Furthermore, the 3m setback of the building at ground level ensures there is no obstruction to pedestrian movements.

- 191. The Landscape Concept Plan received by Council 28th October, has also been updated to provide seating opportunities on the Swan Street footpath in accordance with *City of Yarra detail*.

Laneway Abuttal

- 192. Clause 22.07 of the scheme aims to maintain the unique character of laneways, ensure that development abutting laneways respects the scale of surrounding built form and that vehicle access via laneways will not detrimentally impact other users of the laneway. The DDO28 (as relevant to the subject site) calls for any pedestrian entrances accessed from a laneway to be set back from the laneway boundary and provided with appropriate lighting to enable a sense of safety for pedestrians.
- 193. An unnamed laneway is located to the south-east that extends south across the second half of the eastern title boundary and is located to the rear of properties fronting onto Swan and Stawell Streets, with pedestrian access from Stawell Street further east. The design response has setback the ground floor where interfacing the laneway, and has located deep soil planters, whilst linking this into the internal pedestrian laneway (See dotted blue area Figure 23 below). This is supported as it is highly activated with retail frontages with the upper levels setback in this section allowing for a sense of openness whilst ensuring that the survival of landscaping is feasible with some access to sunlight.

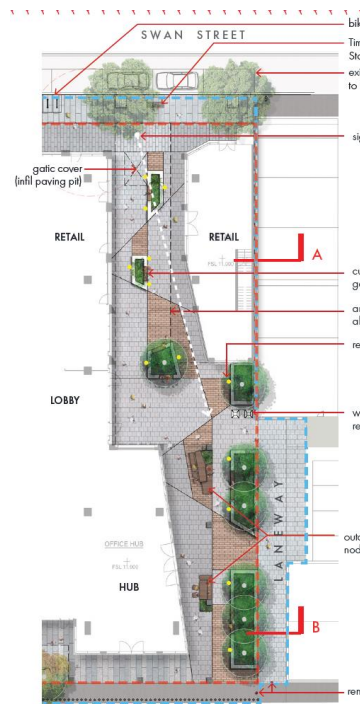


Figure 23: Internal -pedestrian laneway and laneway to the east (extracted from p.7 of the Landscape Town Planning Report dated 14 October 2022).

194. The response to the laneway (See Figures 23 and 24) is supported for the following reasons:
- (a) A finished red surface across the podium level will add a sense of visual interest to the laneway;
 - (b) East-facing glazing will provide a sense of passive surveillance from the retail uses on the ground floor to the laneway and will be further activated with north-south and east-west foot traffic; and
 - (c) The application proposes improvements along the laneway itself as discussed under the public realm and landscape architecture subsections of this report.



Figure 24: Artist's Impression of the view from the rear of No. 134-136 Stawell Street, and into the existing and proposed laneways as an open, unfettered pedestrian walkway accessible to the public.

195. The response to the laneway is supported subject to a condition requiring plans to include the design changes and improvements as depicted on the architectural drawings received by Council 28 October 2022. The improvements largely respond to comments and feedback by Council Officers as discussed in previous sections.

On-Site Amenity

196. The redevelopment of the site would make efficient use of existing infrastructure and services on site with numerous public transport modes which reduce employees and visitors from relying on private vehicles. Policy at clauses 21.07, 22.16 and 22.17 of the Scheme, encourage ecologically sustainable development, with regard to water and energy efficiency, building construction and ongoing management.
197. The development is considered to achieve a high level of on-site amenity through the following:
- (a) A certified 5-star green Star Buildings rating;
 - (a) Renewable energy in the form of a 126.4kW rooftop solar photovoltaic system;
 - (b) WELS water efficiency ratings for fixtures and fittings, with drip irrigation and a 75,000-litre rainwater tank for toilet flushing and irrigation; and
 - (c) 178 bicycle parking spaces provided for employees and 32 for visitors.
198. In order to exceed the preferred height of the DDO28, one of the discretionary criteria is to demonstrate an ESD performance of greater than BESS 70%. The application has done this with a Green Star score of 5 stars as acknowledged by Council's ESD Advisor.

199. Council's ESD Advisor's advice, has not identified any deficiencies with that alone being an indication of a high standard achieved, and above Council's best practice standard, which could be considered as "excellence" in ESD based on the Green Building Council of Australia definitions. The development includes several commitments such as a 5 Star Green Star accredited rating.
200. The following have been identified as areas of outstanding information or improvement opportunities and can be addressed with conditions:
- (a) *Condition: Prior to construction provide daylight modelling that indicates (min) 40% of the floor area achieves the daylight outcomes requires by Green Star Buildings.*
 - (b) *If available, provide additional calculations to illustrate reduction in GHG emissions against a reference building.*
 - (c) *If available, provide additional calculations to illustrate how these elements have reduced peak energy demand against a reference building.*
 - (d) *Provide detailed cross-section(s) that provides more detail of shading elements (e.g. depth, and extent throughout design).*
 - (e) *Update rooftop plans to clearly articulate specified amount of rooftop solar proposed (e.g. at least 126.4 kW).*
 - (f) *Provide a MUSIC model to support planning assessment (it is not acceptable to wait until the detailed design phase).*
 - (g) *Confirm rainwater tank capacity and clearly indicate size and location on plans.*
 - (h) *Confirm (within requested Stormwater Management Plan) whether any additional treatment is required to re-use or discharge stormwater.*
 - (i) *Provide a statement as to how the project will achieve a (min) 10% reduction in embodied carbon against a reference building.*
 - (j) *Clarify that all timber will be FSC /PEFC certified.*
 - (k) *Provide a statement as to how the development will achieve a best practice approach to PVC*
 - (l) *Confirm 3 showers within EoT are gender neutral as plans do not clearly mark shower areas as they do for male and female.*
 - (m) *Clarify the separate management of glass recycling*
 - (n) *Confirm achievement of credits within the GS Nature category.*
 - (o) *Amend Landscape Plan to articulate the vegetation proposed for level 14 (is this meant to be an extensive green roof?).*
 - (p) *Consider amending design to incorporate operable windows on levels 5-7 and 9 to allow natural ventilation.*
 - (q) *Consider increasing stormwater catchment size and incorporating raingardens prior to discharge.*
 - (r) *Consider a suite of materials and assembly methods that assist with adaptive reuse at end of life.*
 - (s) *Consider retaining street trees throughout construction, and whether frontage design can be adjusted to retain the significant canopy tree (appears to be a Red Ironbark)*
 - (t) *Consider providing an assessment of the landscape proposal using the Green Factor tool www.greenfactor.com.au.*
201. These matters are all considered reasonable, and conditions can require these to be included in an amended SMP and annotated on the plans (where relevant). It is considered that the proposal will achieve a high level of environmentally sustainable design and greater internal amenity for future occupants. This satisfies a number of clauses including 18.02, 21.06 and 21.07.
202. To further ensure that the development achieves a high standard, a condition will also require a Sustainable Management Plan Implementation Report, which is required to be submitted to and approved by the Responsible Authority after completion of the development but before its occupation. This will ensure that the DDO28 requirement is fully realised with accepting a greater height than that preferred.
-

Off-Site Amenity

203. Clause 15.01-2S of the Scheme aims to provide building design that minimises the detrimental impacts on neighbouring properties, the public realm and the natural environment, with potential impacts relating to overshadowing of SPOS, loss of daylight to windows, visual bulk and overlooking of sensitive areas. The relevant policy framework for amenity considerations is contained within clauses 22.05 and 22.10 as well as the decision guidelines of the Commercial 1 Zone at Clause 34.01-7. Furthermore, the DDO28 contains a number of design objectives that call for amenity impacts to residential areas to be minimised.
204. As previously identified, the subject site is located within the Swan Street MAC, which is predominantly zoned Commercial 1. The closest residential uses are located approximately 17.5m to the east of a two-storey terrace dwelling at No. 504 Swan Street, 20m away to the north, on the opposite side of Swan Street at No. 429-437 Swan Street, 54m to the north facing Cutter Street, and 65m to the south, across the railway line along Madden Grove. Given the separation distances, the proposed development would not impact these properties in the way of any immediate material detriment.

Daylight to windows

205. The closest habitable room windows (for a dwelling in a residential zone) addressing the subject site are the south-facing windows of the dwellings fronting Cutter Street, which have a minimum setback of approximately 54m from the proposal's northern boundary which is more than adequate to ensure the protection of these windows.

Overshadowing

206. The DDO28, decision guidelines of the Commercial 1 Zone and local policy at Clause 22.10 call for new development to consider overshadowing impacts to nearby land in residential zones (including shadowing to existing solar energy facilities). Although not strictly applicable in this instance, and in the absence of any other test, Standard B21 of Clause 55 notes:
- (a) *Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September; and*
 - (b) *If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.*
207. Given the generous buffer between the subject site and the nearest dwelling on Swan Street to the east, the proposed development will not result in any equinox overshadowing to any part of the dwelling and this is because of the as-built conditions of this dwelling i.e. close to 100% site coverage. It is highlighted that the shadows cast to the east, would be cast over the roof of this dwelling at 3pm of the Equinox (22nd September) and extend across the western side of Stawell Street. Given the impact at this time as the worst-case scenario factored by the Scheme, this is considered acceptable.
208. With respect to solar energy facilities, there are none located within proximity to the subject site and thus the development is not anticipated to generate any problematic shadowing in this respect.
209. In the above considerations, the proposal satisfies the decision guidelines of the Commercial 1 Zone and local policy at Clause 22.10 with regard to overshadowing.

Overlooking

210. The design requirements of the DDO28, decision guidelines of the Commercial 1 Zone and local policy at Clause 22.10 call for new development to consider overlooking impacts to nearby land in residential zones. Clause 22.10 offers the following guidelines for mitigation of overlooking:

New residential development that contains a habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling or a dwelling's secluded private open space located within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio, should be either:

*Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
Have sill heights of at least 1.7 metres above floor level.*

Have fixed obscure glazing in any part of the window below 1.7 metres above floor level.

Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25% transparent.

211. The above policy is not applicable to the proposed development as it is not a residential development. However, it can be used as a guide for the purpose of assessing overlooking impacts.
212. Given that there are no dwellings located within 9m of the subject site, regardless of any proposed screening, the development would comply with the overlooking requirements of clause 22.10.
213. The nearest residentially zoned dwellings are those which front Cutter Street, which have a minimum setback of approximately 54m from the proposal's northern boundary which once again is more than adequate to ensure the protection of these windows.
214. The proposed development will mitigate overlooking impacts in accordance with the decision guidelines of the Commercial 1 Zone and local policy at Clause 22.10 of the Scheme.

Visual Bulk

215. Clause 22.10 calls for new development to be well designed in terms of both massing and materiality to minimise visual bulk impacts to nearby sensitive uses such as dwellings. Visual bulk impacts have been discussed at length in the *Building height, scale and massing of the development* section of this report. The closest dwelling to the east is some 15m to the east of the subject site and does not contain an immediate west-facing outlook from a principal living area or open space area. Furthermore, this dwelling is zoned Commercial 1, whereby there is an expectation that dwellings and commercial uses / buildings co-exist. Despite this, the proposed development is considered to adequately be set back from the east and is contextually designed to the size of the site.

Noise Impacts

216. Clause 13.05-1S states that community amenity should not be reduced by noise emissions. Similarly, local policy at clause 22.05 of the Scheme calls for commercial development to consider noise attenuation in its design response.
217. The application proposes two different uses – retail at ground and first floor, with the remainder of the building used for office. Both uses are section 1 uses under the C1Z and therefore do not require a planning permit (and as such, conditions cannot be placed on a permit to restrict the operational capacity of these uses).

In any case, the proposed office use is a benign use; not associated with problematic noise impacts. The proposed retail use will not affect the nearest residentially zoned dwellings (i.e. those fronting Cutter Street to the north) given that these have a buffer of approximately 54m.

218. With respect to proposed development itself, noise emissions are anticipated to be low given that:
- (a) The application proposes a conventional car parking typology as opposed to a car stacker system, the latter of which can generate noise emissions;
 - (b) Noise emissions associated with the roof level plant are unlikely to be problematic given their location high above the footpath level;
 - (c) The lack of nearby residentially zoned dwellings or immediate sensitive interfaces;
 - (d) The railway line and Burnley Station; and
 - (e) The commercial context within a MAC.
219. Notwithstanding the above, an Acoustic report was provided prepared and authored by Acoustic Logic. A condition will require this report to be amended to provide a review of the scheme as per the condition 1 requirements of the recommendation. A further condition will require the development to comply at all times with the EPA noise regulations that apply to commercial developments (the EPA Noise Protocol). These measures will ensure minimal noise impacts arising from the development in accordance with State and Local planning policy.

Wind Impacts

220. Wind impacts relate to the public realm (with a particular focus on potential impacts to pedestrians using the public realm) and also onsite amenity for any external areas such as balconies of terraces. A wind tunnel test was undertaken which found that the proposed development would be expected to result in wind conditions:
- (a) achieving the walking comfort criterion (or better) within the public realm at all test locations surrounding the development on the ground level;
 - (b) satisfying the sitting criterion at the lobby entrances on the internal laneway and south of the development. Wind amelioration techniques around these areas is expected to satisfy the sitting criterion; and
 - (c) Satisfying all selected locations at the upper-level terraces, with the exception of the Level 2 and Level 4 terraces requiring some further amelioration in the form of a solid balustrade along the perimeter, and pergola structures.
221. Council's wind consultant was supportive of the wind report, confirming that the permit applicant's wind report used the proper analysis and methodology to analyse the wind effect on the pedestrian level surrounding the proposed development and on some selected terraces in detail. The report found that the proposed design would have an acceptable wind environment within the recommended wind comfort criteria, and where the criteria were exceeded appropriate recommendations were proposed.
222. In summary, the development will mitigate wind impacts satisfactorily. A general condition will also require the development plans to show any relevant detail required by the satisfactory wind tunnel report, to ensure that these are shown on the plans and designed to integrate with the architecture of the building. Further wind mitigation will be required to the terrace above the 40m high podium as a consequence of an earlier condition deleting the pergola structure that is seen to accentuate the height in the north-east corner.

Equitable Development

223. To ensure the 'fair, orderly, economic and sustainable development of land' in accordance with the objective of the Act, matters of equitable development must be considered. The DDO28 has the following relevant building separation requirements:
- (a) *Where development shares a common boundary and no interface treatment is shown in Map 1, upper level development should:*
- (i) *For buildings up to 28 metres, be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed.*
- (ii) *For buildings up to 28 metres, be setback a minimum of 3.0m from the common boundary, where a commercial or non-habitable window is proposed.*
- (iii) *For buildings taller than 28 metres, be setback a minimum of 6 metres above 28 metres.*
- Where the common boundary is a laneway, the setback is measured from the centre of the laneway*
224. In this instance, the setbacks accord with the above requirements from both western and eastern sides up to Level 7 (or height of 27.8m above the NGL).
225. Above Level 7, the western interface is setback 4.5m from the western boundary where opposite the adjoining development under construction that is also separated 4.5m at its upper levels from the shared boundary. The adopted setback replicates the western developments' setbacks and given the combined 9m separation distance between both towers, is acceptable in affording both with an acceptable equitable development opportunity, as is intended by policy for offering such separations.
226. Above Level 7, the eastern interface is setback 4.5m from the shared boundary where opposite the adjoining commercial development and the laneway. The adjoining commercial sites to the east have a site coverage of 100%, and the dwelling further east is generously separated by up to 17.5m from the eastern title boundary. The eastern lot is also narrow and if it were to be re-developed, may result in a wall across the shared boundary, and if consolidated with the site further east, would replicate the 4.5m setbacks of the proposed development, hence offering a 9m separation, being the distance required to ensure the protection of amenity of dwellings whilst still offering a generous separation for towers. Thus, for these interfaces, there is no equitable development issues posed by the development.
227. The setbacks from Level 11 and above are 12m and 25.5m from the shared boundary to the east and fall short of this requirements to the south-east where opposite the laneway. Where these fall short, these can be justified on the basis that the 4.5m setback of this portion combined with the minimum 3m width of the laneway equates to 7.5m to the western boundary of the closest neighbouring site opposite (addressed to Stawell Street), will afford surrounding neighbouring sites with a reasonable equitable development outcome.
228. In summary, the proposed development has successfully incorporated equitable development principles into the massing scheme. It is also highlighted that no issues pertaining to equitable development were raised by Council's external urban design consultant.

Car Parking, Vehicle Access, Traffic, Loading and Waste:

Provision of car parking

229. The proposed development would provide 209 on-site car parking spaces across the three proposed basement levels. As previously outlined, the proposal triggers a car parking reduction of 573 spaces.
230. The proposed car parking provision (and associated car parking reduction) are supported for the following reasons:
- (a) The site has excellent access to public transport, including tram services on Swan Street (immediate north) as well as Burnley Railway Station (immediate south), including Church Street trams located approximately 910m to the west. This will be a strong deterrent for employees / visitors to arrive via private vehicle;
 - (b) On-street parking in the Richmond area is very high during business hours. The area surrounding the subject site is blanketed in time-based parking restrictions. Council's Engineers have rightfully pointed out the high parking demand in the Richmond area that would be a disincentive for visitors, customers or employees to drive;
 - (c) The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle use.
 - (d) The provision of bicycle infrastructure in the surrounding area, including the Main Yarra Trail (approximately 500m south) which is a highly utilised commuter route for cyclists. The area also has shared lane markings for bicycles including on Church and Swan Streets. Further, the proposal provides in-excess of the bicycle space requirements prescribed by the Scheme. These measures (as well as the proposed end of trip facilities) will encourage employees to arrive via bicycle. Highly visible bicycle spaces along Swan Street and the adjacent to the railway will similarly encourage visitors to ride to the site.
 - (e) The Local planning policy at clauses 18.02 (Movement Networks), 21.03 (Vision), 21.06-3 (The road system and parking) and 21.07 (Environmental Sustainability) encourage reduced rates of car parking provision for development sites within close proximity to public transport routes and activity centres.
 - (f) Traffic is a key issue affecting the road network. Providing fewer car spaces will ensure that the development does not generate any unreasonable increase in traffic levels for the surrounding road network.
 - (g) Council's Engineering Services Unit reviewed the proposed car parking reduction (i.e. that associated with the advertised plans) and raised no issue to the proposed reduction given the site's location. Further, Council's Engineering Services Unit highlighted that the proposed car parking provision (at a rate of 0.8 car spaces per 100sqm of floor area) is similar to that of other office developments recently approved by Council in Cremorne and Collingwood. The examples provided by the Development Engineering Unit ranged from rates of 0.54 to 0.72 spaces per 100sqm floor area.

Vehicle Access

231. The application seeks to provide access to the basement car parking area via Swan Street. The proposed loading zone (located immediately east of the basement entry) is also accessed off Swan Street and would accommodate up to two 6.4m small vehicles simultaneously. Other than requesting additional information to be shown on the plans, Council's Engineering Services Unit did not raise any issues with vehicle access and safety from Swan Street. The following recommendations were made by Council's Engineering Services Unit:
- (a) The dimension of the headroom clearance within the ramped accessway;

- (b) A vehicle crossing ground clearance check undertaken for each new vehicle crossing by the applicant's designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (as per '*Engineering Advice for Design Items to be Addressed by the Applicant*' section).
232. A number of additional recommendations were made by Council's Engineering Services Unit; these relate to various infrastructure requirements immediately surrounding the site that should be undertaken to Council's satisfaction and at the Permit Holder's cost, as follows:
- (a) The footpath along the property's Swan Street frontage to be reconstructed. The new footpaths must have a cross-fall (the slope between the kerb and the property line) of no steeper than 1 in 33 or unless otherwise specified by Council.
 - (b) Redundant property drains under the footpaths must be removed and reinstated to Council's satisfaction.
 - (c) The protection of trees along Swan Street during works as per Council's Arborist and Urban design requirements.
 - (d) Plans that show the access connectivity, with the detail of pavement and drainage of the laneway (including if possible drainage discharge into it from abutting properties) adjacent to the eastern boundary of the proposed development.
 - (e) Detailed engineering design drawings of all infrastructure works associated with the development to Council for assessment and approval.
 - (f) The kerb and channel along the property's Swan Street frontage reconstructed to Council's satisfaction and at the permit holder's cost.
 - (g) Redundant vehicle crossings demolished and reinstated with paving, kerb and channel.
 - (h) Provision of a drainage catchment analysis with details on how water will be drained from the site.
 - (i) The reconstruction of any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, to Council's satisfaction and at the developer's expense.
 - (j) Provision of a lighting report detailing existing lighting conditions, proposed temporary lighting solutions, proposed permanent lighting solutions, lighting that needs to be removed / replaces as part of development and rationale behind this and lighting category to be used for any proposal and rationale behind this (usually P4 lighting level) with associated lighting plans.
233. The full spectrum of recommendations are detailed within the referral advice (which is an attachment to this report) and captured under general infrastructure, drainage and construction management conditions and/or notes that are usually placed on a permit of this type and this scale.
234. In addition to the above, Swan Street is categorised as a Transport Zone and the views of the relevant road authority are part of the decision guidelines for this zone. With this in mind, the application was referred to the Department of Transport who provided comments with no objection to the issue of a planning permit subject to the adoption of conditions. This response is also an attachment to this report.

Traffic

235. The traffic report submitted with the application made the following findings:
- (a) The proposed 209 on-site car spaces would generate 105 vehicle trips per peak hour;
 - (b) Staff vehicle trips are anticipated to be split 90/10 in/out in the AM peak and 10/90 in /out in the PM peak.
 - (c) The traffic report also included the generated traffic associated with the approved development to the west of the site which has an estimated 110 trips per peak hour.

236. To assess the traffic impact of the Swan Street/Cutter Street intersection together with the combined volumes of the two development entrances (unsignalised), Impact Traffic Engineering undertook a gap acceptance analysis. The analysis was used to determine whether the critical movements at this intersection have adequate capacity once the development is operational. Council's Engineers agree that the analysis undertaken by Impact Traffic Engineering adequately confirms that the Swan Street/Cutter Street intersection with the development access points has capacity to accommodate the critical movements.

Loading, unloading and waste

237. The Scheme does not provide any requirements for loading bays, rather Council must consider loading and unloading as relevant to the application. A loading zone has been designed as part of the development, located east of the basement car park entry and accessed off the Swan Street via a crossover. This is a good outcome as it ensures that loading activities (such as the delivery of goods or unloading of goods) occur within the development rather than in the public realm. The location of the loading access point is also supported as it will not interfere with pedestrian movements. Council's Engineers were satisfied with the proposed loading zone.
238. Waste collection will occur in the above-mentioned loading zone via a private collection service. This will ensure that Swan Street remains unaffected by stationary waste vehicles during collection.
239. The submitted Waste Management Plan (WMP) and the plans show a waste storage area will be located to the north and south of the loading zone, with space for three different waste streams (garbage, recycling and food/organic waste). The WMP outlines that the size of the waste area will require the three collections for each stream.
240. These collection frequencies are considered to be appropriate for this commercial context in the Swan Street MAC. The WMP has been assessed by Council's Civil Works Unit, who required details of the sizes of the bin size rooms and a plan for identifying how a fourth stream for glass bins can be accommodated if necessary. The architectural drawings received by Council 28th October were accompanied by an amended WMP (dated 30th August 2022 and authored by Impact Traffic Engineering pty. Ltd.) clearly demonstrating that these requests could be accommodated. As such, a condition will be included referencing this amended WMP.

Bicycle Facilities

241. With regards to visitor spaces, the development will provide a total of 210 spaces (178 spaces for employees and 32 for visitors); equating to a surplus of 93 additional employee spaces and 6 visitor spaces above the requirements of the Scheme. Council's Strategic Transport Unit were supportive of the proposed numbers but recommended the provision of four additional bicycle hoops in the proposed internal pedestrian laneway and an additional 37 spaces to bring this in line with BESS Guidelines. These requirements will not be addressed as the proposed development has exceeded the requirements under the Scheme and there are ample bicycle hoops already provided. Furthermore, the pedestrianised nature of the quasi-pedestrian laneway should be protected in order to enhance comfort for walking and sitting for employees whilst enhancing landscaping opportunities.
242. Council's Strategic Transport Unit raised a concern with the distance of the EOT facility, citing that this too far from any point that it can be ridden to (i.e. should be no more than 30m), and have outlined reasons for this in their referral advice which is an attachment. One of those reasons is due to a wall positioned in the south-east corner of the adjoining development to the west.

Whilst this forms part of the development to the west, Council Officer's have been in contact with the permit holder (for the development to the west) in relation to this matter who has confirmed in an email to Council that *"the wall is independent from the 480 Swan structure and designed to be temporary to allow for removal once 484 Swan St has been developed"*. As such, Council can be reassured that access to the EOT facilities from Burnley Street will be improved with the adoption of a seamless transition and network for bicycle users.

243. Council's Strategic Transport Unit also recommended that a pedestrian / bicycle kerb ramp be provided on Swan Street just east of the proposed visitor bicycle parking hoops to provide for easier bicycle access through to the Laneway, provision for wayfinding signs to be installed at the site to direct both employees and visitors to bicycle parking areas, in accordance with AS 2890.3. Further recommendations included the electrical wiring of all car parking areas to be 'EV ready' with a 40A single phase electrical sub circuit installed to these areas for this purpose and further confirmation of the provision of electric bicycle charging points in these spaces. Whilst conditions can be included to address these items should Council be of the opinion to support this application , the request for a ramp will not be included as there is an ability to access the footpath via the crossover.
244. An updated Green Travel Plan (GTP) has also been requested with the following items addressed:
- (a) *Details on the operation of the secure bicycle parking facility for end users*
 - (b) *Inclusion of the provision of electric bicycle charging spaces*
 - (c) *The types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space*
245. Further, Conditions can be included to require an amended GTP to Council's satisfaction.

Other Matters

246. Further clarity has been requested by Council's Urban Design Unit in relation to the structural element in the north-east corner of the ground floor adjacent to the Swan Street footpath shown below at Figure 25. A condition will address this.

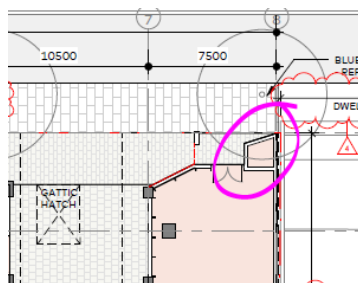


Figure 25: Structural element in the north-east corner extracted from the ground floor plan.

Objector Concerns

247. The objector issues have been discussed throughout this report as follows:
- (a) Excessive height poor transition and overdevelopment of the site (failing to further comply with the Swan Street Structure Plan);
248. This has been discussed at paragraphs 138 to 164.
- (b) Reduction in the car parking provision;

- (c) Increased traffic congestion on surrounding streets;
249. This has been discussed at paragraphs 229 to 245.
- (d) Off-site amenity impacts (overlooking, loss of daylight, overshadowing, noise and loss of views, lighting impacts in the evening hours, wind tunnelling impacts);
250. Off-site amenity impact have been discussed at paragraphs 203 to 228.
- (e) The development should provide a wider access arrangement to the Burnley Railway Station;
251. The internal pedestrian laneway and public realm benefits have been discussed at length at paragraphs 176 to 195.
- (f) Ongoing disturbance to the area during the construction phase; and
252. This is a matter that is dealt with under the Building Permit process. Notwithstanding this, a condition has required a Construction Management Plan which will ensure that the development will be constructed to Council's best practice standards.
- (g) Emotive feelings associated with Council Officers being "on the side" of the developers.
247. All applications (including those of non-developers) are treated on planning merit as dictated by the provisions of the Yarra Planning Scheme and input by professionals.

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN22/0306 for development of the land with a multi-level building (comprising office and retail - non-permit required uses) with a reduction in the car parking requirement and alterations to a road in a Transport Zone (Schedule 2) of the Yarra Planning Scheme at No. 484 – 490 Swan Street, Richmond subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Cox Architecture and dated 21 June 2022 but modified to show:
 - (a) The key changes depicted in the Landscape Concept Plans received by Council 28 October 2022 to:
 - (i) Exclude the tables and chairs previously shown;
 - (ii) Exclude the awnings that extended into the canopy of the street trees across the Swan Street Section;
 - (iii) Exclude a garden bed along the Swan Street footpath;
 - (iv) Show a standard City of Yarra tree pit cut-out;
 - (v) Show the pedestrian refuge in accordance with the architectural plans in the north-west corner;
 - (vi) Include seating along the Swan Street footpath and positioned to face the entrance to the laneway;
 - (vii) Include wall lights in the laneway and the central link shown;
 - (viii) Include wall mounted benches with backrests and armrests in the northern section of the internal pedestrian laneway; and

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- (ix) Modified to show the areas for waste.
- (b) Four existing street trees along Swan Street now shown to be retained and protected;
- (c) The key changes depicted on the Ground Floor Plan received by Council 28 October 2022 that shows:
 - (i) a 1.8m x 1m box around the bicycle hoops to demonstrate adequate space around each hoop;
 - (ii) doors that are not impacted by columns;
 - (iii) existing conditions of surrounding side to the east of the ROW with a further note identifying the ROW with bluestone paving;
 - (iv) the planter at the south-east corner of the site relocated 1.5m north from the southern laneway; and
 - (v) asphalt for the southern footpath outside the property frontage to Swan Street, with levels and materials that are consistent with the adjoining development (under construction) at No. 462 - 482 Swan Street;
- (d) Both landscape and architectural plans modified to show a 1.2m minimum deep soil depth to the planting areas.
- (e) A minimum 2.2m headroom clearance along the main accessway to the car parking areas; and
- (f) The waste management plan and associated architectural plans modified to have a larger bin storage area.
- (g) Clarification of the structure at the north-east corner of the site.
- (h) The deletion of the pergola structure above the Level 10 terrace in the north-east corner;
- (i) The deletion of any reference to the removal of the wing wall associated with the development (under construction) to the west;
- (j) All works, including planters, shown to be constructed within the title boundaries;
- (k) The dimension of the headroom clearance within the ramped accessway;
- (l) A vehicle crossing ground clearance check for the new vehicle crossing by the applicant's designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (as per '*Engineering Advice for Design Items to be Addressed by the Applicant*' section).
- (m) Dimensions of bicycle storage spaces, and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3.
- (n) The proposed visitor bicycle parking spaces annotated to be installed as per Yarra Standard Drawing (YSD) 1050a 'Bike Hoop – in ground'.
- (o) Provision for wayfinding signs to be installed at the site to direct both employees and visitors to bicycle parking areas, in accordance with AS 2890.3.
- (p) Provision of electrical wiring of all car parking areas to be 'EV ready' with a 40A single phase electrical sub circuit installed to these areas for this purpose.
- (q) Confirmation of the provision of electric bicycle charging points.

Reports and Plans

- (r) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3) (where relevant to show on plans);

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- (s) Any requirement of the endorsed Landscape Plan (condition 5) (where relevant to show on plans);
 - (t) Any requirement of the endorsed Tree Protection Arborist Report (condition 7) (where relevant to show on plans);
 - (u) Any requirement of the endorsed Sustainable Management Plan (condition 14) (where relevant to show on plans);
 - (v) Any requirement of the endorsed Wind Impact Assessment Report (condition 17) (where relevant to show on plans);
 - (w) Any requirement of the endorsed Acoustic Report (condition 19) (where relevant to show on plans);
 - (x) Any requirement of the endorsed Public Lighting Plan (condition 22) (where relevant to show on plans);
 - (y) Any requirement of the endorsed Waste Management Plan (condition 24) (where relevant to show on plans);
 - (z) Any requirement of the endorsed Green Travel Plan (condition 26) (where relevant to show on plans);
 - (aa) Any requirement of as a consequence of the Department of Transport's conditions (28 – 46) (where relevant to show on plans);
 - (bb) Any requirement of the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees (condition 47) (where relevant to show on plans).
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

3. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this document. This must detail:
- (a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Information about how the façade will be maintained; and
 - (d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Ongoing architect involvement

4. As part of the ongoing progress and development of the site, Cox Architecture or another architectural firm to the satisfaction of the Responsible Authority must be engaged to:
- (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Landscape Plan

5. In conjunction with the submission of development plans under Condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the Concept Design - Landscape Town Planning Report prepared and authored by Tract with revision date 2nd May 2022 but further to show:
 - (a) The changes outlined under Condition 1 (as relevant to Concept Design - Landscape Town Planning Report prepared and authored by Tract with revision date 14 October 2022);
 - (b) A plant schedule with the proposed plant species (botanical and common name), installation size, width and height at maturity, and plant numbers for all planted areas.
 - (c) Planting plan(s) showing the location, numbers and species of proposed plants, as well as a legend containing key features, materials and surfaces.
 - (d) Soil depth, slab setdown and wall heights and of "deep soil" planters.
 - (e) Provide typical details for the proposed irrigation.
 - (f) Provide typical details of timber furniture and all materials and surfaces on the ground level.
 - (g) Provide a maintenance schedule, including task details and frequency - for multi-storey development and planting, maintenance access will need to be provided for.
 - (h) Load bearing weights for the building structure need to be checked and confirmed by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed.

Ongoing Landscape Plan Requirement

6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority.

Tree Protection Arborist Report

7. In conjunction with the submission of development plans under Condition 1, an amended Arborist Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Arborist Report will be endorsed and will form part of this permit. The amended Arborist Report must be generally in accordance with the Arborist Report prepared and authored by Treelogic dated 28 March 2022 but modified to:
 - (a) Make reference to the amended plans required by Condition 1.
8. All tree protection measures must be carried out in accordance with the endorsed arborist report to the satisfaction of the Responsible Authority.

Tree Protection Fencing

9. Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) that is to the satisfaction of the Responsible Authority and must:
 - (a) Exclude access and construction activity within the TPZs, as assessed in the Arborist Report Treelogic, 28/03/2022.
 - (b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 *Temporary fencing and hoardings*
 - (c) Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath
 - (d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.
 - (e) Fencing must be modified in line with the footprint of the approved works only.

Street Tree Protection

10. The retained street trees must not be removed or damaged to the satisfaction on the Responsible Authority.
11. Before the development starts, the permit holder must provide a security bond of \$5,000 for the 4 street trees to the Responsible Authority. The security bond:
 - (a) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
 - (b) may be held by the Responsible Authority until the works are completed to the satisfaction of the Responsible Authority; and
 - (c) in accordance with the requirements of this permit; or
 - (d) otherwise to the satisfaction of the Responsible Authority.

The bond is not to be released until Council's Arborist has inspected the trees at the completion of the development.

Tree Protection and Management Plan

12. Prior to the commencement of any building and/or works, a Tree Protection and Management Plan (TPMP) must be submitted to and approved by the Responsible Authority. The TPMP must be prepared to the satisfaction of the Responsible Authority by an arborist with a minimum AQF level 5 qualification and must detail tree protection and management actions prior to, during, and post works (including demolition). The TPMP is required:
 - (a) To maintain and protect the condition of all retained trees
 - (b) To comply with AS 4970–2009 *Protection of trees on a development sites* (Australian Standard AS 4970–2009).
13. The TPMP must include all tree related requirements conditioned in this permit. All works in the TPMP affecting trees must be implemented and/or monitored by an arborist with a minimum AQF level 5 qualification to the satisfaction of the Responsible Authority. The TPMP must be certified as complete by the Project Arborist and this certification must be submitted to the Responsible Authority at the completion of works.

Amended Sustainable Management Plan

14. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the *Sustainability* Management Plan (SMP) prepared and authored by ACOR Consultants (VIC) Pty. Ltd. and revision dated 2 May 2022 but modified to include:
- (a) Daylight modelling that indicates (min) 40% of the floor area achieves the daylight outcomes required by Green Star Buildings.
 - (i) If available, provide additional calculations to illustrate reduction in GHG emissions against a reference building.
 - (ii) If available, provide additional calculations to illustrate how these elements have reduced peak energy demand against a reference building.
 - (b) Detailed cross-section(s) that provide(s) more detail of shading elements (e.g. depth, and extent throughout design).
 - (c) Update rooftop plans to clearly articulate specified amount of rooftop solar proposed (e.g. at least 126.4 kW).
 - (d) A MUSIC model to support the endorsement of plans.
 - (e) Rainwater tank capacity and indicate size and location on plans.
 - (f) Confirm if any additional treatment is required to re-use or discharge stormwater.
 - (g) A statement as to how the project will achieve a (min) 10% reduction in embodied carbon against a reference building.
 - (h) Written confirmation that timber used will be FSC /PEFC certified.
 - (i) A written statement as to how the development will achieve a best practice approach to PVC.
 - (j) Confirmation that 3 showers within the EOT are gender neutral.
 - (k) Clarify the separate management of glass recycling.
 - (l) Confirm achievement of credits within the GS Nature category.
 - (m) Provision of operable windows on levels 5-7 and 9 to allow for natural ventilation.
 - (n) Confirmation of the total area for stormwater catchment and raingardens prior to discharge.
 - (o) Consider a suite of materials and assembly methods that assist with adaptive reuse at end of life.
 - (p) An assessment of the landscape proposal using the Green Factor tool www.greenfactor.com.au.

Prior to occupation Sustainable Management Plan Requirement

15. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

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

Amended Wind Impact Assessment Required

17. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared and authored by MEL Consultants titled Environmental Wind Speed Measurements on a Wind Tunnel Model of the 484 Swan Street Development, Richmond dated April 2022, but modified to:
- (a) Assess the proposal as amended pursuant to Condition 1 and make further recommendation to ameliorate any impacts on the Level 10 terrace as a consequence of the deletion of the pergola structure.
 - (b) Landscaping is not to be used as a wind mitigation measure.

Ongoing Wind Assessment Requirement

18. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended Acoustic Report

19. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the acoustic report prepared by Acoustic Logic dated 3rd May 2022 and assess the following:
- (a) Assess the proposal as amended under Condition 1 and provide noise attenuation techniques to enhance the amenity of the building from external noise sources.
20. The acoustic report must make recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority.

Ongoing Acoustic Report Requirement

21. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Lighting Plan Required

22. Before the development commences, a Public Lighting Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Public Lighting Plan must address lighting along the curtilage of the building and the entrances and the internal pedestrian laneway within the site. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must provide for:

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- (a) all pedestrian access to the proposed development must be lit by public lighting installations as specified in the Australian Standard AS 1158.3.1:2020 *Lighting for roads and public spaces*.
- (b) new poles and luminaires must be sourced from the relevant power authority's standard energy efficient luminaires list and comply with relevant CitiPower technical requirements;
- (c) consultation with affected property owners to be undertaken by the developer with respect to the location of any new pole/s and light/s (if required);
- (d) light spillage into the windows of existing and proposed residences must be avoided or minimised and should comply with the requirements of Australian Standard AS 4282 - 2019 *Control of the obtrusive effects of outdoor lighting*;
- (e) the locations of any new light poles must not obstruct vehicular access into private properties; and
- (f) the provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.
- (g) A maintenance regime for the lighting scheme within the curtilage of the property; and
- (h) The use of energy efficient luminaries and/or solar lighting technologies to reduce carbon emission if possible

Ongoing Public Lighting Plan Requirement

23. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.

Amended Waste Management Plan

24. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit.

The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Impact Traffic Engineering and dated 28 April 2022 but modified to:

- (a) Assess the proposal as amended under Condition 1 and its requirements.
- (b) Include details of the size of the bin storage areas and the total footprint of the proposed bins in each M2; and
- (c) Methods and regard to a fourth waste stream and how this will be managed in future if separation is required (i.e. Glass separation)

Ongoing Waste Management Plan Requirement

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

Amended Green Travel Plan

26. In conjunction with the submission of development plans under Condition 1, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Impact Traffic Engineering and dated 28 April 2022 but modified to:
- (a) Assess the proposal as amended pursuant to Condition 1;
 - (b) Include details on the operation of the secure bicycle parking facility for end users
 - (c) Include reference to electric bicycle charging spaces.
 - (d) Include details of the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space.

Ongoing Green Travel Plan Requirement

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

Department of Transport's conditions 28 - 46

28. Prior to the commencement of the development of the building, a road safety audit must be submitted to and approved to the satisfaction of the Responsible Authority in consultation with the Head, Transport for Victoria at no cost to the Responsible Authority and the Head, Transport for Victoria. The road safety audit must be undertaken by a suitably qualified and independent road safety auditor, and must include the following:
- (a) any deficiencies in the proposed left in and left out access arrangement, including but not limited to:
 - (i) sight line issues;
 - (ii) impact of parked vehicles;
 - (iii) proximity to the adjoining vehicle crossover immediately west at 462-482 Swan Street with due consideration of vehicular movements and land use traffic generation;
 - (iv) any other considerations including lighting, signs, line marking, roadside furniture etc.

VicTrack Pedestrian Path

29. Before the development commences, the permit holder must submit detailed plans (inclusive of materials and landscaping) to the satisfaction of and approved by the Responsible Authority and VicTrack, showing interface improvements for the footpath to the south (directly abutting the subject site's boundaries and extending to the east terminating at Stawell Street).
30. Before the building is occupied, all works associated with the VicTrack pedestrian path detailed design plan as shown on the endorsed plans must be completed by the permit holder at their full cost to the satisfaction of the Responsible Authority and VicTrack.

31. Before the development commences, unless otherwise agreed in writing with the Head Transport for Victoria, the permit holder must submit detailed plans (inclusive of materials and landscaping) to the satisfaction of the Head, Transport for Victoria (TfV), Vic Track and the Rail Operator (RO) showing the development interface improvements for the footpath to the south (directly abutting the subject site's boundaries and extending to the east terminating at Stawell Street) being 'public realm works' on railway land. The plans must:
- (i) Show lighting, landscaping, footpaths, bicycle parking, street furniture and associated infrastructure;
 - (ii) Meet Rail Operator specifications and standards; and
 - (iii) Demonstrate that the works are compliant with the Disability Standard for Accessible Public Transport 2002.
 - (iv) A construction control agreement must be in place between the Permit Holder and RO prior to commencement of the Public Realm Works on Rail Land.
 - (v) The Public Realm Works outlined in the plans must be completed by the permit holder at their full cost and to the satisfaction of TfV, VicTrack & the RO.
32. Prior to the commencement of work on site (excluding demolition) detailed construction / engineering plans and computations for construction works abutting railway land, railway operations, and railway infrastructure assets must be submitted and approved by VicTrack, TfV and the Rail Operator (RO). The Plans must detail all excavation design and controls of the site adjacent to the railway corridor. The Design Plans must ensure compliance regarding:
- (a) building clearances to aerial power lines as per the applicable Victorian Electrical Safety (Installations) Regulations;
 - (b) design loadings for the building include for:
 - (i) compliance with AS5100 Parts 1 and 2 for collision protection and impact loads from derailed trains,
 - (ii) compliance with AS1170 Part 4 - Earthquake Actions in Australia.
 - (c) working adjacent to overhead power to the satisfaction of the RO;
 - (d) demonstrate compliance with air, light and fire requirements without reliance on railway land; and
 - (e) demonstrate a design plan, and a maintenance and operations strategy for balconies and windows that will eliminate any risk of debris falling or being thrown onto railway land.
33. Unless otherwise agreed in writing with TfV, before the commencement of works (including demolition), a Construction Management Plan must be submitted to TfV and Vic Track for approval. The Construction Management Plan must designate operating hours and include details of (but not be limited to) management proposals and actions to protect Vic Track assets, rail infrastructure and the operation of the public transport network during construction and must set out objectives, performance and monitoring requirements to the satisfaction of Vic Track & TfV.
34. Unless otherwise agreed in writing with the TfV, before the commencement of works (including demolition), a Traffic Management Plan must be submitted to TfV which outlines how traffic will be managed throughout the construction of the development and mitigate impacts to public transport, including trains and trams. The Traffic Management Plan must be prepared and implemented to the satisfaction of TfV. All traffic management and mitigation costs will be at the full cost of the permit holder.

35. Unless otherwise agreed in writing with TfV, prior to construction commencing including demolition, a construction control and indemnity agreement as required by TfV must be in place to the satisfaction of TfV at the full cost to the permit holder. Any costs required to review documents for the construction control and indemnity agreement must be met by the permit holder.
36. Unless otherwise agreed in writing with TfV, prior to the commencement of works (excluding demolition), the permit holder must prepare a report, to the satisfaction of TfV & the RO, by a suitable qualified consultant, which demonstrates that all building materials (including glass / window treatments) visible from the rail corridor are non-reflective such that it will not adversely impact on rail operations and driver safety. The development must avoid using red, green or yellow colour schemes that may interfere with driver operations.
37. Unless otherwise agreed in writing with TfV and VicTrack, windows, doors and balconies must not be placed on the title boundary with Railway Land and no windows or doors are permitted to open beyond the Railway Land title boundary to the satisfaction of TfV and VicTrack.
38. Prior to the occupation of the development, all works outlined on the endorsed plans for the left in left out access must be completed with associated signs, to the satisfaction of TfV at the full cost to the permit holder.
39. The boundary wall must be treated with a graffiti proof finish and any graffiti that appears on the wall must be removed as soon as practicable to the satisfaction of VicTrack and the Rail Operator. Removal of graffiti must be undertaken at no cost to VicTrack or the Rail Operator.
40. Unless otherwise agreed in writing, permanent or temporary soil anchors must not be installed on railway land.
41. Prior to commencement of works, the Rail Operator must be contacted through the email address metrositeaccess@metrotrains.com.au to obtain the Rail Operator's conditions and safety requirements for works on, over or adjacent to railway land.
42. Any Rail Operator costs required to review documents or construction plan works within the rail environment must be met by the permit holder.
43. Any damage to public transport infrastructure as a consequence of the construction works must be rectified to the satisfaction of TfV, at the full cost of the permit holder.
44. The permit holder must take all reasonable steps to ensure that disruptions to train and tram operation are kept to a minimum during the construction of the development, and in compliance with the Rail and Tram Safety and Environmental requirements.
45. No lighting is to be erected that throws light onto the railway tracks or which interferes with the visibility of signals and the rail lines by train drivers, to the satisfaction of the Rail Operator.
46. No drainage, effluent, waste, soil or other materials must enter or be directed to railway land or stored or deposited on railway land.

Public Realm Plan(s) / Works / Road Infrastructure

47. Within six months of commencement of the development or by such later date as is approved by the Responsible Authority and the City of Yarra, Detailed Design plans (Civil and Landscape) for the Swan Street and eastern laneway outside the site's property frontages must be prepared, submitted and approved by the Responsible Authority and the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Detailed Design plans must include, but not be limited to, the following:
- (a) Detailed layout plan indicating all existing and proposed features and surface levels;
 - (b) The reinstatement of the Swan Street footpath and (outside the property's frontage) kerb and channel and reinstatement of any portion of damaged road outside the property's frontage (inclusive of the laneway to the east extending to Stawell Street);
 - (c) Longitudinal sections along the property boundary, back of kerb and invert of the channel;
 - (d) Cross sections from property boundary to property boundary at 5 metre intervals indicating existing and proposed levels at changes in grade;
 - (e) Stormwater drainage in accordance with the Council approved Stormwater Management plan, including design computations, longitudinal sections, pit schedule and details;
 - (f) Detailed layout (size, depth, location) of existing and proposed service utilities, including private property connections to each type;
 - (g) Signage & line marking plan;
 - (h) All surfaces must be designed in accordance with DDA requirements;
 - (i) Distinct delineation between public and private land along all interfaces, including access connectivity for the laneway at the south eastern corner of the site;
 - (j) All private aspects / infrastructure must be located within the private property boundary and not protrude into the public road reserve; and
 - (k) Existing surface levels must not be altered unless approved by the Responsible Authority. To obtain DDA compliant surface grades the finished surface levels within the private property must be adjusted.
48. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan(s) / Works / Road Infrastructure Plan required by Condition 43 must be carried out at the permit holders cost and completed to the satisfaction of the Responsible Authority.
49. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority and the City of Yarra, any damage to public infrastructure (footpath, kerb and channel, etc) caused by connection works for underground utility services, must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
50. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

51. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
52. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
53. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

Civil work and drainage design plans

54. Before the development commences, Civil Work and Drainage Design Plans prepared to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once the plan is approved, it will be endorsed and will then form part of the permit. The Civil Work and Drainage Design Plans must provide:
 - (a) Be consistent with the public realm plan required under Condition 43.
 - (b) Provide for all civil and drainage works that are required to the abutting road frontages, as part of the development and proposed public realm works;
 - (c) Include underground drainage to the north of Swan Street and east along the laneway;
 - (d) Include a stormwater and flooding analysis and catchment plan as it relates to the development, proposed public realm works and drainage scheme to ensure no 'ponding' or retention of water in the roadways;
 - (e) Be in accordance with Council's engineering standards and requirements.
 - (f) Be DDA compliant to the satisfaction of Council.
 - (g) Show all existing and proposed street fixtures and furniture including but not limited to service authority assets, street lighting, signs and line-marking abutting the development.
 - (h) Surface material finishes shown and specified to the satisfaction of the responsible authority;
 - (i) Provide street lighting in accordance with Council standards.
 - (j) Ensure co-ordination with public realm works of the adjoining development to the west.
55. Before the development is completed or at a later date as agreed in writing by the Responsible Authority, all associated works shown on the endorsed Stormwater Analysis, Catchment and Drainage Plan must be fully constructed and completed by the permit holder, all to the satisfaction of the Responsible Authority.

Car Parking

56. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
 - (a) constructed and available for use in accordance with the endorsed plans;

- (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
- (c) treated with an all-weather seal or some other durable surface; and
- (d) line-marked or provided with some adequate means of showing the car parking spaces,

all to the satisfaction of the Responsible Authority.

57. Before the development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
- (a) the number and location of car parking spaces, including DDA spaces;
 - (b) the management of car parking spaces and security arrangements for employees of the development;
 - (c) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (d) policing arrangements and formal agreements;
 - (e) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
 - (f) details regarding the management of loading and unloading of goods and materials; and
 - (g) Instructions to employees and patrons that they must only use the car parking facilities provided on site or which are otherwise available to the public.
58. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
59. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

Detailed Design Plan (Through-link between Swan Street and land to the south and laneway to the east)

60. Before the development commences, or by such later date as approved in writing by the Responsible Authority, a detailed design plan for the through-link, between Swan Street and the land to the south (inclusive of the full extent of the pedestrian walk to the south and to the kerb line to the north, including the link to the laneway to the east) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the detailed design plan will be endorsed and will form part of this permit and must then be maintained to the satisfaction of the Responsible Authority.

The detailed design plan must include details of the proposed materials, landscaping, lighting and safety measures to provide unfettered 24 hour public access for the through-link, between Swan Street and the land to the south (inclusive of the full extent of the pedestrian walk to the south and to the kerb line to the north).

Section 173 Agreement (Through-link between Swan Street and land to the south and laneway to the east)

61. Within six months of the commencement of works, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987*, providing for the following:
 - (a) The Owner must provide unfettered 24 hour public access over (and inclusive of the provision of lighting) over that part of the land to be used for the ground floor, north-south through-link from Swan Street to the pedestrian path to the south and the laneway to the east;
 - (b) The owner is responsible for maintaining at all times the areas that are private land open to the public described in condition 51 (a) at the cost of the owners of the site and to the satisfaction of the Yarra City Council;
 - (c) The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the public liability and indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land described in condition 51 (a).
62. The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the Responsible Authority.

General

63. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin,to the satisfaction of the Responsible Authority.
64. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the responsible authority.
65. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
66. The development must comply at all times with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
67. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
68. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

69. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
70. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
71. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
72. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
 - (a) Located;
 - (b) Directed;
 - (c) Shielded;
 - (d) Of appropriate intensity; and
 - (e) to the satisfaction of the Responsible Authority.

Development Contributions

73. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Construction Management Plan

74. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;

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- (v) sediment from the land on roads;
- (vi) washing of concrete trucks and other vehicles and machinery; and
- (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
- (q) any site-specific requirements;

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

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

Construction Times

76. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

77. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; and
 - (b) the development is not completed within four years of the date of this permit.
- The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

All future employees, future owners and occupiers within the development approved under this permit will not be permitted to obtain business, resident or visitor parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

Department of Transport's Notes

As the planning application relates to a site that is within approximately 400 metres of the Richmond stack, it may impact on or be impacted by, the City Link stack plume dispersal. The stack emits exhaust from the City Link tunnels into the atmosphere, and is licensed by the Environment Protection Authority.

Separate consent may be required from Head, Transport for Victoria under the Road Management Act 2004 for buildings and works undertaken outside the title boundary within a Transport 2 Zone (Swan Street). Please contact Head, Transport for Victoria prior to commencing any works.

Attachments

- 1 PLN22/0306 - 484 - 490 Swan Street Richmond - Architectural Decision Plans
- 2 PLN22/0306 - 484 - 490 Swan Street, Richmond - Collated referral advice
- 3 PLN22/0306 - 484 - 490 Swan Street Richmond - Architectural Plans received 28 October 2022
- 4 PLN22/0306 - 484 - 490 Swan Street Richmond - Landscape Plan Received 28 October 2022
- 5 PLN20/0006 - 462 - 482 Swan Street Richmond - Endorsed Plans (DELWP - ID Clause 6.1) - Western Development.



Minutes

Planning Decisions Committee

6.30pm, Tuesday 20 December 2022

Richmond Town Hall

www.yarracity.vic.gov.au

6.2 PLN22/0306 - 484 - 490 Swan Street, Richmond

Reference	D22/329042
Author	John Theodosakis - Principal Planner
Authoriser	Senior Coordinator Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN22/0306 for development of the land with a multi-level building (comprising office and retail - non-permit required uses) with a reduction in the car parking requirement and alterations to a road in a Transport Zone (Schedule 2) of the Yarra Planning Scheme at No. 484 – 490 Swan Street, Richmond subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Cox Architecture and dated 21 June 2022 but modified to show:
 - (a) The key changes depicted in the Landscape Concept Plans received by Council 28 October 2022 to:
 - (i) Exclude the tables and chairs previously shown;
 - (ii) Exclude the awnings that extended into the canopy of the street trees across the Swan Street Section;
 - (iii) Exclude a garden bed along the Swan Street footpath;
 - (iv) Show a standard City of Yarra tree pit cut-out;
 - (v) Show the pedestrian refuge in accordance with the architectural plans in the north-west corner;
 - (vi) Include seating along the Swan Street footpath and positioned to face the entrance to the laneway;
 - (vii) Include wall lights in the laneway and the central link shown;
 - (viii) Include wall mounted benches with backrests and armrests in the northern section of the internal pedestrian laneway; and
 - (ix) Modified to show the areas for waste.
 - (b) Four existing street trees along Swan Street now shown to be retained and protected;
 - (c) The key changes depicted on the Ground Floor Plan received by Council 28 October 2022 that shows:
 - (i) a 1.8m x 1m box around the bicycle hoops to demonstrate adequate space around each hoop;
 - (ii) doors that are not impacted by columns;
 - (iii) existing conditions of surrounding side to the east of the ROW with a further note identifying the ROW with bluestone paving;
 - (iv) the planter at the south-east corner of the site relocated 1.5m north from the southern laneway; and

- (v) asphalt for the southern footpath outside the property frontage to Swan Street, with levels and materials that are consistent with the adjoining development (under construction) at No. 462 - 482 Swan Street;
- (d) Both landscape and architectural plans modified to show a 1.2m minimum deep soil depth to the planting areas.
- (e) A minimum 2.2m headroom clearance along the main accessway to the car parking areas; and
- (f) The waste management plan and associated architectural plans modified to have a larger bin storage area.
- (g) Clarification of the structure at the north-east corner of the site.
- (h) The deletion of the pergola structure above the Level 10 terrace in the north-east corner;
- (i) The deletion of any reference to the removal of the wing wall associated with the development (under construction) to the west;
- (j) All works, including planters, shown to be constructed within the title boundaries;
- (k) The dimension of the headroom clearance within the ramped accessway;
- (l) A vehicle crossing ground clearance check for the new vehicle crossing by the applicant's designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (as per '*Engineering Advice for Design Items to be Addressed by the Applicant*' section).
- (m) Dimensions of bicycle storage spaces, and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3.
- (n) The proposed visitor bicycle parking spaces annotated to be installed as per Yarra Standard Drawing (YSD) 1050a 'Bike Hoop – in ground'.
- (o) Provision for wayfinding signs to be installed at the site to direct both employees and visitors to bicycle parking areas, in accordance with AS 2890.3.
- (p) Provision of electrical wiring of all car parking areas to be 'EV ready' with a 40A single phase electrical sub circuit installed to these areas for this purpose.
- (q) Confirmation of the provision of electric bicycle charging points.

Reports and Plans

- (r) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3) (where relevant to show on plans);
- (s) Any requirement of the endorsed Landscape Plan (condition 5) (where relevant to show on plans);
- (t) Any requirement of the endorsed Tree Protection Arborist Report (condition 7) (where relevant to show on plans);
- (u) Any requirement of the endorsed Sustainable Management Plan (condition 14) (where relevant to show on plans);
- (v) Any requirement of the endorsed Wind Impact Assessment Report (condition 17) (where relevant to show on plans);
- (w) Any requirement of the endorsed Acoustic Report (condition 19) (where relevant to show on plans);
- (x) Any requirement of the endorsed Public Lighting Plan (condition 22) (where relevant to show on plans);
- (y) Any requirement of the endorsed Waste Management Plan (condition 24) (where relevant to show on plans);

- (z) Any requirement of the endorsed Green Travel Plan (condition 26) (where relevant to show on plans);
 - (aa) Any requirement of as a consequence of the Department of Transport's conditions (28 – 46) (where relevant to show on plans);
 - (bb) Any requirement of the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees (condition 47) (where relevant to show on plans).
2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

3. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this document. This must detail:
- (a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Information about how the façade will be maintained; and
 - (d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Ongoing architect involvement

4. As part of the ongoing progress and development of the site, Cox Architecture or another architectural firm to the satisfaction of the Responsible Authority must be engaged to:
- (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Landscape Plan

5. In conjunction with the submission of development plans under Condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the Concept Design - Landscape Town Planning Report prepared and authored by Tract with revision date 2nd May 2022 but further to show:
- (a) The changes outlined under Condition 1 (as relevant to Concept Design - Landscape Town Planning Report prepared and authored by Tract with revision date 14 October 2022);
 - (b) A plant schedule with the proposed plant species (botanical and common name), installation size, width and height at maturity, and plant numbers for all planted areas.
 - (c) Planting plan(s) showing the location, numbers and species of proposed plants, as well as a legend containing key features, materials and surfaces.
 - (d) Soil depth, slab setdown and wall heights and of "deep soil" planters.
 - (e) Provide typical details for the proposed irrigation.
 - (f) Provide typical details of timber furniture and all materials and surfaces on the ground level.

- (g) Provide a maintenance schedule, including task details and frequency - for multi-storey development and planting, maintenance access will need to be provided for.
- (h) Load bearing weights for the building structure need to be checked and confirmed by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed.

Ongoing Landscape Plan Requirement

- 6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,to the satisfaction of the Responsible Authority.

Tree Protection Arborist Report

- 7. In conjunction with the submission of development plans under Condition 1, an amended Arborist Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Arborist Report will be endorsed and will form part of this permit. The amended Arborist Report must be generally in accordance with the Arborist Report prepared and authored by Treelogic dated 28 March 2022 but modified to:
 - (a) Make reference to the amended plans required by Condition 1.
- 8. All tree protection measures must be carried out in accordance with the endorsed arborist report to the satisfaction of the Responsible Authority.

Tree Protection Fencing

- 9. Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) that is to the satisfaction of the Responsible Authority and must:
 - (a) Exclude access and construction activity within the TPZs, as assessed in the Arborist Report Treelogic, 28/03/2022.
 - (b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 *Temporary fencing and hoardings*
 - (c) Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath
 - (d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.
 - (e) Fencing must be modified in line with the footprint of the approved works only.

Street Tree Protection

- 10. The retained street trees must not be removed or damaged to the satisfaction of the Responsible Authority.

11. Before the development starts, the permit holder must provide a security bond of \$5,000 for the 4 street trees to the Responsible Authority. The security bond:
- (a) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
 - (b) may be held by the Responsible Authority until the works are completed to the satisfaction of the Responsible Authority; and
 - (c) in accordance with the requirements of this permit; or
 - (d) otherwise to the satisfaction of the Responsible Authority.

The bond is not to be released until Council's Arborist has inspected the trees at the completion of the development.

Tree Protection and Management Plan

12. Prior to the commencement of any building and/or works, a Tree Protection and Management Plan (TPMP) must be submitted to and approved by the Responsible Authority. The TPMP must be prepared to the satisfaction of the Responsible Authority by an arborist with a minimum AQF level 5 qualification and must detail tree protection and management actions prior to, during, and post works (including demolition). The TPMP is required:
- (a) To maintain and protect the condition of all retained trees
 - (b) To comply with AS 4970–2009 *Protection of trees on a development sites* (Australian Standard AS 4970–2009).
13. The TPMP must include all tree related requirements conditioned in this permit. All works in the TPMP affecting trees must be implemented and/or monitored by an arborist with a minimum AQF level 5 qualification to the satisfaction of the Responsible Authority. The TPMP must be certified as complete by the Project Arborist and this certification must be submitted to the Responsible Authority at the completion of works.

Amended Sustainable Management Plan

14. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the *Sustainability Management Plan (SMP)* prepared and authored by ACOR Consultants (VIC) Pty. Ltd. and revision dated 2 May 2022 but modified to include:
- (a) Daylight modelling that indicates (min) 40% of the floor area achieves the daylight outcomes required by Green Star Buildings.
 - (i) If available, provide additional calculations to illustrate reduction in GHG emissions against a reference building.
 - (ii) If available, provide additional calculations to illustrate how these elements have reduced peak energy demand against a reference building.
 - (b) Detailed cross-section(s) that provide(s) more detail of shading elements (e.g. depth, and extent throughout design).
 - (c) Update rooftop plans to clearly articulate specified amount of rooftop solar proposed (e.g. at least 126.4 kW).
 - (d) A MUSIC model to support the endorsement of plans.
 - (e) Rainwater tank capacity and indicate size and location on plans.
 - (f) Confirm if any additional treatment is required to re-use or discharge stormwater.
 - (g) A statement as to how the project will achieve a (min) 10% reduction in embodied carbon against a reference building.

- (h) Written confirmation that timber used will be FSC /PEFC certified.
- (i) A written statement as to how the development will achieve a best practice approach to PVC.
- (j) Confirmation that 3 showers within the EOT are gender neutral.
- (k) Clarify the separate management of glass recycling.
- (l) Confirm achievement of credits within the GS Nature category.
- (m) Provision of operable windows on levels 5-7 and 9 to allow for natural ventilation.
- (n) Confirmation of the total area for stormwater catchment and raingardens prior to discharge.
- (o) Consider a suite of materials and assembly methods that assist with adaptive reuse at end of life.
- (p) An assessment of the landscape proposal using the Green Factor tool www.greenfactor.com.au.

Prior to occupation Sustainable Management Plan Requirement

15. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

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

Amended Wind Impact Assessment Required

17. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared and authored by MEL Consultants titled Environmental Wind Speed Measurements on a Wind Tunnel Model of the 484 Swan Street Development, Richmond dated April 2022, but modified to:
- (a) Assess the proposal as amended pursuant to Condition 1 and make further recommendation to ameliorate any impacts on the Level 10 terrace as a consequence of the deletion of the pergola structure.
 - (b) Landscaping is not to be used as a wind mitigation measure.

Ongoing Wind Assessment Requirement

18. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended Acoustic Report

19. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit.

The amended Acoustic Report must be generally in accordance with the acoustic report prepared by Acoustic Logic dated 3rd May 2022 and assess the following:

- (a) Assess the proposal as amended under Condition 1 and provide noise attenuation techniques to enhance the amenity of the building from external noise sources.
20. The acoustic report must make recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority.

Ongoing Acoustic Report Requirement

21. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Lighting Plan Required

22. Before the development commences, a Public Lighting Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Public Lighting Plan must address lighting along the curtilage of the building and the entrances and the internal pedestrian laneway within the site. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must provide for:
- (a) all pedestrian access to the proposed development must be lit by public lighting installations as specified in the Australian Standard AS 1158.3.1:2020 *Lighting for roads and public spaces*.
 - (b) new poles and luminaires must be sourced from the relevant power authority's standard energy efficient luminaires list and comply with relevant CitiPower technical requirements;
 - (c) consultation with affected property owners to be undertaken by the developer with respect to the location of any new pole/s and light/s (if required);
 - (d) light spillage into the windows of existing and proposed residences must be avoided or minimised and should comply with the requirements of Australian Standard AS 4282 - 2019 *Control of the obtrusive effects of outdoor lighting*;
 - (e) the locations of any new light poles must not obstruct vehicular access into private properties; and
 - (f) the provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.
 - (g) A maintenance regime for the lighting scheme within the curtilage of the property; and
 - (h) The use of energy efficient luminaires and/or solar lighting technologies to reduce carbon emission if possible

Ongoing Public Lighting Plan Requirement

23. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.

Amended Waste Management Plan

24. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit.

The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Impact Traffic Engineering and dated 28 April 2022 but modified to:

- (a) Assess the proposal as amended under Condition 1 and its requirements.
- (b) Include details of the size of the bin storage areas and the total footprint of the proposed bins in each M2; and
- (c) Methods and regard to a fourth waste stream and how this will be managed in future if separation is required (i.e. Glass separation)

Ongoing Waste Management Plan Requirement

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

Amended Green Travel Plan

26. In conjunction with the submission of development plans under Condition 1, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Impact Traffic Engineering and dated 28 April 2022 but modified to:

- (a) Assess the proposal as amended pursuant to Condition 1;
- (b) Include details on the operation of the secure bicycle parking facility for end users
- (c) Include reference to electric bicycle charging spaces.
- (d) Include details of the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space.

Ongoing Green Travel Plan Requirement

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

Department of Transport's conditions 28 - 46

28. Prior to the commencement of the development of the building, a road safety audit must be submitted to and approved to the satisfaction of the Responsible Authority in consultation with the Head, Transport for Victoria at no cost to the Responsible Authority and the Head, Transport for Victoria. The road safety audit must be undertaken by a suitably qualified and independent road safety auditor, and must include the following:
- (a) any deficiencies in the proposed left in and left out access arrangement, including but not limited to:
 - (i) sight line issues;
 - (ii) impact of parked vehicles;

- (iii) proximity to the adjoining vehicle crossover immediately west at 462-482 Swan Street with due consideration of vehicular movements and land use traffic generation;
- (iv) any other considerations including lighting, signs, line marking, roadside furniture etc.

VicTrack Pedestrian Path

- 29. Before the development commences, the permit holder must submit detailed plans (inclusive of materials and landscaping) to the satisfaction of and approved by the Responsible Authority and VicTrack, showing interface improvements for the footpath to the south (directly abutting the subject site's boundaries and extending to the east terminating at Stawell Street).
- 30. Before the building is occupied, all works associated with the VicTrack pedestrian path detailed design plan as shown on the endorsed plans must be completed by the permit holder at their full cost to the satisfaction of the Responsible Authority and VicTrack.
- 31. Before the development commences, unless otherwise agreed in writing with the Head Transport for Victoria, the permit holder must submit detailed plans (inclusive of materials and landscaping) to the satisfaction of the Head, Transport for Victoria (TfV), VicTrack and the Rail Operator (RO) showing the development interface improvements for the footpath to the south (directly abutting the subject site's boundaries and extending to the east terminating at Stawell Street) being 'public realm works' on railway land. The plans must:
 - (i) Show lighting, landscaping, footpaths, bicycle parking, street furniture and associated infrastructure;
 - (ii) Meet Rail Operator specifications and standards; and
 - (iii) Demonstrate that the works are compliant with the Disability Standard for Accessible Public Transport 2002.
 - (iv) A construction control agreement must be in place between the Permit Holder and RO prior to commencement of the Public Realm Works on Rail Land.
 - (v) The Public Realm Works outlined in the plans must be completed by the permit holder at their full cost and to the satisfaction of TfV, VicTrack & the RO.
- 32. Prior to the commencement of work on site (excluding demolition) detailed construction / engineering plans and computations for construction works abutting railway land, railway operations, and railway infrastructure assets must be submitted and approved by VicTrack, TfV and the Rail Operator (RO). The Plans must detail all excavation design and controls of the site adjacent to the railway corridor. The Design Plans must ensure compliance regarding:
 - (a) building clearances to aerial power lines as per the applicable Victorian Electrical Safety (Installations) Regulations;
 - (b) design loadings for the building include for:
 - (i) compliance with AS5100 Parts 1 and 2 for collision protection and impact loads from derailed trains,
 - (ii) compliance with AS1170 Part 4 - Earthquake Actions in Australia.
 - (c) working adjacent to overhead power to the satisfaction of the RO;
 - (d) demonstrate compliance with air, light and fire requirements without reliance on railway land; and

- (e) demonstrate a design plan, and a maintenance and operations strategy for balconies and windows that will eliminate any risk of debris falling or being thrown onto railway land.
- 33. Unless otherwise agreed in writing with TfV, before the commencement of works (including demolition), a Construction Management Plan must be submitted to TfV and Vic Track for approval. The Construction Management Plan must designate operating hours and include details of (but not be limited to) management proposals and actions to protect Vic Track assets, rail infrastructure and the operation of the public transport network during construction and must set out objectives, performance and monitoring requirements to the satisfaction of Vic Track & TfV.
- 34. Unless otherwise agreed in writing with the TfV, before the commencement of works (including demolition), a Traffic Management Plan must be submitted to TfV which outlines how traffic will be managed throughout the construction of the development and mitigate impacts to public transport, including trains and trams. The Traffic Management Plan must be prepared and implemented to the satisfaction of TfV. All traffic management and mitigation costs will be at the full cost of the permit holder.
- 35. Unless otherwise agreed in writing with TfV, prior to construction commencing including demolition, a construction control and indemnity agreement as required by TfV must be in place to the satisfaction of TfV at the full cost to the permit holder. Any costs required to review documents for the construction control and indemnity agreement must be met by the permit holder.
- 36. Unless otherwise agreed in writing with TfV, prior to the commencement of works (excluding demolition), the permit holder must prepare a report, to the satisfaction of TfV & the RO, by a suitable qualified consultant, which demonstrates that all building materials (including glass / window treatments) visible from the rail corridor are non-reflective such that it will not adversely impact on rail operations and driver safety. The development must avoid using red, green or yellow colour schemes that may interfere with driver operations.
- 37. Unless otherwise agreed in writing with TfV and VicTrack, windows, doors and balconies must not be placed on the title boundary with Railway Land and no windows or doors are permitted to open beyond the Railway Land title boundary to the satisfaction of TfV and VicTrack.
- 38. Prior to the occupation of the development, all works outlined on the endorsed plans for the left in left out access must be completed with associated signs, to the satisfaction of TfV at the full cost to the permit holder.
- 39. The boundary wall must be treated with a graffiti proof finish and any graffiti that appears on the wall must be removed as soon as practicable to the satisfaction of VicTrack and the Rail Operator. Removal of graffiti must be undertaken at no cost to VicTrack or the Rail Operator.
- 40. Unless otherwise agreed in writing, permanent or temporary soil anchors must not be installed on railway land.
- 41. Prior to commencement of works, the Rail Operator must be contacted through the email address metroaccess@metrotrains.com.au to obtain the Rail Operator's conditions and safety requirements for works on, over or adjacent to railway land.
- 42. Any Rail Operator costs required to review documents or construction plan works within the rail environment must be met by the permit holder.

43. Any damage to public transport infrastructure as a consequence of the construction works must be rectified to the satisfaction of TfV, at the full cost of the permit holder.
44. The permit holder must take all reasonable steps to ensure that disruptions to train and tram operation are kept to a minimum during the construction of the development, and in compliance with the Rail and Tram Safety and Environmental requirements.
45. No lighting is to be erected that throws light onto the railway tracks or which interferes with the visibility of signals and the rail lines by train drivers, to the satisfaction of the Rail Operator.
46. No drainage, effluent, waste, soil or other materials must enter or be directed to railway land or stored or deposited on railway land.

Public Realm Plan(s) / Works / Road Infrastructure

47. Within six months of commencement of the development or by such later date as is approved by the Responsible Authority and the City of Yarra, Detailed Design plans (Civil and Landscape) for the Swan Street and eastern laneway outside the site's property frontages must be prepared, submitted and approved by the Responsible Authority and the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Detailed Design plans must include, but not be limited to, the following:
 - (a) Detailed layout plan indicating all existing and proposed features and surface levels;
 - (b) The reinstatement of the Swan Street footpath and (outside the property's frontage) kerb and channel and reinstatement of any portion of damaged road outside the property's frontage (inclusive of the laneway to the east extending to Stawell Street);
 - (c) Longitudinal sections along the property boundary, back of kerb and invert of the channel;
 - (d) Cross sections from property boundary to property boundary at 5 metre intervals indicating existing and proposed levels at changes in grade;
 - (e) Stormwater drainage in accordance with the Council approved Stormwater Management plan, including design computations, longitudinal sections, pit schedule and details;
 - (f) Detailed layout (size, depth, location) of existing and proposed service utilities, including private property connections to each type;
 - (g) Signage & line marking plan;
 - (h) All surfaces must be designed in accordance with DDA requirements;
 - (i) Distinct delineation between public and private land along all interfaces, including access connectivity for the laneway at the south eastern corner of the site;
 - (j) All private aspects / infrastructure must be located within the private property boundary and not protrude into the public road reserve; and
 - (k) Existing surface levels must not be altered unless approved by the Responsible Authority. To obtain DDA compliant surface grades the finished surface levels within the private property must be adjusted.
48. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan(s) / Works / Road Infrastructure Plan required by Condition 43 must be carried out at the permit holders cost and completed to the satisfaction of the Responsible Authority.

49. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority and the City of Yarra, any damage to public infrastructure (footpath, kerb and channel, etc) caused by connection works for underground utility services, must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
50. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
51. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
52. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and reinstated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
53. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

Civil work and drainage design plans

54. Before the development commences, Civil Work and Drainage Design Plans prepared to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once the plan is approved, it will be endorsed and will then form part of the permit. The Civil Work and Drainage Design Plans must provide:
 - (a) Be consistent with the public realm plan required under Condition 43.
 - (b) Provide for all civil and drainage works that are required to the abutting road frontages, as part of the development and proposed public realm works;
 - (c) Include underground drainage to the north of Swan Street and east along the laneway;
 - (d) Include a stormwater and flooding analysis and catchment plan as it relates to the development, proposed public realm works and drainage scheme to ensure no 'ponding' or retention of water in the roadways;
 - (e) Be in accordance with Council's engineering standards and requirements.
 - (f) Be DDA compliant to the satisfaction of Council.
 - (g) Show all existing and proposed street fixtures and furniture including but not limited to service authority assets, street lighting, signs and line-marking abutting the development.
 - (h) Surface material finishes shown and specified to the satisfaction of the responsible authority;
 - (i) Provide street lighting in accordance with Council standards.

- (j) Ensure co-ordination with public realm works of the adjoining development to the west.

55. Before the development is completed or at a later date as agreed in writing by the Responsible Authority, all associated works shown on the endorsed Stormwater Analysis, Catchment and Drainage Plan must be fully constructed and completed by the permit holder, all to the satisfaction of the Responsible Authority.

Car Parking

56. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

- (a) constructed and available for use in accordance with the endorsed plans;
- (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
- (c) treated with an all-weather seal or some other durable surface; and
- (d) line-marked or provided with some adequate means of showing the car parking spaces,

all to the satisfaction of the Responsible Authority.

57. Before the development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:

- (a) the number and location of car parking spaces, including DDA spaces;
- (b) the management of car parking spaces and security arrangements for employees of the development;
- (c) details of way-finding, cleaning and security of end of trip bicycle facilities;
- (d) policing arrangements and formal agreements;
- (e) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
- (f) details regarding the management of loading and unloading of goods and materials; and
- (g) Instructions to employees and patrons that they must only use the car parking facilities provided on site or which are otherwise available to the public.

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

59. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

Detailed Design Plan (Through-link between Swan Street and land to the south and laneway to the east)

60. Before the development commences, or by such later date as approved in writing by the Responsible Authority, a detailed design plan for the through-link, between Swan Street and the land to the south (inclusive of the full extent of the pedestrian walk to the south and to the kerb line to the north, including the link to the laneway to the east) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the detailed design plan will be endorsed and will form part of this permit and must then be maintained to the satisfaction of the Responsible Authority.

The detailed design plan must include details of the proposed materials, landscaping, lighting and safety measures to provide unfettered 24 hour public access for the through-link, between Swan Street and the land to the south (inclusive of the full extent of the pedestrian walk to the south and to the kerb line to the north).

Section 173 Agreement (Through-link between Swan Street and land to the south and laneway to the east)

61. Within six months of the commencement of works, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987*, providing for the following:
- (a) The Owner must provide unfettered 24 hour public access over (and inclusive of the provision of lighting) over that part of the land to be used for the ground floor, north-south through-link from Swan Street to the pedestrian path to the south and the laneway to the east;
 - (b) The owner is responsible for maintaining at all times the areas that are private land open to the public described in condition 51 (a) at the cost of the owners of the site and to the satisfaction of the Yarra City Council;
 - (c) The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the public liability and indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land described in condition 51 (a).
62. The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the Responsible Authority.

General

63. The amenity of the area must not be detrimentally affected by the use or development, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin,
- to the satisfaction of the Responsible Authority.
64. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the responsible authority

65. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
66. The development must comply at all times with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
67. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
68. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
69. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
70. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
71. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
72. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
 - (a) Located;
 - (b) Directed;
 - (c) Shielded;
 - (d) Of appropriate intensity; and
 - (e) to the satisfaction of the Responsible Authority.

Development Contributions

73. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Construction Management Plan

74. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

- (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
 - (q) any site-specific requirements;
- During the construction:
- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

- (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

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

Construction Times

76. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

77. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit; and
 - (b) the development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

All future employees, future owners and occupiers within the development approved under this permit will not be permitted to obtain business, resident or visitor parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

Department of Transport's Notes

As the planning application relates to a site that is within approximately 400 metres of the Richmond stack, it may impact on or be impacted by, the City Link stack plume dispersal. The stack emits exhaust from the City Link tunnels into the atmosphere, and is licensed by the Environment Protection Authority.

Separate consent may be required from Head, Transport for Victoria under the Road Management Act 2004 for buildings and works undertaken outside the title boundary within a Transport 2 Zone (Swan Street). Please contact Head, Transport for Victoria prior to commencing any works.

Submissions

Will Pearce, Human Habitats (for the applicant)
Adam Agosta, Swan Street Holding Trust (for the applicant)
Simon Haussegger, Cox Architecture (for the applicant)

PLANNING DECISIONS COMMITTEE RESOLUTION

Moved: Councillor Crossland

Seconded: Councillor O'Brien

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Refuse to Grant a Permit for the development of the land with a multi-level building (comprising office and retail - non-permit required uses) with a reduction in the car parking requirement and alterations to a road in a Transport Zone (Schedule 2) of the Yarra Planning Scheme at No. 484 – 490 Swan Street, Richmond based on the following grounds:

1. The scale, mass, height and setbacks of the proposed development do not respond to the site context and fail to comply with the provisions at Clause 15 (Built Environment and Heritage), and the requirements within Schedule 28 of the Design and Development Overlay at Clause 43.02 of the Yarra Planning Scheme.

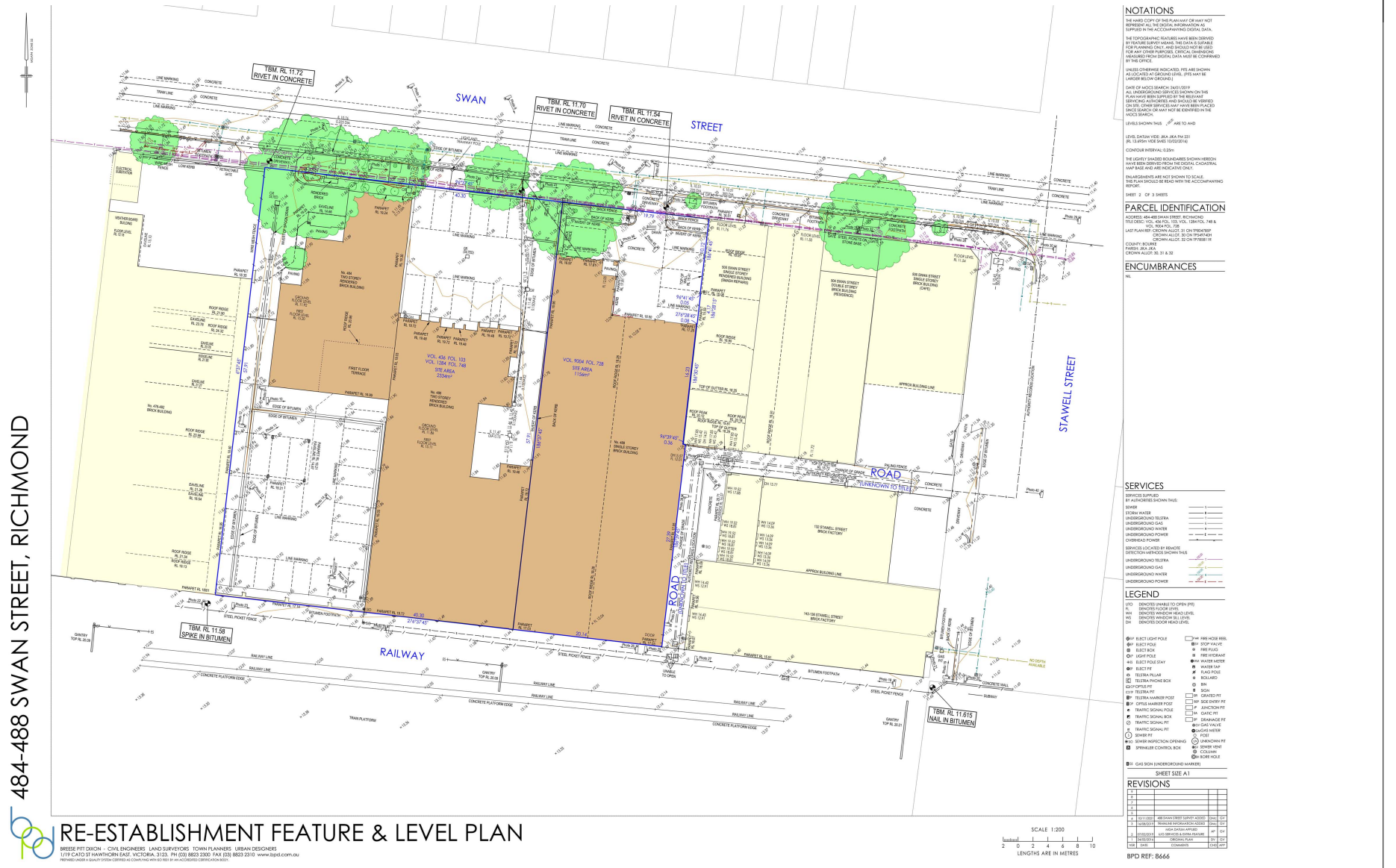
CARRIED

484 SWAN - TOWN PLANNING

484-490 SWAN, RICHMOND VIC 31
321058.00



DRAWING LIST - TOWN PLANNING			
No.	SHEET NAME	REVISION	DATE
TOWN PLANNING			
TP00-01	DRAWING INDEX	1	29.04.2021
TP10-01	SITE SURVEY	1	29.04.2021
TP11-01	CONTEXT PLAN	1	29.04.2021
TP15-01	DEMOLITION PLAN	1	29.04.2021
TP21-07	BASEMENT 3 PLAN	1	29.04.2021
TP21-08	BASEMENT 2 PLAN	1	29.04.2021
TP21-09	BASEMENT 1 PLAN	1	29.04.2021
TP21-10	GROUND FLOOR PLAN	1	29.04.2021
TP21-11	LEVEL 1 PLAN	1	29.04.2021
TP21-12	LEVEL 2 PLAN	1	29.04.2021
TP21-13	LEVEL 3 PLAN	1	29.04.2021
TP21-14	LEVEL 4 PLAN	1	29.04.2021
TP21-15	LEVEL 5 PLAN	1	29.04.2021
TP21-16	LEVEL 6 PLAN	1	29.04.2021
TP21-17	LEVEL 7 PLAN	1	29.04.2021
TP21-18	LEVEL 8 PLAN	1	29.04.2021
TP21-19	LEVEL 9 PLAN	1	29.04.2021
TP21-20	LEVEL 10 PLAN	1	29.04.2021
TP21-21	LEVEL 11 PLAN	1	29.04.2021
TP21-22	LEVEL 12 PLAN	1	29.04.2021
TP21-23	LEVEL 13 PLAN	1	29.04.2021
TP21-24	LEVEL 14 PLAN	1	29.04.2021
TP21-25	ROOF PLAN	1	29.04.2021
TP30-10	ELEVATIONS NORTH & EAST	1	29.04.2021
TP30-11	ELEVATIONS SOUTH & WEST	1	29.04.2021
TP40-10	OVERALL SECTION - EAST-WEST 1	1	29.04.2021
TP40-11	OVERALL SECTION - EAST-WEST 2	1	29.04.2021
TP40-20	OVERALL SECTION - NORTH-SOUTH 1	1	29.04.2021
TP40-21	OVERALL SECTION - NORTH-SOUTH 2	1	29.04.2021
TP42-10	DETAIL SECTIONS - LANEWAY	1	29.04.2021
TP42-11	DETAIL SECTION - LANEWAY	1	29.04.2021
TP42-12	DETAIL SECTIONS - LANEWAY	1	29.04.2021
TP42-13	DETAIL SECTIONS - LANEWAY	1	29.04.2021
TP42-20	DETAIL SECTIONS - STREET	1	29.04.2021
TP97-10	SHADOW DIAGRAMS - SEPTEMBER 22 - 9AM, 10AM	1	29.04.2021
TP97-11	SHADOW DIAGRAMS - SEPTEMBER 22 - 11AM, 12PM	1	29.04.2021
TP97-12	SHADOW DIAGRAMS - SEPTEMBER 22 - 1PM, 2PM	1	29.04.2021
TP97-13	SHADOW DIAGRAMS - SEPTEMBER 22 - 3PM	1	29.04.2021



484-488 SWAN STREET, RICHMOND

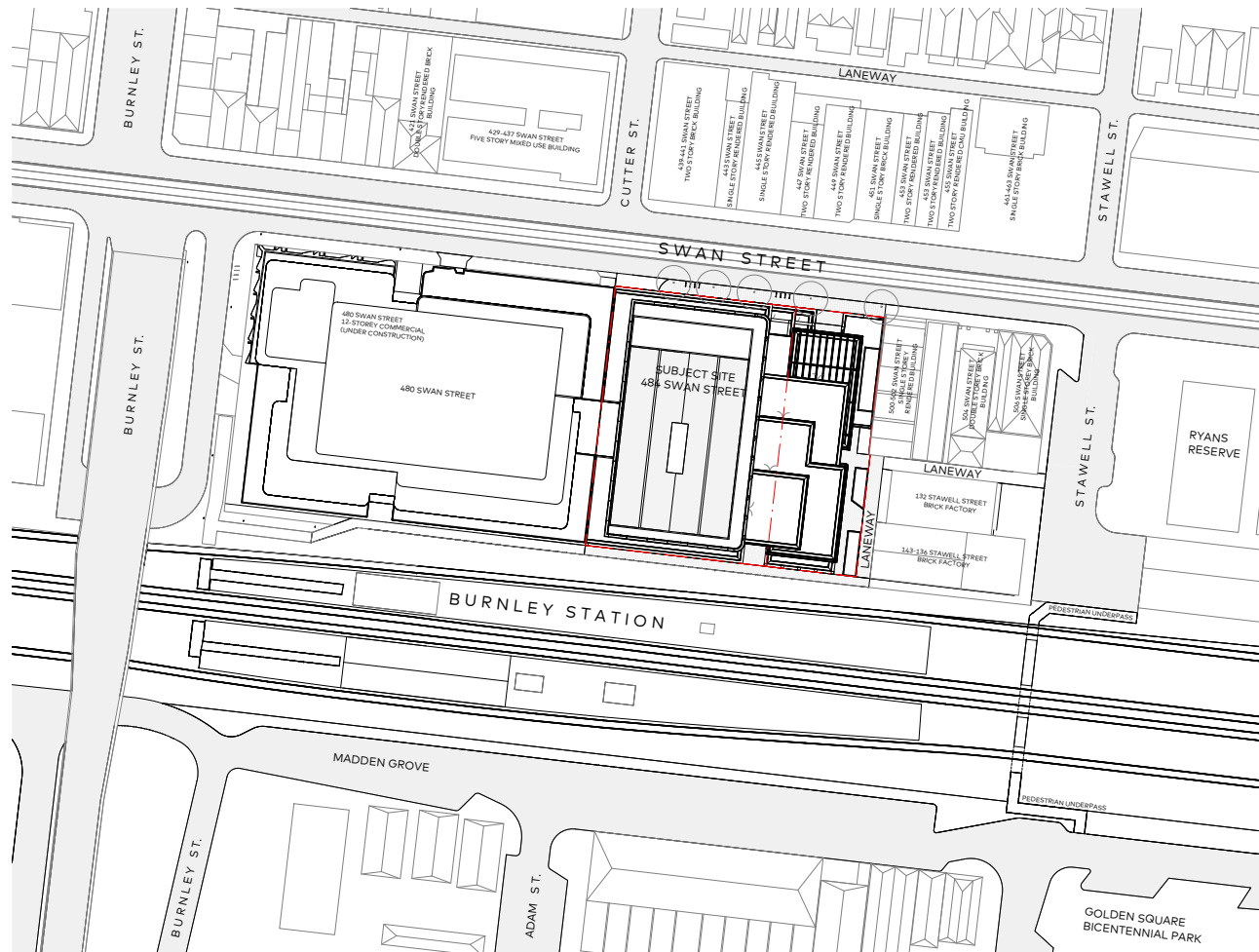


RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BRESEE PTJ DESIGN - CIVIL ENGINEERS, LAND SURVEYORS, TOWNSHIP PLANNERS, URBAN DESIGNERS
 1/19 CATO ST HAWTHORN EAST, VICTORIA, 3123. PH (03) 8623 2300 FAX (03) 8623 2310 www.ptjdesign.com.au



Project:	484-490 SWAN	Scale:	AS 1
Client:	484-490 SWAN ST, RICHMOND	Date:	03/18/22
Drawing Title:	SITE SURVEY	Revision:	1
		Drawing Number:	TP10-01

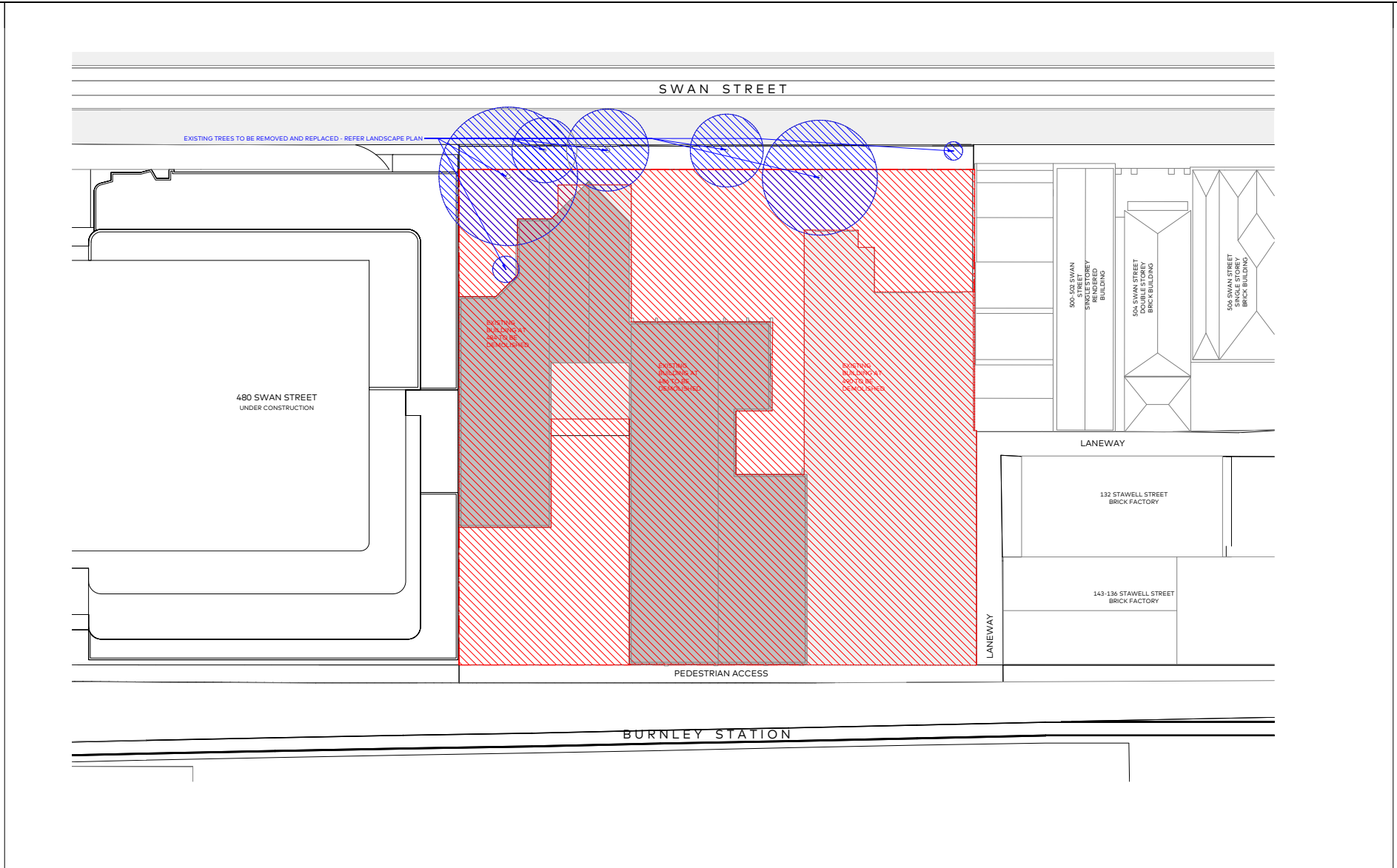


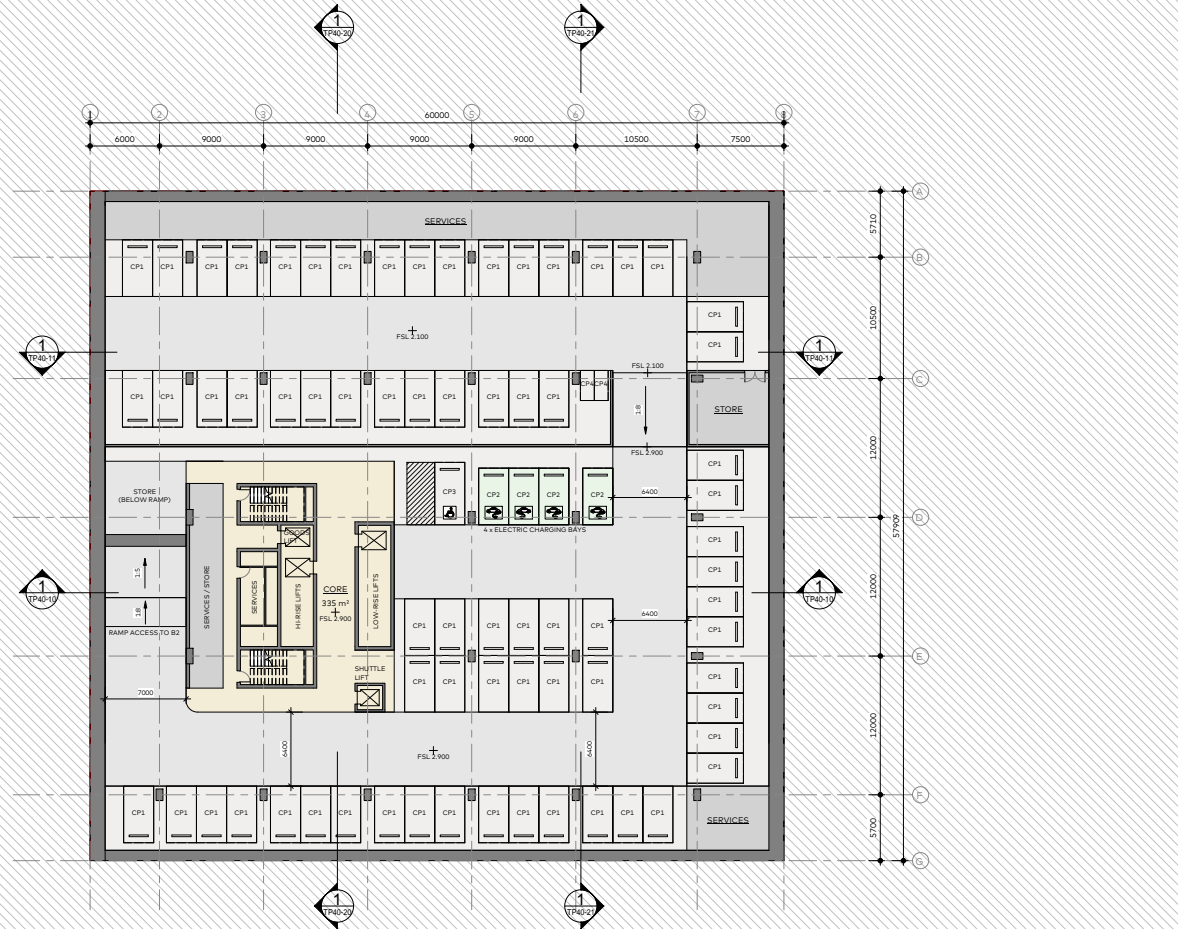
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SCALE 1:500



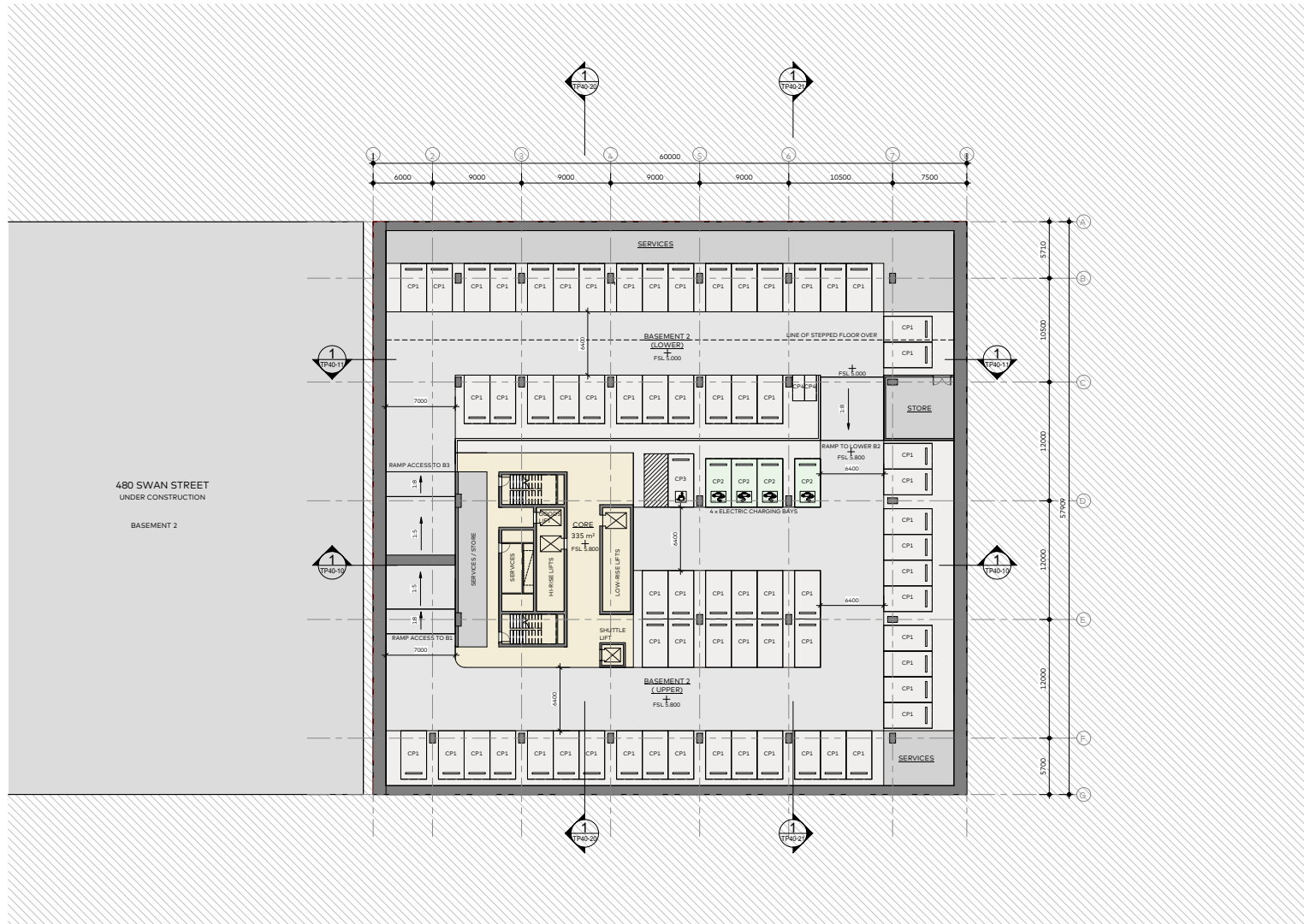
Cox Architecture
www.coxarchitecture.com.au

Project	484-490 SWAN	Scale:	1:500 @ A1
	484-490 SWAN ST, RICHMOND	Date:	03/10/22
Drawing Title	CONTEXT PLAN	Revision:	1
		Drawing Number:	TP11-01



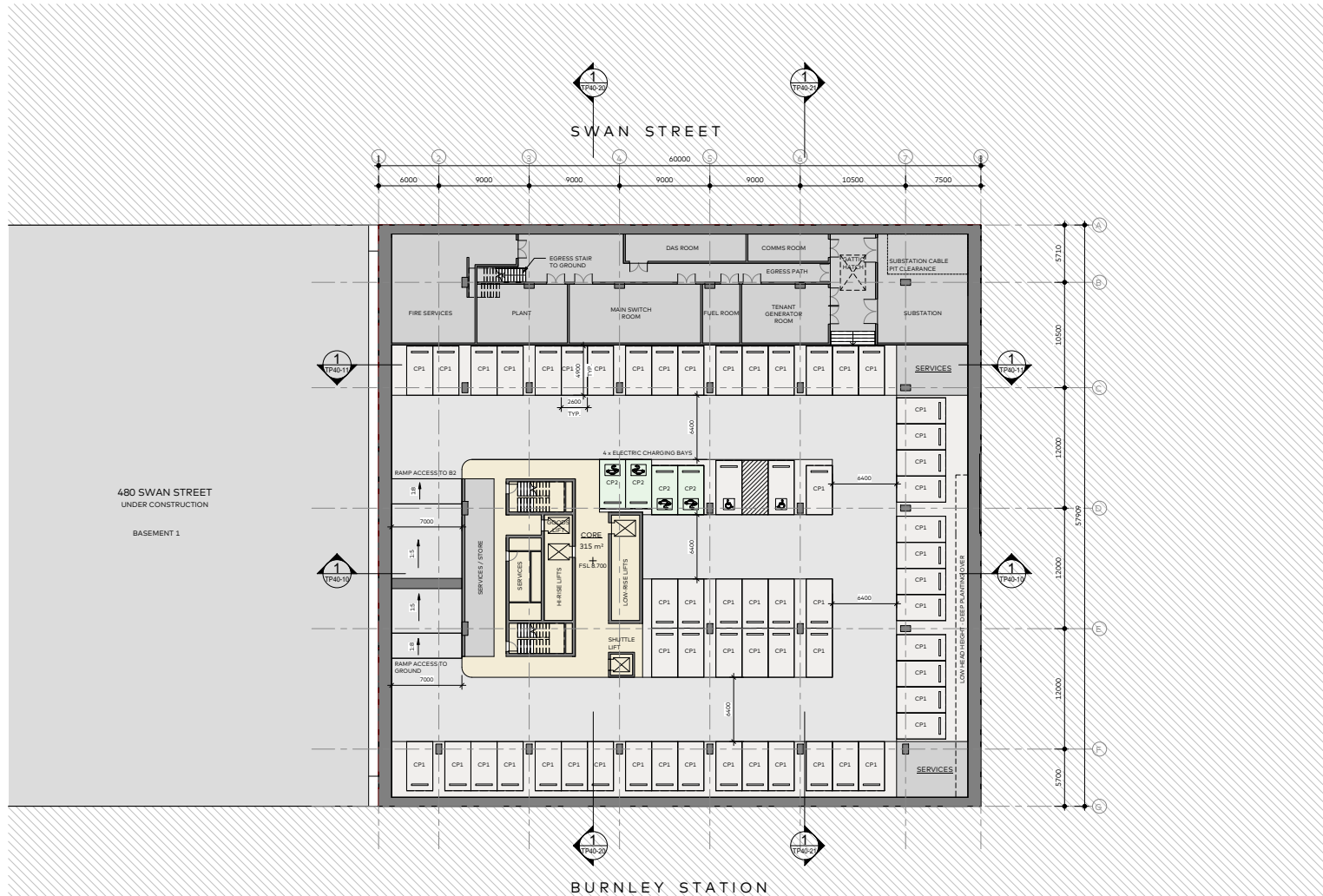


PARKING SCHEDULE		
	CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 3		
CP1	4900x2400	69
CP2	4900x2400 Electric Vehicle	4
CP3	5400x2600 Accessible	1
CP4	1200x2600 Motorcycle	2
		76
BASEMENT 2		
CP1	4900x2400	67
CP2	4900x2400 Electric Vehicle	4
CP3	5400x2600 Accessible	1
CP4	1200x2600 Motorcycle	2
		74
BASEMENT 1		
CP1	4900x2400	57
CP2	4900x2400 Electric Vehicle	4
CP3	5400x2600 Accessible	2
		63
Grand total		213



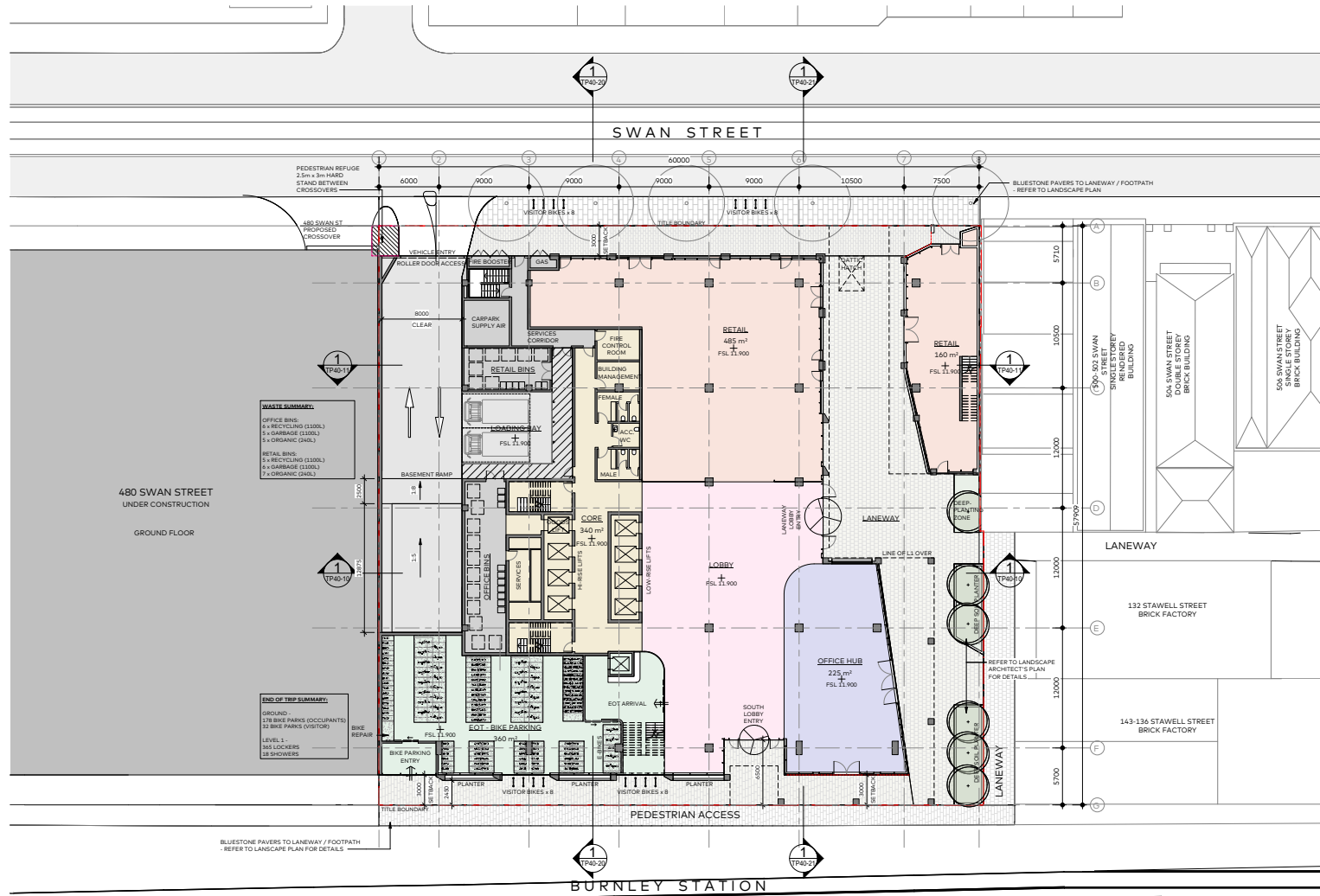
480 SWAN STREET
UNDER CONSTRUCTION
BASEMENT 2

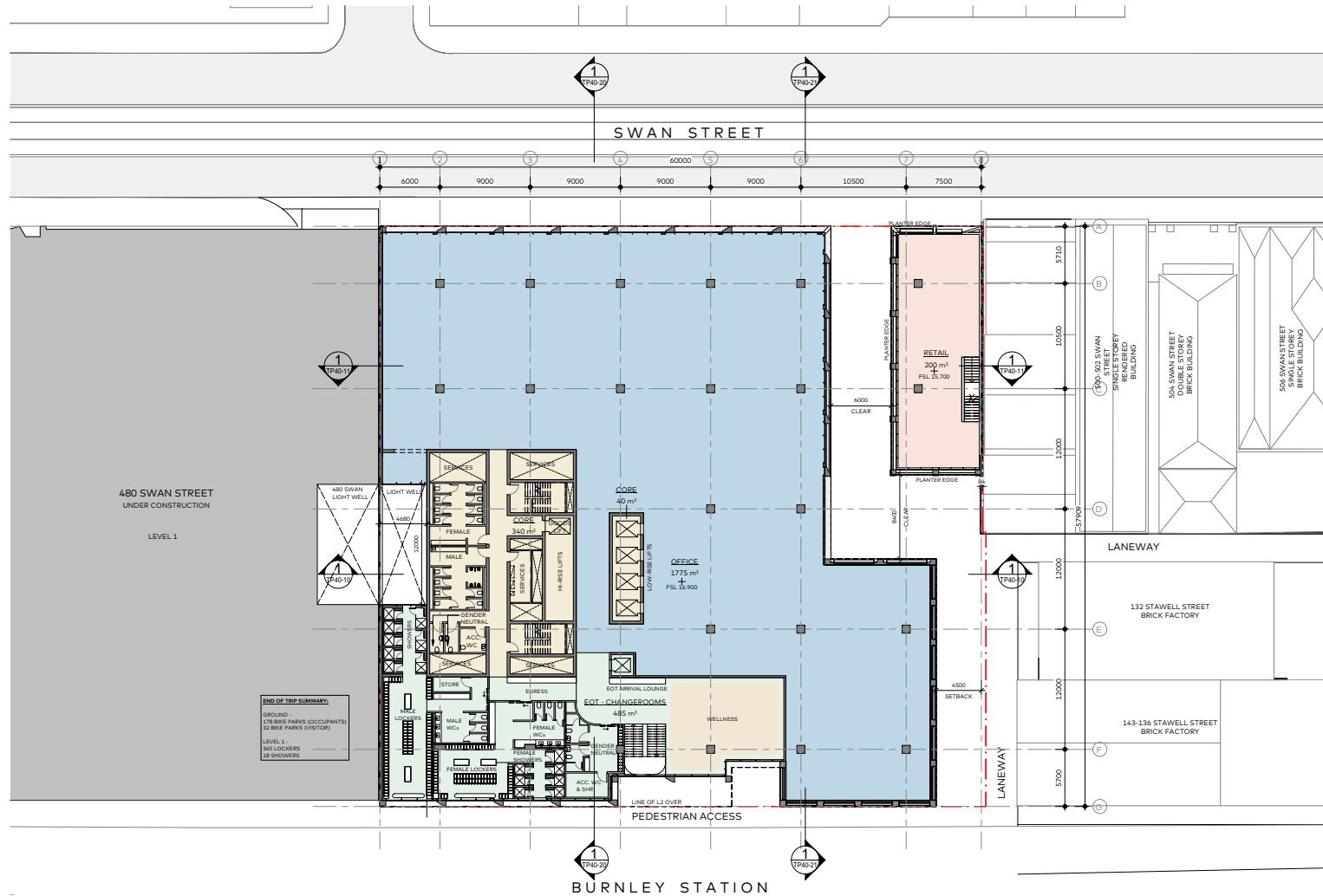
PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 3	
CP1 4900x2400	69
CP2 4900x2400 Electric Vehicle	4
CP3 5400x2600 Accessible	1
CP4 1200x2600 Motorcycle	2
	76
BASEMENT 2	
CP1 4900x2400	67
CP2 4900x2400 Electric Vehicle	4
CP3 5400x2600 Accessible	1
CP4 1200x2600 Motorcycle	2
	74
BASEMENT 1	
CP1 4900x2400	57
CP2 4900x2400 Electric Vehicle	4
CP3 5400x2600 Accessible	2
	63
Grand total	213



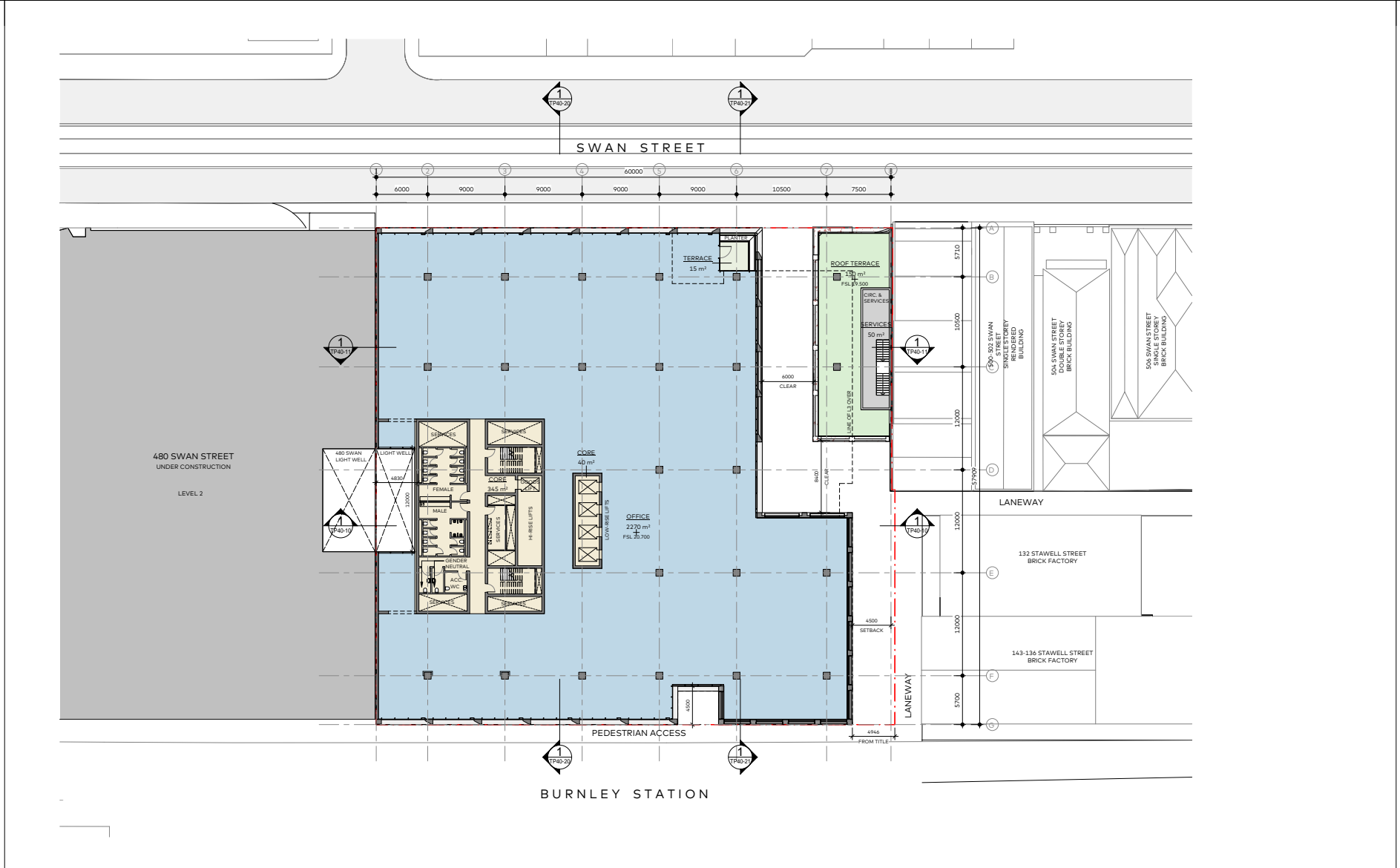
480 SWAN STREET
UNDER CONSTRUCTION
BASEMENT 1

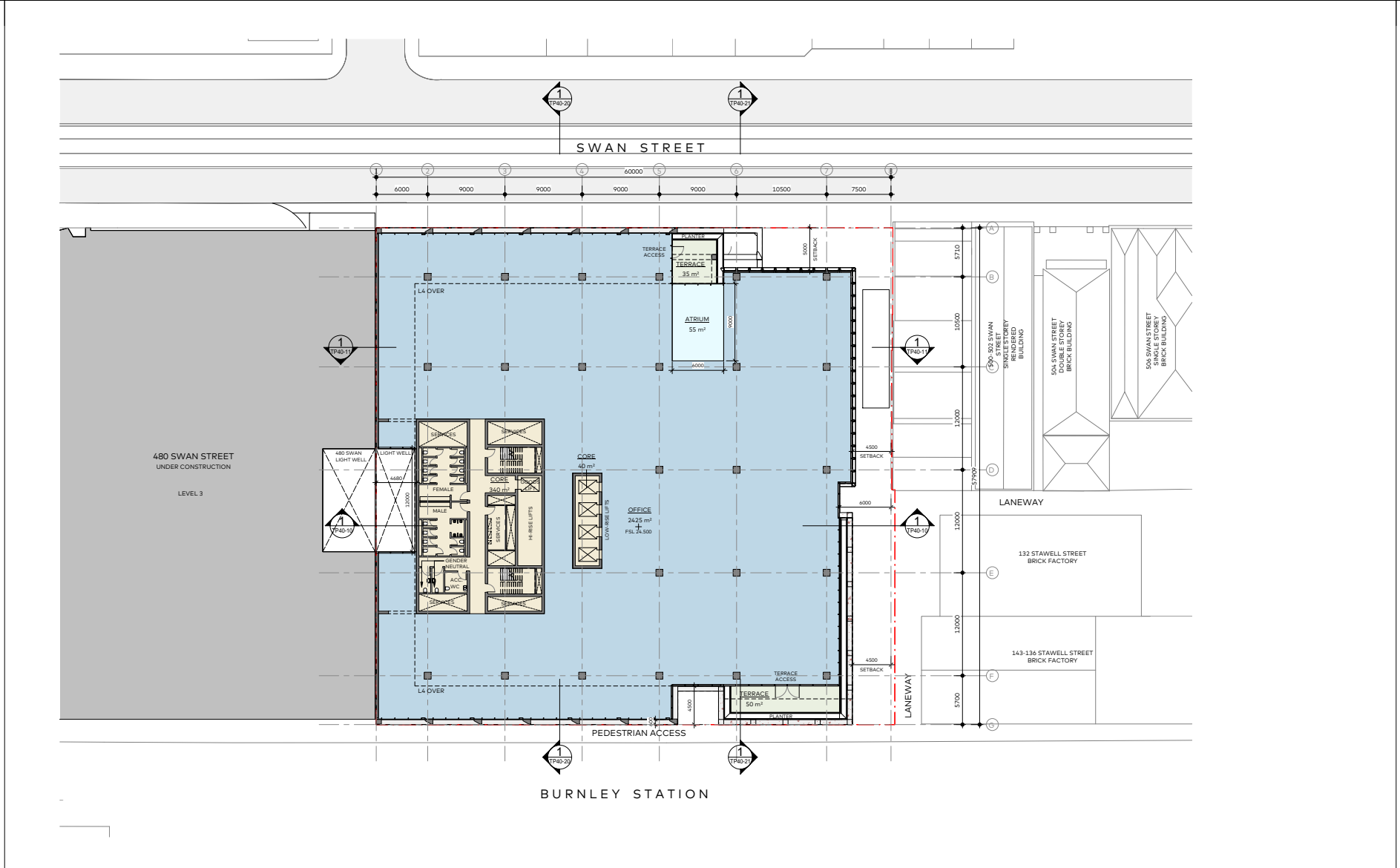
PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 3	
CP1 4900x2400	69
CP2 4900x2600 Electric Vehicle	4
CP3 5400x2600 Accessible	1
CP4 1200x2600 Motorcycle	2
	76
BASEMENT 2	
CP1 4900x2400	67
CP2 4900x2600 Electric Vehicle	4
CP3 5400x2600 Accessible	1
CP4 1200x2600 Motorcycle	2
	74
BASEMENT 1	
CP1 4900x2400	57
CP2 4900x2600 Electric Vehicle	4
CP3 5400x2600 Accessible	2
	63
Grand total	213

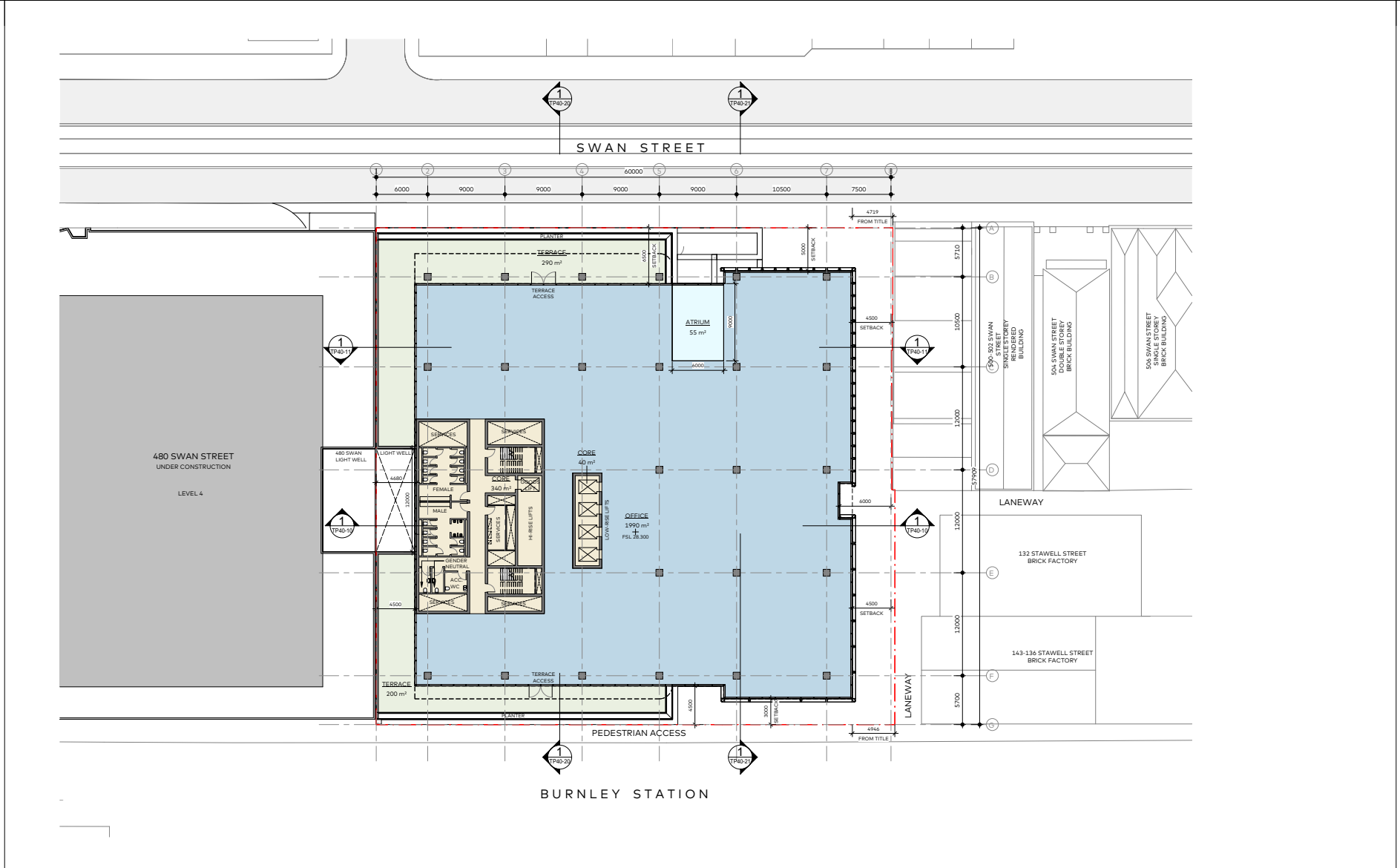


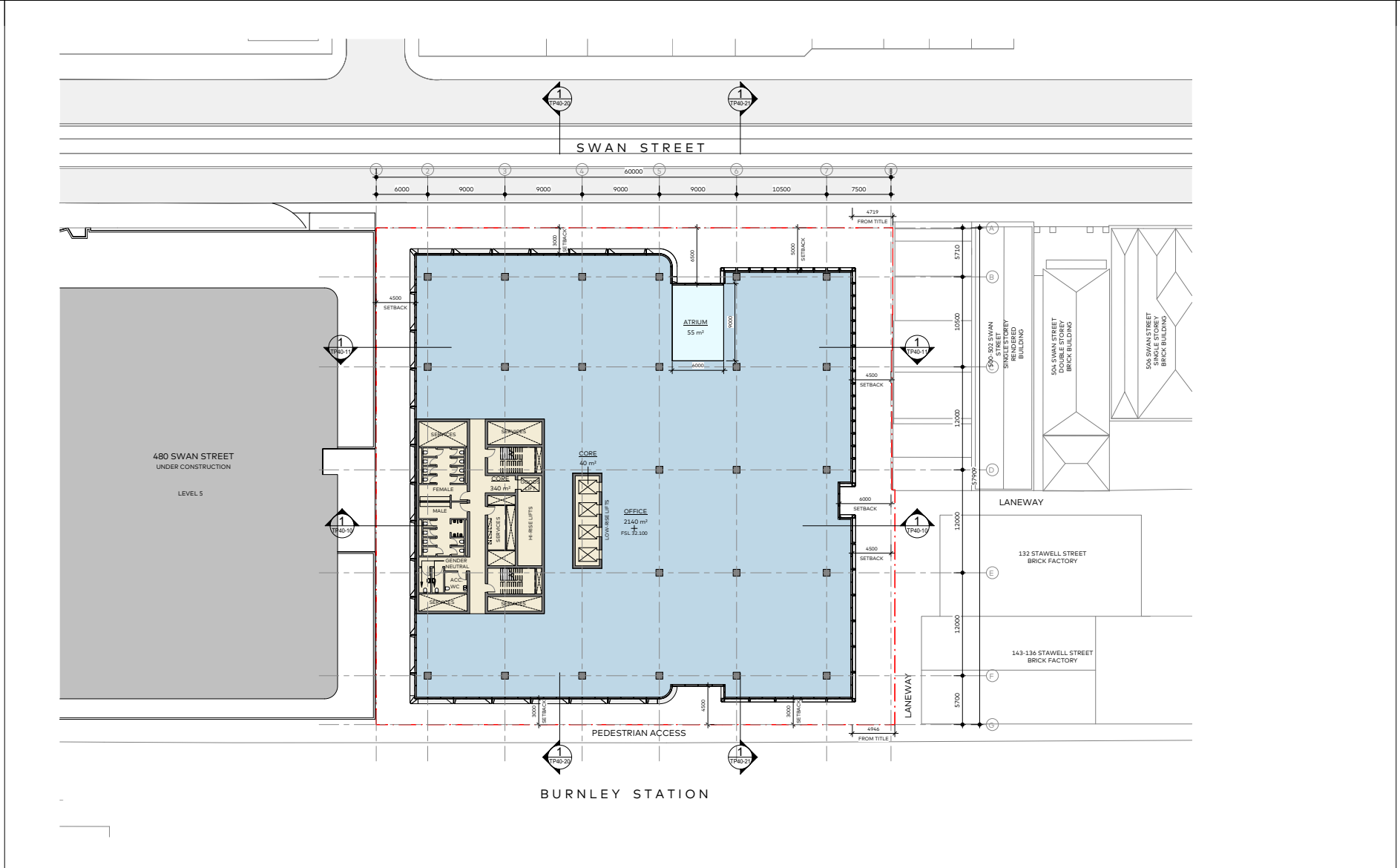


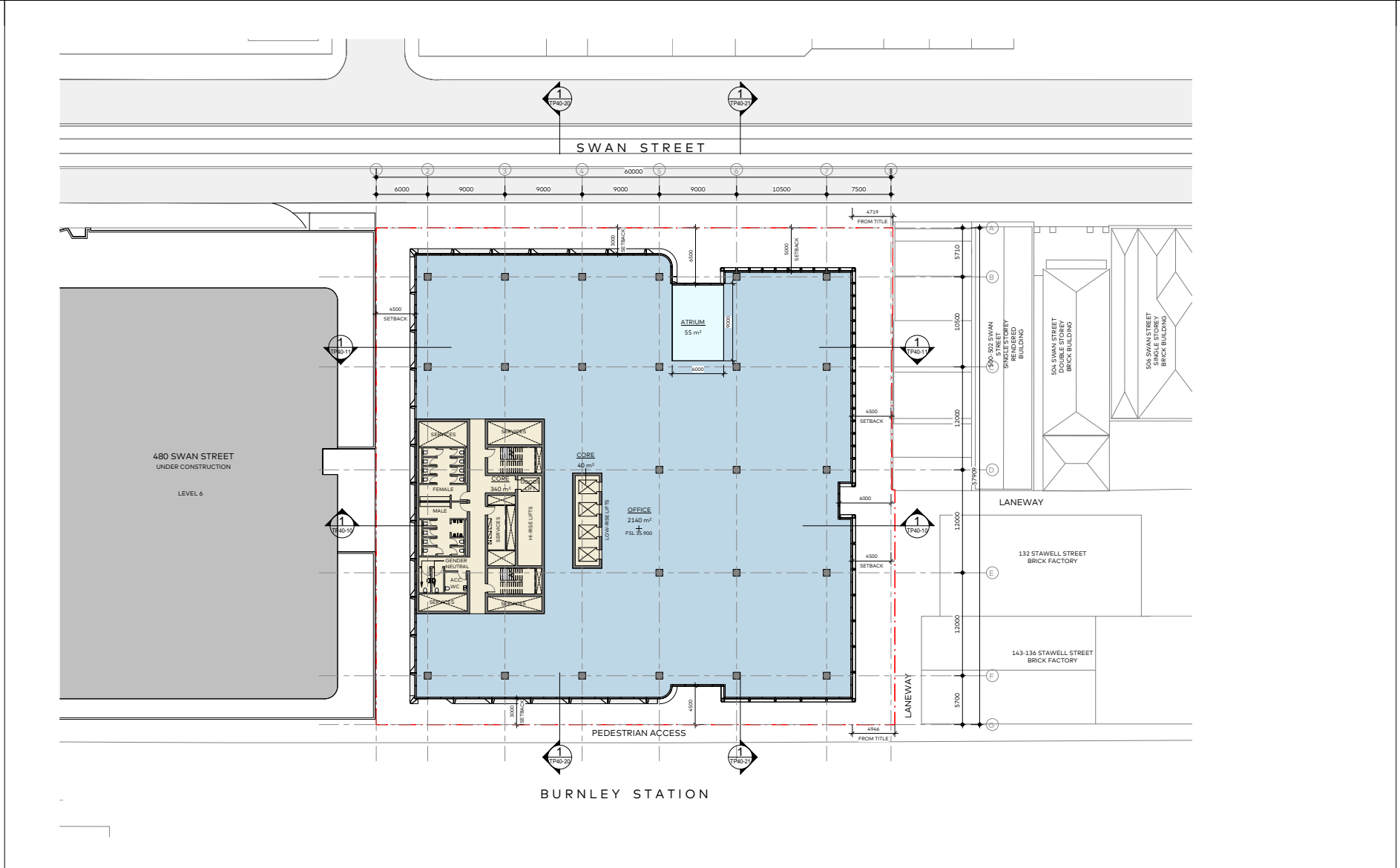
END OF TRIP SUMMARY:
 GROUND - 178 BIKE PARKS (OCCUPANTS)
 32 BIKE PARKS (VISITOR)
 LEVEL 1 - 363 LOCKERS
 18 SHOWERS

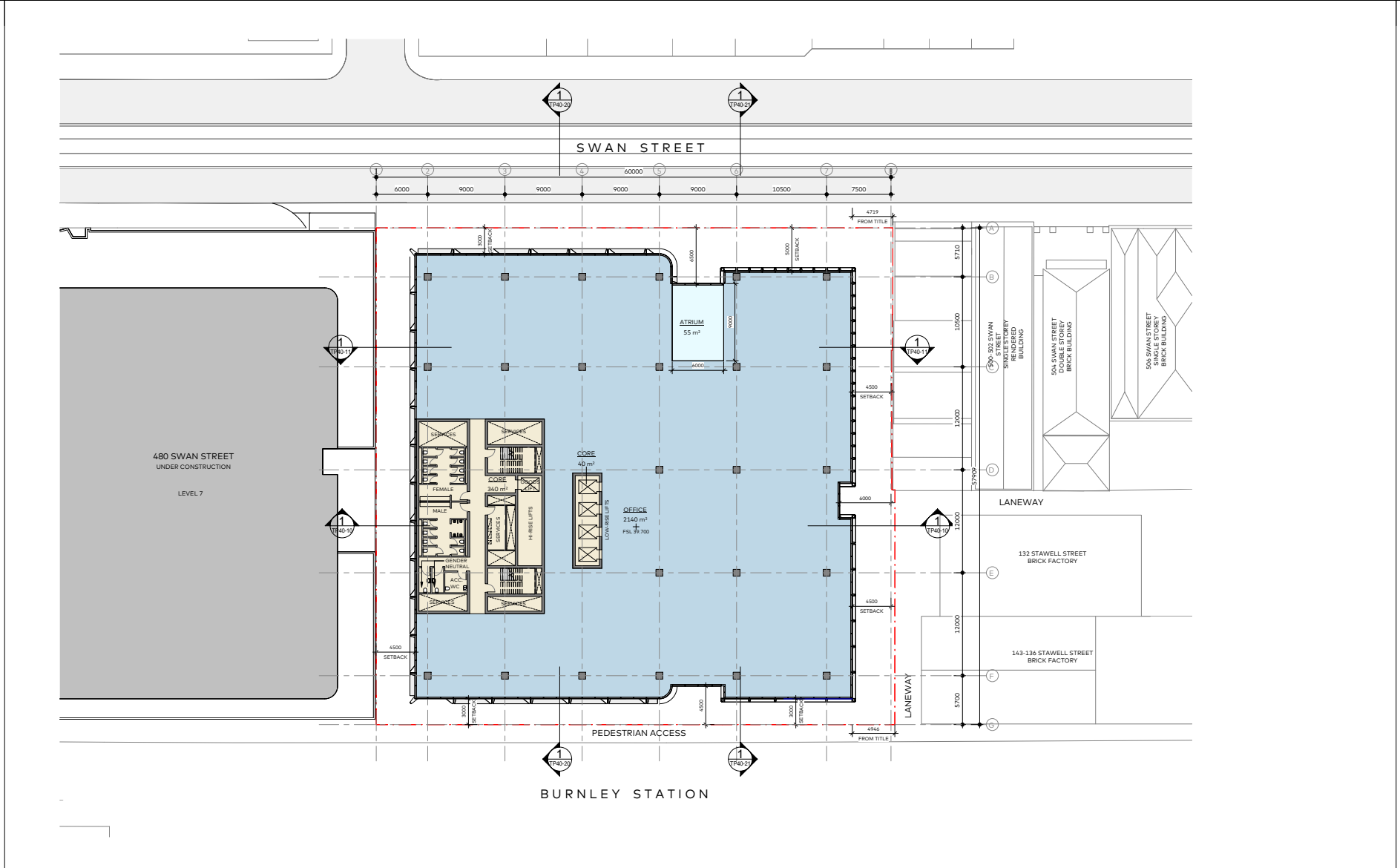


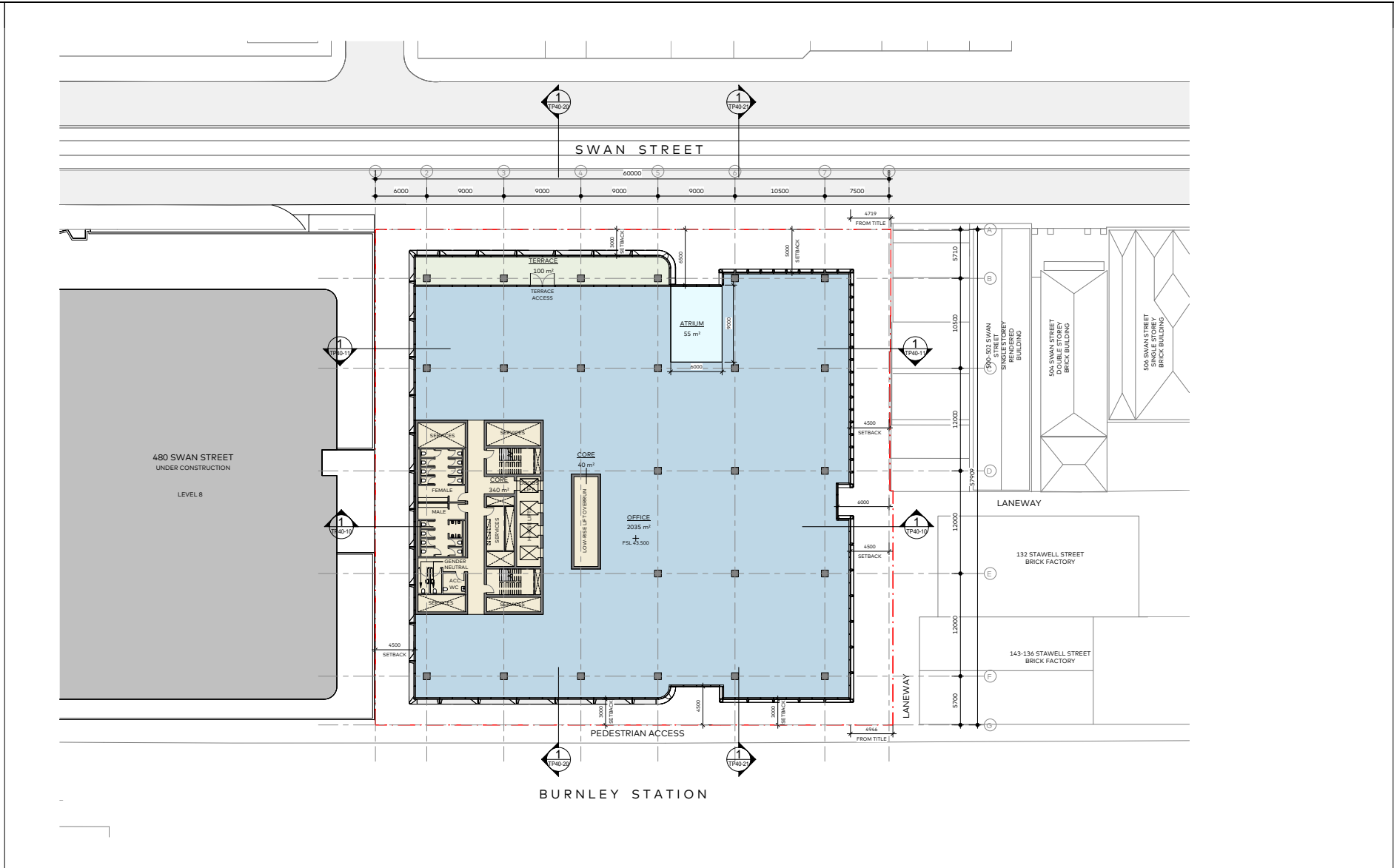


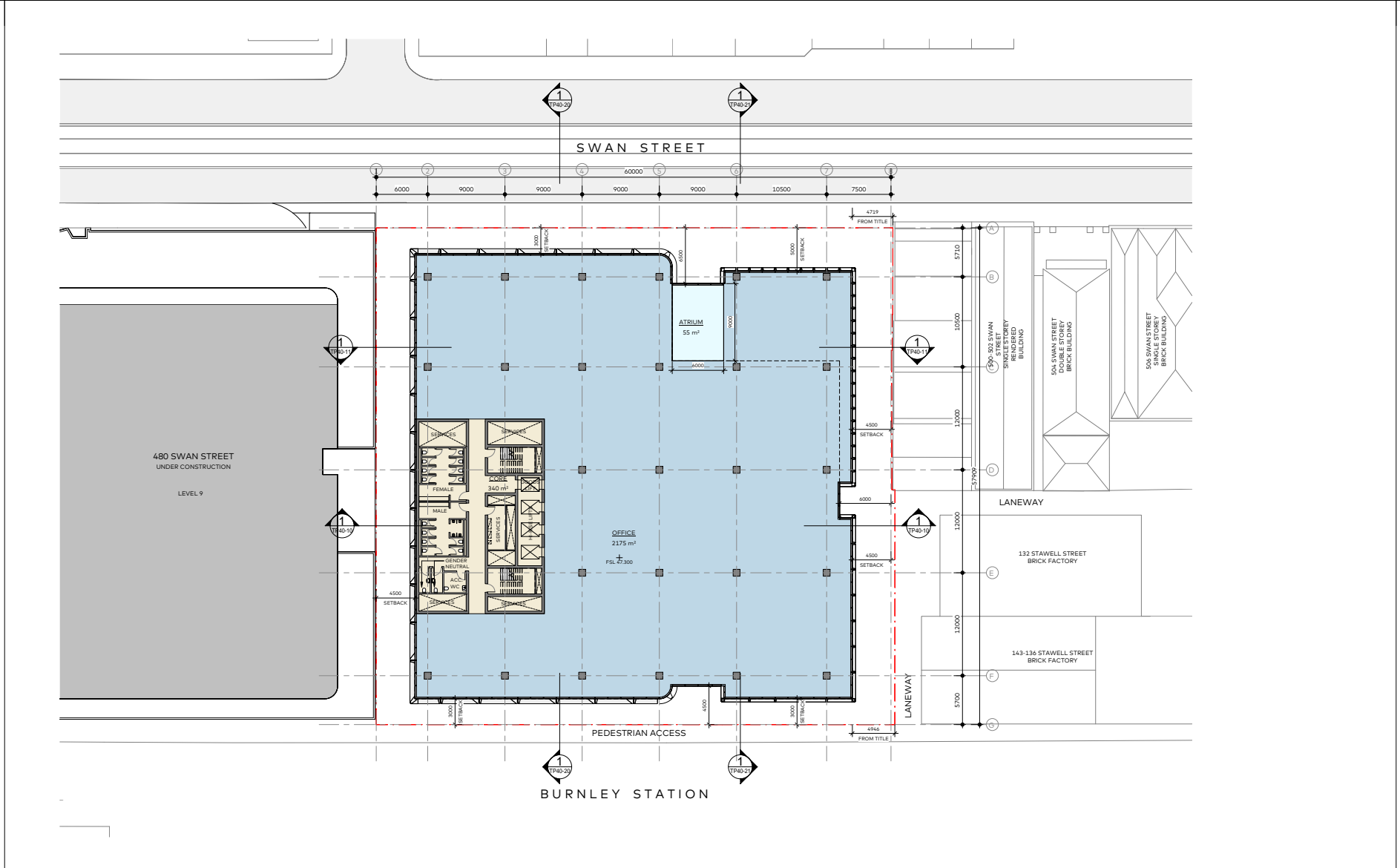


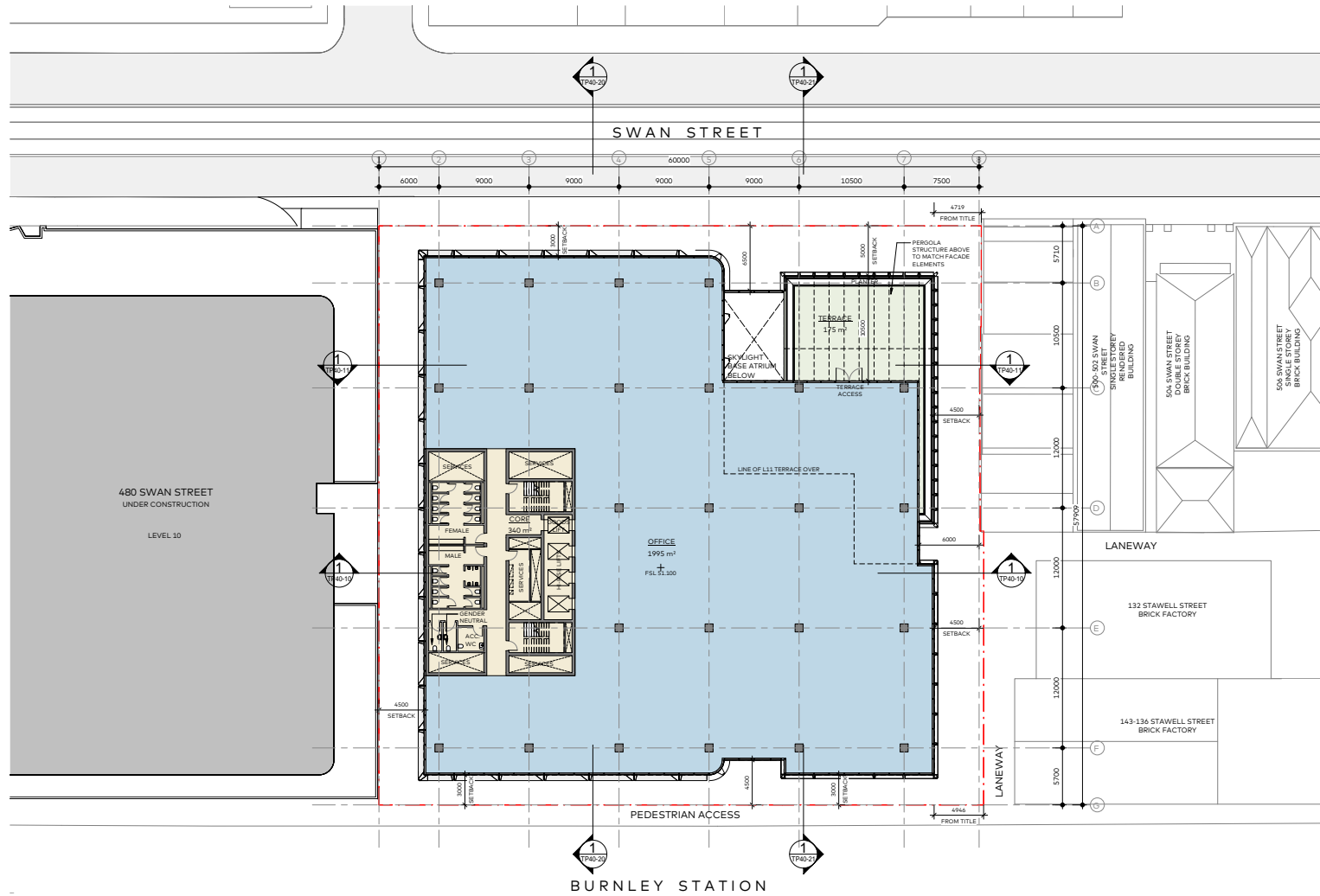


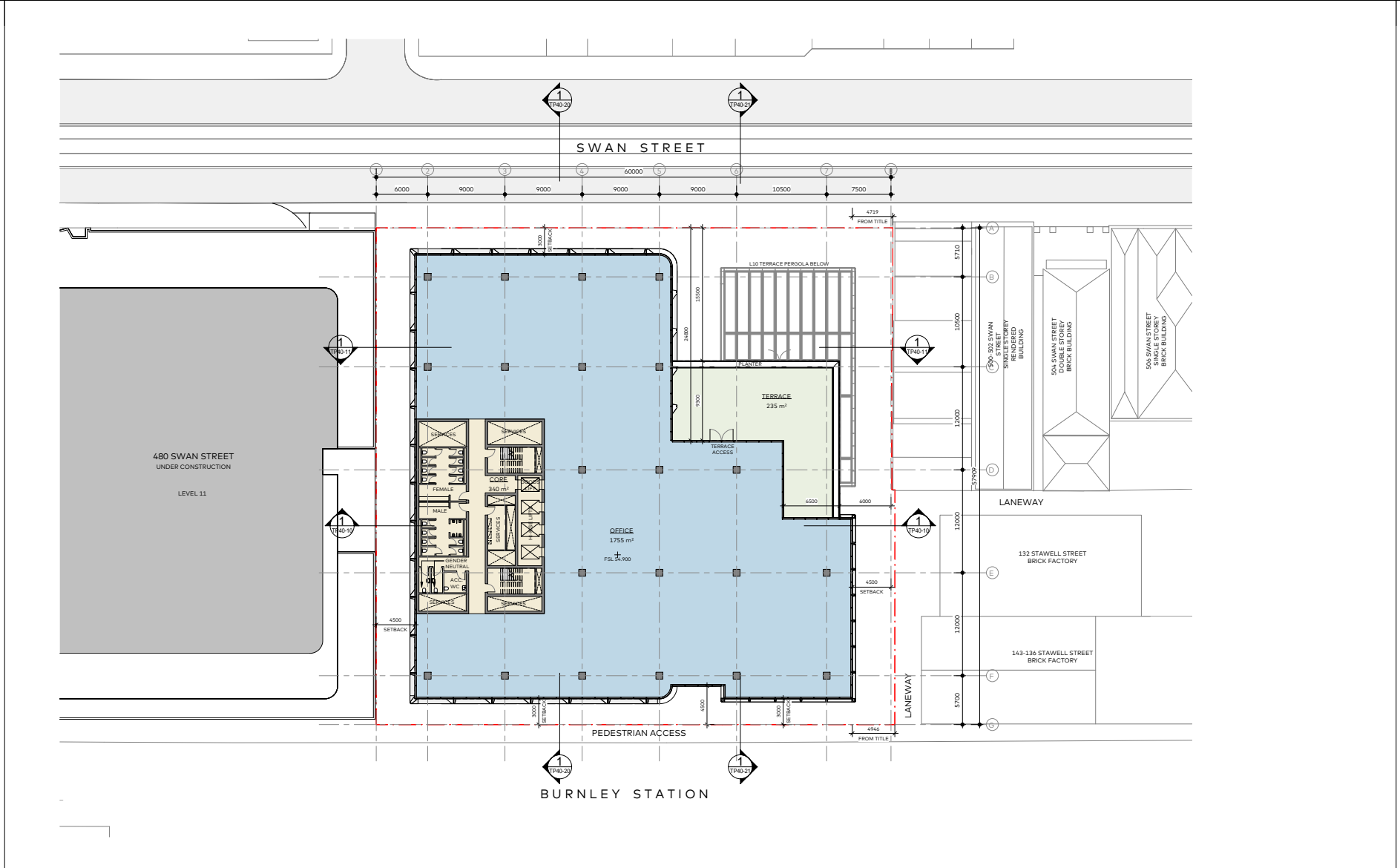


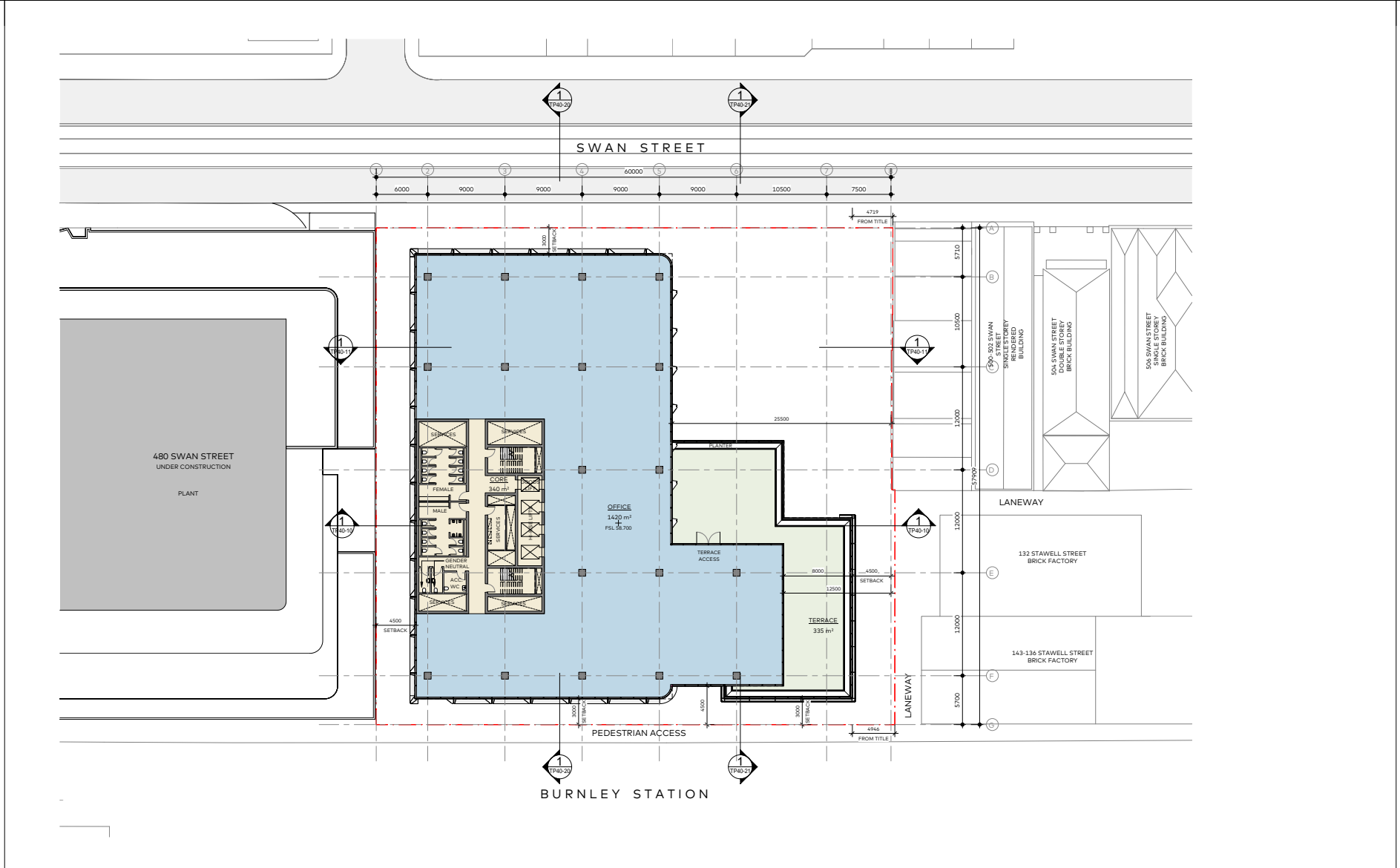


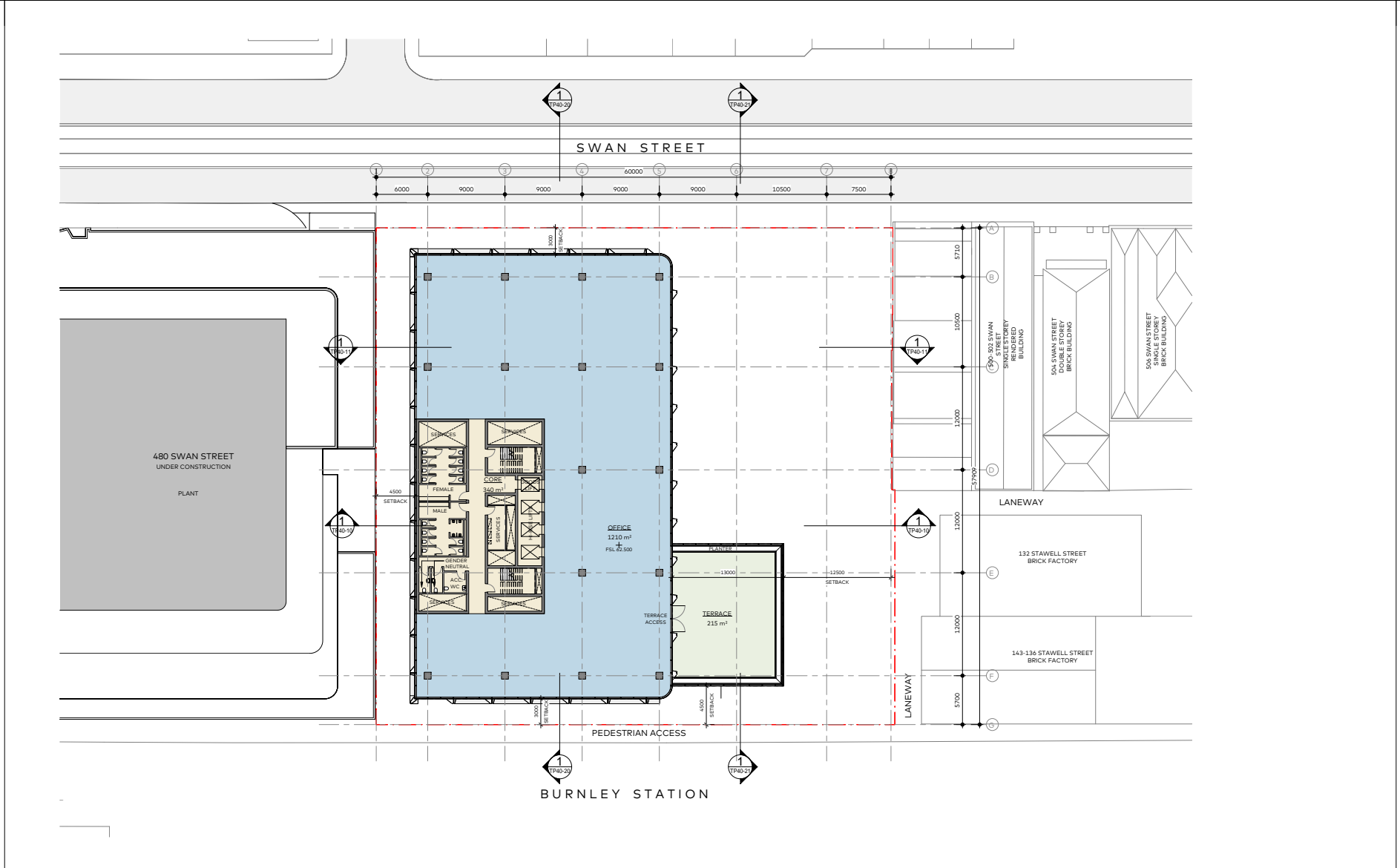


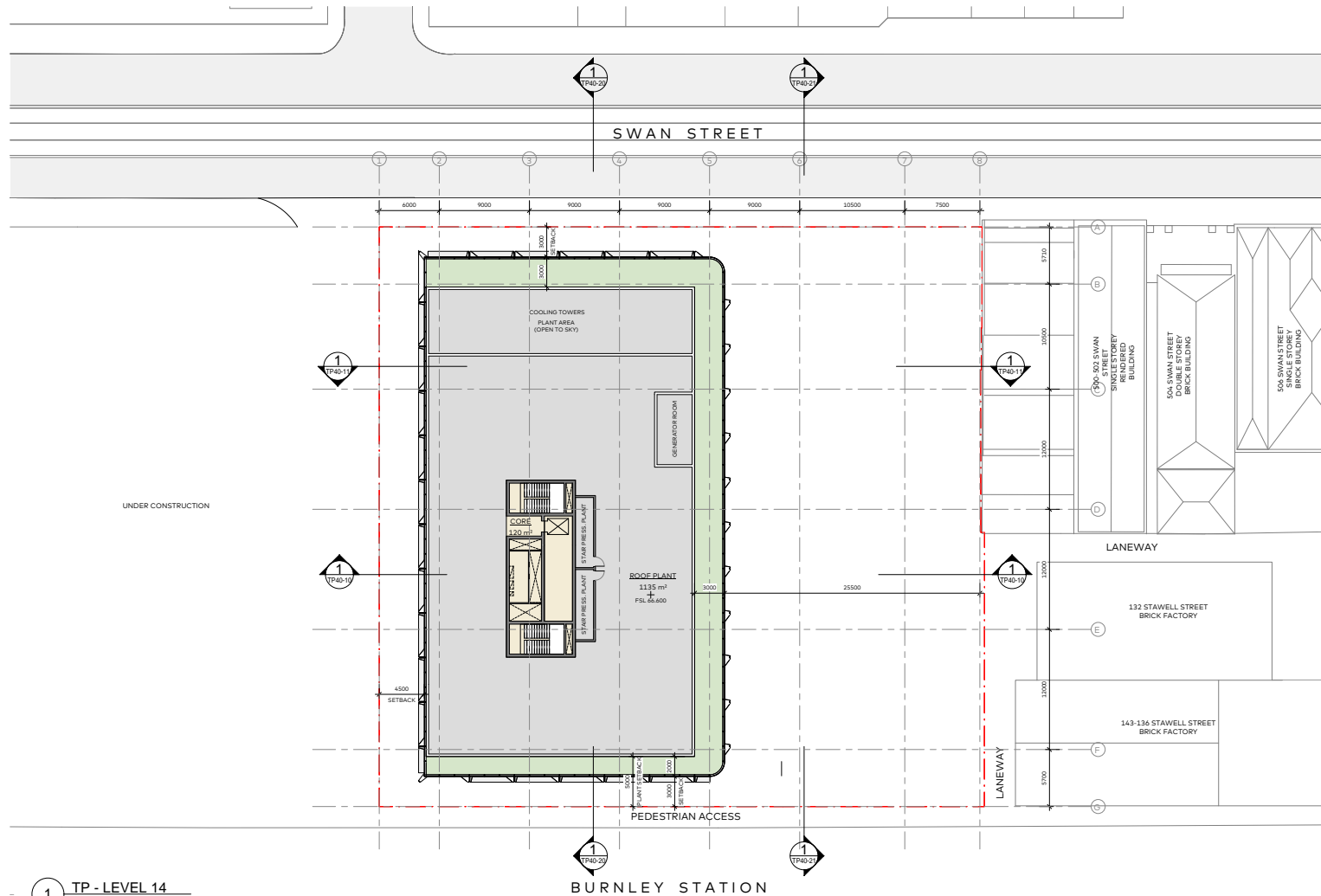




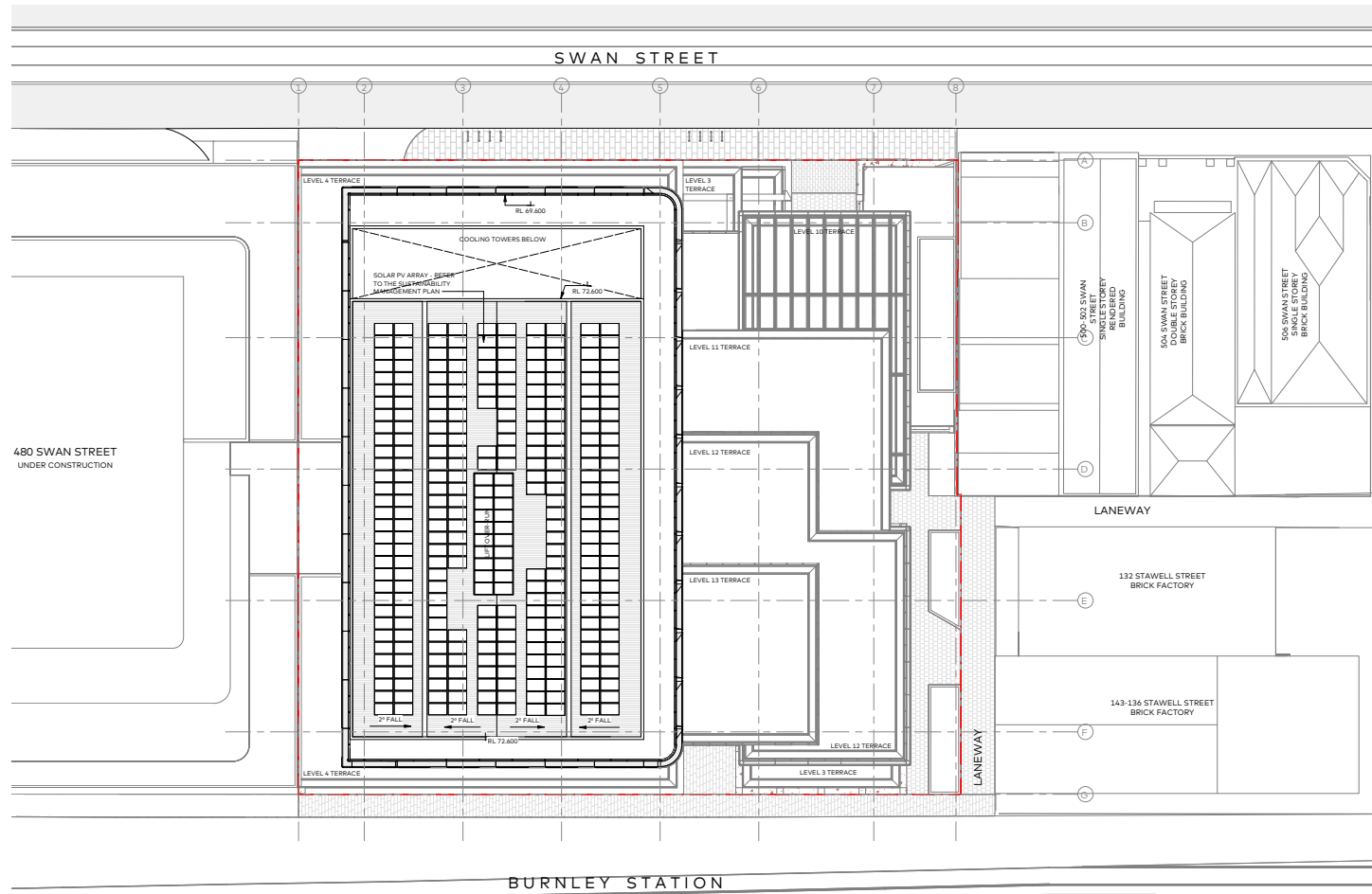








1 TP - LEVEL 14
SCALE 1:200



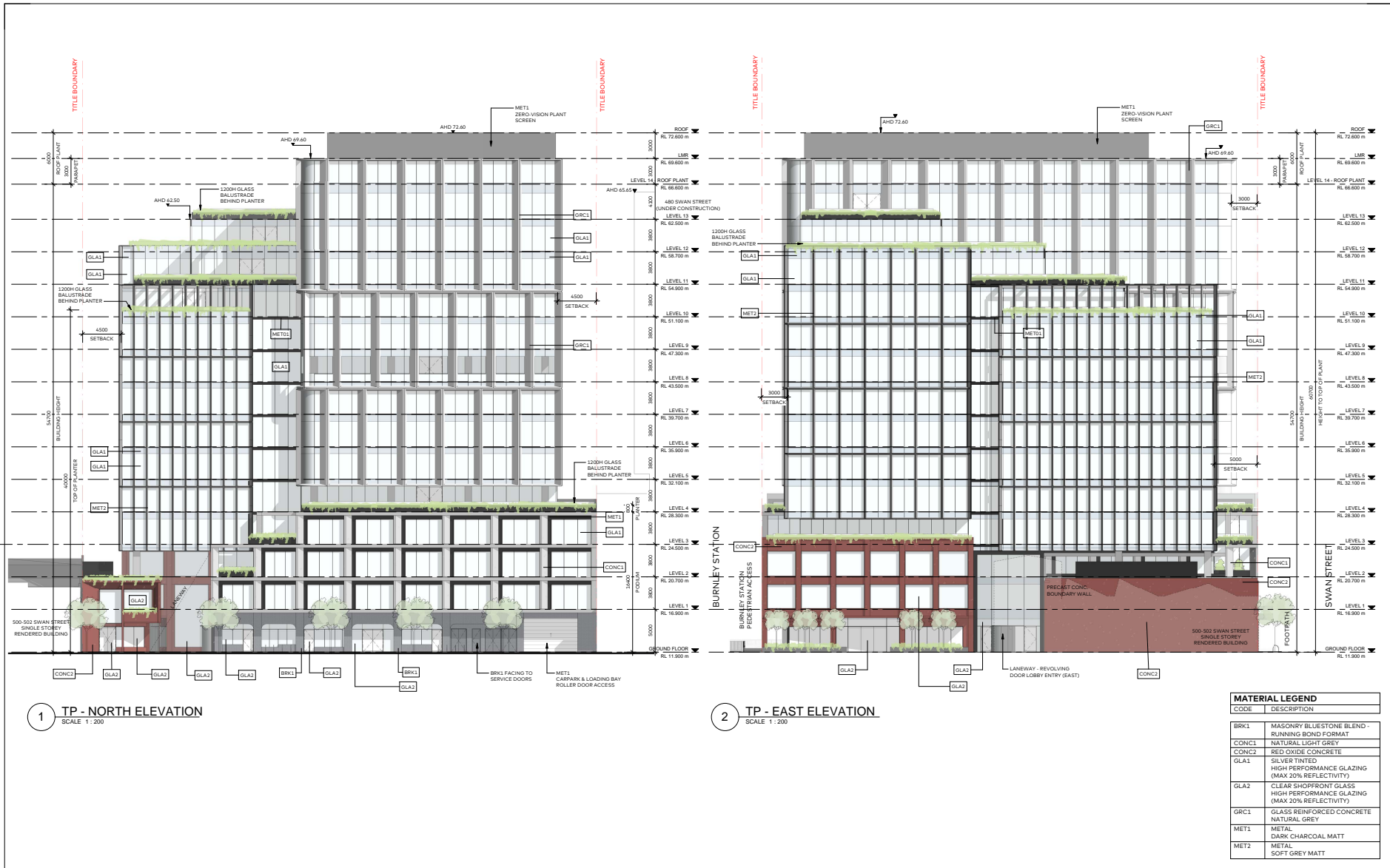
1 TP - ROOF PLAN
SCALE: 1:250



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	484-490 SWAN ST, RICHMOND	Date:	03/24/22
Drawing Title	ROOF PLAN	Revision:	1
		Drawing Number:	TP21-25





1 TP - NORTH ELEVATION
SCALE 1 : 200

2 TP - EAST ELEVATION
SCALE 1 : 200

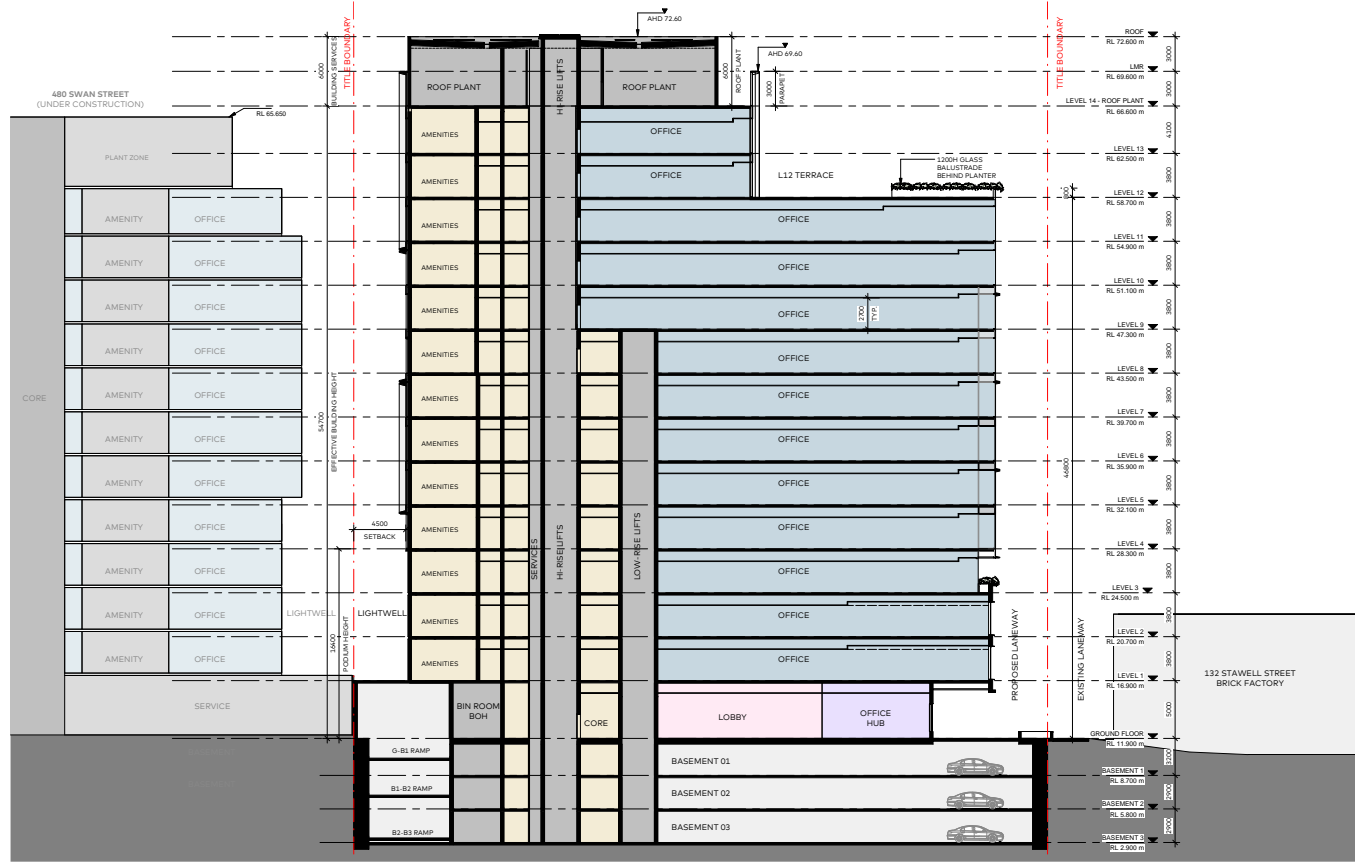
CODE	DESCRIPTION
BRK1	MASONRY BLUESTONE BLEND - RUNNING BOND FORMAT
CONC1	NATURAL LIGHT GREY
CONC2	RED OXIDE CONCRETE
GLA1	SILVER TINTED HIGH PERFORMANCE GLAZING (MAX 20% REFLECTIVITY)
GLA2	CLEAR SHOPFRONT GLASS HIGH PERFORMANCE GLAZING (MAX 20% REFLECTIVITY)
GRC1	GLASS REINFORCED CONCRETE NATURAL GREY
MET1	METAL DARK CHARCOAL MATT
MET2	METAL SOFT GREY MATT



1 TP - SOUTH ELEVATION
SCALE 1 : 200

2 TP - WEST ELEVATION
SCALE 1 : 200

MATERIAL LEGEND	
CODE	DESCRIPTION
BRK1	MASONRY BLUESTONE BLEND - RUNNING BOND FORMAT
CONC1	NATURAL LIGHT GREY
CONC2	RED OXIDE CONCRETE
GLA1	SILVER TINTED HIGH PERFORMANCE GLAZING (MAX 20% REFLECTIVITY)
GLA2	CLEAR SHOPFRONT GLASS HIGH PERFORMANCE GLAZING (MAX 20% REFLECTIVITY)
GRC1	GLASS REINFORCED CONCRETE NATURAL GREY
MET1	METAL DARK CHARCOAL MATT
MET2	METAL SOFT GREY MATT

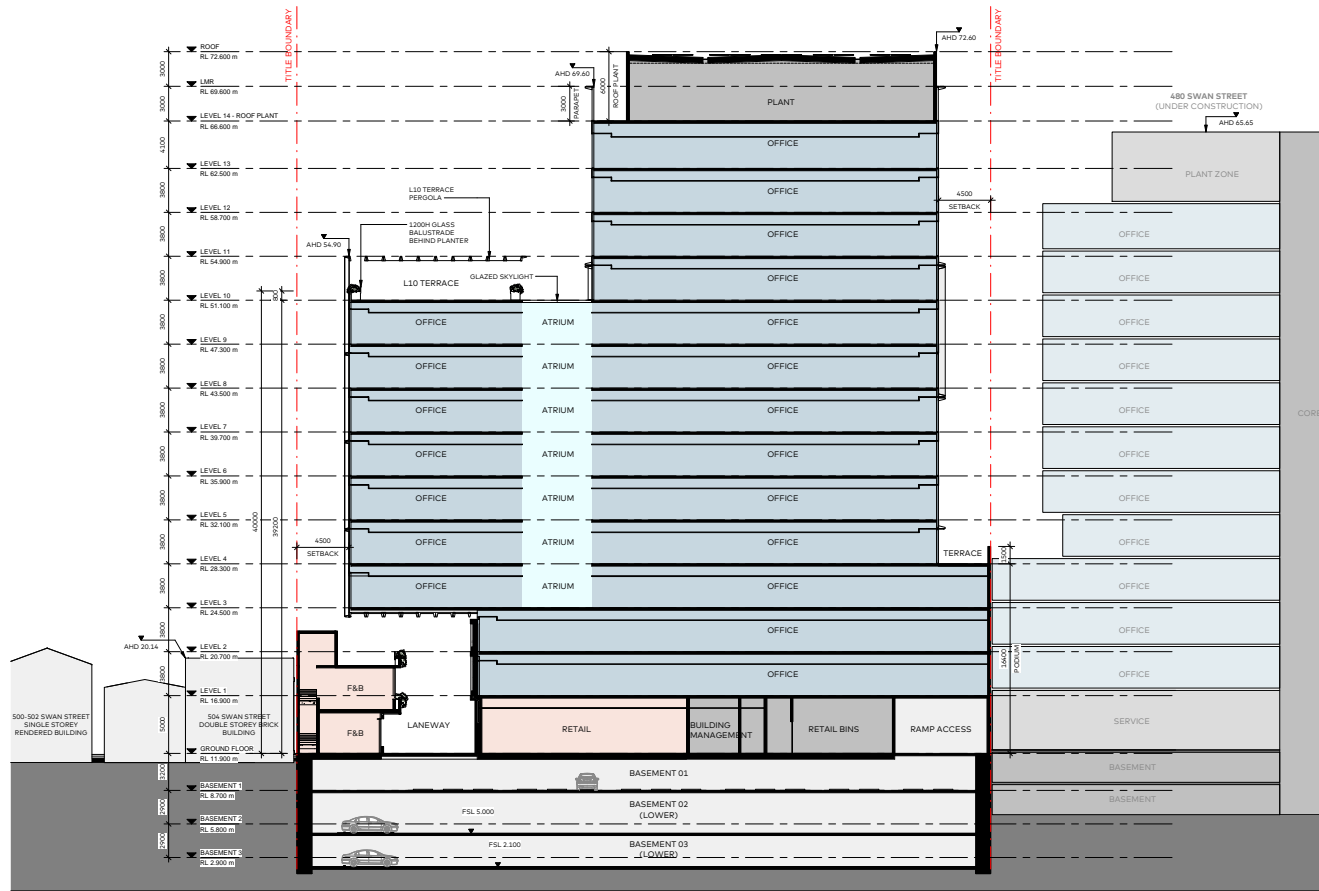


1 TP - OVERALL SECTION - EAST-WEST 1
SCALE 1:200

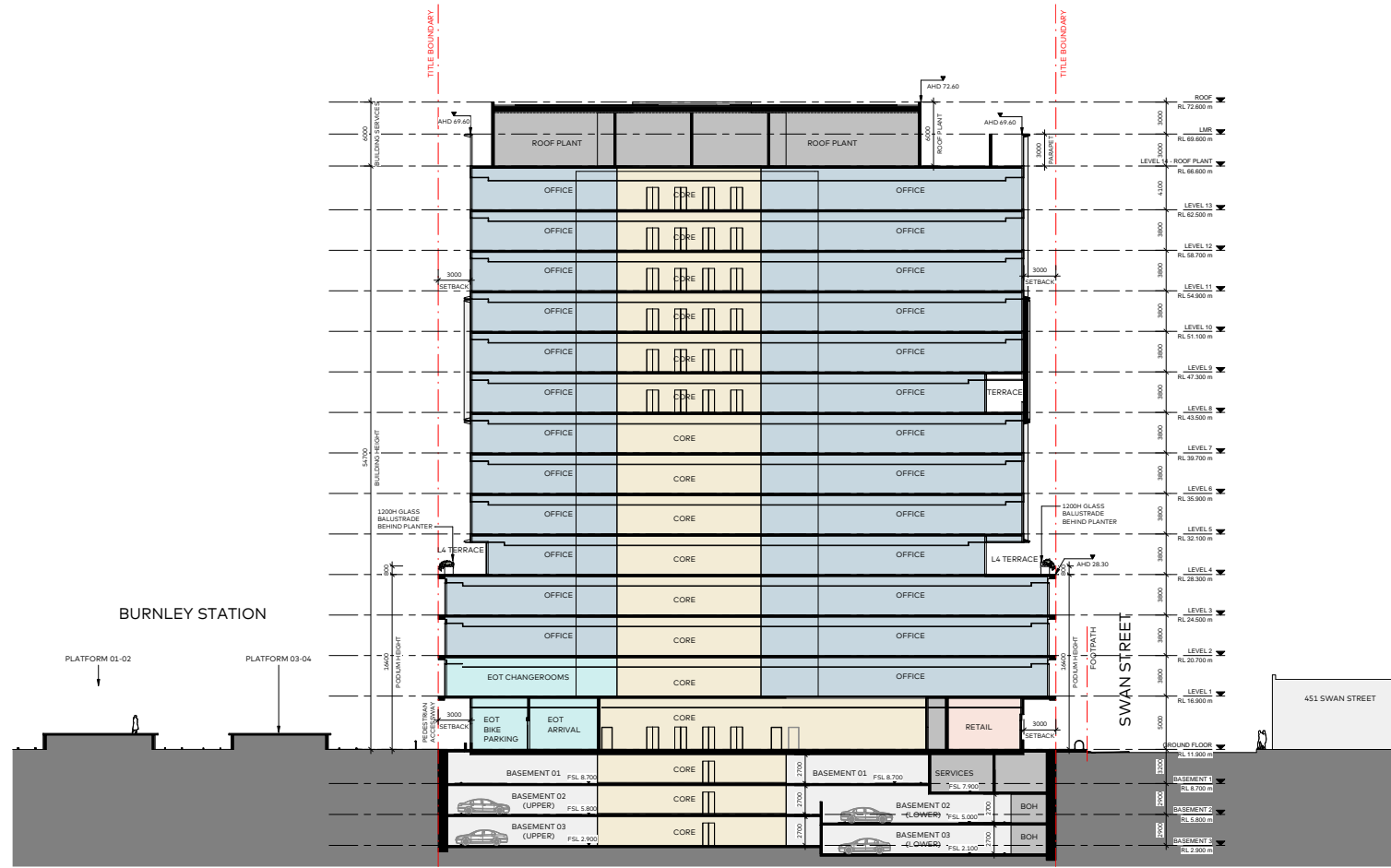


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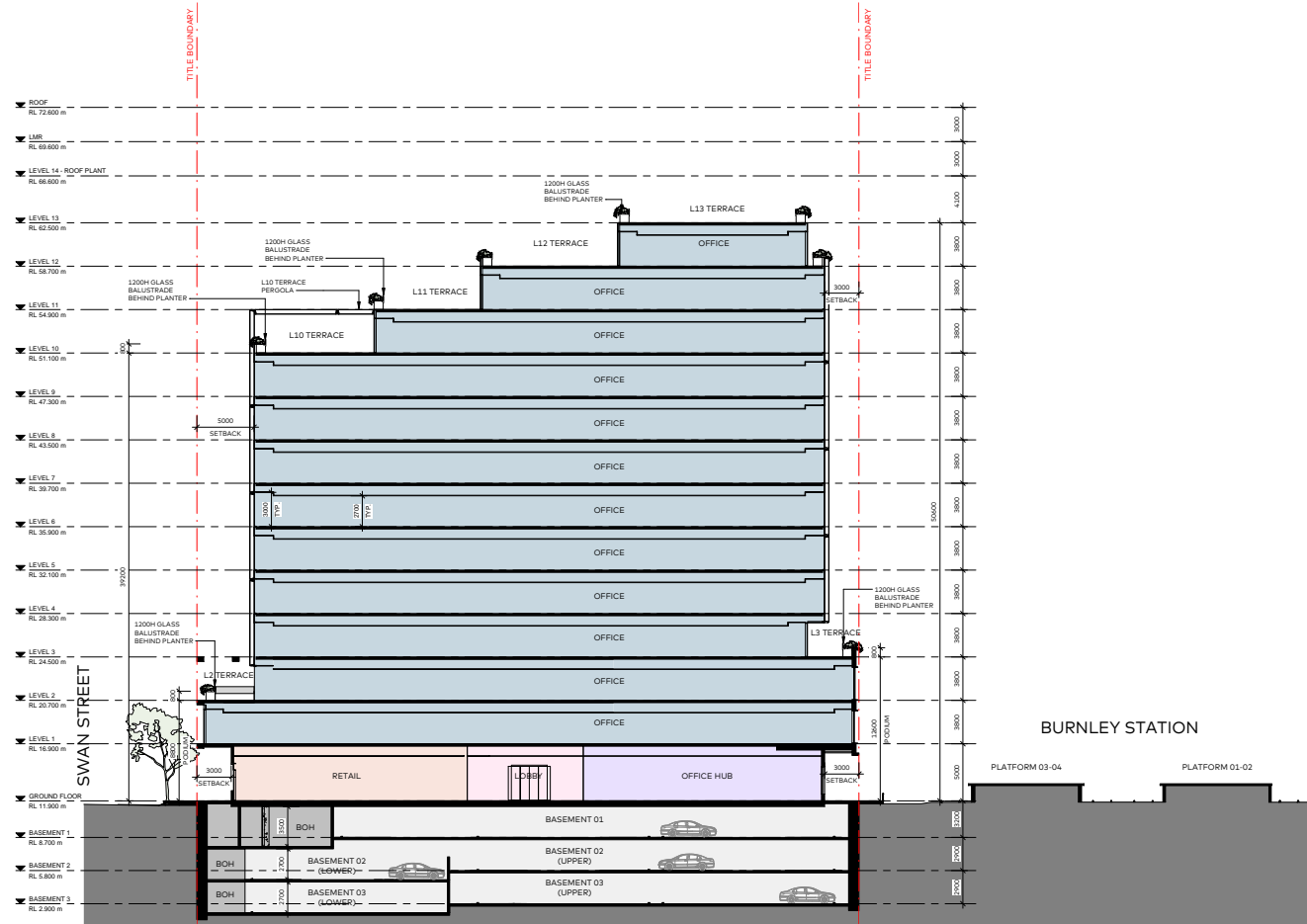
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	484-490 SWAN ST, RICHMOND	Date:	25.02.2022
Drawing Title	OVERALL SECTION - EAST-WEST 1	Revision:	1
		Drawing Number:	TP40-10

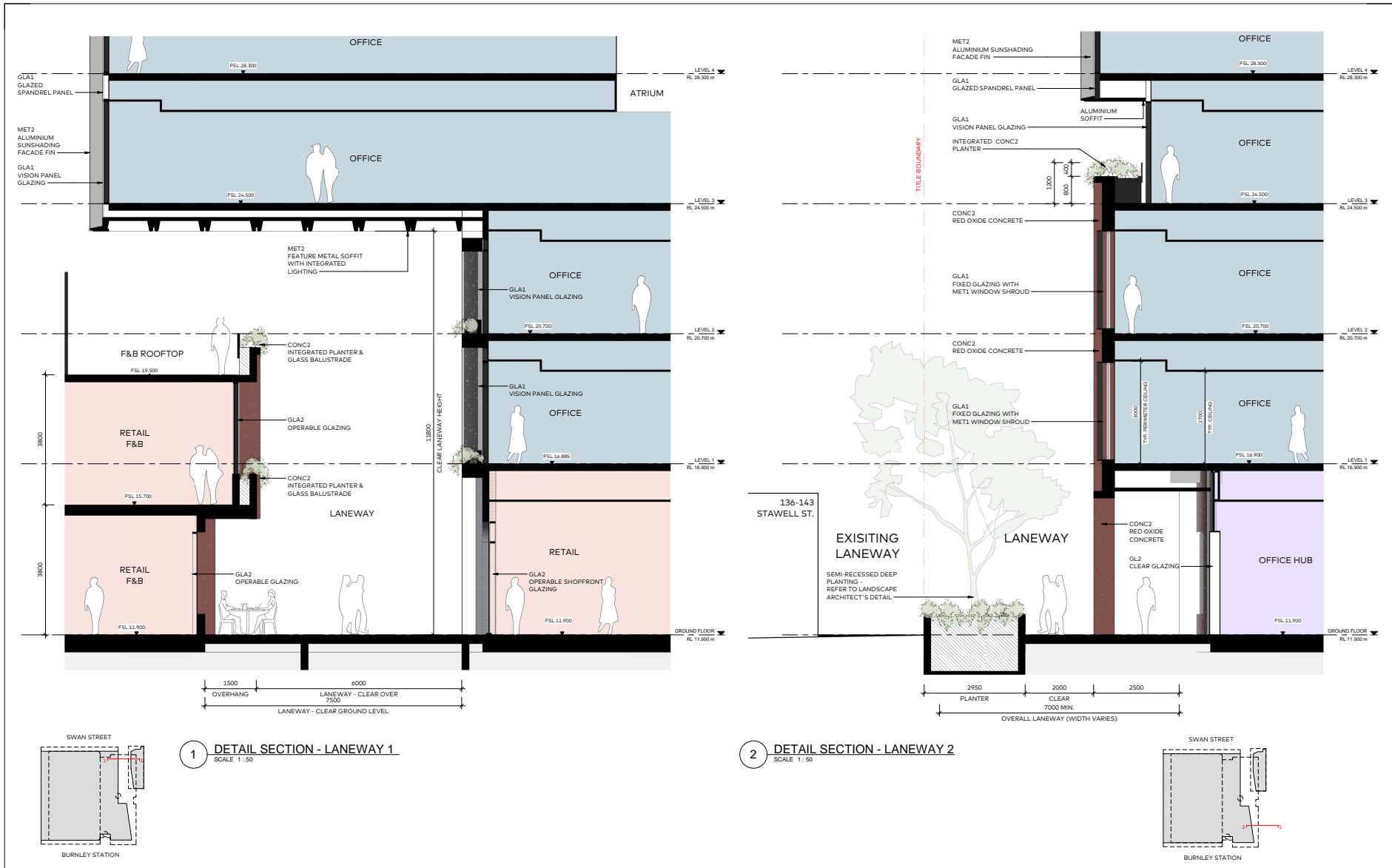


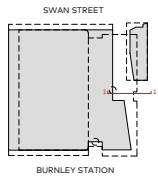
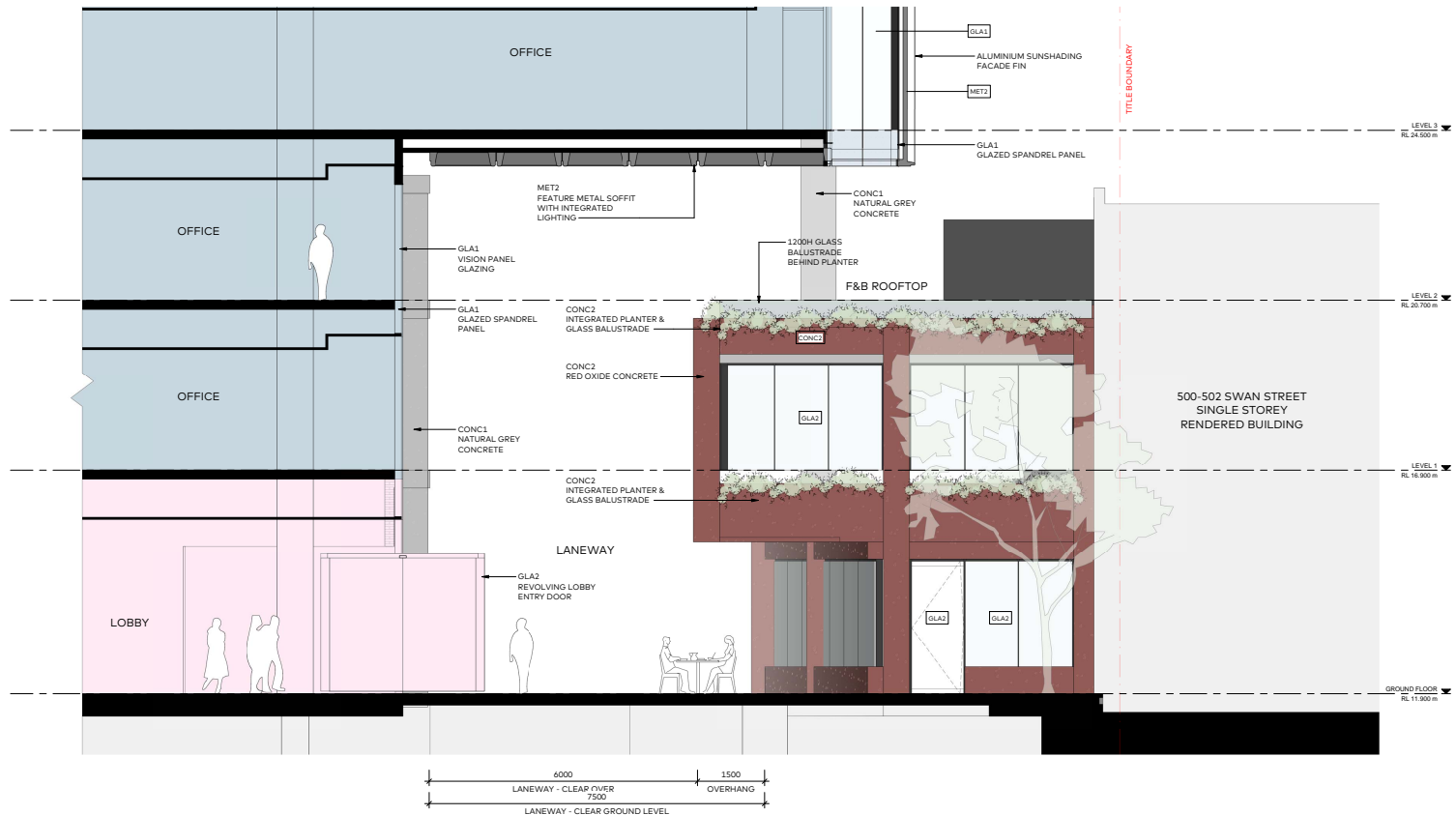
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SCALE 1:200



1 TP - OVERALL SECTION - NORTH-SOUTH 1
SCALE 1:200





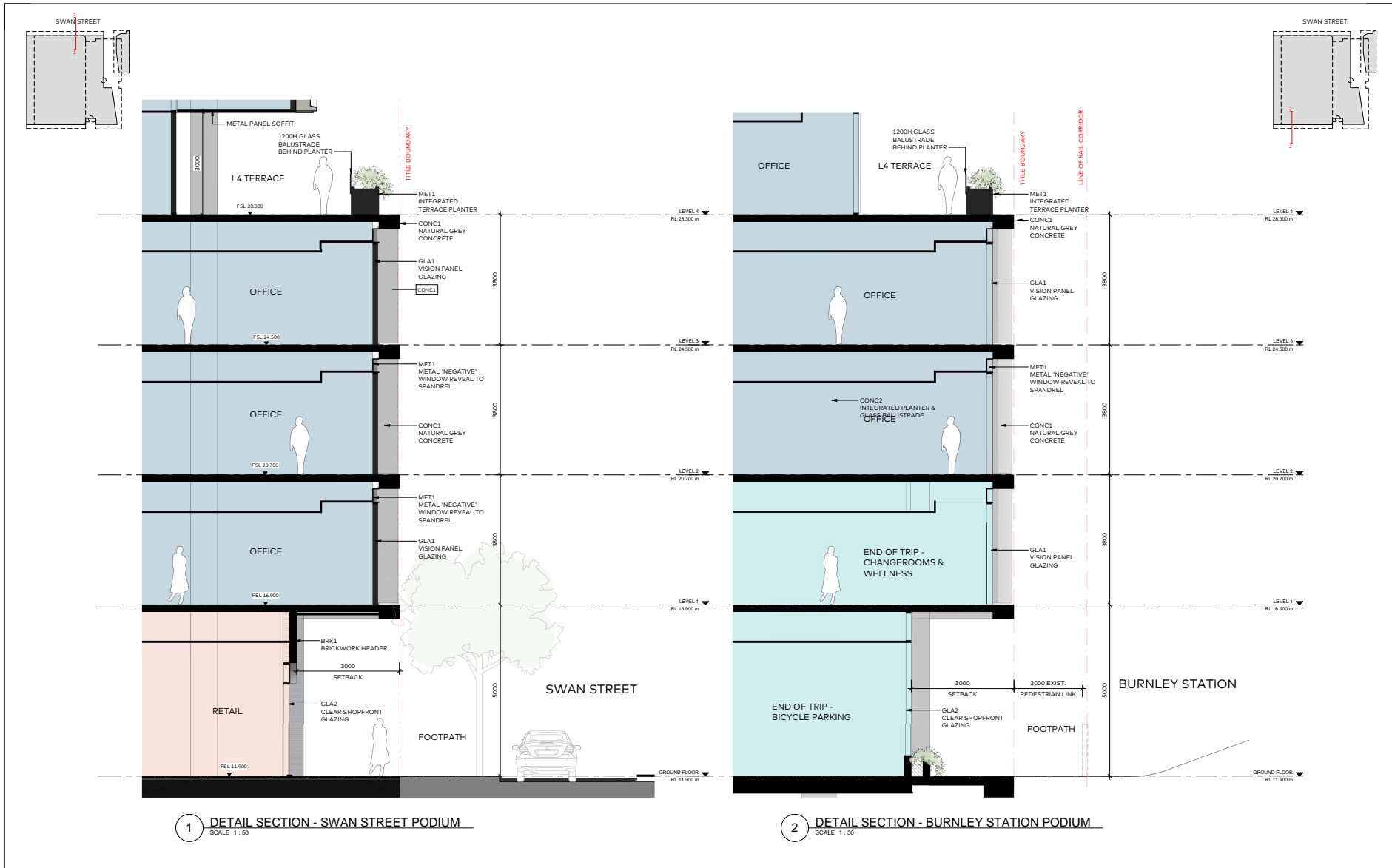


1 DETAIL SECTION - LANEWAY 3
 SCALE 1 : 50





1 DETAIL SECTION - LANEWAY NORTH-SOUTH
SCALE 1:50



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Project	484-490 SWAN	Scale:	As indicated @ A1
	484-490 SWAN ST, RICHMOND	Date:	25.02.2022
Drawing Title	DETAIL SECTIONS - STREET	Revision:	1
		Drawing Number:	TP42-20



1 SHADOW DIAGRAM - SEPTEMBER 22 - 9AM
SCALE 1:1000



2 SHADOW DIAGRAM - SEPTEMBER 22 - 10AM
SCALE 1:1000

LEGEND:

ADDITIONAL SHADOW
CAST BY PROPOSED 484
SWAN STREET



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Project	484-490 SWAN	Scale:	As indicated @ A1
	484-490 SWAN ST, RICHMOND	Date:	03/17/22
Drawing Title	SHADOW DIAGRAMS - SEPTEMBER 22 - 9AM, 10AM	Revision:	1
		Drawing Number:	TP97-10



1 SHADOW DIAGRAM - SEPTEMBER 22 - 11AM
SCALE 1:1000



2 SHADOW DIAGRAM - SEPTEMBER 22 - 12PM
SCALE 1:1000

LEGEND:

ADDITIONAL SHADOW
CAST BY PROPOSED 484
SWAN STREET



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Project	484-490 SWAN	Scale:	As indicated @ A1
	484-490 SWAN ST, RICHMOND	Date:	03/17/22
Drawing Title	SHADOW DIAGRAMS - SEPTEMBER 22 - 11AM, 12PM	Revision:	1
		Drawing Number:	TP97-11



1 SHADOW DIAGRAM - SEPTEMBER 22 - 1PM
SCALE 1:1000



2 SHADOW DIAGRAM - SEPTEMBER 22 - 2PM
SCALE 1:1000

LEGEND:

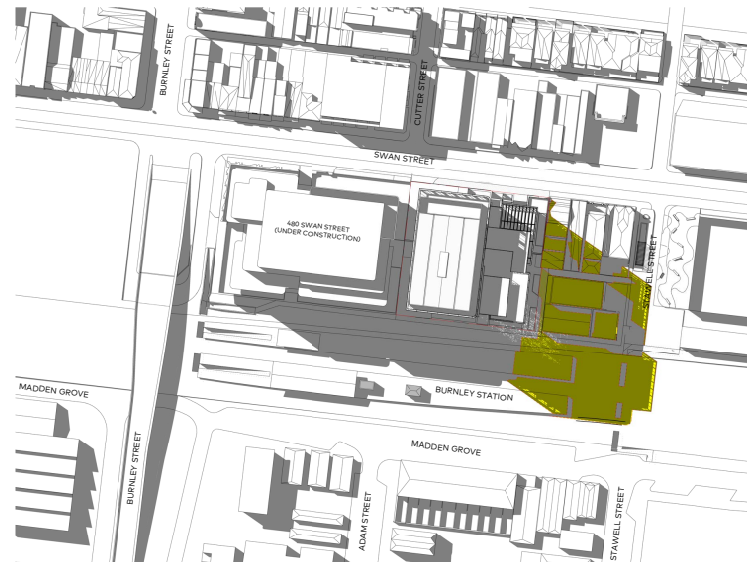
ADDITIONAL SHADOW
CAST BY PROPOSED 484
SWAN STREET



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Project	484-490 SWAN	Scale:	As indicated @ A1
	484-490 SWAN ST, RICHMOND	Date:	03/17/22
Drawing Title	SHADOW DIAGRAMS - SEPTEMBER 22 - 1PM, 2PM	Revision:	1
		Drawing Number:	TP97-12





1 SHADOW DIAGRAM - SEPTEMBER 22 - 3PM
SCALE 1:1000

LEGEND:

ADDITIONAL SHADOW
CAST BY PROPOSED 484
SWAN STREET



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Project	484-490 SWAN	Scale:	As indicated @ A1
	484-490 SWAN ST, RICHMOND	Date:	03/17/22
Drawing Title	SHADOW DIAGRAMS - SEPTEMBER 22 - 3PM	Revision:	1
		Drawing Number:	TP97-13



7.8 Proposed Amendment C314yara – 31–35 and 41 Victoria Parade Fitzroy

Executive Summary

Purpose

This report provides Council with an assessment of a planning application to be considered by the Department of Transport and Planning (the 'DTP') for a planning permit to develop No. 31 – 35 Victoria Parade, Fitzroy forming part of the St Vincent's Hospital Site. The approval is sought as a priority project under the DTP's Development Facilitation Program (DFP). This is because the project has been deemed shovel ready and the proposed uses comprises a priority sector, described by the DFP as 'medical technology'.

The application seeks approval for the construction of a twelve-storey building comprising office (including medical centre) research centre, education centre and retail premises.

The DTP is seeking Council's comments in relation to this application.

It is highlighted that the development is generally similar to that previously referred to by the then Department of Environment Land Water and Planning (DELWP) and considered by Council at its meeting of 15 November 2022. Council has previously provided comments and a suite of conditions, and it is a Council Officer recommendation that Council respond with the same suite of conditions (with the exception of those modified to reference the current plans and documents before council) and maintain concerns expressed around the scale of the development.

Key Issues

The key issues for Council in considering the proposal relate to ongoing compliance with key policies within the Yarra Planning Scheme. The officer report and the minutes of the 15 November 2022 Council Meeting are attachments to this report and are relevant to the consideration of the current scheme before Council with the exception of the key differences between both schemes as identified within "The Proposal" section of this report.

Financial Implications

None

Recommendation

Summary of recommendations

(see full officer recommendations at the end of this report).

1. That Council write to the DTP making recommendations for conditions that can be included on any planning permit and outline its ongoing heritage concerns relating to the impact on Brenan Hall.
2. That Council continue to advocate for the preparation of a Master Plan for the overall St Vincent's Hospital Site in accordance with Clause 21.08-7 (Neighbourhoods – Fitzroy) of the Yarra Planning Scheme.

7.8 Proposed Amendment C314yara – 31–35 and 41 Victoria Parade Fitzroy

Reference	D23/103122
Author	John Theodosakis - Principal Planner
Authoriser	General Manager City Sustainability and Strategy

Background

Relevant Planning History to the consideration of this referral

1. Following Council's previous consideration of a similar development identified as Development Facilitation Program DFP-228 at its meeting on 15 November 2022, Council resolved to advise DELWP that it had concerns with the height of the proposed building because it provides an inadequate transition, failing to respond to the objectives of Clause 43.01 (Heritage (Overlay) and within Schedule 2 to Clause 43.02 (Design and Development Overlay) of the Yarra Planning Scheme, and the intent of the World Heritage Environs Area buffer zone.
2. Council also highlighted the ongoing need for the preparation of a master plan for the overall hospital site in accordance with the *Implementation of strategies* at Clause 21.08-7 (Fitzroy) of the Yarra Planning Scheme. Council also advised that an enquiry be made into the end occupiers of the building and include the conditions detailed within the Minutes of that meeting which also form an attachment to this report.

The Proposal

3. Like that previously considered application by Council, the current application is for the clearance and excavation of the site courtyard of the former Druid's site to allow for the construction of a twelve storey building (plus roof plant and basement) and use of the land for the purpose of a research and development centre, office and education centre, with a food and drink premises (cafe) at the ground floor and a full reduction in the car parking requirement(s) of the Yarra Planning Scheme. In this regard the building is no different to that previously considered.
4. The building will connect with the recently approved ACMD building at the Nicholson Street and Victoria Parade intersection (i.e. Planning permit PLN20/0567) and will appear as an extension to this building.
5. The key difference between the scheme previously considered by Council 15 November 2022 and that currently before Council is the adoption of a 7m setback at Level 03 (in lieu of 5m previously considered) in the south-west corner, where behind the Brennan Hall façade as shown below:

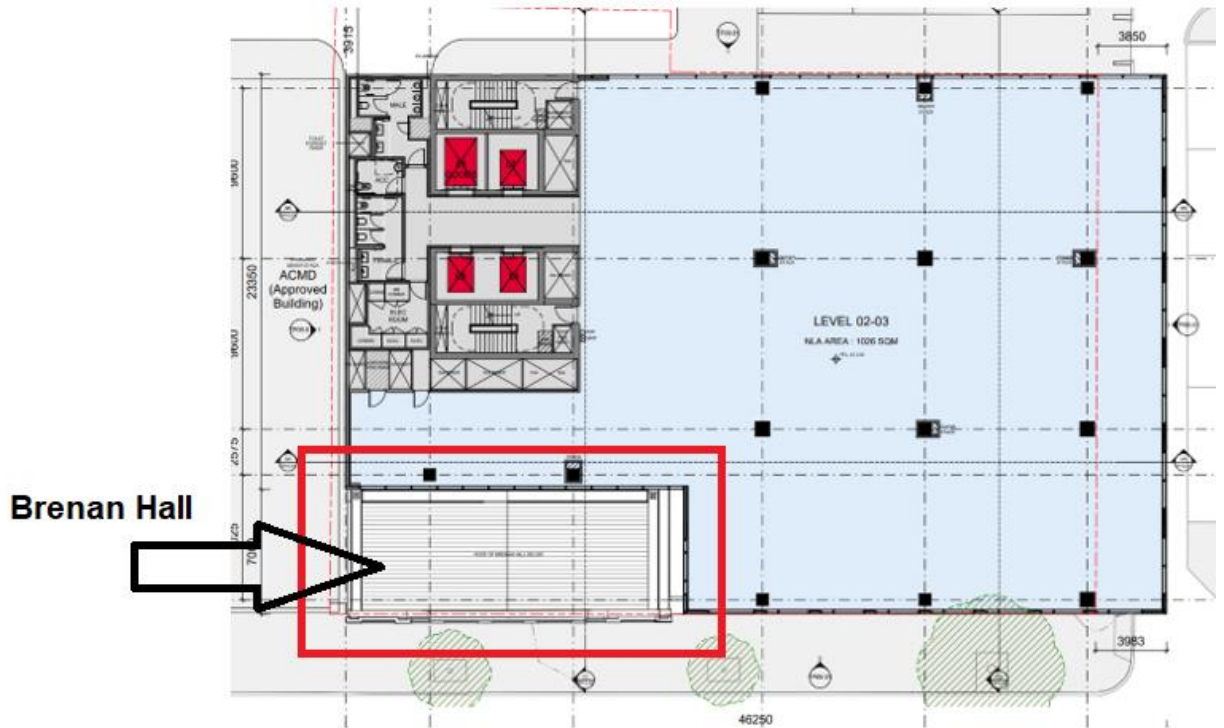


Figure 1 – Level 02 – 03 floor plan showing 7m setback now adopted to Level 03 (consistent with that at Level 02) from Brenan Hall retained façade in the south-west corner.

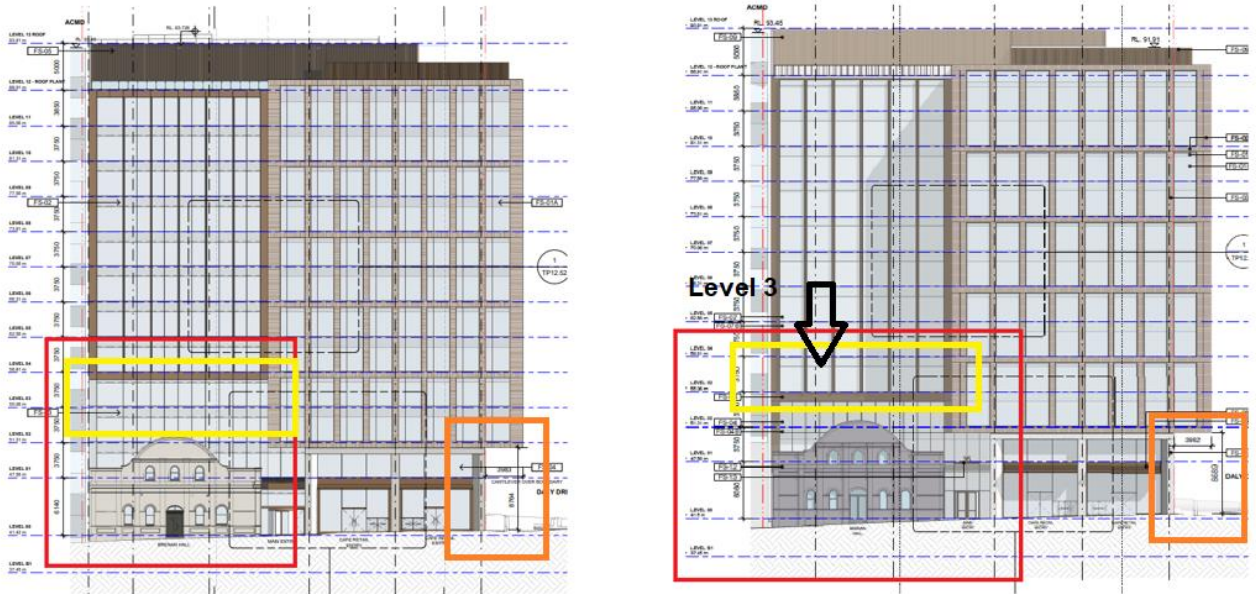


Figure 2 – Southern elevation showing the difference between the scheme currently before Council (left hand) and that previously considered 15 November 2022 (right hand identifying the Level 3 portion, now further setback).

6. Restoration works to the Brenan Hall will continue seeing the stripping of the acrylic paint coating, which will be undertaken in a manner that will not damage the substrate. The façade will then be restored to a colour scheme representative of the buildings 19th century appearance and the windows and door will also be restored.
7. Further marginal differences relate to the clearance height of the cantilevered section in the south-east corner above the footpath to Victoria Parade that now measures 8.76m (modified from 8.68m) and the additional articulation of the eastern elevation by narrowing the east-facing windows as follows:

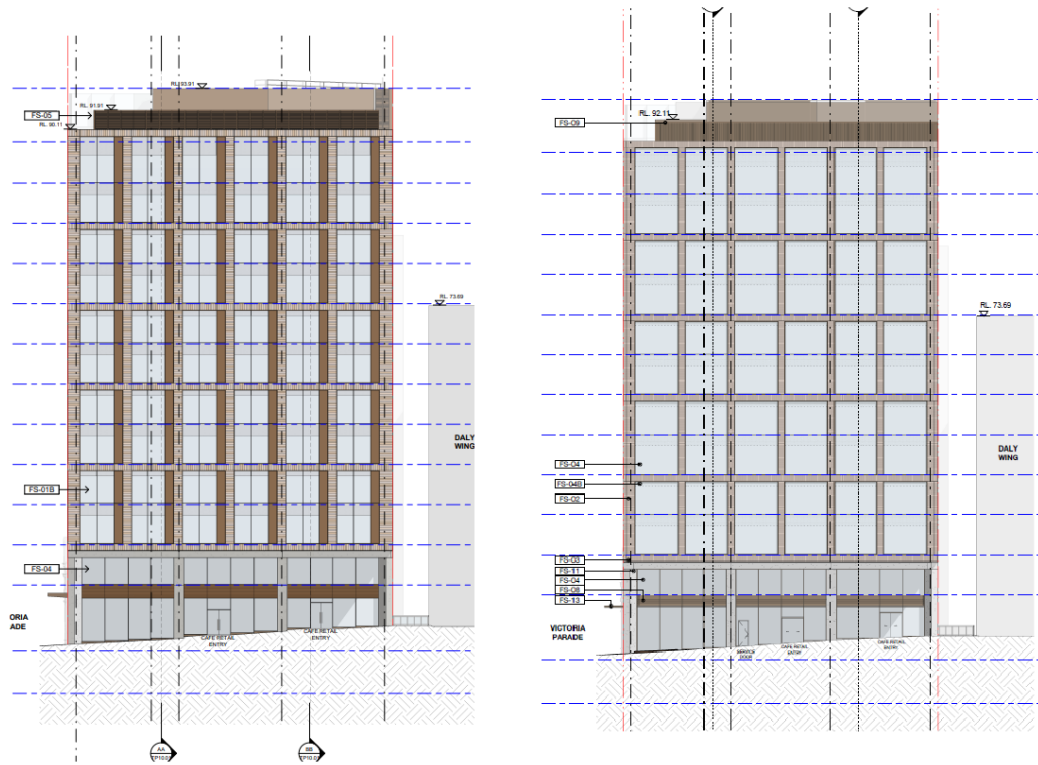


Figure 3 – Eastern elevation showing the difference between the scheme currently before Council (left hand) and that previously considered 15 November 2022 (right hand).

8. The application also results in an amendment to Clause 72, subsection 2 of the Yarra Planning Scheme to formalise the Minister for Planning as the Responsible Authority of the site. A draft planning permit has also been provided (attached to this report).

Existing Conditions

Subject Site

9. The description of the subject site as detailed within the Officer report presented at the Council meeting dated 15 November 2022 remains relevant to the current referral before Council. The report is an attachment to this report.

Surrounding Land

10. The description of the surrounding land as detailed within the Officer report presented at the Council meeting dated 15 November 2022 remains relevant to the current referral before Council. The report is an attachment to this report.

Planning Scheme Provisions

11. The planning scheme provisions as detailed within the Officer report presented at the Council meeting dated 15 November 2022 remain relevant to the current referral before Council. The report is an attachment to this report.

Referrals

12. The current application was not re-referred as referral comments previously provided and related to the scheme presented to Council at its meeting on 15 November 2022, can continue to be relied upon in the assessment of the current scheme before Council. Those previous referral responses/comments have been included as attachments to this report.

OFFICER ASSESSMENT

13. The primary considerations for this application are identical to that considered in the assessment of the scheme considered by Council at its meeting on 15 November 2022, with the further adjustment to allow the Minister for Planning to become the Responsible Authority of the site. The officer report is an attachment to this report and remains relevant to the current scheme. The following assessment is limited to the differences identified in “The Proposal” section of this report with emphasis on any ongoing issues and concerns that came out of the previous assessment that need to be carried over such as the need for a master plan for the overall hospital complex. It is noted that there is no objection to the Minister becoming the Responsible Authority of this site given the site’s strategic significance to the health sector.

Need for a master plan

14. It is maintained that a relevant built form strategy at Clause 21.08-7 (Neighbourhoods – Fitzroy) of the Scheme is “Requiring the preparation of a master plan for St Vincent’s Hospital”. This is also an objective of Clause 21.04-4 (Community facilities, hospitals and medical services) of the Scheme.
15. A master plan is key to providing an opportunity for the hospital, community and Council to participate in a process of consultation to provide greater level of certainty about the hospital’s plans for its future expansion. The requirement for a master plan is not mandatory as Council has no local policy stating this is mandatory, nor has it placed a planning control such as the Development Plan Overlay on the site which can require preparation of a plan before a permit is granted. However, it is considered appropriate to continue advocating for the preparation of a master plan and DTP should be encouraged to further advocate for this to occur as a collaborative effort between Council and St Vincent’s Hospital campus.

Built form - Heritage and Urban Design

Demolition and conservation

16. The extent of demolition is not in question and the façade strategy and materials and finishes plan including conservation management plan as this relates to the Brennan Hall will continue to form part of any suite of conditions provided.
17. Council’s external Heritage consultant previously raised an issue with the cantilever of the new building on the south side over part of the retained Brennan Hall. This encroachment into the space above the heritage building considered as ‘crowding the space around Brennan Hall’.

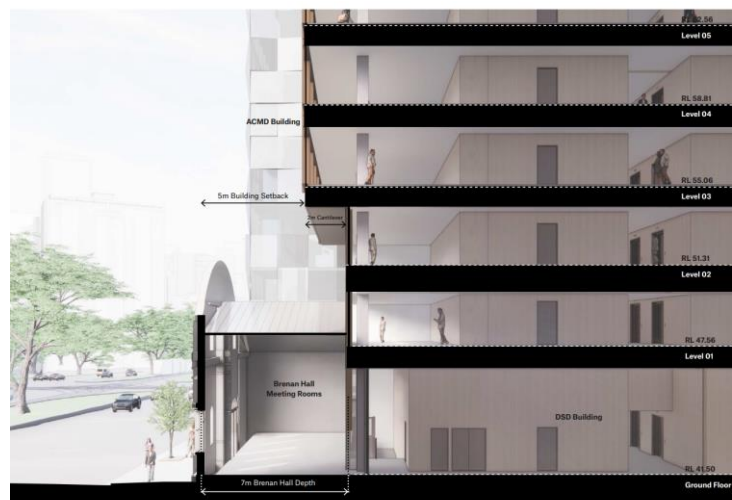


Figure 4 – Section showing cantilever of upper levels over the Brennan Hall of the previous scheme presented to Council at its meeting on 15 November 2022 (extracted from p. 37 of the Urban Context Report and Design Response)

18. As can be seen at Figure 4, the cantilever over the heritage building extends into the 7m area set aside for Brenan Hall which was already deemed to be a compromised level of retention in making way for the construction of the ACMD building to the west.
19. A more sympathetic approach was recommended by Ms Brady which sought more free space, or more 'breathing' space, above the heritage building, further assisting in maintaining the integrity of the Brenan Hall. As such, the proposed cantilever over the south side of the building, which will in part extend over the retained Brenan Hall, is not acceptable and an alternative approach is recommended. Council's external Heritage consultant has recommended the following methods:
- (a) *Reduce the extent to which the new DSD building cantilevers to the south by between 1m and 1.5m for the full extent on the south side of the building. Or:*
 - (b) *Increase the space above Brenan Hall to where the cantilever starts, as in increase the separation between the top of the heritage building and the cantilever, by two levels; meaning the cantilever would commence at level 5 instead of level 3. Or:*
 - (c) *Increase the space above Brenan Hall by reducing the extent of the cantilever between levels 3 and 5, so that it is on angle between 0m and 2m. Or:*
- A combination or variation of the above.*
20. It is considered that the additional setback applied at Level 3 does not go far enough to address Ms Brady's previous comment and the conditions previously recommended applies a more sympathetic approach. It is also acknowledged that a conservation management package of material has also been provided to form part of the referral but omitted to provide any information relating to the variation and recommendations made by Ms Brady.

Victoria Parade and Daly Drive Interfaces

21. The eastern portion continues to adopt a scale and mass to the street offering a zero setback and a protruding element over the footpath in the form of canopy structures. The building provides fully active ground floor frontages to Victoria Parade and will provide a high level of activation and visual interaction opportunities, suitable to a hospital precinct. Extensive glazing to the upper levels will provide further passive surveillance opportunities, to both adjoining streets, with the remainder of the differences considered to be marginal and therefore acceptable.

Other Matters

Financial Implications

22. There are no financial impacts.

Economic Implications

23. The application will create new opportunities for employment and business within this health/education precinct.

Sustainability Implications

24. Sustainability has been considered as part of the assessment of the scheme previously referred to Council.

Social Implications

25. There is a significant net community benefit to be gained with the introduction of an education, research and medical centre.

Human Rights Implications

26. There are no human rights impacts to be considered in this report.

Communications with CALD Communities Implications

27. No CALD community implications are known.

Legal Implications

28. There are no consequential legal implications given that Council is only providing advice to DTP and is not the RA of the subject site.

Conclusion

29. It is recommended that Council advise the Minister for Planning and the DTP of the conditions outlined within the 'Recommendation' section should they be of the mind to issue a planning permit. Conditions have been modified to be relevant to the current material forming part of the referral.

RECOMMENDATION

1. That Council:
- (a) note the officer report and application material;
 - (b) note the ongoing need for the preparation of a master plan in accordance with the *Implementation of strategies* at Clause 21.08-7 (Fitzroy) of the Yarra Planning Scheme;
 - (c) note the need for the Department of Transport and Planning to enquire into the end occupiers of the building; and
 - (d) write to the Department of Transport and Planning outlining:
 - (i) that the height of the building provides an inadequate transition, failing to respond to the objectives of Clause 43.01 (Heritage (Overlay) and within Schedule 2 to Clause 43.02 (Design and Development Overlay) of the Yarra Planning Scheme, and the intent of the World Heritage Environs Area buffer zone; and
 - (ii) that should a permit issue, the following conditions be included on any planning permit:

Conditions to be included in any planning permit

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Bates Smart Architects and dated 27 January 2023 but modified to show:

Demolition

- (a) Demolition plans showing extent of demolition proposed to Brenan Hall;

Design Detail

- (b) Details of the proposed canopy to Victoria Parade including height and setback from the kerb;
- (c) Modified setback of the building as it presents above the retained portion of Brenan Hall as required by the Conservation Management Plan;
- (d) An increased solid ratio at levels 1, 2, 3 and 4 with more use of masonry cladding to the Victoria Parade and Daly Drive interfaces;
- (e) The building setback a minimum 3m from Victoria Parade and Daly Drive from Level 5 and above (with the latter reducing the cantilever to no greater than 983mm to the east);
- (f) Stairwells to be accommodated in an unenclosed manner to common areas. If this is not possible, stairwell walls and doors to common areas to be glazed, if possible;

Bicycles

- (g) A minimum of 116 employee spaces provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
- (h) A minimum of 30 visitor bicycle parking spaces in total provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
- (i) Spaces for cargo bicycles and trailers;
- (j) Dimensions of bicycle storage spaces, lifts and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority;
- (k) The 'end of trip' entrance to be accessed from Daly Drive, in compliance with Australian Standard AS2890.3 (inclusive of a ramp access).
- (l) All visitor bicycle parking spaces must be provided at a horizontal bicycle rail, in compliance with Clause 52.34-3 and Australian Standard AS2890.3;
- (m) At least 40% of employee bicycle parking must be provided as horizontal (on ground) parking;
- (n) Clarification on the number of lifts to be provided for access to the Basement bicycle parking area. If only one (1) then at least one (1) additional lift must be provided;
- (o) All access arrangement to the EOT lifts to be shown on plans;
- (p) Provision of at least 12 showers / change rooms;
- (q) An assessment of the estimated trip generation of the employee bicycle parking;
- (r) At least 5% of the total number of bicycle parking spaces must include electric bicycle charging points immediately adjacent to spaces suitable for electric bicycles to use, i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8;

Loading bay

- (s) The dimensions of the loading bay annotated on the ground floor plan;

Reports and Plans

- (t) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3) (where relevant to show on plans);
- (u) Any requirement of the endorsed Conservation Management Plan (Condition 4)(where relevant to show on plans);
- (v) Any requirement of the endorsed Landscape Plan (condition 6) (where relevant to show on plans);
- (w) Any requirement of the endorsed Sustainable Management Plan (condition 8) (where relevant to show on plans);
- (x) Any requirement of the endorsed Wind Impact Assessment Report (condition 11) (where relevant to show on plans);
- (y) Any relevant requirement of the endorsed Acoustic Report (condition 13) (where relevant to show on plans);
- (z) Any requirement of the endorsed Green Travel Plan (condition 15) (where relevant to show on plans);
- (aa) Any requirement of the endorsed Waste Management Plan (condition 17) (where relevant to show on plans); and

- (bb) Any requirement of the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees (condition 24) (where relevant to show on plans).
- 2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

- 3. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this document. This must detail:
 - (a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Information about how the heritage façade will be maintained; and
 - (d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Conservation Management Plan

- 4. In conjunction with the submission of development plans under Condition 1, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The plan must relate to the valve house and must include:
 - (a) Elevations at a scale of 1:20 or 1:50 detailing all conservation and reconstruction works to the retained external fabric of the Brenan Hall building;
 - (b) details of all façade works to be prepared by suitably qualified heritage architect in associated with a structural engineer;
 - (c) A materials schedule and coloured drawings and renders outlining colours, materials and finishes;
 - (d) Modify the interface of the new section of building above Brenan Hall to:
 - (i) *Reduce the extent to which the new DSD building cantilevers to the south by between 1m and 1.5m for the full extent on the south side of the building. Or:*
 - (ii) *Increase the space above Brenan Hall to where the cantilever starts, as in increase the separation between the top of the heritage building and the cantilever, by two levels; meaning the cantilever would commence at level 5 instead of level 3. Or:*
 - (iii) *Increase the space above Brenan Hall by reducing the extent of the cantilever between levels 3 and 5, so that it is on angle between 0m and 2m. Or:*
 - (iv) *A combination or variation of the above.*

Ongoing architect involvement

- 5. As part of the ongoing progress and development of the site, Bates Smart Architects or another architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and

- (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Landscape Plan

- 6. In conjunction with the submission of development plans under Condition 1, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) Make appropriate recommendations to “green” the building;
 - (b) Full details of all plant species and their botanical names with re-assurance that selected plants are able to withstand and cope with shade;
 - (c) Incorporation of Green Walls were possible;
 - (d) Details of all paving, surface materials furniture and planters – showing dimensions, drainage, lining, materials and growing media including details of irrigation;
 - (e) A maintenance schedule that includes task details and frequency reassuring the planting, maintenance and survival of all plants; and
 - (f) Details of all landscaping including those combined with the public realm works proposed across the Victoria Parade interface, to the satisfaction of the Responsible Authority.

Ongoing Landscape Plan Requirement

- 7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority.

Amended Sustainable Management Plan

- 8. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the *Sustainability Management Plan (SMP)* prepared and authored by Norman Disney Young dated 5 September 2022 but modified to show:
 - (a) Stormwater management in accordance with Clause 22.16 (Stormwater Management – Water Sensitive Urban Design);
 - (b) Provision of a rooftop solar PV array above the plant room to contribute to onsite electricity consumption demands;
 - (c) Provision of 116 employee spaces and minimum 30 visitor space in secure bike parking spaces with at least 12 shower / change rooms;
 - (d) Provision of landscaping to enhance the ecological value of the site;

- (e) JV3 energy model or similar demonstrating 20% improvement in energy efficiency over reference building;
- (f) 100% renewable electricity has been procured for the whole site;
- (g) Detail as to how a 10% reduction in embodied carbon will be calculated;
- (h) Remove reference to car-share and electric vehicles as no car parking is provided;
- (i) Details of the 75% of site area that comprises one or more strategies that reduce the heat island effect;
- (j) Provision of exterior shading, box window frames or glass spandrel panels to improve thermal comfort;
- (k) Provision of recycled materials incorporated into the material pallet;
- (l) Use of certified FSC timber;
- (m) A small materials pallet with simple construction techniques and products that meet Green Star guidelines; and
- (n) Where possible, introduce green infrastructure to enhance the ecological value of the site with landscaping treatments.

Prior to occupation Sustainable Management Plan Requirement

9. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

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

Amended Wind Impact Assessment Required

11. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared and authored by MEL Consultants titled Environmental Wind Speed Measurements dated August 2022, but modified to:
- (a) Assess the proposal as amended pursuant to Condition 1.

Ongoing Wind Assessment Requirement

12. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

13. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared and submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess and include the following:

- (a) Guidance for managing any impact noise to surrounding hospital buildings that contain patient beds; and
- (b) Recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority.

Ongoing Acoustic Report Requirement

14. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

15. In conjunction with the submission of development plans under Condition 1, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must reference and contain:
- (a) The proposal as amended pursuant to Condition 1;
 - (b) A description of the location in the context of alternative modes of transport;
 - (c) Employee welcome packs (e.g. provision of Myki/transport ticketing);
 - (d) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (e) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (f) Details of bicycle parking and bicycle routes;
 - (g) Details of Green Travel funding and management responsibilities;
 - (h) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
 - (i) Security arrangements to access the employee bicycle storage spaces;
 - (j) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
 - (k) Provisions for the GTP to be updated not less than every five years.

Ongoing Green Travel Plan Requirement

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

Waste Management Plan

17. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated 12 December 2022 but modified to:
- (a) Assess the proposal as amended under Condition 1 and its requirements.

Ongoing Waste Management Plan Requirement

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

Use - Food and drink premises

19. Except with the prior written consent of the Responsible Authority, the food and drink premises authorised by this permit may only operate between the following hours:
- (a) ...TO BE CONFIRMED BY DTP...

Use – Education centre

20. Except with the prior written consent of the Responsible Authority, the education centre authorised by this permit may only operate between the following hours:
- (a) ... TO BE CONFIRMED BY DTP
21. Except with the prior written consent of the Responsible Authority, the education centre authorised by this document may only operate with the following student numbers:
- (a) Education Centre - TO BE CONFIRMED BY DTP...

Use – Research and Development

22. Except with the prior written consent of the Responsible Authority, the research and development centre authorised by this permit may only operate between the following hours:
- (a) ... TO BE CONFIRMED BY DTP

Transport for Victoria's conditions (## - ##) – TO BE CONFIRMED BY DTP AS COUNCIL IS NOT THE RESPONSIBLE AUTHORITY

23.

Public Realm Plan(s) / Works / Road Infrastructure / Street trees

24. Within six months of commencement of the development or by such later date as is approved by the Responsible Authority and the City of Yarra, Detailed Design plans (Civil and Landscape) for Victoria Parade frontage outside the site's property frontage must be prepared, submitted and approved by the Responsible Authority and the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Detailed Design plans must include, but not be limited to, the following:
- (a) Detailed layout plan indicating all existing and proposed features and surface levels;
- (b) The reinstatement of the Victoria Parade footpath (outside the property's frontage) with asphalt with dressed bluestone kerb and channel and reinstatement of any portion of damaged road outside the property's frontage;
- (c) Longitudinal sections along the property boundary, back of kerb and invert of the channel;
- (d) Cross sections from property boundary to property boundary at 5 metre intervals indicating existing and proposed levels at changes in grade;
- (e) Stormwater drainage in accordance with the Council approved Stormwater Management plan, including design computations, longitudinal sections, pit schedule and details;
- (f) Detailed layout (size, depth, location) of existing and proposed service utilities, including private property connections to each type;
- (g) Public lighting plan;

- (h) Signage & line marking plan;
 - (i) All streetscape details in accordance with the Urban Design and Open Space departments within Council;
 - (j) All surfaces must be designed in accordance with DDA requirements;
 - (k) The maximisation of greenery through the provision of six street trees outside the property's frontage;
 - (l) Distinct delineation between public and private land along all interfaces;
 - (m) All private aspects / infrastructure must be located within the private property boundary and not protrude into the public road reserve; and
 - (n) Existing surface levels must not be altered unless approved by the Responsible Authority. To obtain DDA compliant surface grades the finished surface levels within the private property must be adjusted.
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees Plan required by Condition 24 must be carried out at the permit holders cost and completed to the satisfaction of the Responsible Authority.
26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority and the City of Yarra, any damage to public infrastructure (footpath, kerb and channel, etc) caused by connection works for underground utility services, must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

General

31. The amenity of the area must not be detrimentally affected by the use or development, including through:

- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin,
- to the satisfaction of the Responsible Authority.
- 32. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
 - 33. The development must comply at all times with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
 - 34. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
 - 35. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
 - 36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
 - 37. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
 - 38. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
 - 39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
 - (a) Located;
 - (b) Directed;
 - (c) Shielded;
 - (d) Of appropriate intensity; and
 - (e) to the satisfaction of the Responsible Authority.

Construction Management Plan

- 40. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;

- (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
- (e) facilities for vehicle washing, which must be located on the land;
- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer; and
 - (v) other relevant considerations;
- (q) any site-specific requirements;

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

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

Construction Times

- 42. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

- 43. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; and
 - (c) the use is not commenced within five years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

All future employees, residents, future owners and occupiers within the development approved under this permit will not be permitted to obtain business, resident or visitor parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

Attachments

- 1 [↓](#) Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings
- 2 [↓](#) Attachment 2 - 31 to 35 Victoria Parade Fitzroy Architectural Plans
- 3 [↓](#) Attachment 3 - 31 to 35 Victoria Parade Fitzroy Delegated Officer Report
- 4 [↓](#) Attachment 4 - Extract from the minutes of the Council meeting on 15 November 2022

**31-35 VICTORIA PARADE
TOWN PLANNING SUBMISSION**

DRAWING SCHEDULE

DWG NO.	REV	DRAWING SERIES	DRAWING TITLE
TP01,00	B	Site & Existing Conditions	Existing Site Survey Plan
TP01,01	B	Site & Existing Conditions	Location & Site Plan
TP03,00	B	General Arrangement Plan	Ground Floor
TP03,01	B	General Arrangement Plan	Level 01
TP03,02	B	General Arrangement Plan	Level 02-03
TP03,04	B	General Arrangement Plan	Typical Level (04-11)
TP03,12	B	General Arrangement Plan	Roof Plan
TP03,13	B	TP03	Roof Plan
TP03,B1	B	General Arrangement Plan	Basement Level
TP09,01	C	Elevations	North, South Elevation
TP09,02	C	Elevations	East, West Elevation
TP10,01	B	Section	Section AA, Section BB
TP10,02	B	Section	Section CC, Section DD
TP12,50	C	Details	Facade - Podium
TP12,51	C	Details	Facade - North
TP12,52	C	Details	Facade - South

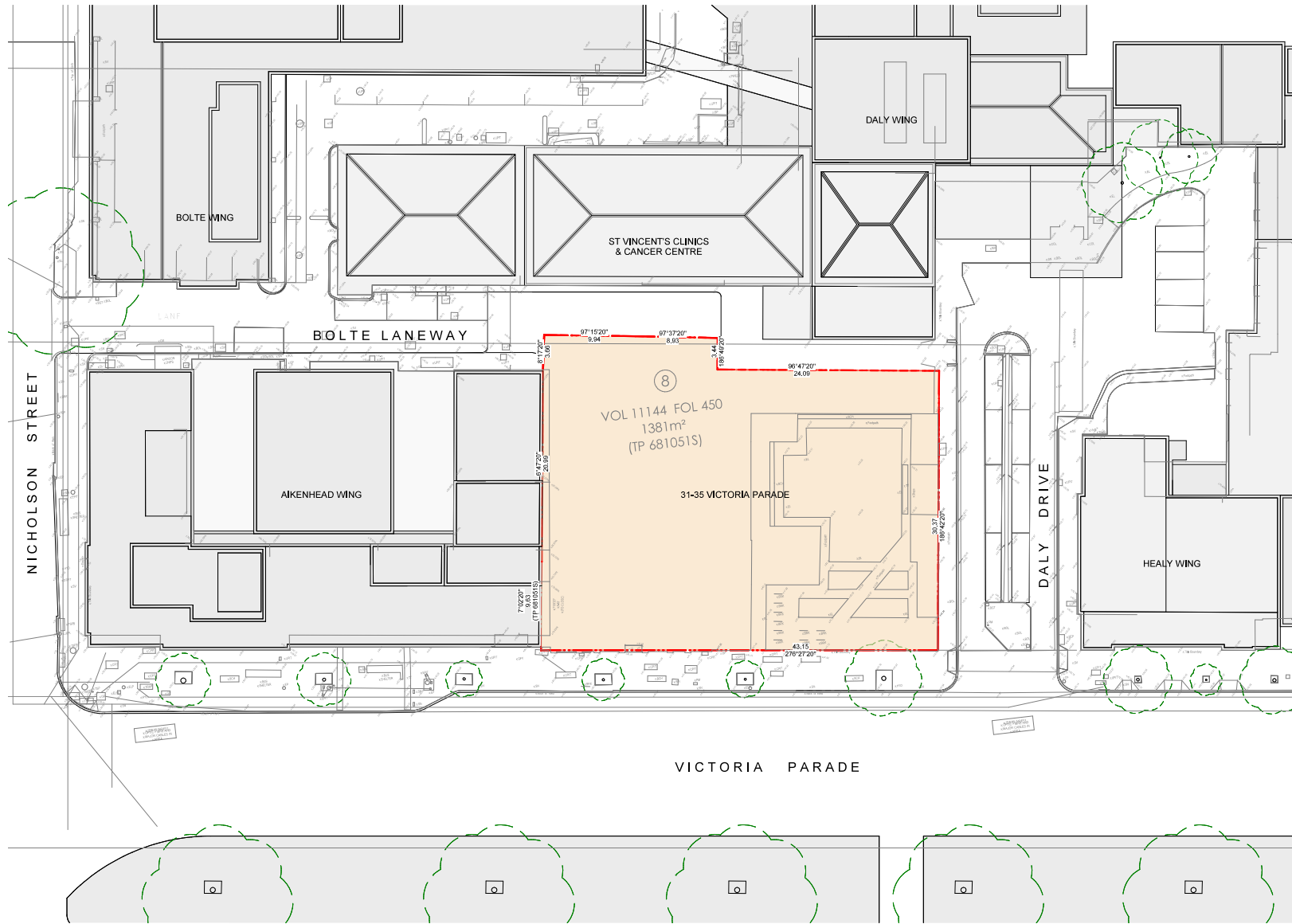
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M12579

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Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



R	20/11/23	Issued for Town Planning - DELWP EAC	NM	GP
A	20/07/22	Issued for Town Planning	NM	GP
Rev	Date	Description	Initial	Checked

ST VINCENT'S DRUIDS SITE DEVELOPMENT
31-35 Victoria Parade, Fitzroy
Existing Site Survey Plan

Status	Design Development		
Scale	1 : 200	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Rvt Date	27/01/2023 3:45:58 PM		

Drawing no. **TP01.00** Revision **B**

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Bates Smart Architects Pty Ltd ABN 68 054 740 986

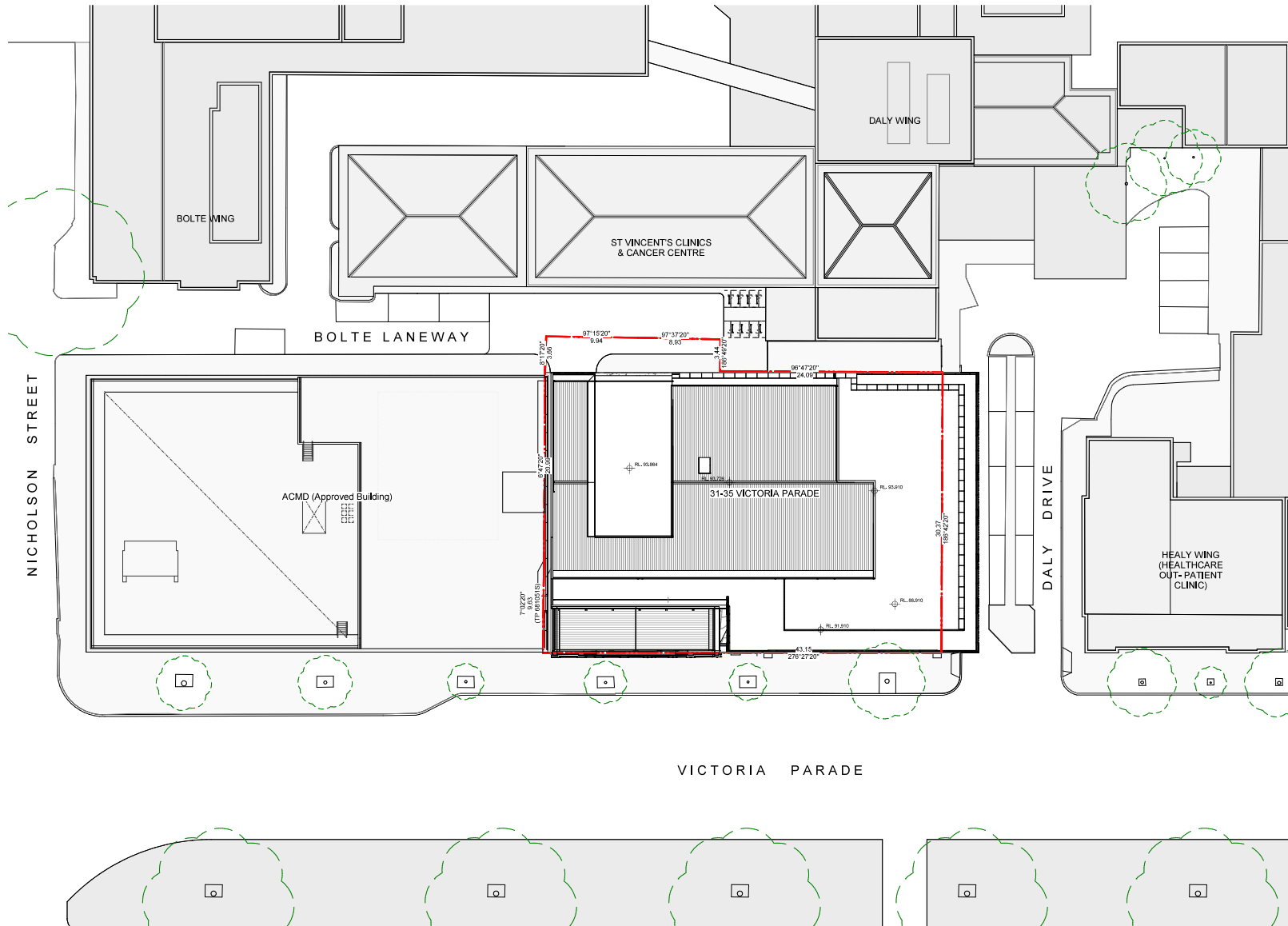
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1 Existing Site Survey Plan
1:200



Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

*Check all dimensions and site conditions prior to commencement of any work and the preparation of shop drawings and/or fabrication of any components.
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R	20/11/23	Issued for Town Planning - DELWP EAC	NM	GP
A	20/07/22	Issued for Town Planning	NM	GP
Rev	Date	Description	Initial	Checked

ST VINCENT'S DRUIDS SITE DEVELOPMENT
31-35 Victoria Parade, Fitzroy
Location & Site Plan

Status	Design Development		
Scale	1 : 200	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Rvt Date	27/01/2023 3:40:05 PM		

Drawing no.	Revision
TP01.01	B
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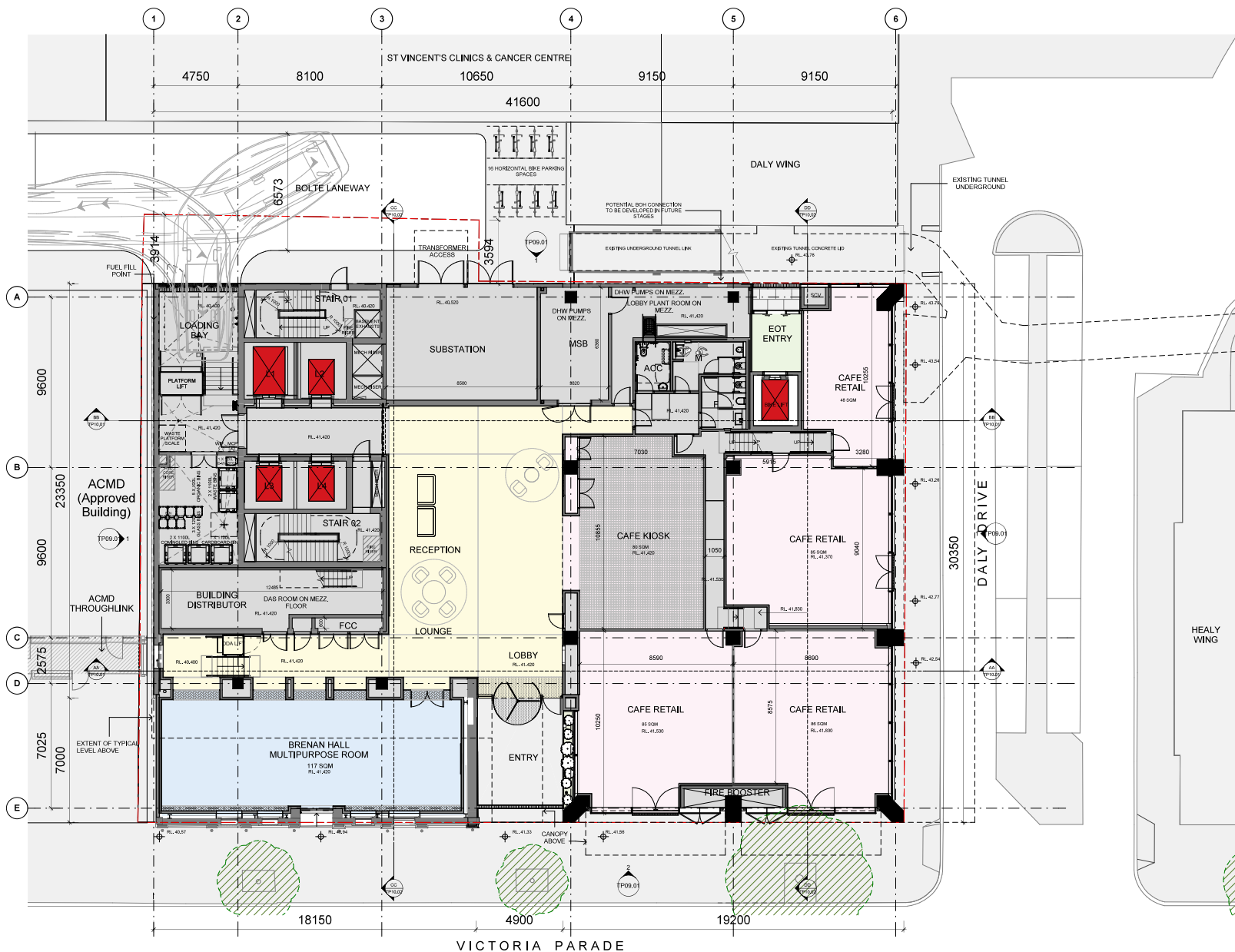
B:\2023\01\TP01\TP01_01_SitePlan.dwg

1 Location & Site Plan 1:200



Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or fabrication of any components.
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Rev	Date	Description	ENR	Checked
C	02.03.23	Issued for Town Planning - DELWP SAC	NM	NM
B	20.02.22	Issued for Town Planning - DELWP SAC	NM	CP
A	20.02.22	Issued for Town Planning	NM	CP

ST VINCENT'S DRUIDS SITE DEVELOPMENT
31-35 Victoria Parade, Fitzroy
Ground Floor

Status	Design Development
Scale	1 : 100 @ A1
Drawn	NM Checked CP
Project No.	M12579
Rtk Date	02/March/2023 4:31:49 PM
BIM	
Drawing no.	Revision
TP03.00	C

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email syd@batesmart.com.au
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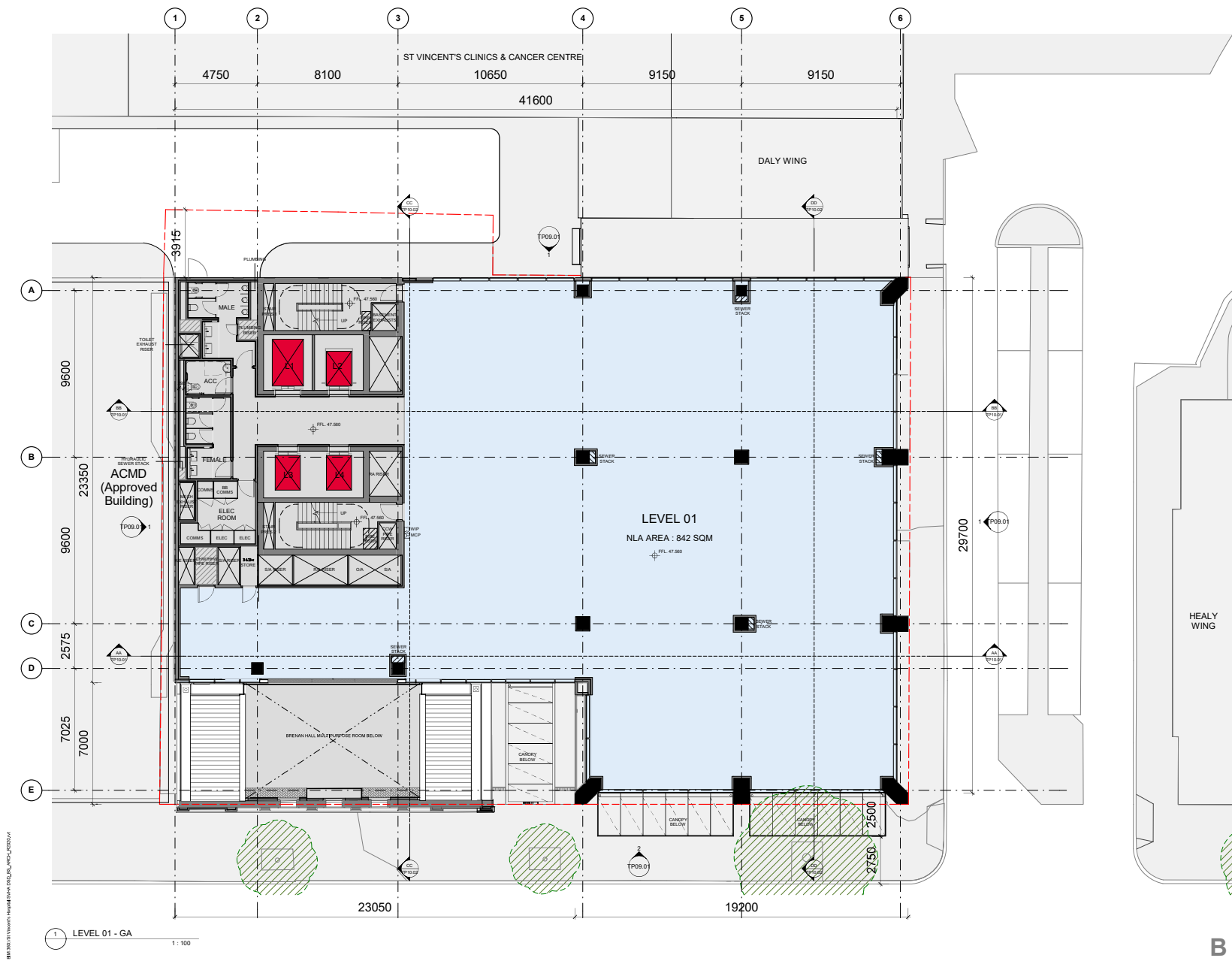
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1 LEVEL 00 - GA
1:100

Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

Check for obstructions and site conditions prior to commencement or any work.
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Rev	Date	Description	Initial	Checked
B	20.12.22	Issued for Team Planning - DELWP SAC	NM	CP
A	26.07.22	Issued for Team Planning	NM	CP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 Level 01

Status	Design Development		
Scale	1 : 100	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	27/01/2023 6:11:23 PM		
BIM			
Drawing No.	TP03.01	Revision	B

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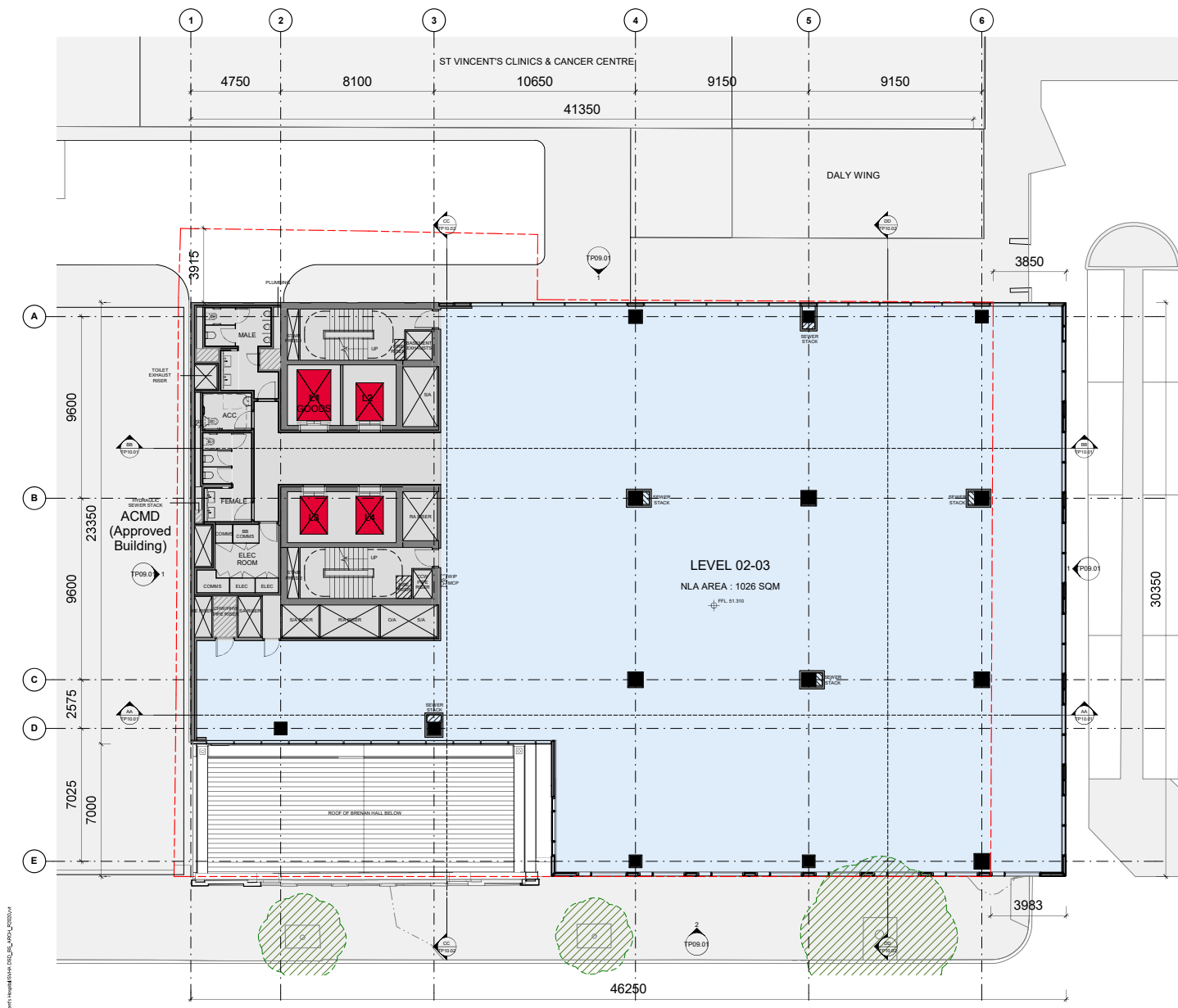
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Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

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Rev	Date	Description	Initial	Checked
B	26.12.22	Issued for Town Planning - DELWP SAC	NM	CP
A	26.07.22	Issued for Town Planning	NM	CP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 Level 02-03

Status	Design Development		
Scale	1 : 100	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	27/01/2023 6:11:31 PM		

BIM	Drawing No.	Revision
	TP03.02	B

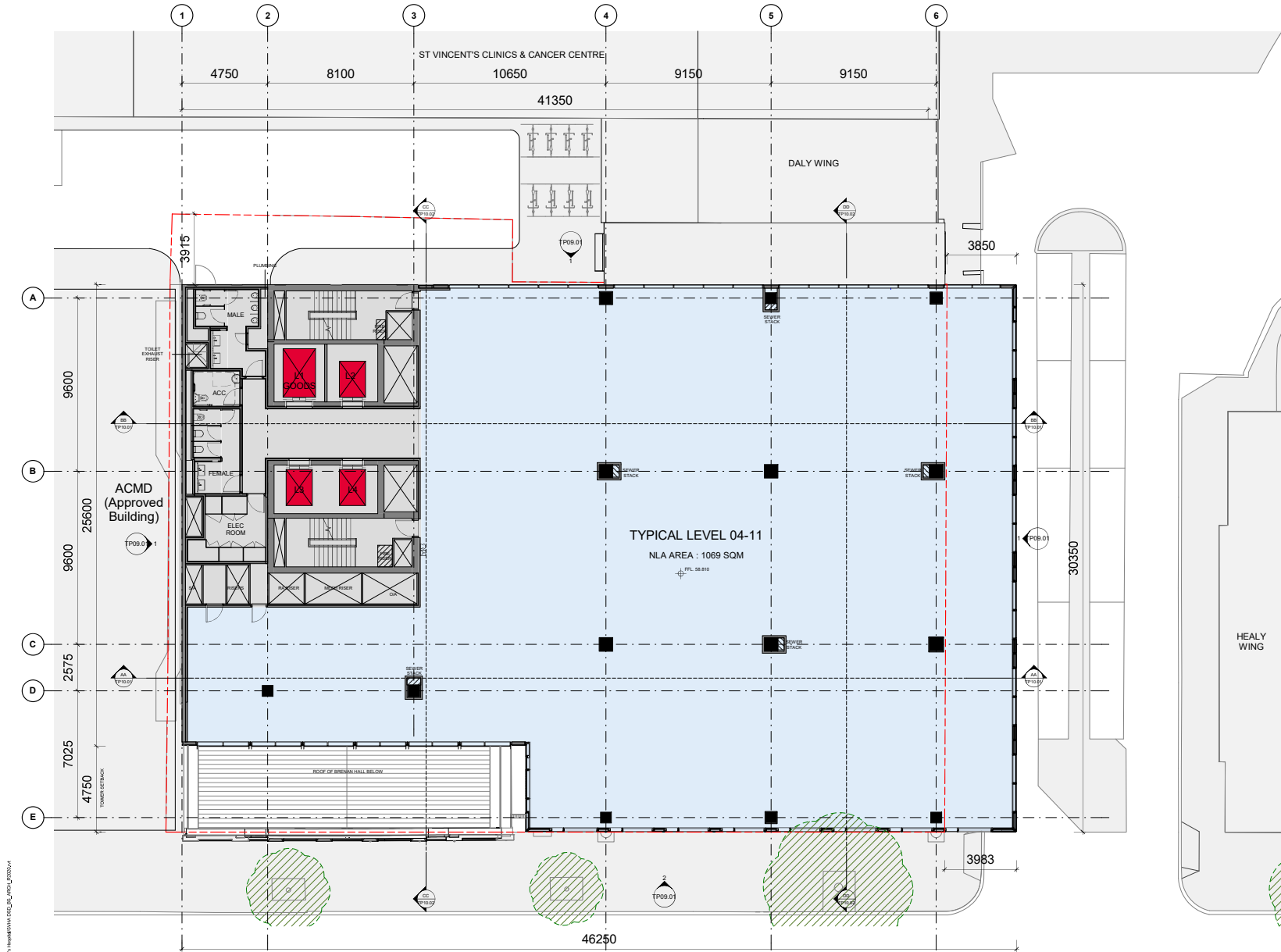
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Rev	Date	Description	Initial	Checked
B	20.12.22	Issued for Town Planning - DELWP SAC	NM	CP
A	26.07.22	Issued for Town Planning	NM	CP

ST VINCENT'S DRUIDS SITE DEVELOPMENT
 31-35 Victoria Parade, Fitzroy
 Typical Level (04-11)

Status	Design Development
Scale	1 : 100 @ A1
Drawn	NM
Checked	CP
Project No.	M12579
Plot Date	27/01/2023 9:11:41 PM

BIM	Drawing No.	Revision
	TP03.04	B

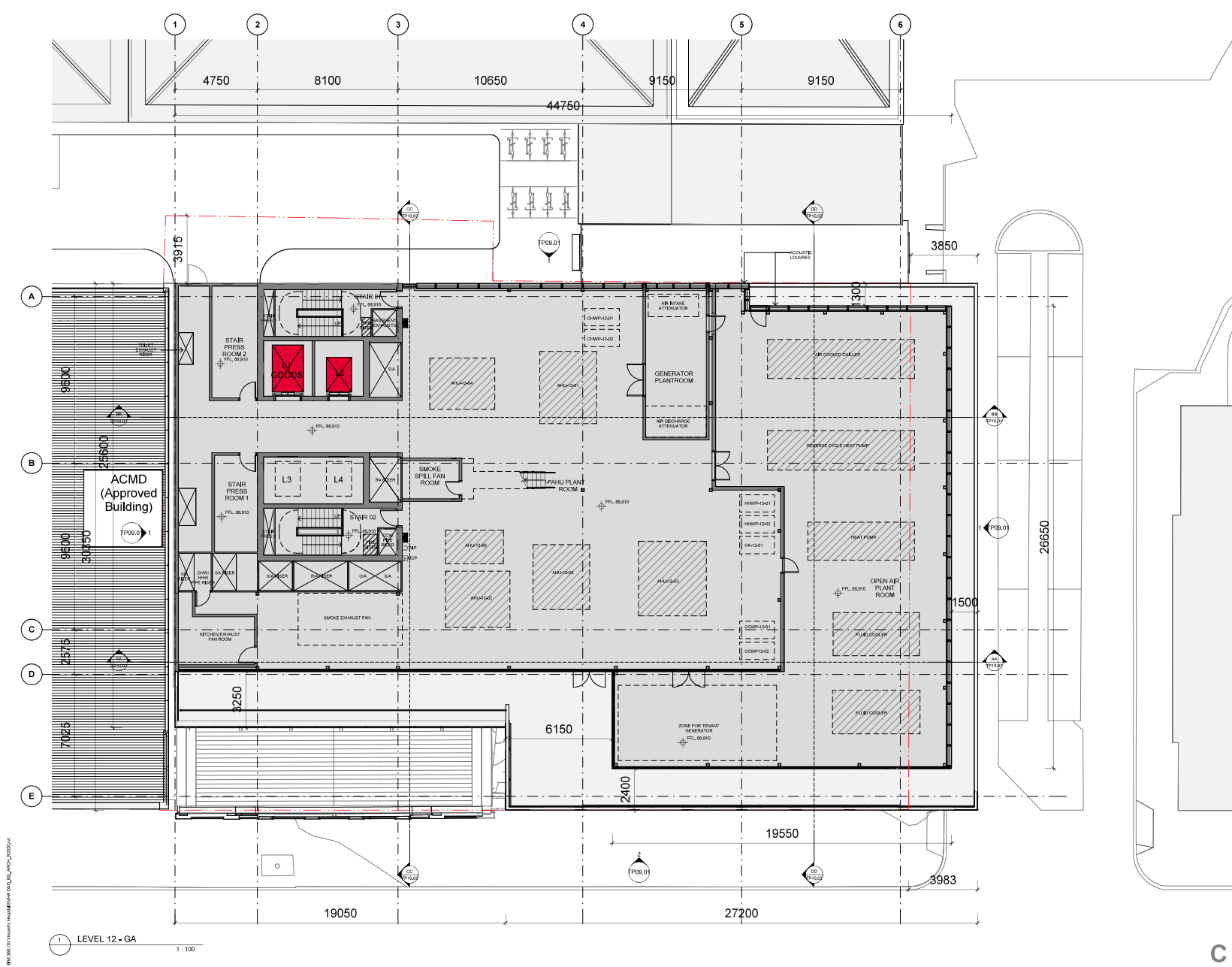
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Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

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Rev	Date	Description	By	Chk
C	02/23/23	Issued for Town Planning - DELWP SAC	MN	MM
B	20/02/22	Issued for Town Planning - DELWP SAC	MN	CP
A	20/02/22	Issued for Town Planning	MN	CP

**ST VINCENT'S
DRUIDS SITE DEVELOPMENT**
31-35 Victoria Parade, Fitzroy
Roof Plant

Status	Design Development		
Scale	1 : 100	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Rvt Date	02/March/2023 8:37:25 PM		
BIM			

Drawing no. **TP03.12** Revision **C**

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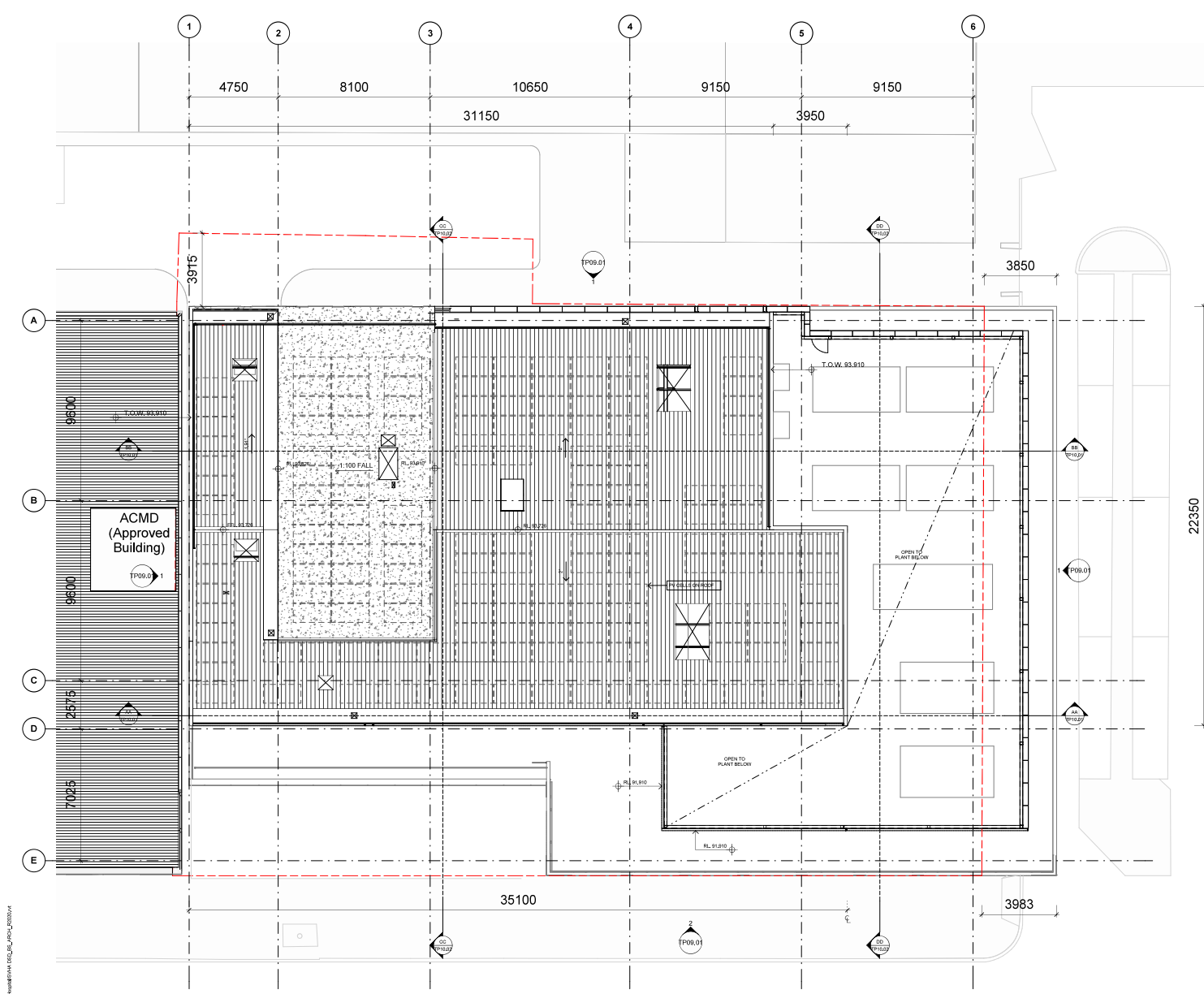
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Attachment 1 Attachment 1 - 31 to 35 Victoria Parade Fitzroy Current Architectural Drawings

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Rev	Date	Description	Drawn	Checked
C	02.03.23	Issued for Town Planning - DELWP SAC	MN	MM
B	26.02.22	Issued for Town Planning - DELWP SAC	MN	GP
A	20.02.22	Issued for Town Planning	MN	GP

**ST VINCENT'S
DRUIDS SITE DEVELOPMENT**
31-35 Victoria Parade, Fitzroy

Roof Plan

Status	Design Development		
Scale	1 : 100	@ A1	
Drawn	Author	Checked	Checker
Project No.	M12579		
Rvt Date	02-Mar-2023 8:39:27 PM		
BIM			
Drawing no.	Revision		
TP03.13	C		

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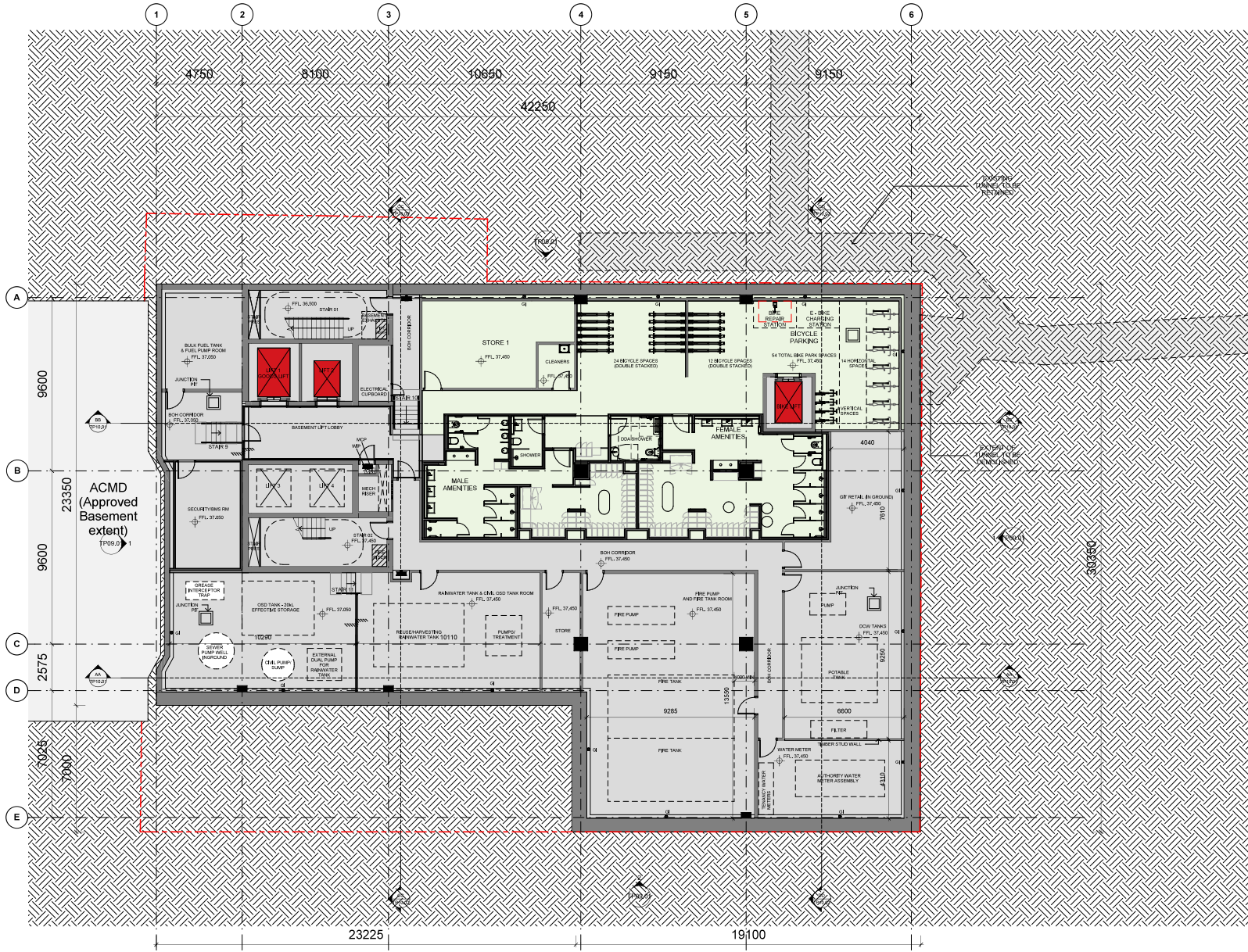
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Rev	Date	Description	By	Chk
1	20/02/21	Issue for Town Planning - OLE WP SAC	NM	CP
2	20/02/21	Issue for Town Planning	NM	CP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 Basement Level

Status	Design Development		
Scale	1 : 100	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Plt Date	27/01/2023 3:48:57 PM		

Drawing No.	Revision
TP03.B1	B

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LEGEND

- FS-01A** Untilted pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent). High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-01B** Untilted pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent) and solid aluminium. High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-01C** Untilted pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent). High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-02** Untilted pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent). High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-03** Untilted pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent). High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-04** Thermally broken extruded aluminium window wall with large format vertically oriented shogfront glazing with expressed vertical and horizontal aluminium louvers and triparted and sliding doors.
- FS-05** Level 12 Roof Plant screening louvers, Vertically oriented double chevron louvre screen with recessed frame and secondary steel.
- FS-06** Proprietary High-performance IGU & Aluminium curtain wall system with clear glass, shadow box spandrel panels and insulated aluminium curtain wall units.
- FS-07** Structural concrete with recessed pattern (Vertical).

Rev	Date	Description	By	Chk'd
D	02.03.23	Issued for Town Planning - CDG W/P S/C	NM	NM
C	30.12.22	Issued for Town Planning - CDG W/P S/C	NM	CP
B	28.07.22	Final updates	NM	CP
A	20.02.22	Issued for Town Planning	NM	CP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 North, South Elevation

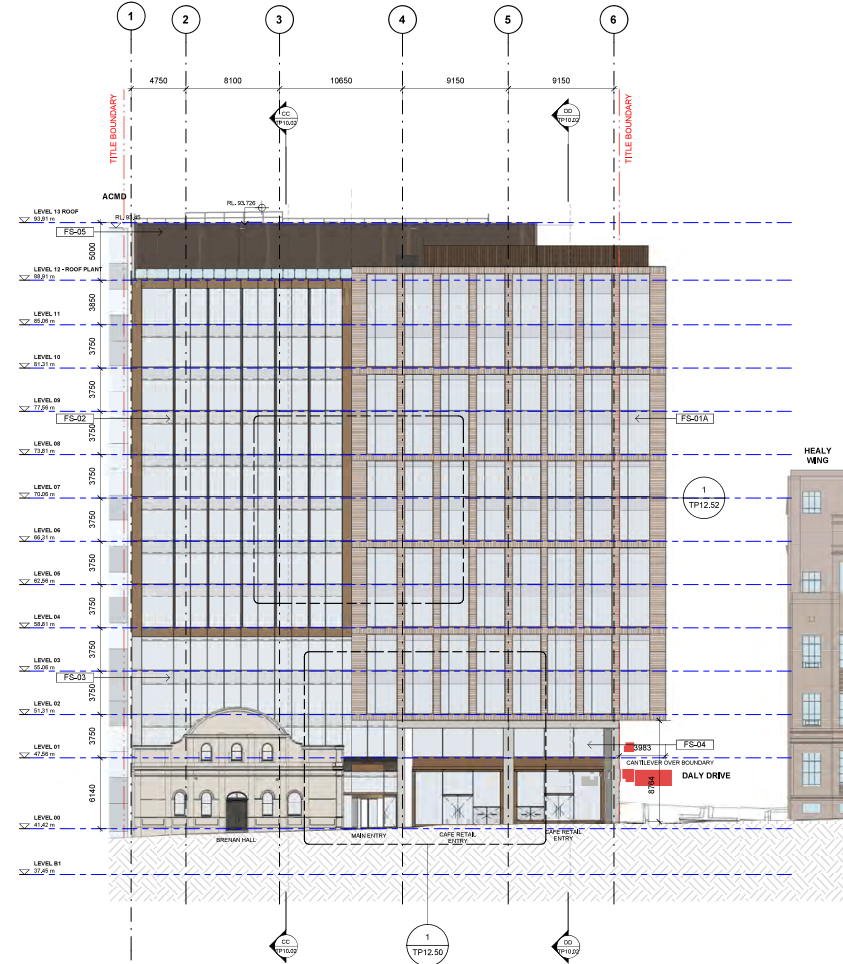
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Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Rvt Date	07/March/2023 5:29:40 PM
BIM	
Drawing no.	Revision
TP09.01	D

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1 North Elevation
 1:200



2 South Elevation
 1:200

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LEGEND

- FS-01A** Utilised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent). High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-01B** Utilised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent) and solid aluminium. High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-01C** Utilised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent). High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-02** Utilised pressure equalised curtain wall system with thermally broken extruded aluminium frame with expressed extruded aluminium vertical capping. High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-03** Utilised pressure equalised curtain wall system with thermally broken extruded aluminium frame and expressed extruded aluminium vertical capping. High performance DGUs with dummy transom and insulated shadow box spandrel.
- FS-04** Thermally broken extruded aluminium window wall with large format vertically oriented shogfront glazing with expressed vertical and horizontal aluminium louvers and tripped anti-glazing doors.
- FS-05** Level 12 Roof Plant screening louvers. Vertically oriented double aluminium louvers screen with recessed frame and secondary steel.
- FS-06** Proprietary High-performance IGU & Aluminium curtain wall system with clear glass, shadow box spandrel panels and insulated aluminium curtain wall units.
- FS-07** Structural concrete with recessed pattern (Vertical).

D	02/23/23	Issued for Town Planning - CDG, WPF, SAC	NM	NM
C	20/12/22	Issued for Town Planning - CDG, WPF, SAC	NM	CP
B	28/07/22	Finalise updates	NM	CP
A	20/02/22	Issued for Town Planning	NM	CP
Rev	Date	Description	Drawn	Checked

ST VINCENT'S DRUIDS SITE DEVELOPMENT
31-35 Victoria Parade, Fitzroy
East, West Elevation

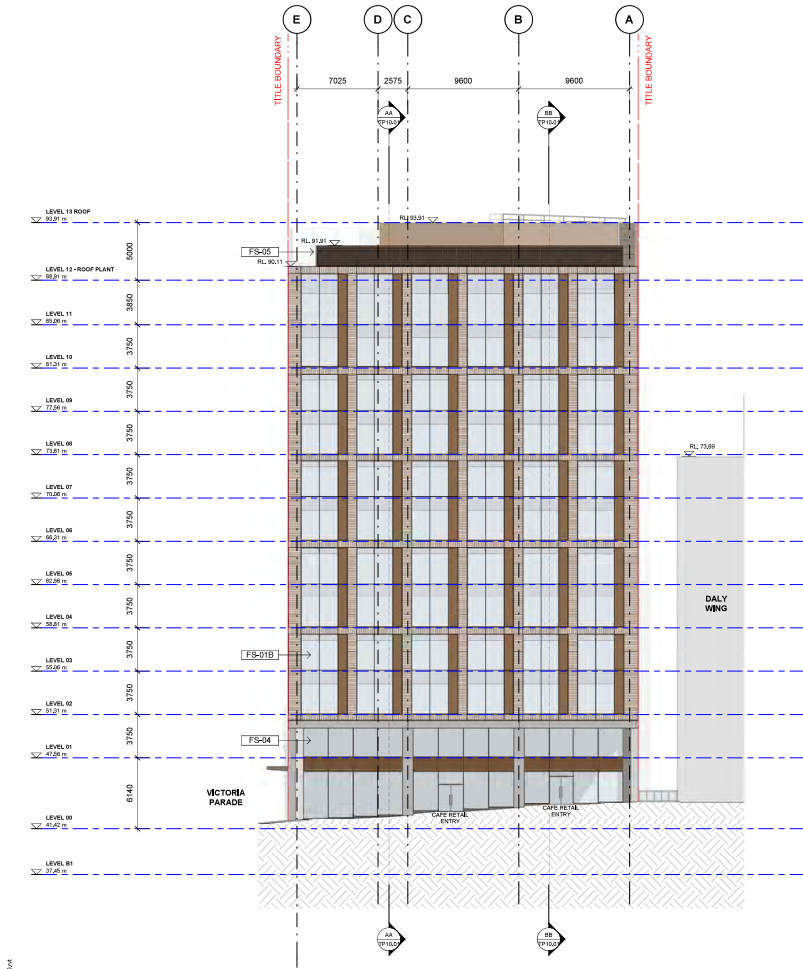


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Project No.	M12579
Rvt Date	04/March/2023 4:19:24 PM
BIM	
Drawing no.	Revision
TP09.02	D

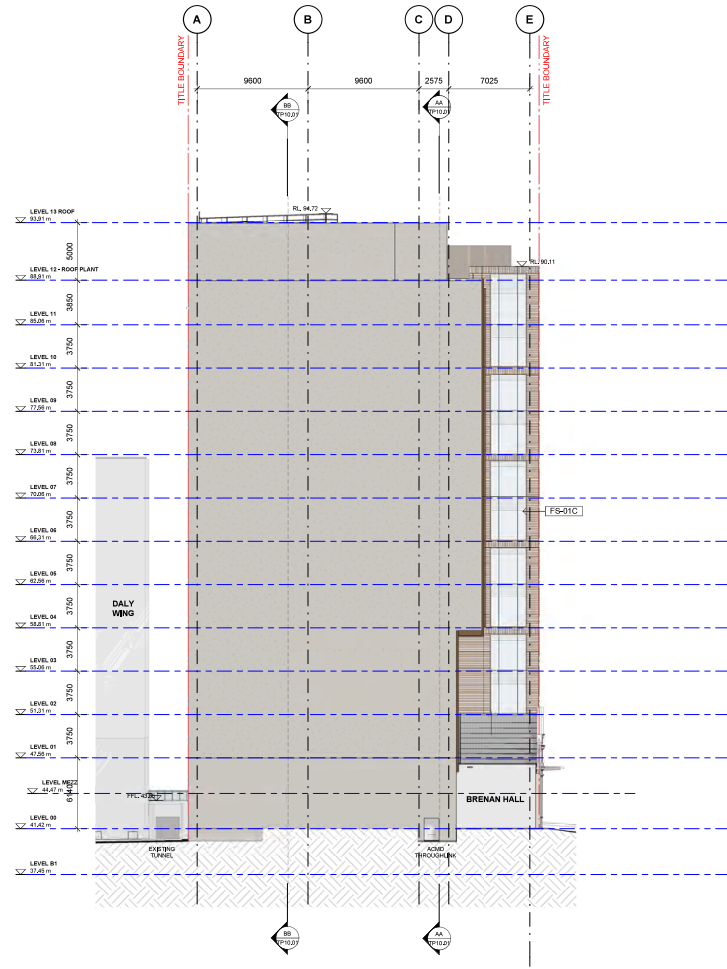
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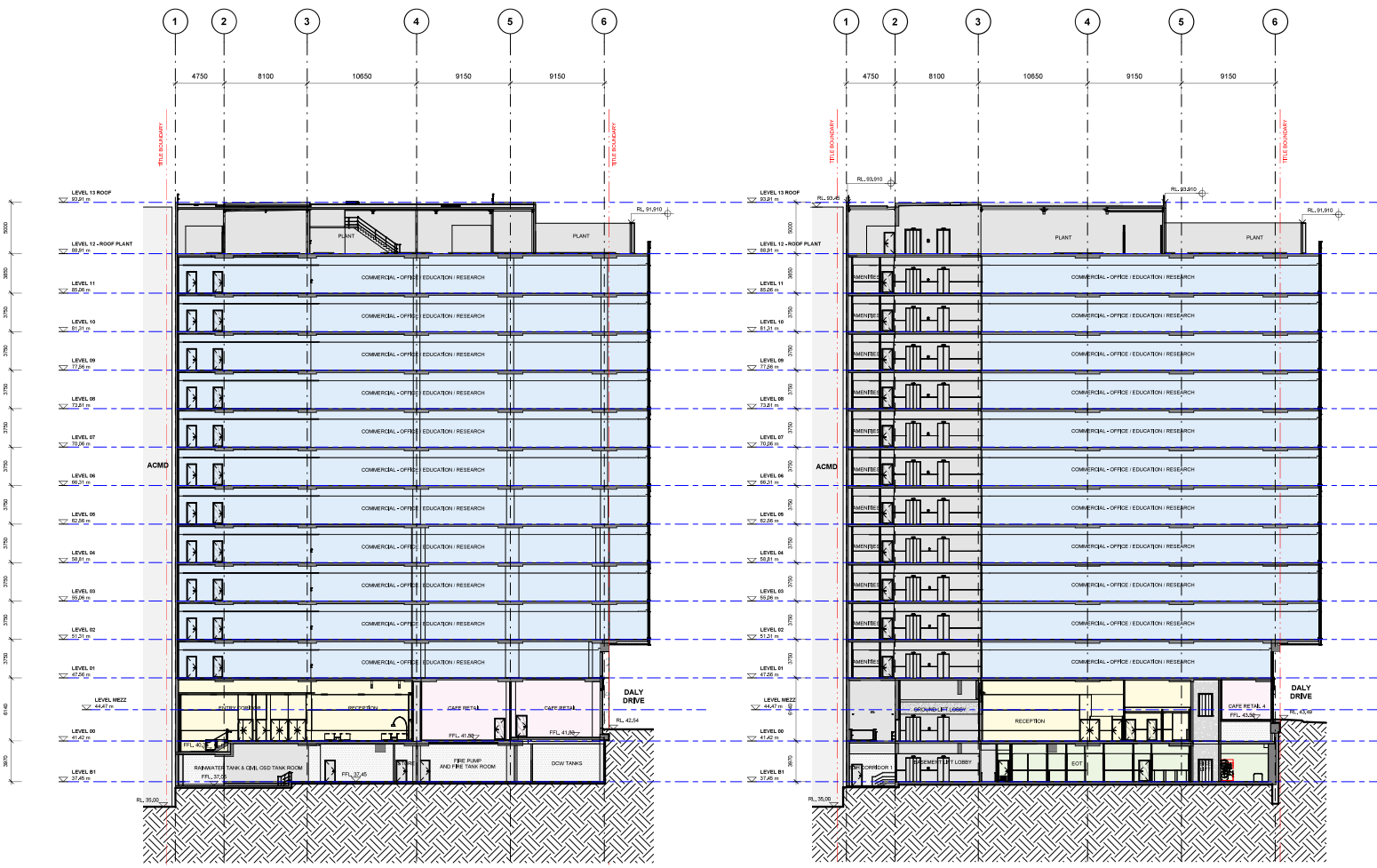
1 East Elevation 1:200



2 West Elevation 1:200

BM 400.00 (Victoria Parade) BM 400.00 (Victoria Parade)

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R	20/11/23	Issue for Town Planning - DELWP EAC	NM	CP
A	20/07/22	Issue for Town Planning	NM	CP
Rev	Date	Description	Prep'd	Checked

**ST VINCENT'S
DRUIDS SITE DEVELOPMENT**
31-35 Victoria Parade, Fitzroy
Section AA, Section BB

Status	Design Development
Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Rkt Date	02/Mar/2023 7:25:33 PM
BIM	
Drawing no.	Revision
TP10.01	B

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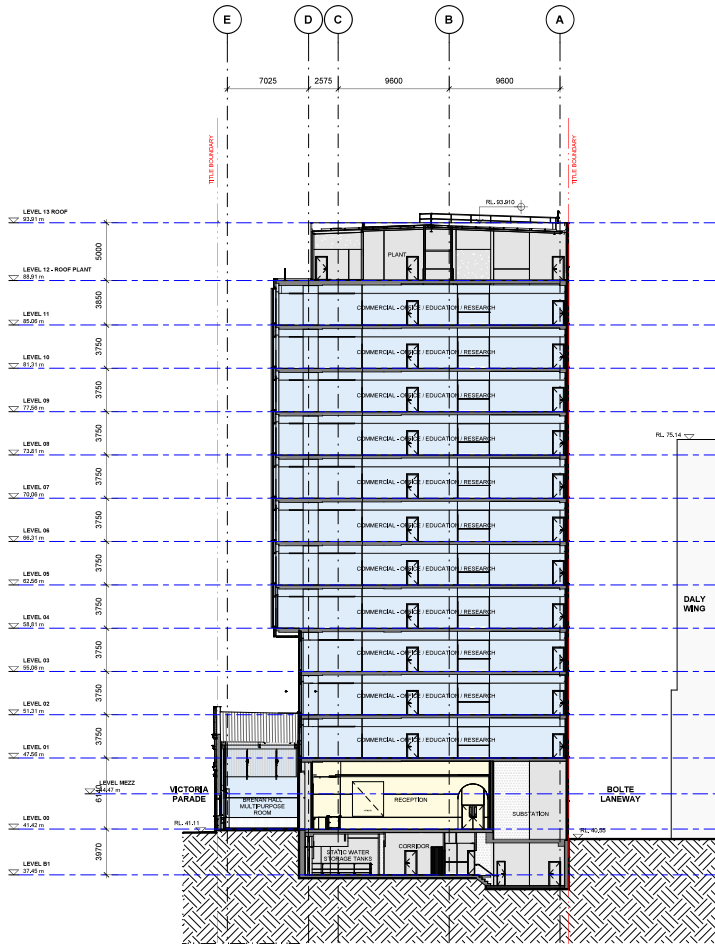
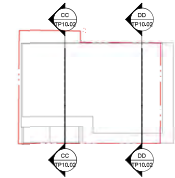
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AA Section AA - TP
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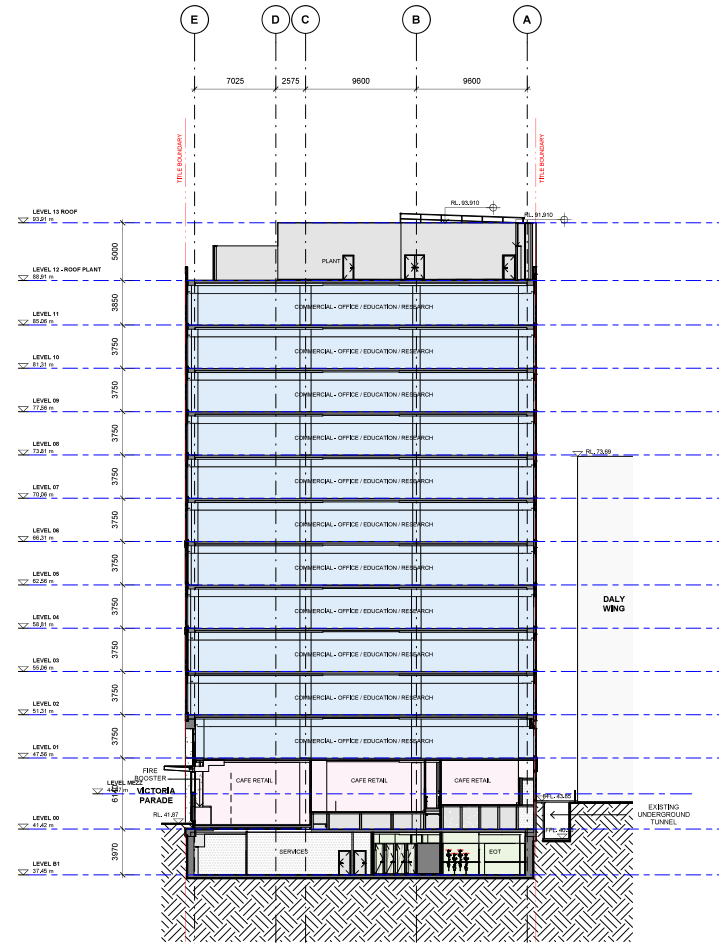
BB Section BB - TP
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2 Section CC - TP 1:200



3 Section DDT - TP 1:200

R	20/12/23	Issue for Town Planning - DELWP EAC	MM	GP
A	20/07/22	Issue for Town Planning	MM	GP
Rev	Date	Description	Initial	Checked

ST VINCENT'S DRUIDS SITE
31-35 Victoria Parade, Fitzroy
Section CC, Section DD



Status	Design Development			
Scale	As indicated @ A1			
Drawn	NM	Checked	CP	
Project No.	M12579			
Rvt Date	04/March/2023 7:31:11 PM			
BIM				
Drawing no.	TP10.02			Revision
				B

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LEGEND

- FS-01A** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent), High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-01B** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent) and solid aluminium. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-01C** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent), High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-02** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame with expressed extruded aluminium vertical capping. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-03** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and expressed extruded aluminium vertical capping. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-04** Thermally broken extruded aluminium window wall with large format vertically oriented shopfront glazing with expressed vertical and horizontal aluminium louvres and hinged and sliding doors.
- FS-05** Level 12 Roof Plant screening louvres. Vertically oriented double chevron louvre screen with recessed frame and secondary steel.
- FS-06** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass, shadow box spandrel panels and insulated aluminium curtain wall units.
- FS-07** Structural concrete with recessed pattern (Vertical).



1 Detail - Podium 1:50

Rev	Date	Description	Issd	Checked
D	02.20.23	Issued for Town Planning - DELWP SAC	NM	NM
C	30.12.22	Issued for Town Planning - DELWP SAC	NM	CP
B	28.07.22	Facade updates	NM	CP
A	20.02.22	Issued for Town Planning	NM	CP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 Facade - Podium

Status	Design Development
Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Rvt Date	09-Mar-2023 4:32:10 PM
BIM	
Drawing no.	Revision
TP12.50	D

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LEGEND

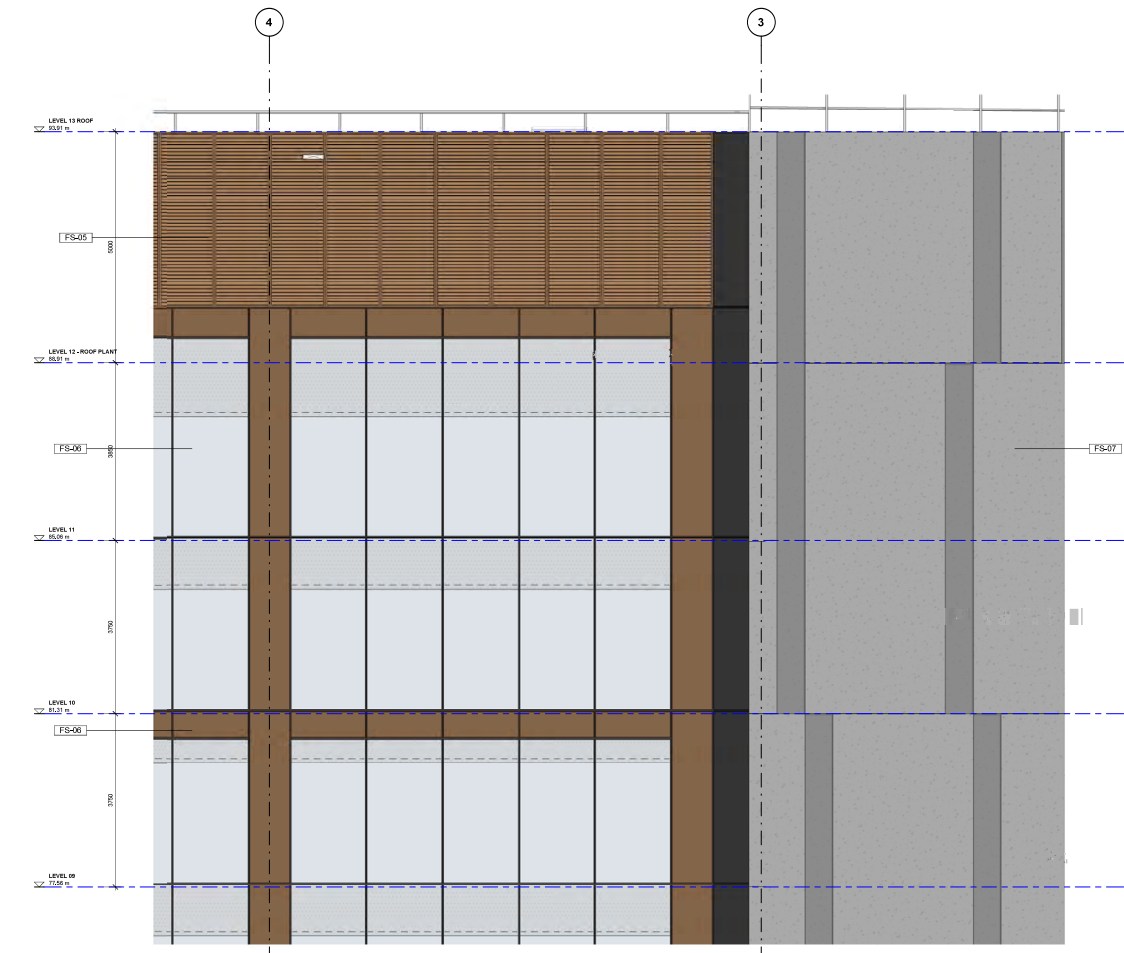
- FS-01A** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent), High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-01B** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent) and solid aluminium. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-01C** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent), High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-02** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame with expressed extruded aluminium vertical capping. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-03** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and expressed extruded aluminium vertical capping. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-04** Thermally broken extruded aluminium window wall with large format vertically oriented shopfront glazing with expressed vertical and horizontal aluminium louvres and hinged and sliding doors.
- FS-05** Level 12 Roof Plant screening louvres. Vertically oriented double chevron louvre screen with recessed frame and secondary steel.
- FS-06** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass, shadow box spandrel panels and insulated aluminium curtain wall units.
- FS-07** Structural concrete with recessed pattern (Vertical).

Rev	Date	Description	ENR	Checked
C	20.12.23	Issued for Town Planning - DELWP SAC	MN	GP
B	20.07.23	Finals updates	NM	GP
A	20.02.23	Issued for Town Planning	NM	GP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 Facade - North

Status	Design Development
Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Rvt Date	02/March/2023 7:22:58 PM
BIM	
Drawing no.	Revision
TP12.51	C

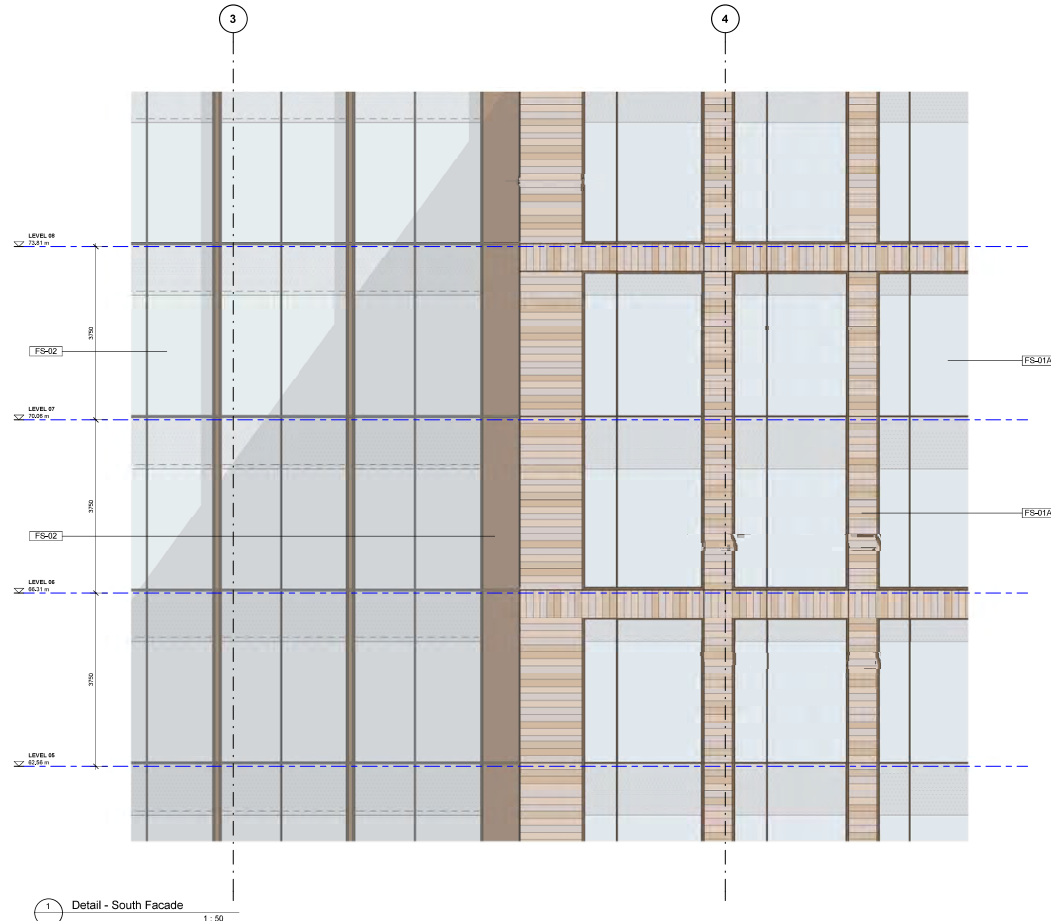
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 email: syd@batesmart.com.au
 http://www.batesmart.com.au
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1 Detail - North Facade
 1:50

BM 400 001 000001 1/10/2023 10:41:00 AM 1:50 000001

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LEGEND

- FS-01A** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent), High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-01B** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent) and solid aluminium. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-01C** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and integrated vertical and horizontal porcelain cladding panels (or approved equivalent), High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-02** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame with expressed extruded aluminium vertical capping. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-03** Unitised pressure equalised curtain wall system with thermally broken extruded aluminium frame and expressed extruded aluminium vertical capping. High performance DGU's with dummy transom and insulated shadow box spandrel.
- FS-04** Thermally broken extruded aluminium window wall with large format vertically oriented shopfront glazing with expressed vertical and horizontal aluminium louvres and hinged and sliding doors.
- FS-05** Level 12 Roof Plant screening louvres. Vertically oriented double chevron louvre screen with recessed frame and secondary steel.
- FS-06** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass, shadow box spandrel panels and insulated aluminium curtain wall units.
- FS-07** Structural concrete with recessed pattern (Vertical).

Rev	Date	Description	Initial	Checked
D	02.03.23	Issued for Town Planning - DELWP SAC	NM	NM
C	30.12.22	Issued for Town Planning - DELWP SAC	NM	CP
B	28.07.22	Final updates	NM	CP
A	20.02.22	Issued for Town Planning	NM	CP

**ST VINCENT'S
 DRUIDS SITE DEVELOPMENT**
 31-35 Victoria Parade, Fitzroy
 Facade - South

Status	Design Development
Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Rvt Date	03/March/2023 4:30:28 PM
BIM	
Drawing no.	Revision
TP12.52	D

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31-35 VICTORIA PARADE
TOWN PLANNING SUBMISSION

DRAWING SCHEDULE

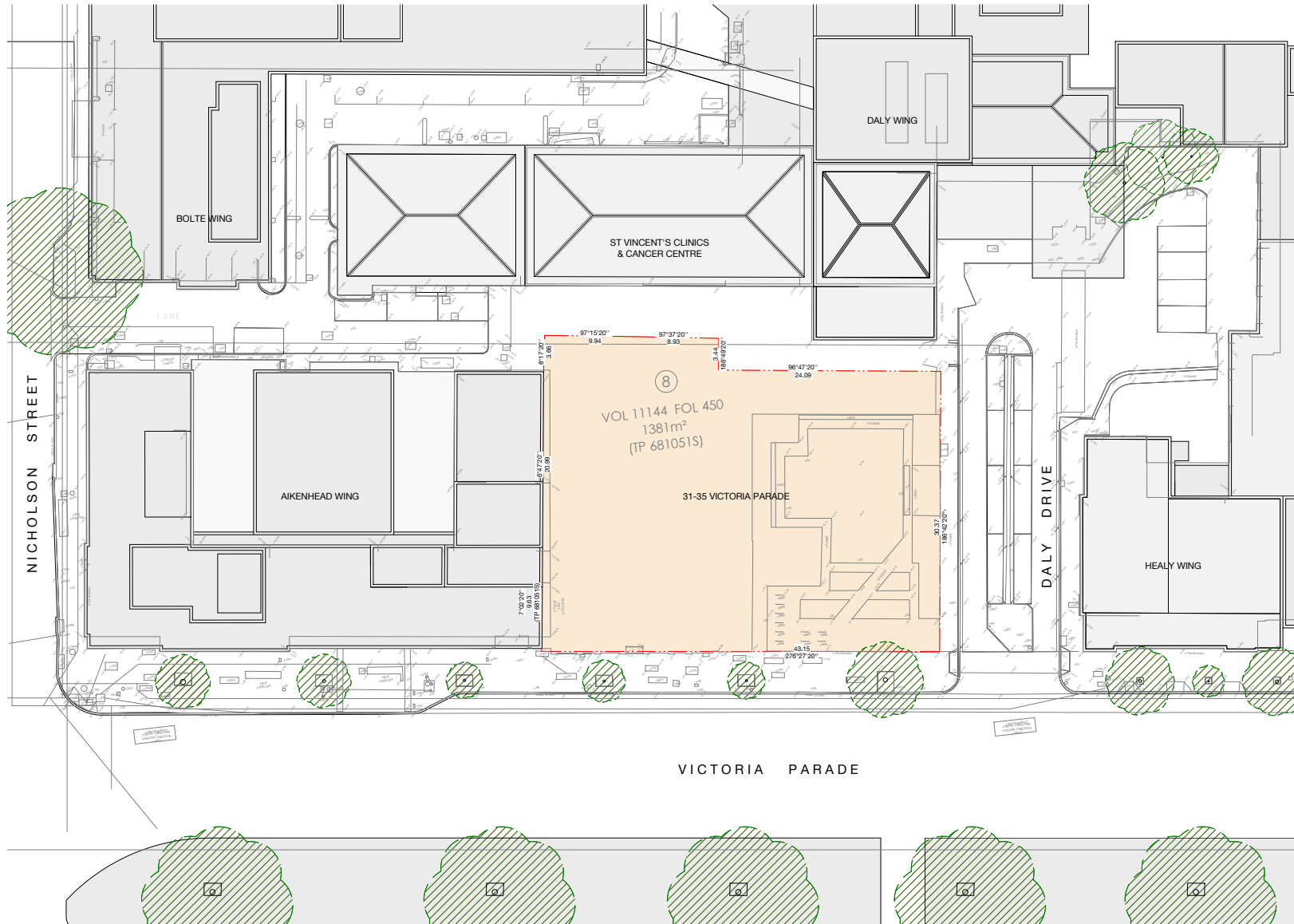
DWG NO.	REV	DRAWING SERIES	DRAWING TITLE
TP01.00	A	Site & Existing Conditions	Existing Site Survey Plan
TP01.01	A	Site & Existing Conditions	Location & Site Plan
TP03.00	A	General Arrangement Plan	Ground Floor
TP03.01	A	General Arrangement Plan	Level 01
TP03.02	A	General Arrangement Plan	Level 02
TP03.03	A	General Arrangement Plan	Typical Level (03-11)
TP03.12	A	General Arrangement Plan	Roof Plant
TP03.B1	A	General Arrangement Plan	Basement Level
TP09.01	B	Elevations	North, South Elevation
TP09.02	B	Elevations	East, West Elevation
TP10.01	A	Section	Section AA, Section BB
TP10.02	A	Section	Section CC, Section DD
TP12.50	B	Details	Facade - Podium
TP12.51	A	Details	Facade - North
TP12.52	B	Details	Facade - South

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M12579

Attachment 2 Attachment 2 - 31 to 35 Victoria Parade Fitzroy Architectural Plans

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Rev	Date	Description	Initial	Checked
A	26/07/22	Issued for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

Site & Existing Conditions Existing Site Survey Plan



Status	Town Planning		
Scale	1 : 200	@	A1
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	15/09/2022 4:12:39 PM		
BIM			

Drawing no.	Revision
TP01.00	A

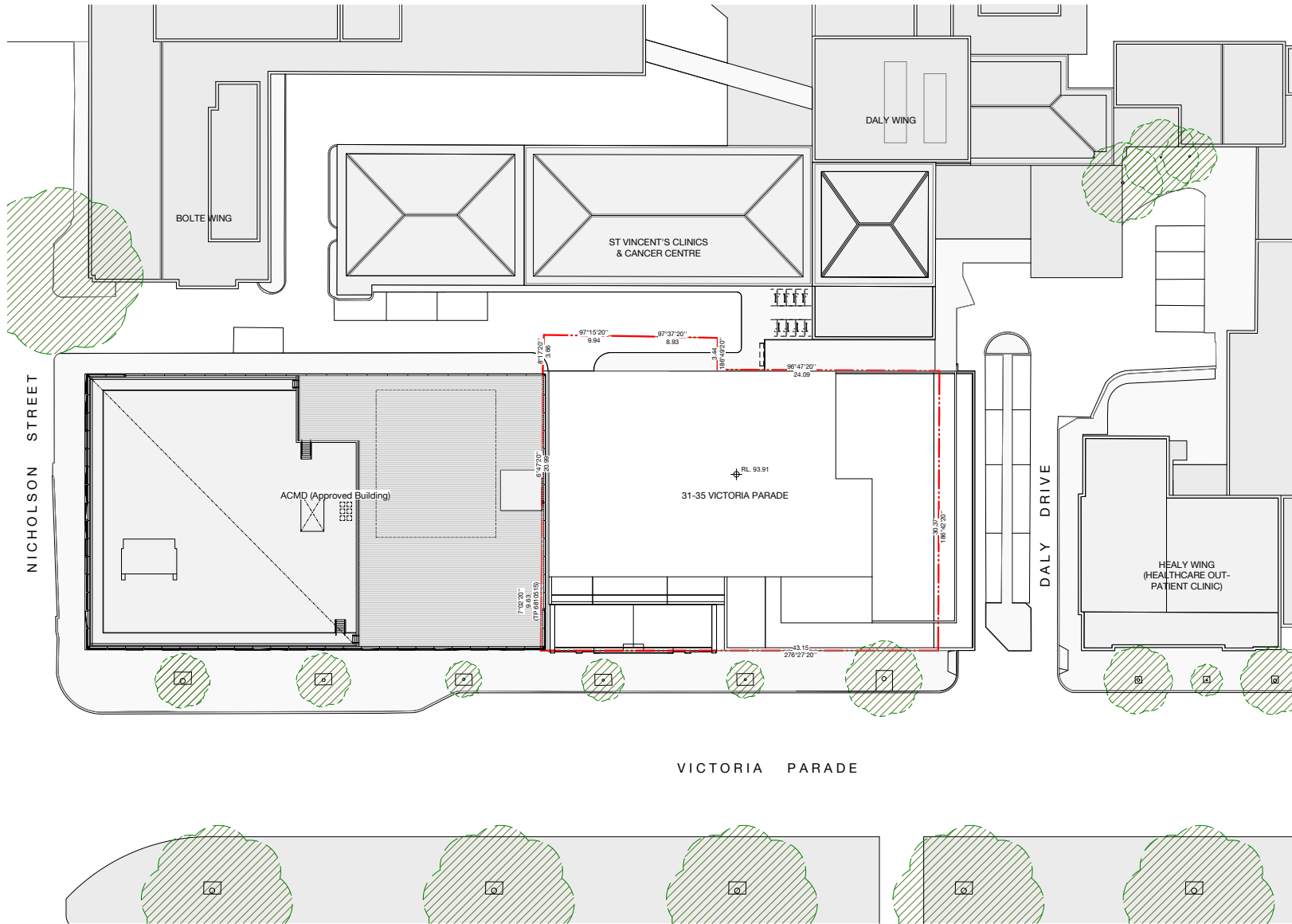
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1 Existing Site Survey Plan 1:200

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Rev	Date	Description	NM	CP
A	26/07/22	Issued for Town Planning		

31 - 35 VICTORIA PARADE

Site & Existing Conditions Location & Site Plan



Status	Town Planning		
Scale	1 : 200	@	A1
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	15/08/2022 4:14:16 PM		
BIM			
Drawing no.	Revision		
TP01.01	A		

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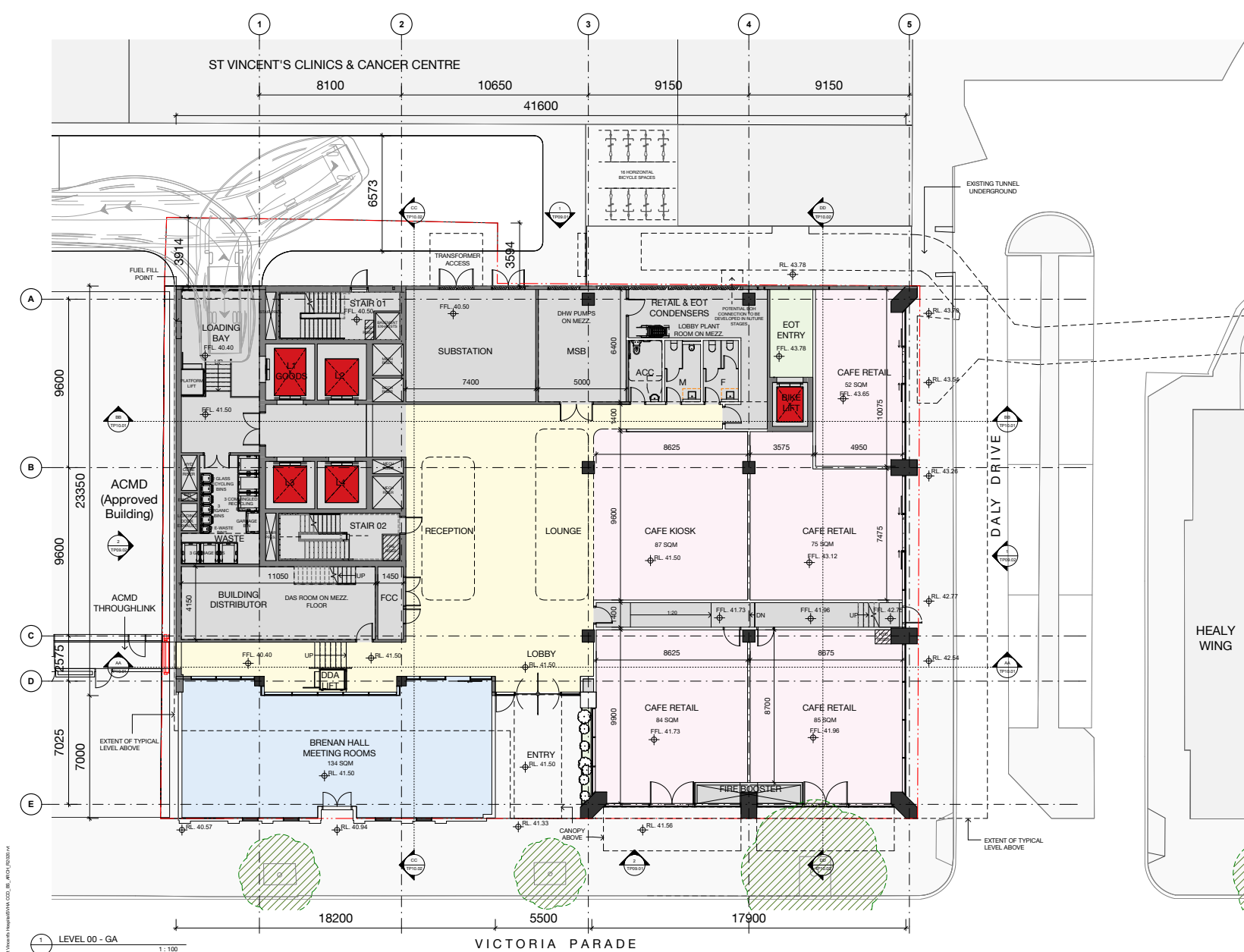
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1 Location & Site Plan
1:300



Attachment 2 Attachment 2 - 31 to 35 Victoria Parade Fitzroy Architectural Plans

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Rev	Date	Description	Initial	Checked
A	26/07/22	Issued for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

General Arrangement Plan Ground Floor

Status: Town Planning

Scale: 1:100 @ A1

Drawn: NM Checked: CP

Project No: M12579

Plot Date: 15/08/2022 4:10:37 PM

BIM

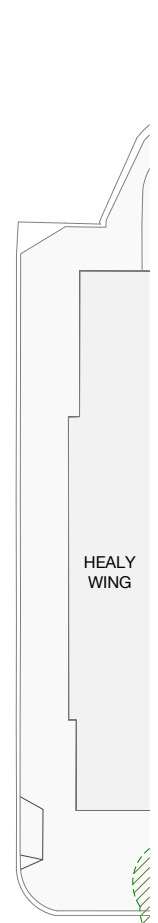
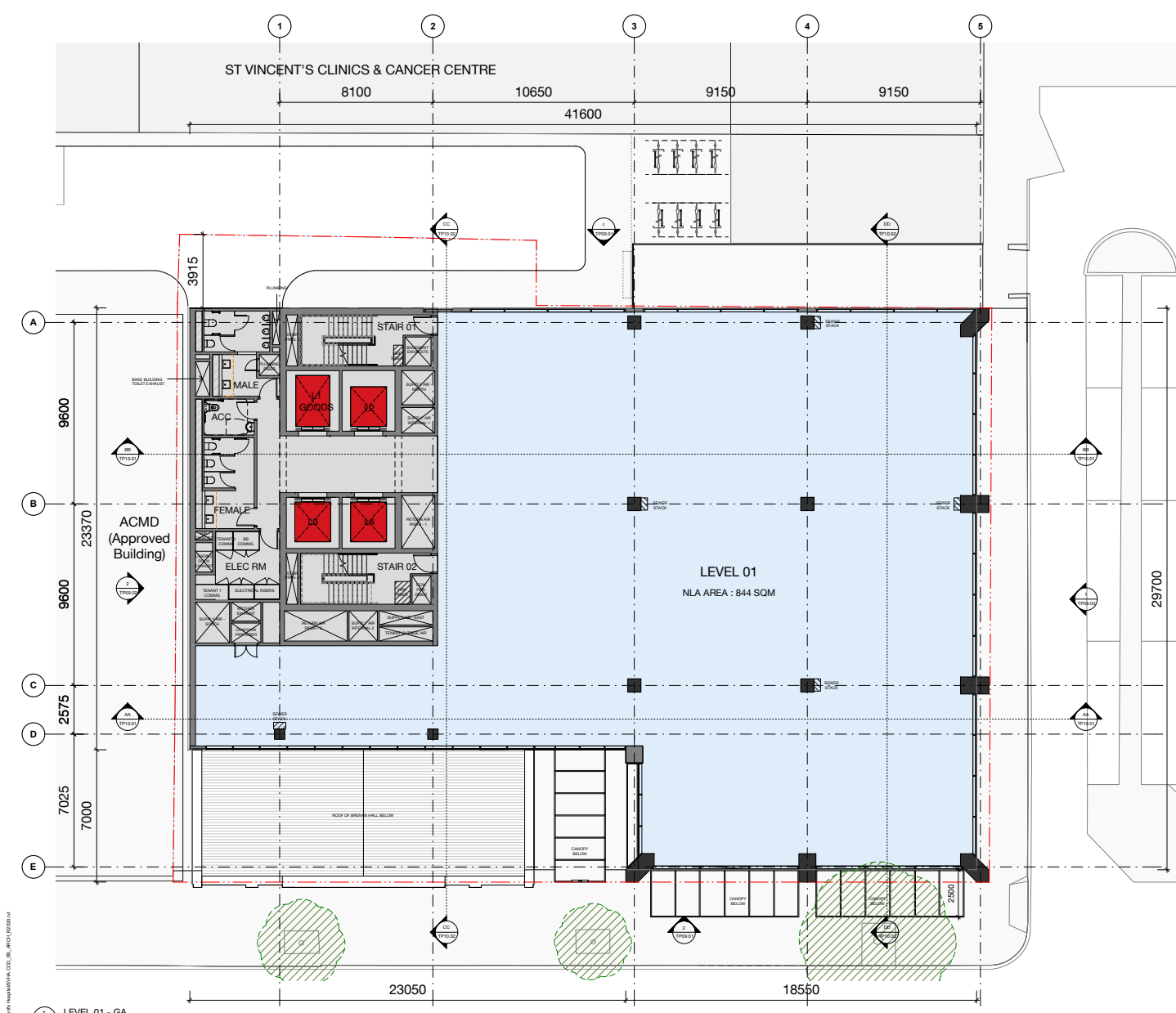
Drawing no: TP03.00 Revision: A

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Attachment 2 Attachment 2 - 31 to 35 Victoria Parade Fitzroy Architectural Plans

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Rev	Date	Description	Initial	Checked
A	26.07.22	Issued for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

General Arrangement Plan
Level 01

Status: Town Planning

Scale: 1 : 100 @ A1

Drawn: NM Checked: CP

Project No: M12579

Plot Date: 15/08/2022 4:18:56 PM

BIM

Drawing no: TP03.01 Revision: A

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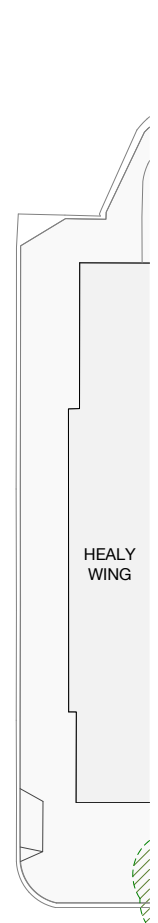
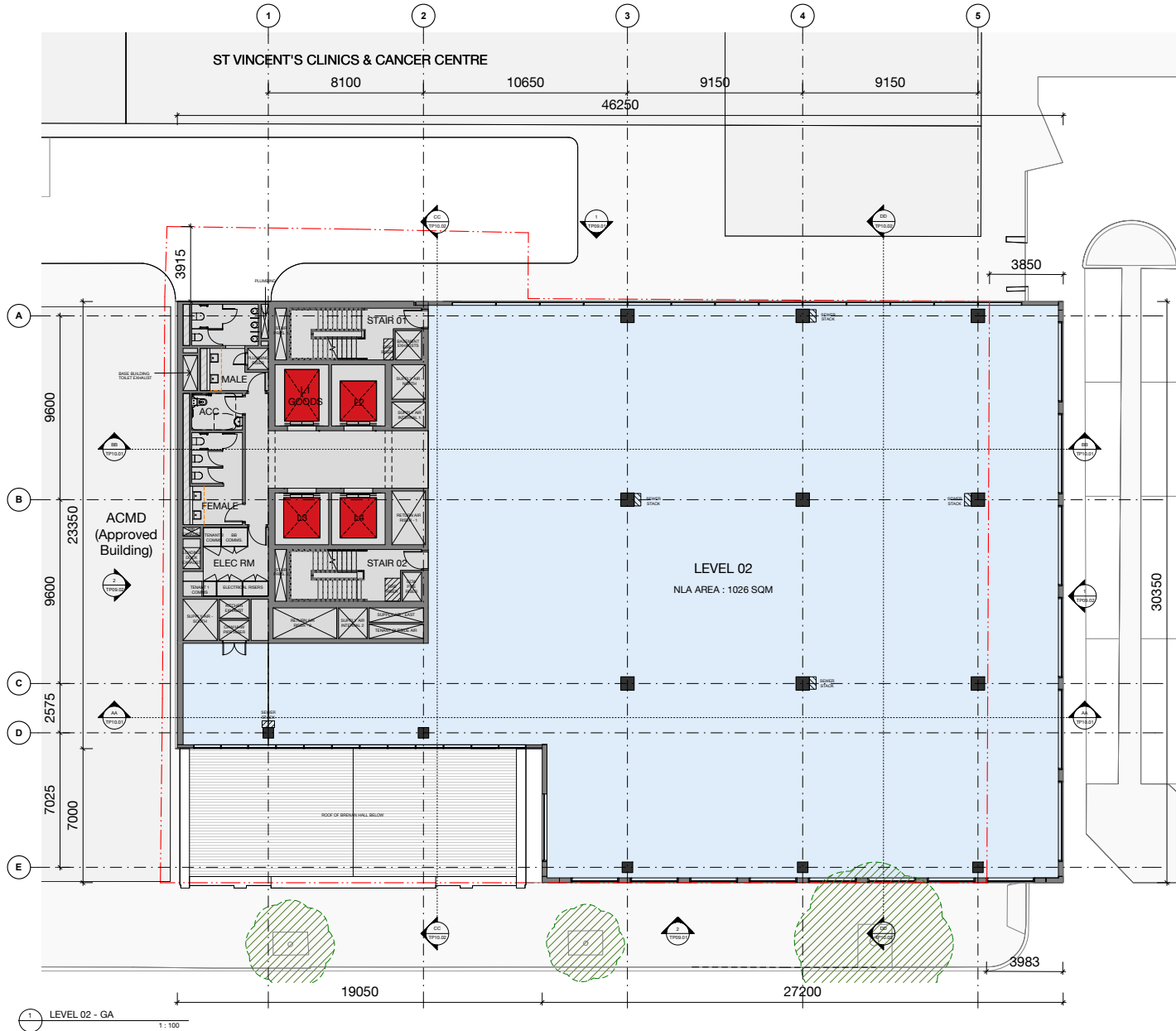
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M:\31-35 Victoria Parade\31-35_Victoria Parade.dwg

1 LEVEL 01 - GA
1:100

Attachment 2 Attachment 2 - 31 to 35 Victoria Parade Fitzroy Architectural Plans

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Rev	Date	Description	Initial	Checked
A	26.07.22	Issued for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

General Arrangement Plan Level 02

Status	Town Planning
Scale	1 : 100 @ A1
Drawn	NM
Checked	CP
Project No.	M12579
Plot Date	15/08/2022 4:18:16 PM
BIM	

Drawing no.	Revision
TP03.02	A

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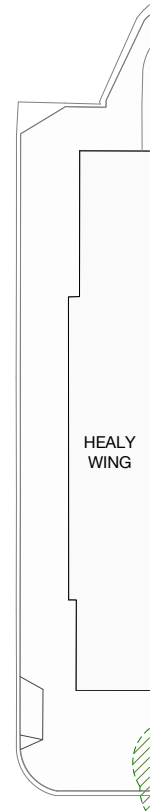
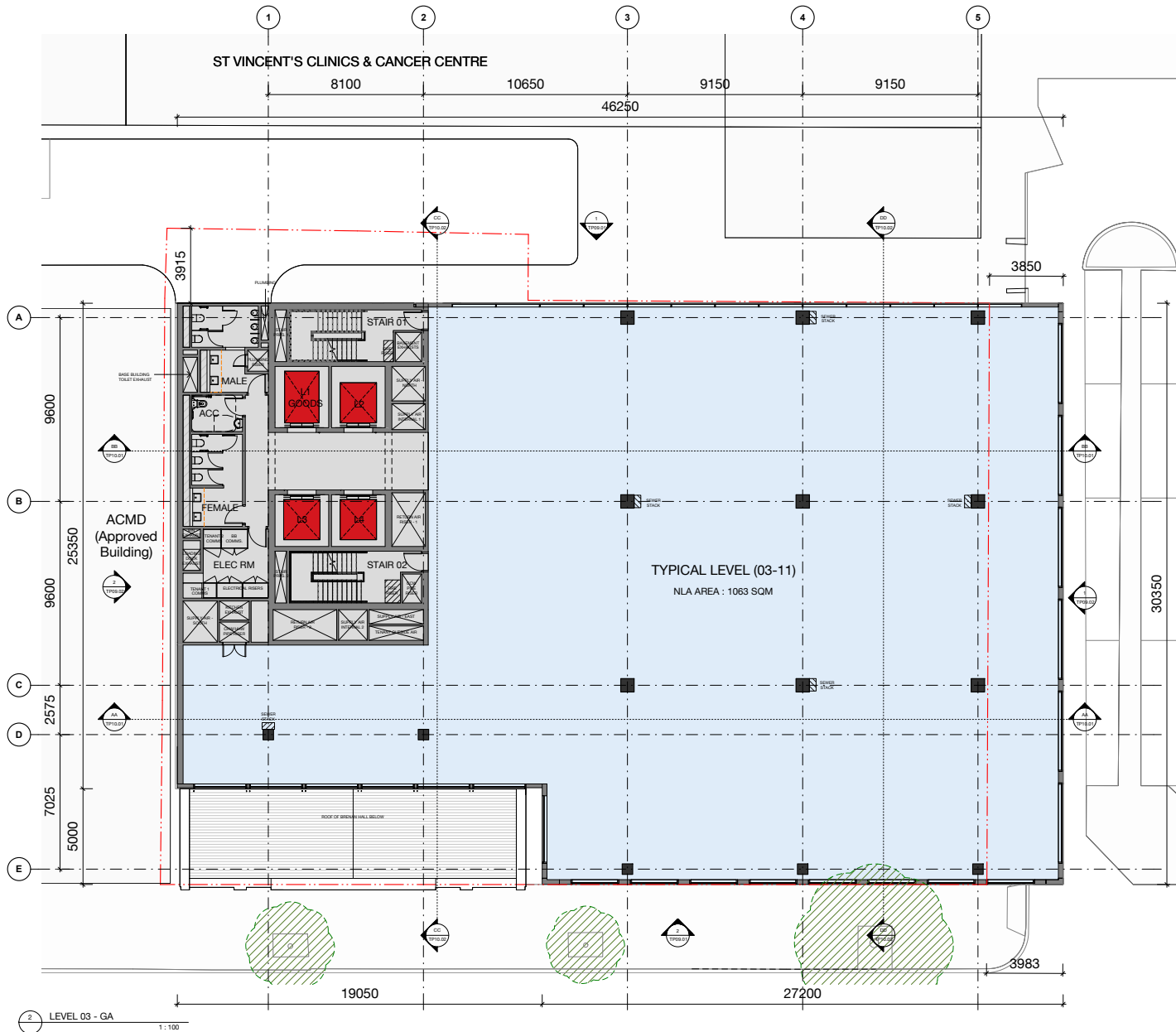
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A	26.07.22	Issued for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

General Arrangement Plan
Typical Level (03-11)

Status	Town Planning
Scale	1 : 100 @ A1
Drawn	NM
Checked	CP
Project No.	M12579
Plot Date	15/08/2022 4:18:36 PM
BIM	

Drawing no.	Revision
TP03.03	A

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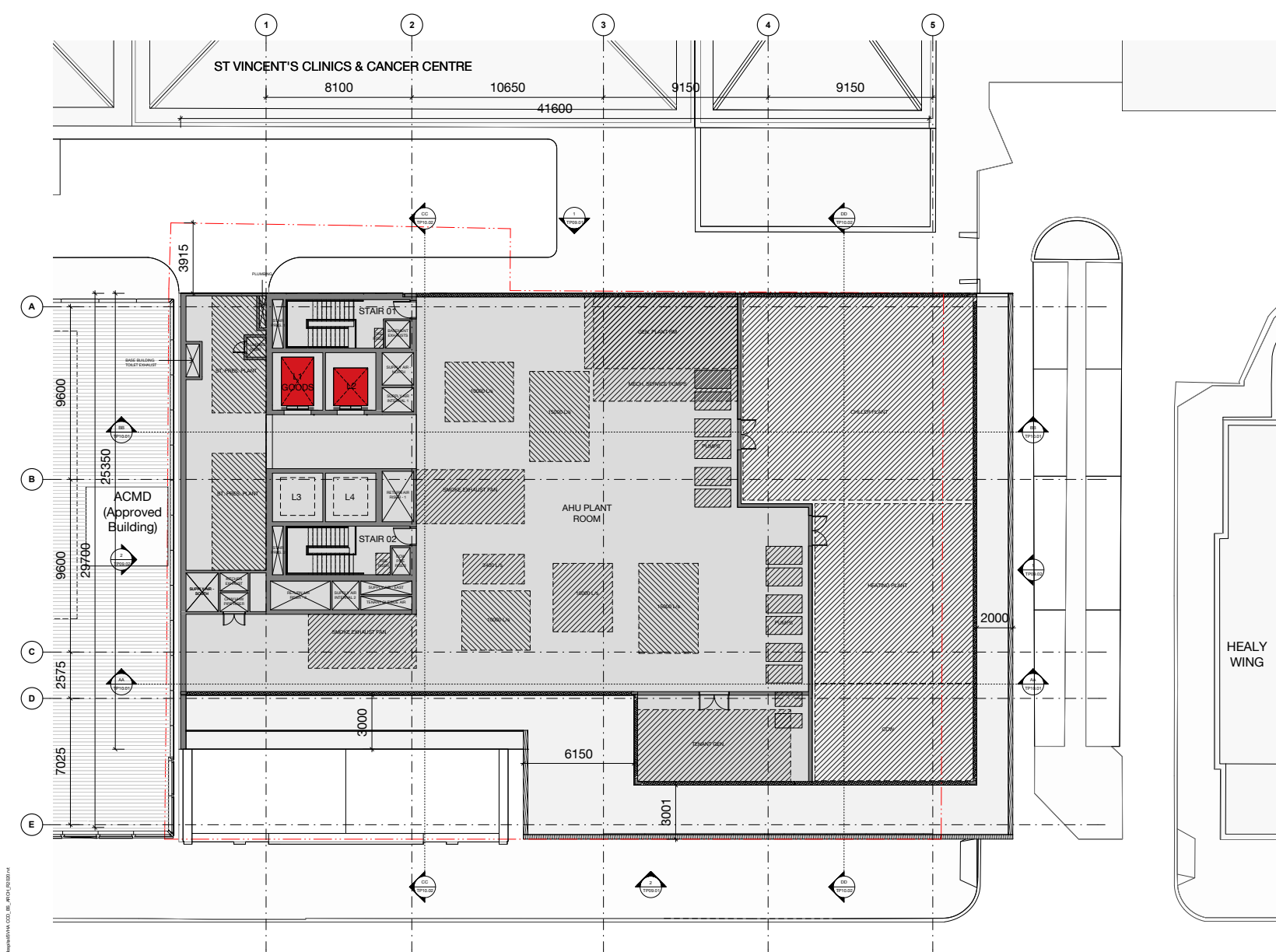
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1 LEVEL 12 - GA
1:100

Rev	Date	Description	Initial	Checked
A	26/07/22	Issued for Town Planning	NM	CP

HEALY WING

31 - 35 VICTORIA PARADE

General Arrangement Plan
Roof Plan

Status: Town Planning

Scale: 1 : 100 @ A1

Drawn: NM Checked: CP

Project No: M12579

Plot Date: 15/09/2022 4:23:17 PM

BIM

Drawing no: TP03.12 Revision: A

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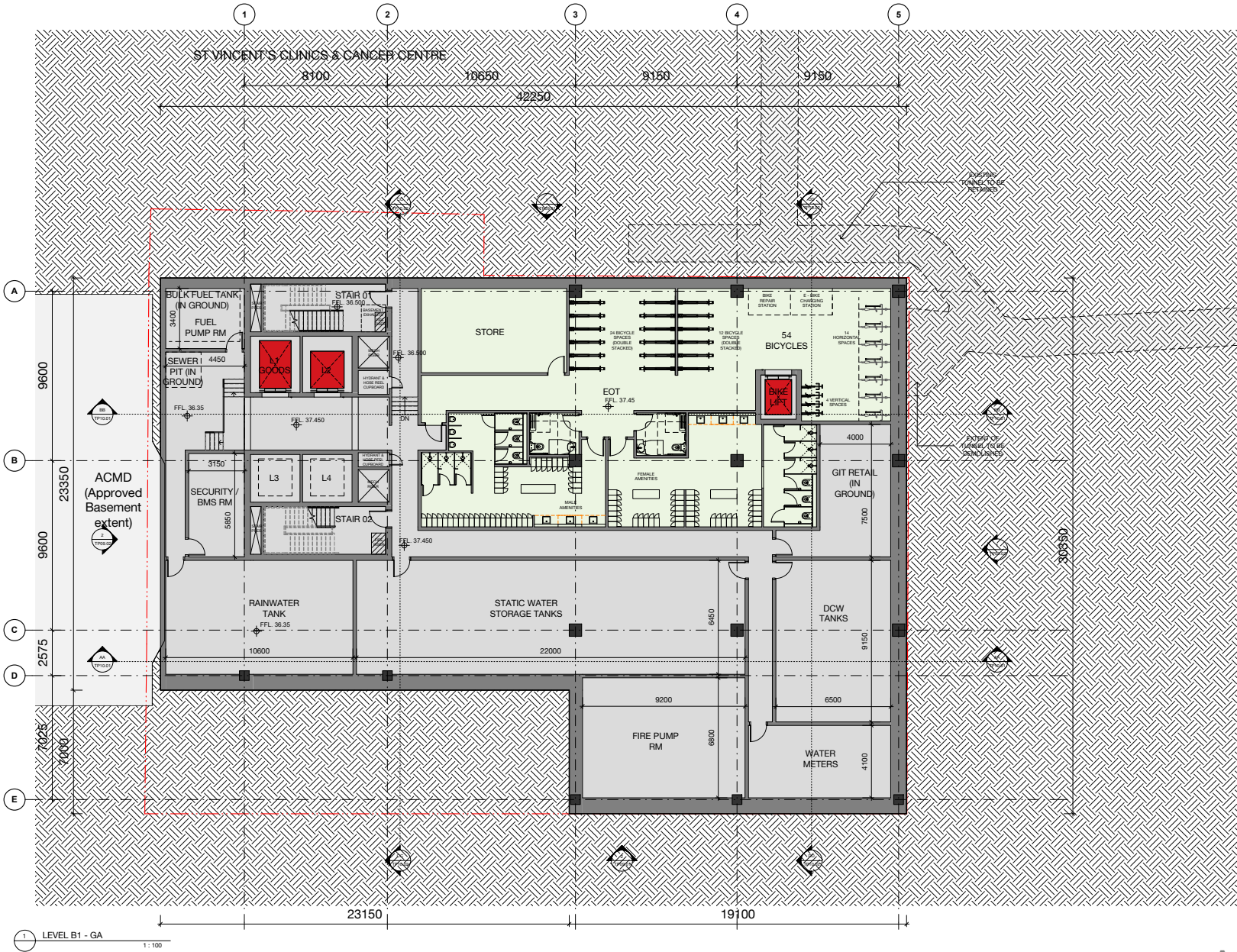
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Attachment 2 Attachment 2 - 31 to 35 Victoria Parade Fitzroy Architectural Plans

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Rev	Date	Description	NM	CP

31 - 35
VICTORIA PARADE

General Arrangement Plan
Basement Level

Status	Town Planning		
Scale	1 : 100	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	15/09/2022 4:23:20 PM		
DM			
Drawing no.	Revision		
TP03.B1	A		

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A BATESSMART

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LEGEND

- FS-01** Hi-performance IGU curtain wall system with clear glass
- FS-01B** Hi-performance IGU curtain wall system with shadow box spandrel panels
- FS-02** Vertical masonry proprietary cladding system
- FS-03** Horizontal masonry proprietary cladding system
- FS-04** Hi-performance IGU & Aluminium window wall system with clear glass
- FS-04B** Hi-performance IGU & Aluminium window wall system with shadow box spandrel panels
- FS-05** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins
- FS-05B** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins with shadow box spandrel panels
- FS-06** Insulated Aluminium curtain wall units
- FS-07** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass
- FS-07B** Proprietary Hi-performance IGU & Aluminium curtain wall system with shadow box spandrel panels
- FS-08** Insulated metal louvres for air-intake & ventilation
- FS-09** Insulated metal chevron louvers to mechanical plant areas
- FS-10** In-situ concrete wall with formliners to achieve vertical striations/ patternation
- FS-11** Lightly blasted concrete finish
- FS-12** Cement coloured finish to heritage facade, paint scrape to identify & restate base colour
- FS-13** Bronze anodised aluminium clad canopies with low iron infill laminated glass (40% tint)

Rev	Date	Description	Initial	Checked
1	28.07.22	Final updates	NM	CP
2	28.07.22	Issues to Town Planning	NM	CP

31 - 35 VICTORIA PARADE

Elevations
North, South Elevation



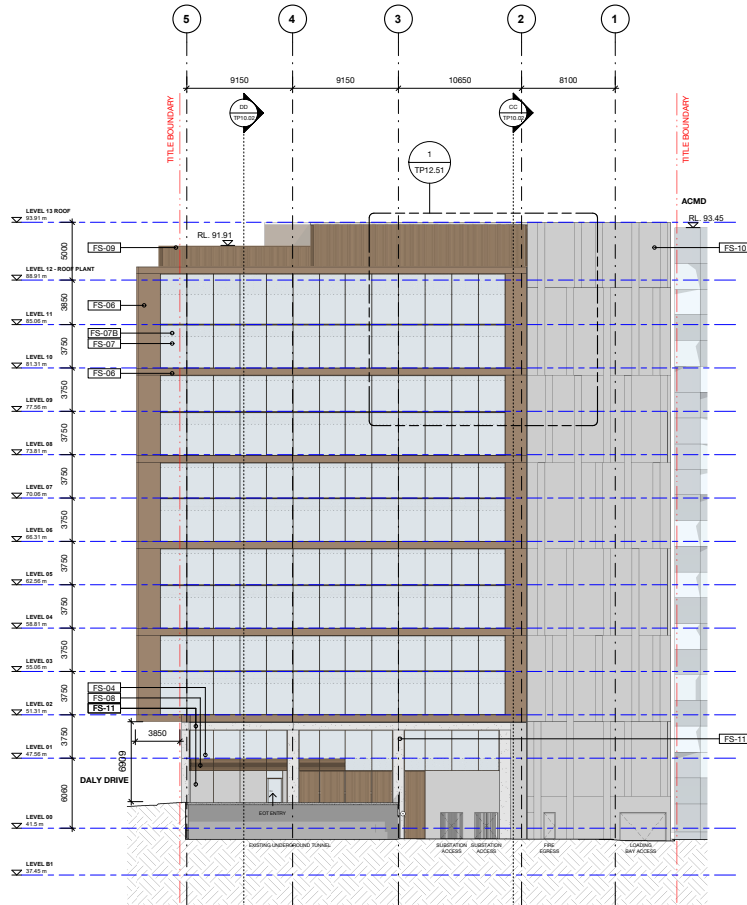
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Checked	CP
Project No.	M12579
Plot Date	15/09/2022 4:28:31 PM

Drawing no. **TP09.01** Revision **B**

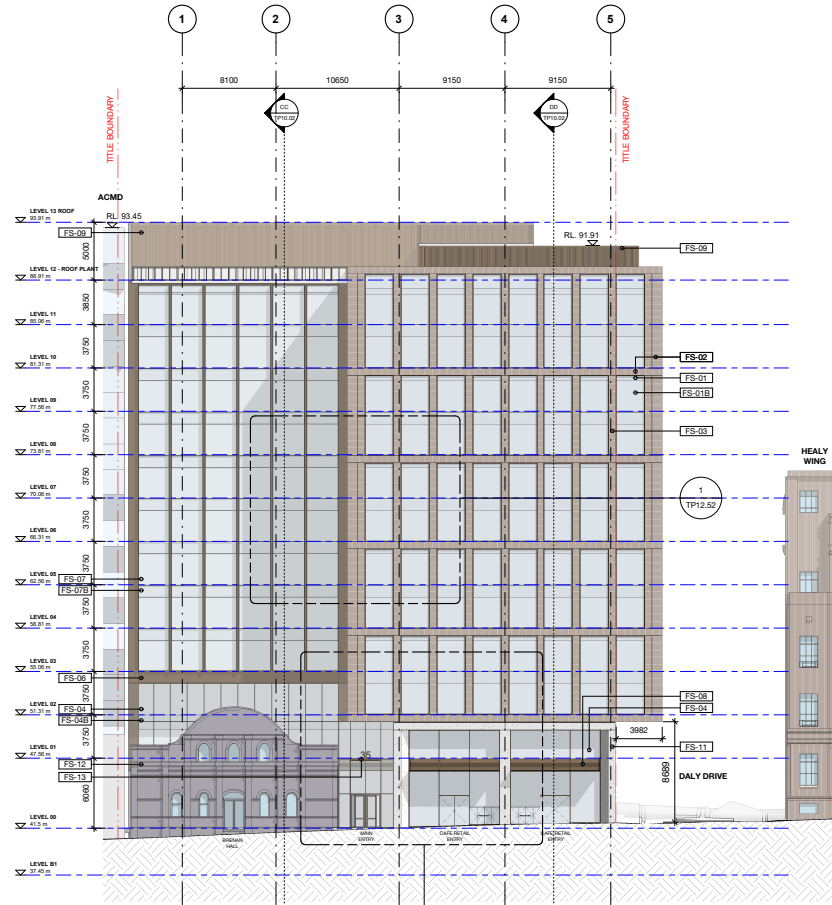
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1 North Elevation 1:200



2 South Elevation 1:200

B:\31-35 Victoria Parade\31-35_VP\01_ELEVATION.rvt

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LEGEND

- FS-01** Hi-performance IGU curtain wall system with clear glass
- FS-01B** Hi-performance IGU curtain wall system with shadow box spandrel panels
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- FS-03** Horizontal masonry proprietary cladding system
- FS-04** Hi-performance IGU & Aluminium window wall system with clear glass
- FS-04B** Hi-performance IGU & Aluminium window wall system with shadow box spandrel panels
- FS-05** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins
- FS-05B** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins with shadow box spandrel panels
- FS-06** Insulated Aluminium curtain wall units
- FS-07** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass
- FS-07B** Proprietary Hi-performance IGU & Aluminium curtain wall system with shadow box spandrel panels
- FS-08** Insulated metal louvres for air-intake & ventilation
- FS-09** Insulated metal chevron louvers to mechanical plant areas
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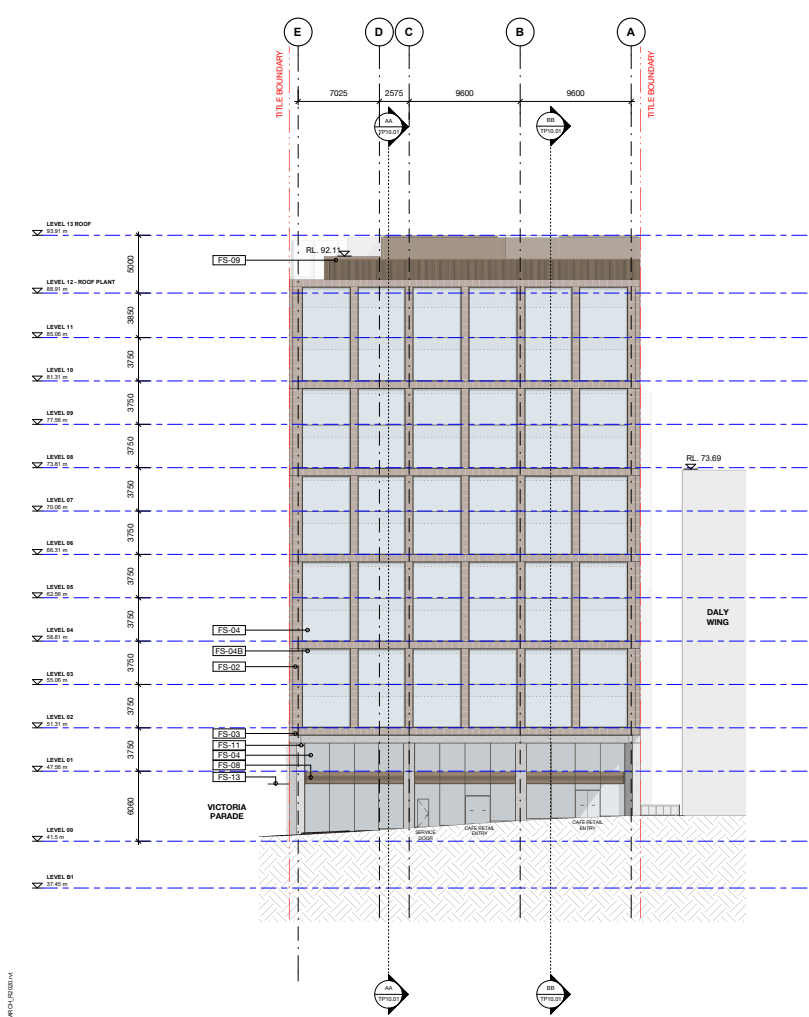
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1	28.07.22	Issue for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

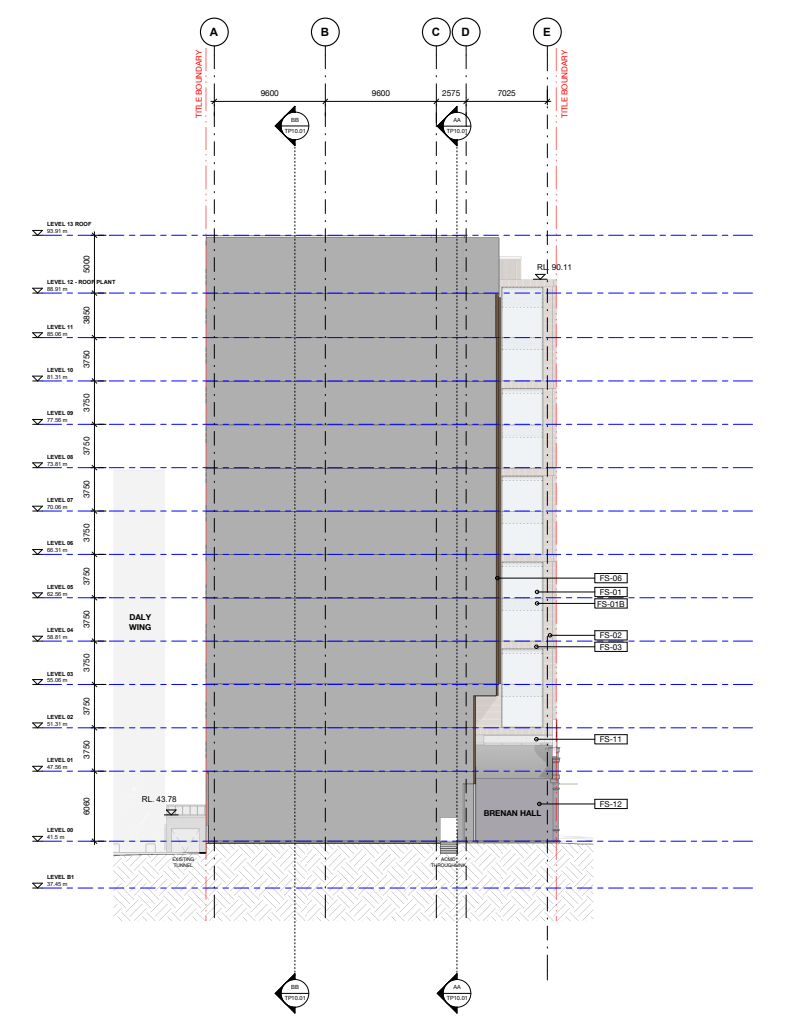
Elevations
East, West Elevation



Status	Town Planning		
Scale	1 : 200	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	15/09/2022 4:29:24 PM		
BIM			
Drawing no.	Revision		
TP09.02	B		
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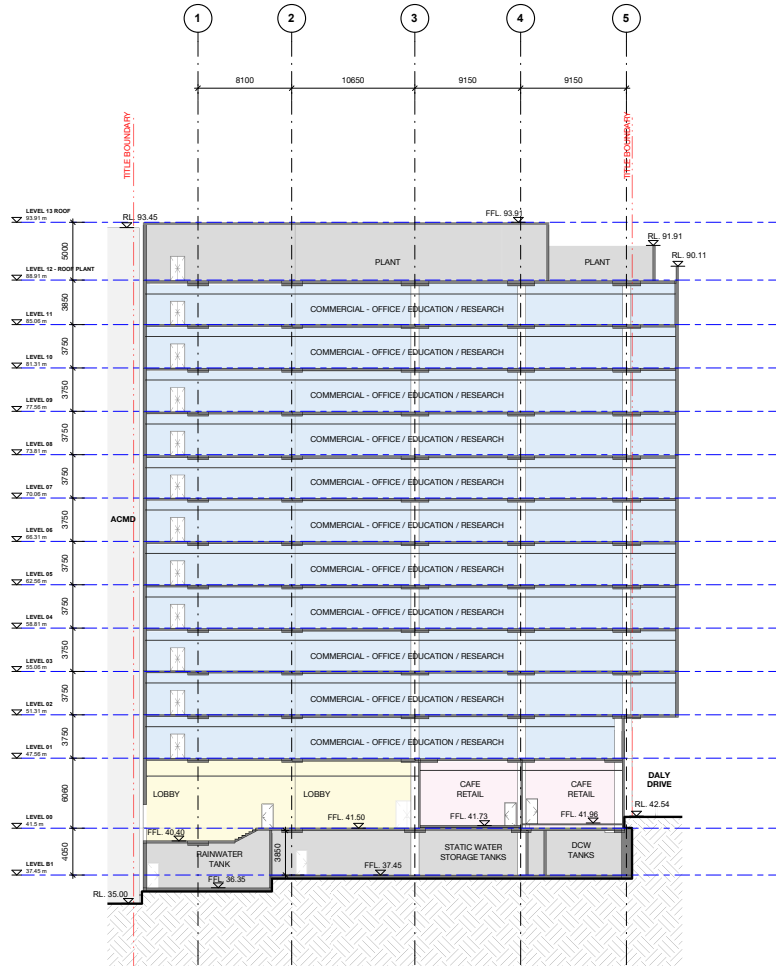
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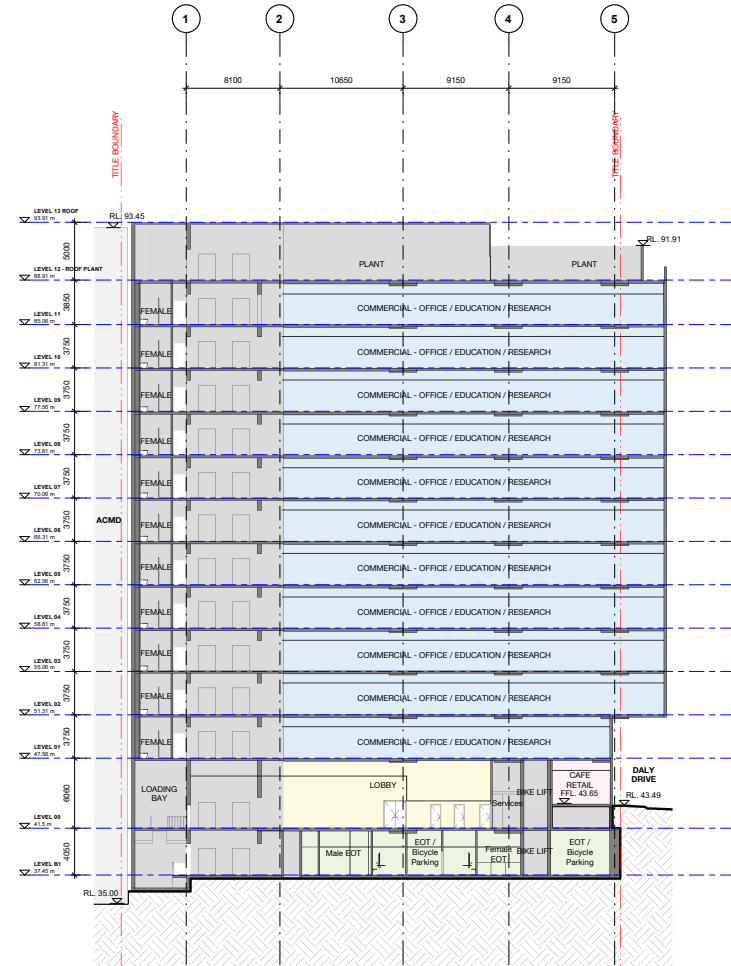
2 West Elevation 1:200

B:\31-35 Victoria Parade\31-35_VP\01_2022\04

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AA Section AA
1:200



BB Section BB
1:200

Rev	Date	Description	Initial	Checked
A	26/07/22	Issued for Town Planning	NM	CP

31 - 35
VICTORIA PARADE

Section
Section AA, Section BB



Status	Town Planning
Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Plot Date	15/09/2022 4:31:26 PM
BIM	
Drawing no.	Revision

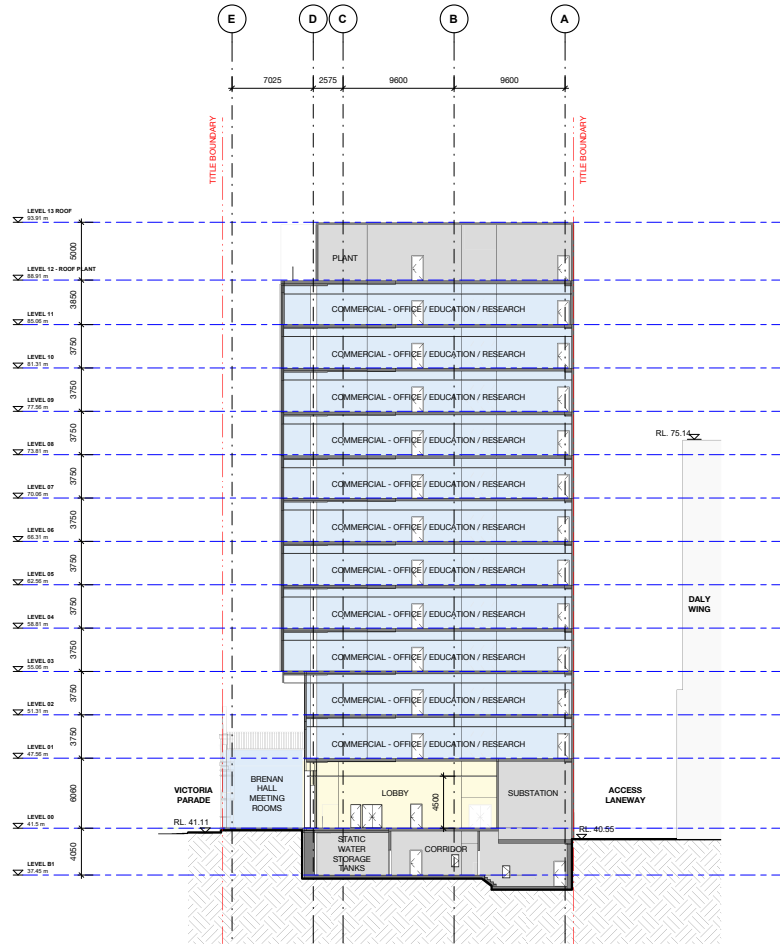
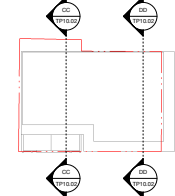
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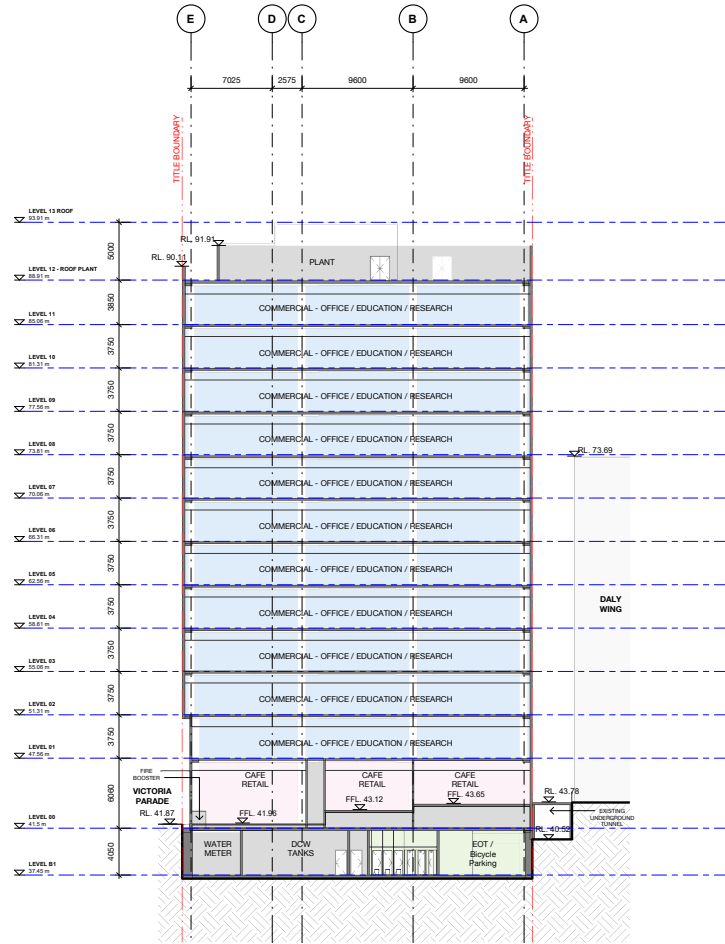
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CC Section CC 1:200



DD Section DD 1:200

Rev	Date	Description	Initial	Checked
A	26/07/22	Issued for Tender Preparation	NM	CP

31 - 35
VICTORIA PARADE

Section
Section CC, Section DD



Status	Town Planning
Scale	As indicated @ A1
Drawn	NM Checked CP
Project No.	M12579
Plot Date	15/09/2022 4:31:40 PM
BIM	

TP10.02
A

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- FS-04B** Hi-performance IGU & Aluminium window wall system with shadow box spandrel panels
- FS-05** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins
- FS-05B** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins with shadow box spandrel panels
- FS-06** Insulated Aluminium curtain wall units
- FS-07** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass
- FS-07B** Proprietary Hi-performance IGU & Aluminium curtain wall system with shadow box spandrel panels
- FS-08** Insulated metal louvres for air-intake & ventilation
- FS-09** Insulated metal chevron louvres to mechanical plant areas
- FS-10** In-situ concrete wall with formliners to achieve vertical striations/ patternation
- FS-11** Lightly blasted concrete finish
- FS-12** Cement coloured finish to heritage facade, paint scrape to identify & reinstate base colour
- FS-13** Brozne anodised aluminium clad canopies with low Iron infill laminated glass (40% frit)



1 Detail - Podium 1:50

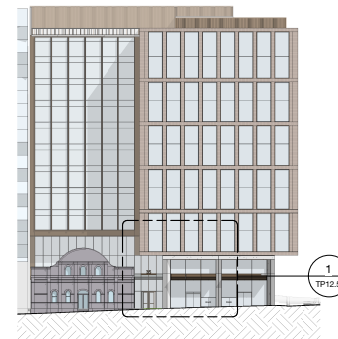
Rev	Date	Description	Initial	Checked	NM	CP
1	28.07.22	Final update	NM	CP		
2	28.07.22	Issue for Issue Tracking	NM	CP		

31 - 35 VICTORIA PARADE

Details
Facade - Podium



Status	Town Planning					
Scale	As indicated @ A1					
Drawn	NM	Checked	CP			
Project No.	M12579					
Plot Date	19990202 4:23:46 PM					
BIM						
Drawing no.	Revision					
TP12.50	B					
Melbourne	1 Nicholson Street Melbourne VIC 3000 Australia T 03 9554 6200 F 03 9554 6300 email mel@batesmart.com.au http://www.batesmart.com.au	Sydney	43 Brisbane Street Sunny Hills NSW 2010 Australia T 02 9354 9100 F 02 9354 9199 email syd@batesmart.com.au http://www.batesmart.com.au			
Bates Smart Pty Ltd ABN 70 004 989 400						



1 TP12.50

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
Do not scale drawings - refer to Squared dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

LEGEND

- FS-01** Hi-performance IGU curtain wall system with clear glass
- FS-01B** Hi-performance IGU curtain wall system with shadow box spandrel panels
- FS-02** Vertical masonry proprietary cladding system
- FS-03** Horizontal masonry proprietary cladding system
- FS-04** Hi-performance IGU & Aluminium window wall system with clear glass
- FS-04B** Hi-performance IGU & Aluminium window wall system with shadow box spandrel panels
- FS-05** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins
- FS-05B** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins with shadow box spandrel panels
- FS-06** Insulated Aluminium curtain wall units
- FS-07** Proprietary Hi-performance IGU & Aluminium curtain wall system with clear glass
- FS-07B** Proprietary Hi-performance IGU & Aluminium curtain wall system with shadow box spandrel panels
- FS-08** Insulated metal louvres for air-intake & ventilation
- FS-09** Insulated metal chevron louvres to mechanical plant areas
- FS-10** In-situ concrete wall with formliners to achieve vertical striations/ patternation
- FS-11** Lightly blasted concrete finish
- FS-12** Cement coloured finish to heritage facade, paint scrape to identify & reinstate base colour
- FS-13** Bronze anodised aluminium clad canopies with low Iron infill laminated glass (40% frit)

Rev	Date	Description	Initial	Checked
A	26/07/22	Issued for Town Planning	NM	CP

31 - 35 VICTORIA PARADE

Details
Facade - North



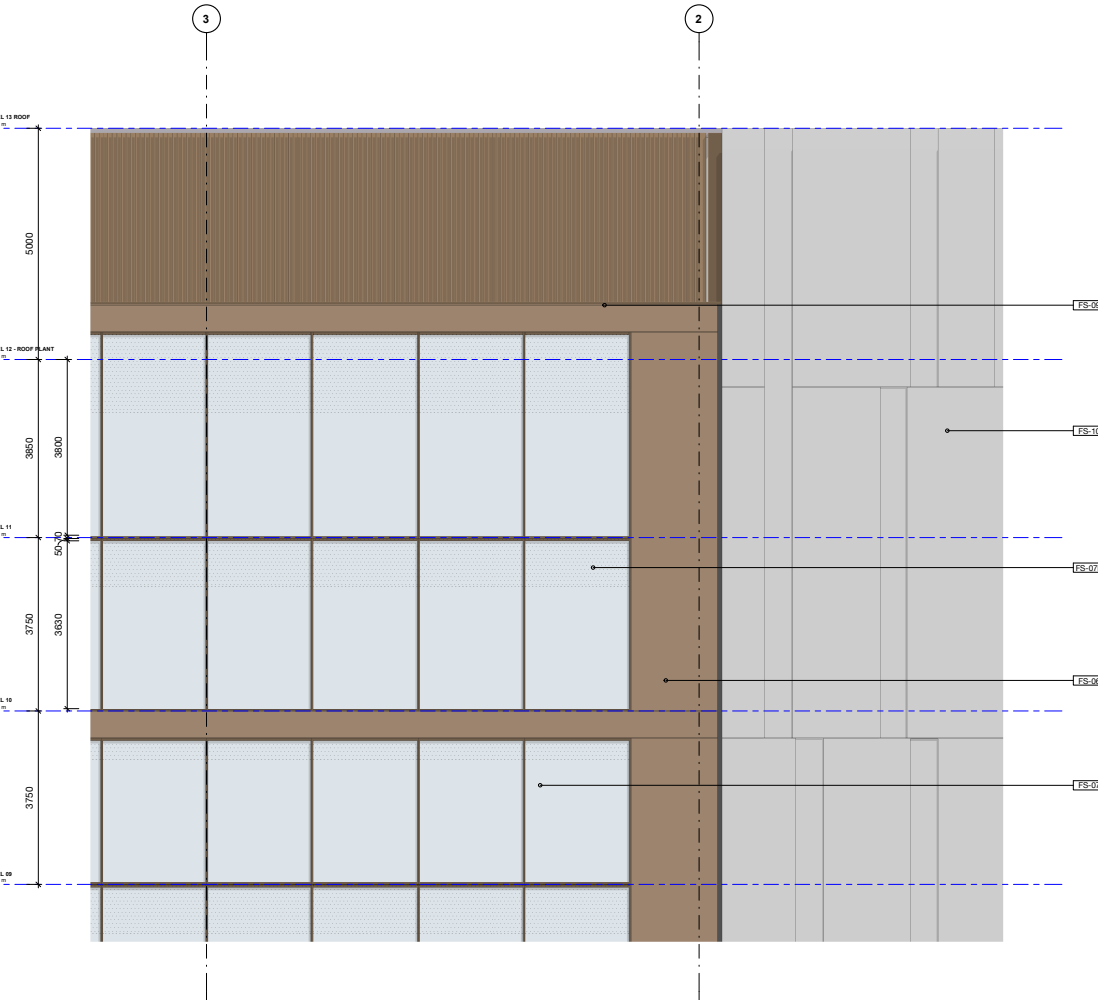
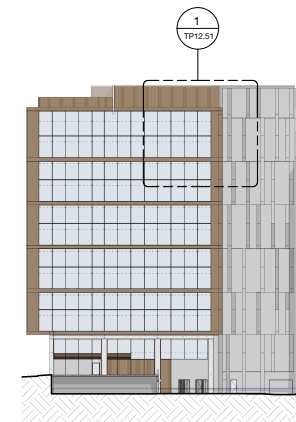
Status	Town Planning		
Scale	As indicated	@	A1
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	15/08/2022 9:52:00 PM		
BIM			

Drawing no.	Revision
TP12.51	A

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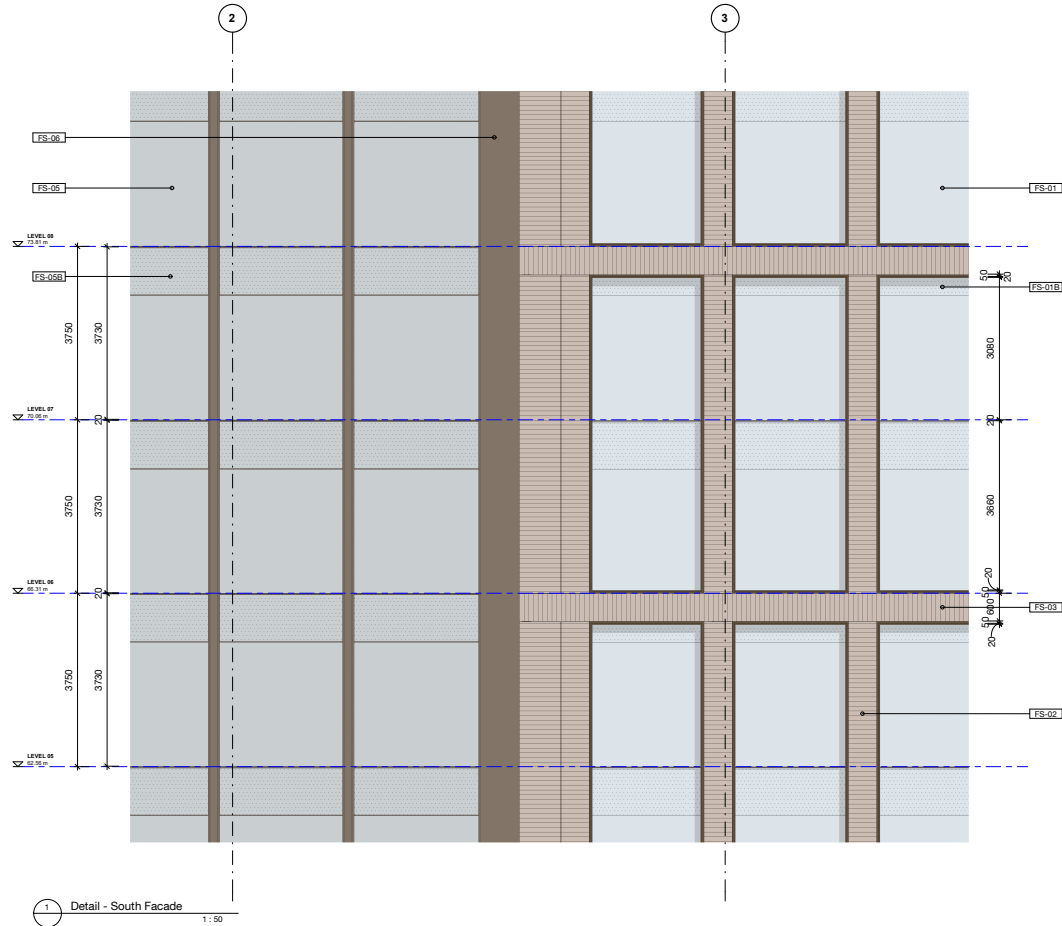
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1 Detail - North Facade
1:50

BIMBA001 (25/08/2022) (Impressions) (A1) (02/08/2022)

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fit-up, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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1 Detail - South Facade 1 : 50

LEGEND

- FS-01** Hi-performance IGU curtain wall system with clear glass
- FS-01B** Hi-performance IGU curtain wall system with shadow box spandrel panels
- FS-02** Vertical masonry proprietary cladding system
- FS-03** Horizontal masonry proprietary cladding system
- FS-04** Hi-performance IGU & Aluminium window wall system with clear glass
- FS-04B** Hi-performance IGU & Aluminium window wall system with shadow box spandrel panels
- FS-05** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins
- FS-05B** Insulated Aluminium curtain wall system with expressed 150mm deep vertical Aluminium fins with shadow box spandrel panels
- FS-06** Insulated Aluminium curtain wall units
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- FS-07B** Proprietary Hi-performance IGU & Aluminium curtain wall system with shadow box spandrel panels
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- FS-10** In-situ concrete wall with formliners to achieve vertical striations/ patternation
- FS-11** Lightly blasted concrete finish
- FS-12** Cement coloured finish to heritage facade, paint scrape to identify & reinstate base colour
- FS-13** Bronze anodised aluminium clad canopies with low Iron infill laminated glass (40% frit)

Rev	Date	Description	Initial	Checked
1	28.07.22	Final updates	NM	CP
2	28.07.22	Issues for Team Planning	NM	CP

31 - 35 VICTORIA PARADE

Details Facade - South

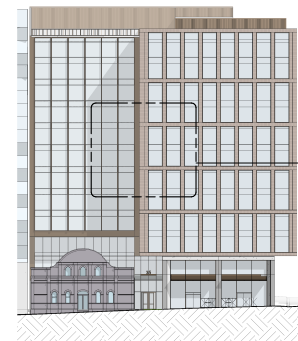


Status	Town Planning		
Scale	As indicated	@ A1	
Drawn	NM	Checked	CP
Project No.	M12579		
Plot Date	15/08/2022 9:48:51 AM		
BIM			
Drawing no.	Revision		
TP12.52	B		

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1 TP12.52

8.3 PPE22/0228 - Development Facilitation Program Referral - 31 - 35 Victoria Parade Fitzroy (also 41 Victoria Parade, Fitzroy) - St Vincent's Hospital site

Executive Summary

Purpose

This report provides Council with an assessment of a planning application to be considered by the Department of Environment, Land, Water and Planning (the 'DELWP') for a planning permit to develop No. 31 – 35 Victoria Parade, Fitzroy forming part of the St Vincent's Hospital Site. The approval is sought as a priority project under DELWP's Development Facilitation Program (DFP). This is because the project has been deemed shovel ready and the proposed uses comprises a priority sector, described by the DFP as 'medical technology'.

The application seeks approval for the construction of a twelve-storey building comprising office (including medical centre) research centre, education centre and retail premises.

The DELWP is seeking Council's comments in relation to this application.

Key Issues

The key issues for Council in considering the proposal relate to compliance with key policies within the Yarra Planning Scheme.

Financial Implications

None

Recommendation

Summary of recommendations

(see full officer recommendations at the end of this report).

1. That Council write to the Department of Environment, Land, Water and Planning making recommendations for conditions that can be included on any planning permit and outline its heritage concerns relating to impact on Brennan Hall.
2. That Council continue to advocate for the preparation of a Master Plan for the overall St Vincent's Hospital Site in accordance with Clause 21.08-7 (Neighbourhoods – Fitzroy) of the Yarra Planning Scheme.

8.3 PPE22/0228 - Development Facilitation Program Referral - 31 - 35 Victoria Parade Fitzroy (also 41 Victoria Parade, Fitzroy) - St Vincent's Hospital site

Reference D22/272180
Author John Theodosakis - Principal Planner
Authoriser Director Planning and Place Making

Background

Relevant Planning History

1. Planning permit No. PLN20/0567 was issued 16 November 2021 for the *Demolition of the Aikenhead building and partial demolition of the Daly Wing and Brenan Hall buildings at the St Vincent's Hospital complex to allow for the construction of a multi-level building (plus roof plant and basement) known as the Aikenhead Centre for Medical Discovery (ACMD) and use of the land for the purpose of a research and development centre, an education centre, and a food and drink premises (cafe) and a full reduction in the car parking requirement of the Yarra Planning Scheme.* The planning permit was issued at the direction of the Governor in Council. This occurred following the Minister for Planning's direction to the Victorian Civil and Administrative Tribunal to refer this to the Governor in Council for determination on 6 June 2021.
2. Planning Permit No. PLN20/0567 is relevant to Council's deliberation of the current application before DELWP as this permits the partial demolition of the Brenan Hall (also forming part of the subject site), and redevelopment of the western adjoining site as shown at Figure 1 below:



Figure 1 – Render of replacement building endorsed under Planning Permit PLN20/0567 at the Nicholson Street and Victoria Parade intersection, west of the Brenan Hall.

The Proposal

3. The application is for the clearance and excavation of the site courtyard of the former Druid's site to allow for the construction of a twelve storey building (plus roof plant and basement) and use of the land for the purpose of a research and development centre, office and education centre, with a food and drink premises (cafe) at the ground floor and a full reduction in the car parking requirement(s) of the Yarra Planning Scheme.

- The new built form will connect with the recently approved ACMD building at the Nicholson Street and Victoria Parade intersection (i.e. Planning permit PLN20/0567) and will appear as an extension to this building as shown at Figure 2 below:

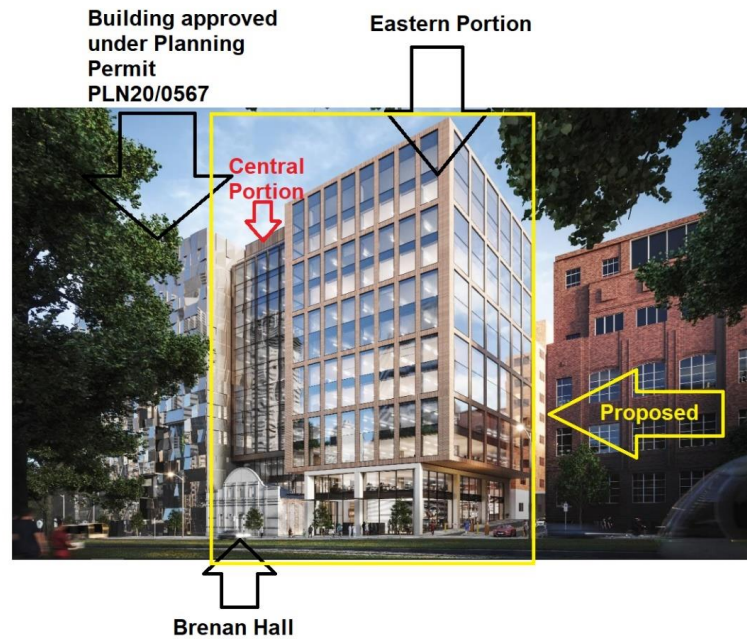


Figure 2 – Proposed Victoria Parade elevation / render showing the building at the approved building at the Nicholson Street and Victoria Parade intersection.

- Planning Permit No. PLN20/0567 requires a minimum 7m depth of the Brenan Hall to be retained as shown at Figure 3:

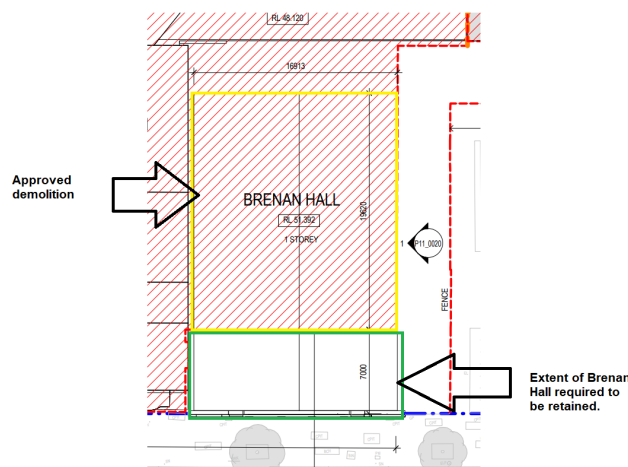


Figure 3 –Partial extent of demolition of the Brenan Hall approved under Planning Permit PLN20/0567.

- The new building is proposed in two main volumes (see Figure 1), with the western portion to be located behind the retained portion of the Brenan Hall building and the substantive building to be constructed to the corner of Victoria Parade and Daly Drive.
- As the proposal is to connect through to the currently under construction ACMD building, pedestrian connections are proposed from Victoria Parade and through the ACMD building.

8. Further details of the proposal are as follows:
- Demolition / clearance
9. The extent of demolition includes:
- (a) The clearance and excavation of the courtyard area and excavation of the land to the north and east of the retained portion of Brenan Hall; and
 - (b) The demolition of an additional section of building on the north, rear side of Brenan Hall to make way for a 'DDA lift'.
- Land use
10. The land uses sought as part of the proposal (no hours of operation specified) are (all approximates):
- (a) Food and drink premises (café) – total net floor area 383sq.m.
 - (b) Education centre – total net floor area 2000sq.m. with up to 132 students; and
 - (c) Office areas (including research and development and medical centre use no hospital beds) – total net floor area 10,368sq.m.
11. The above uses are expected to accommodate a total of 665 full-time-equivalent (FTE) staff.
12. More broadly, the proposed land uses are related a collaboration between St Vincent's Hospital, the Australian Catholic University and medical research institutes, albeit 6,400sqm of the proposed development is not associated with any specific 'end user' and only identified as office.

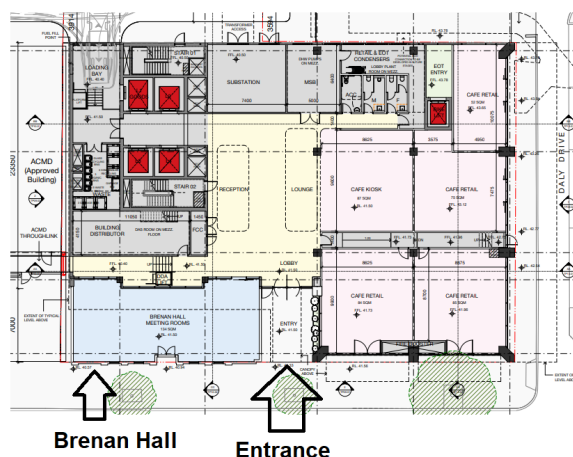


Figure 4 – Proposed Ground Floor Plan.

Buildings and Works

13. Restoration works to the Brenan Hall that will include stripping the acrylic paint coating, which will be undertaken in a manner that will not damage the substrate. The façade will then be restored to a colour scheme representative of the buildings 19th century appearance.



Figure 5 – Render showing the Brenan Hall with restoration works proposed

14. Construction of a 12-storey building plus an enclosed plant level above and a basement level below.
15. The building rises to a maximum height of approximately 52.4m measured at the south-east corner of the building.
16. The building extends from the northern part of the retained Brenan Hall and is offset 5.5m to the east to make way for the primary entrance to the building.
17. The building is rectilinear in form and is setback 7m from Victoria Parade for a length of 23m at Levels 1 and 2 before cantilevering 2m into this setback at Levels 3 -11 above the retained portion of Brennan Hall. The remaining portion of the building is proposed to be constructed to the boundary with Victoria Parade and cantilevered 3.98m over Daly Drive.
18. The building occupies a frontage of 46.25m to Victoria Parade (south) and 30.3m to Daly Drive .



Brenan Hall

Figure 6 - The Proposal – Architectural render as viewed from Victoria Parade looking north-east

Internal Layout

19. The overall building provides floor to floor heights of up to 6m at the ground floor, minimum 3.75m at the floors above, with service amenities on every floor level (inclusive of lifts and stairs), as detailed within the table below:

Level	Layout – key components
Basement	<ul style="list-style-type: none"> • 54 Bicycle spaces and associated amenities (showers, toilets and lockers); • Building services and equipment including rainwater tank and plant rooms.
Ground Floor	<ul style="list-style-type: none"> • Pedestrian entrance to Victoria Parade, with a lobby , reception and lounge; • Five tenancies designated as food and drink premises (café) orientated to both Victoria Parade and Daly Drive; • Use of the Brenan Hall as a meeting room; • Back of house areas including services (such as substation, meters and fire services room), waste storage and loading bay occupy the northern west corner of the building, accessible from the north-abutting private road.
Level 1	<ul style="list-style-type: none"> • 844sq.m. NLA
Level 2	<ul style="list-style-type: none"> • 1026sq.m. NLA
Levels 3 -11	<ul style="list-style-type: none"> • 1063sq.m. NLA
Level 12 (roof plant)	<ul style="list-style-type: none"> • Plant and services (plant room).

20. Minimal information has been provided on the submitted floor plans with regard of the use of individual spaces within the broader land uses. However, it has been indicated that St Vincent's hospital are intending to occupy approximately 50% of the building and will use approximately 3,000 square metres of this space for office, consultancy suites and research and education. The proposal will enable them to bring their staff and functions back to the main campus as the hospital has several commercial leases off campus. St Vincent's has sought to approach the uses with as much flexibility as possible in the tenant ecology and mix of uses within the building and have nominated the floor areas above the ground floor for *office / education centre / research*.

External materials, finishes and landscaping

21. The building utilizes a range of materials to produce a grid pattern across all facades. The Victoria Parade façade provides thinner grid elements to the "western" portion behind the Brenan Hall (through the use of an aluminium façade system) and a thicker, more robust façade grid to the eastern portion (through the use of a masonry façade system with expressed 'brick-like' elements). The eastern portion will also have a two-storey podium with height and proportions visually related to the proportions of the Brenan Hall façade and clear glass throughout.

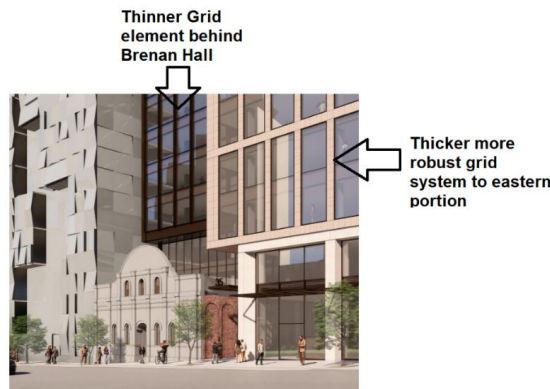


Figure 7 - The Proposal – Architectural render as viewed from Victoria Parade looking north-west identifying difference in grid systems

- 22. The eastern elevation will continue the robust grid pattern where facing Daly Drive.
- 23. The street wall podium is sought to be finished in a lightly blasted concrete with the ground plane articulated with bronze aluminium framed windows and bronzed anodised aluminium clad canopies to Victoria Parade (see Figure 7). The development will have muted tones with grey and bronze elements as per Figure 8.

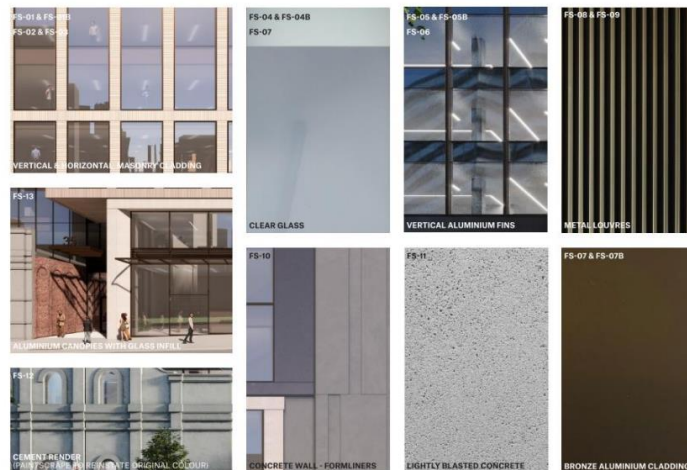


Figure 8 - Proposed façade systems and palette of materials and colours

Car parking, bicycle parking, loading bays and associated access

- 24. No on-site car parking is provided.
- 25. Up to 54 bicycles spaces in the basement with associated EOT facilities.
- 26. Primary access to the bicycle spaces is via the north-adjointing private road via an EOT entrance and bicycle lift.
- 27. A loading bay is provided at the ground level in the north-west corner of the building, accessed from the north-adjointing private road.

Environmental Sustainable Design (ESD) initiatives

- 28. A Sustainable Management Plan prepared by Norman Disney Young dated 5 September 2022 accompanies the application and details various ESD features and performance measures, such as:

- (a) 5 Star Green Star certification;
- (b) 5.5 Star NABERS Energy rating;
- (c) Good daylight levels to office areas;
- (d) A 20% improvement on NCC minimum energy efficiency requirements;
- (e) A net-zero carbon operation with no gas proposed and 100% renewable electricity procured;
- (f) High efficiency electric heating/cooling plant with heat recovery;
- (g) Energy efficient lighting;
- (h) Water efficient fixtures and fittings; and
- (i) Separate waste streams for comingled recycling, glass, green waste, garbage, toner/printers/hard waste and electronic waste.

Existing Conditions

Subject Site

29. The subject site is located to the north of Victoria Parade, approximately 50m from the Victoria Parade and Nicholson Street, intersection in Fitzroy. The subject site is defined by land associated with the Brenan Hall (now partially demolished in accordance with Planning Permit PLN20/0567) and a courtyard that was occupied by the former Druid's Building. The site has a frontage to Victoria Parade of 46.2m, a depth of 30m and an overall site area of approximately 1,383sq.m. The land has a gentle downward slope to the west and south.



Figure 9 – Subject Site (extracted from permit applicant's Town Planning report at p.4)

30. Formally, the land directly affected by the proposal is identified as Lot 1 on Title Plan TP 681051S associated with Volume No. 11144 and Folio No. 450.

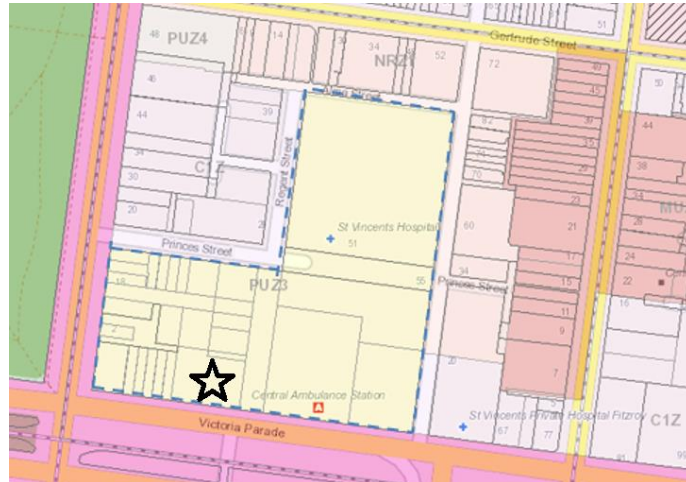


Figure 10 – St Vincent's Public Hospital Complex core buildings (dashed blue line) within PUZ3 (extracted from VicPlan)

- 31. The St. Vincent's Public Hospital Complex comprises an assortment of buildings of various scales and dates of construction and associated open areas. Figures 10 and 11, above and below, respectively, show the complex and the general location of the site within this context. The landscaped courtyard fronting Victoria Parade that was the former Druid's building site (previously demolished), located east of the Brennan Hall and descriptions of these are provided within the following paragraphs.



Figure 11 – Photo showing Brennan Hall and courtyard looking north from the southern side of Victoria Parade (extracted from permit applicant's Town Planning report at p.4 but modified to include notations)

Brennan Hall



Figure 12 – Brennan Hall viewed from Victoria Parade (Source: Planning Officer photo, May 2021).

32. The Brennan Hall was constructed circa 1890-1910. It is constructed to Victoria Parade for a length of approximately 17m. At the time of the photo taken at Figure 12, the building had a depth of approximately 27m (including parts of the building which appeared to be later additions). At present, the building has been partially demolished to make way for the development approved under planning permit PLN20/0567 that also includes the full demolition of the Aikenhead building to the west. Figure 13 below identifies the extent of demolition approved under planning permit PLN20/0567 to make way for the render shown at Figure 14 which identifies the building approved to replace the Aikenhead building at the corner of Nicholson Street and Victoria Parade (to the immediate west of the Brennan Hall).

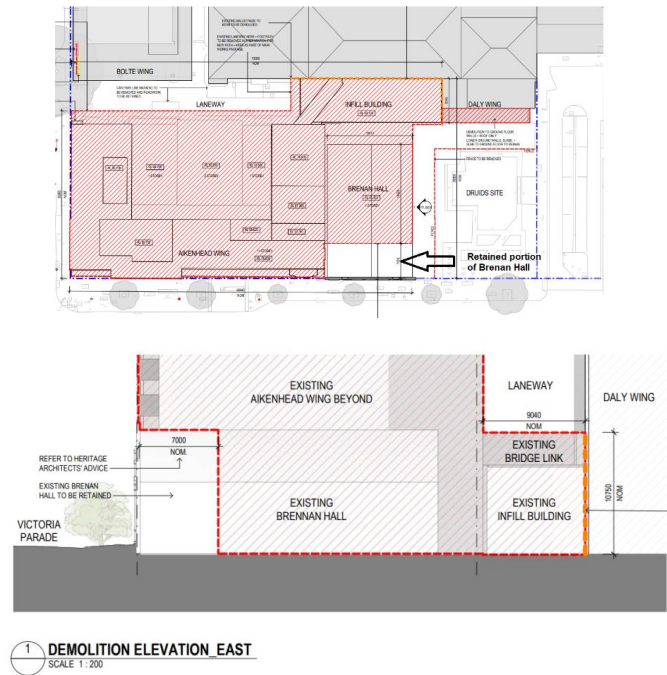


Figure 13 – Site plan and east elevation showing the demolition of the Aikenhead building and partial extent of demolition of the Brennan Hall approved under Planning Permit PLN20/0567.

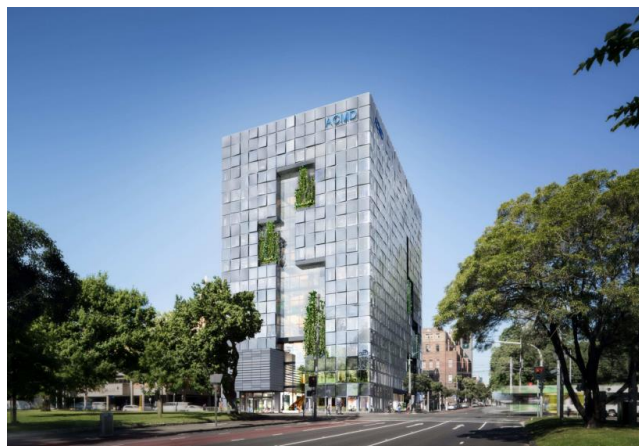


Figure 14 – Render of replacement building endorsed under Planning Permit PLN20/0567 at the Nicholson Street and Victoria Parade intersection, west of the Brennan Hall.

33. The "Druid's site" courtyard forms part of the subject site and this is located to the immediate east of the Brennan Hall. This site was formerly the Druid's building which was removed and landscaped under planning permit PLN12/1105. The former Druid's building on the site was graded as "contributory" to the South Fitzroy Heritage Precinct. Other buildings that form part of the cluster of buildings associated with the St Vincent's Hospital Site are:
- (a) The Healy Building - east of the Druid's site courtyard and separated by a private road. A prominent, five-storey face brick building which includes part of the original St Vincent's wing (circa 1905) and other portions constructed circa 1928-1934. It is graded as "individually significant" to the South Fitzroy Heritage Precinct (listed in Council's Heritage Database as 41 Victoria Parade);
 - (b) The Medical Centre – east of the Healy Building, on the south-west corner of Victoria Parade and Fitzroy Street. A seven storey concrete building, constructed circa 1970-1980, which is graded as "not contributory" to the South Fitzroy Heritage Precinct (listed in Council's Heritage Database as 55 Victoria Parade);
 - (c) The Bolte Wing building– a three storey, part concrete and part masonry building constructed circa 1990-2000 which extends northward to Princes Street. The building has undercroft car parking along the northern private road abuttal and has a projecting concrete canopy extending over part of Nicholson Street. The building is graded as "not contributory" to the South Fitzroy Heritage Precinct (listed in Council's Heritage Database as 2-10 Princes Street); and
 - (d) The Main Hospital Building (also commonly referred to as the "in-patient services building"). Located on the northerly extent of the public use zoned land and bounded by Alma Street to the north, Regent Street to the west, Fitzroy Street to the east and adjoining the open central courtyard / parking area of the hospital complex to the south. The building is 11 storeys high, with a two storey podium and the remaining levels setback from the streets. The building is predominated constructed of render, metal cladding and glass and was constructed circa 1970-1980. The building is also referred to as 51-77 Fitzroy Street. No heritage grading is assigned to the building (unlisted in Council's Heritage Database). The building contains the hospital's emergency department and includes several storeys of car parking.

World Heritage Environs Area (WHEA)

34. The subject site is located within the WHEA buffer zone (related to the Royal Exhibition Building (REB) and Carlton Gardens (CG) located opposite to the west) as set out in the World Heritage Environs Area Strategy Plan (see Figure 9) with Nicholson Street (to the west) and part of Victoria Parade (to the south) within the designated area of lesser sensitivity (cyan-green). This is currently under review and the designated area of lesser sensitivity may in the future, be removed.

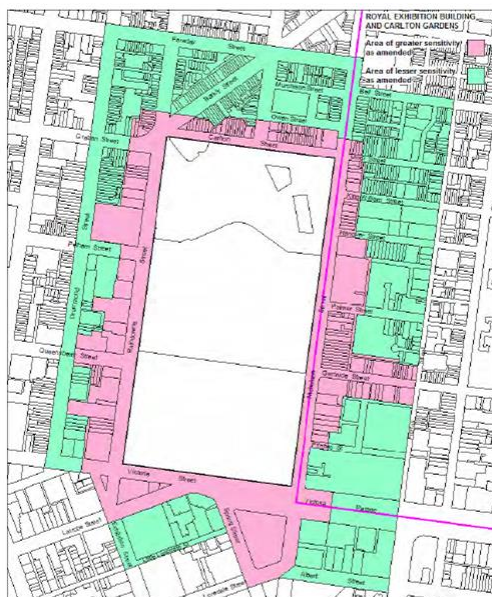


Figure 15 – Map 3 of the World Heritage Environs Area Strategy.

- 35. Council’s property and ratings database generally recognises all properties associated with St Vincent’s Public Hospital under the single address of No. 41 Victoria Parade, Fitzroy. However, historically (and still commonly) the Brennan Hall has been identified as No. 31 Victoria Parade, and the Daly Wing as No. 35 Victoria Parade. Various other buildings associated with the complex have been historically addressed to the relevant street frontages and are also commonly identified in this way. It is highlighted that all adjoining lot to the subject areas proposed to be developed, are in common ownership.

Surrounding Land

- 36. The subject site is located at the south-west border of the City of Yarra municipality, with land to the west (across Nicholson Street) and to the south (across Victoria Parade) located within the City of Melbourne. The subject site is located approximately 160m from the Melbourne CBD (to the south-west) with a similar distance to the Parliamentary Precinct. It is also located within the WHEA buffer zone as indicated earlier, within an area identified as a medical and education precinct with Victoria Parade and the surrounding areas to the north and south (Fitzroy and East Melbourne) hosting several hospitals and associated health and medical facilities.
- 37. The surrounding area includes the St Vincent’s Private Hospital (described below), the St Vincent’s Research Unit, the ACU, Eye and Ear Hospital, Epworth/Freemasons as well as numerous consulting and specialist medical services located in buildings along Victoria Parade as well as Albert Street to the south. The Australian Catholic University campus Fitzroy is a large tertiary education campus located further east along Victoria Parade (approximately 210m east of the larger Public Hospital site). The wider area has a patchwork of planning zones (see Figure 16).

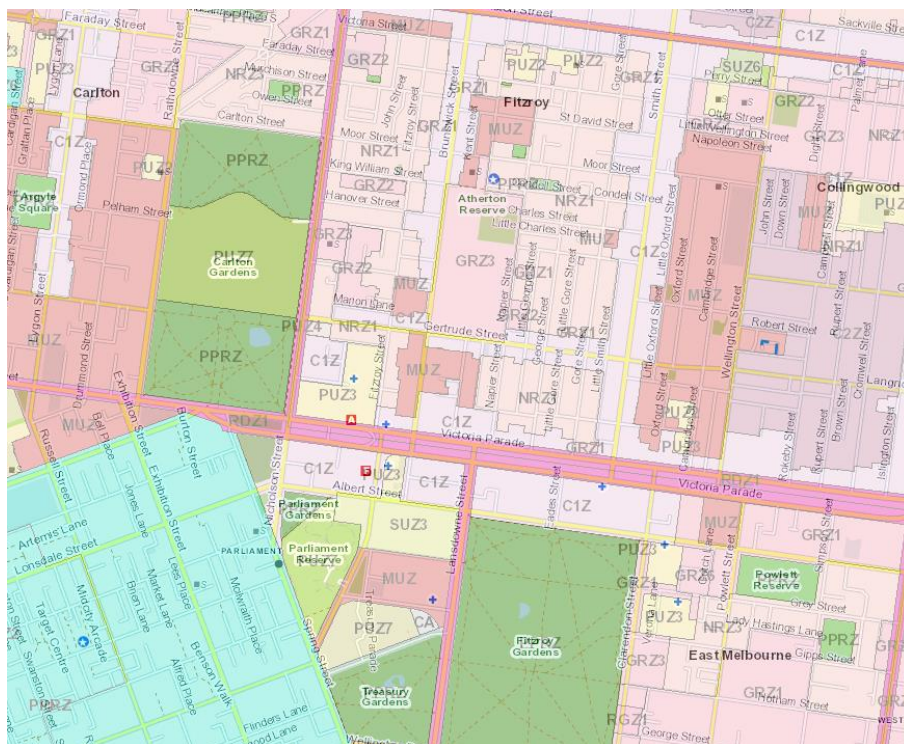


Figure 16 – Subject Site and surrounding land.

- 38. The site has excellent access to pedestrian and bicycle infrastructure (i.e. on-road bicycle lanes) including a shared (bicycle/pedestrian) path located on the west side of Nicholson Street and on-road bicycle lanes in the wider area including Brunswick Street and Gisborne Street (East Melbourne).
- 39. In more detail, the following provides a description of the surrounding broader area (the description excludes buildings within the St Vincent’s Public Hospital Complex which were already described in the “Subject Site” section).

North (fronting Nicholson Street)

- 40. To the north of the subject site, fronting Nicholson Street, are properties within the Commercial 1 Zone, some of which are also associated with St Vincent’s Hospital. Built form along the eastern side of Nicholson Street, up to Gertrude Street, are typically between two and three storeys and predominantly of masonry construction. Buildings derive from a range of architectural periods and include several grand Victorian-era terrace buildings graded as “individually significant” to the South Fitzroy Heritage Precinct with one of these - Osborne House (located at No. 40-44 Nicholson Street) also listed on the Victorian Heritage Register. On the southern corner of Gertrude Street and Nicholson Street is the Victorian-era former Cable Tram Engine House, which is also listed on the Victorian Heritage Register (located within the Public Use Zone 4 – Transport).
- 41. Continuing further north (beyond Gertrude Street) is land zoned residential and predominantly developed with relatively intact “individually significant” graded (and some heritage listed) two to three-storey, Victorian-era terrace residential buildings. It also includes significant institutional buildings such as the Convent of Mercy Complex (listed on the Victorian Heritage Register) which is now occupied by the Academy of Mary Immaculate secondary college. Royal Terrace (No. 50 – 68 Nicholson Street), located on the northern corner of Gertrude Street and Nicholson Street, is also a double-storey Victorian-era terrace building listed on the Victorian Heritage Register.

42. The wider area to the north and north-east contains the Gertrude Street neighbourhood Activity Centre (NAC), which extends eastward to meet the Brunswick Street Major Activity Centre (MAC) located approximately 300m east of Nicholson Street. These activity centres offer a broad range of retail, food and drink, dining, pubs and bars and services. The built form character is generally Victorian shop fronts, one to three levels, with some taller examples as well as public housing towers up to 21 storeys.

North (Gertrude Street through to Brunswick Street)

43. Properties along the northern side of Gertrude Street between Nicholson Street and Brunswick Street are generally zoned Commercial 1 Zone whereas properties on the opposite (southern) side of this section of Gertrude Street are zoned residential. With this in mind, the northern side of Gertrude Street has a greater proportion of commercial properties whereas the southern side is largely dominated by residential and medical related land uses.
44. Properties along the northern side of Gertrude Street (and land within approximately 7m of the Marion Lane) between Nicholson Street and Fitzroy Street and the land occupied by Royal Terrace (No. 50-68 Nicholson Street) are also affected by the Design & Development Overlay (Schedule 8) (DDO8) which sets built form controls designed to protect the World Heritage values of, and views to, the REB and CG by reinforcing the low-rise built form character of the area.

East (north side Victoria Parade)

45. To the east of the public hospital buildings along Victoria Parade (on the south-east corner of Fitzroy Street and Victoria Parade) is St Vincent's Private Hospital (No. 59-61 Victoria Parade) constructed in 1972 which is graded as "individually significant" to the South Fitzroy Precinct Heritage Overlay. A planning permit (PLN16/0925) was issued in 2017 for an extension to the private hospital which extends to the east of the existing building and rises to 11 storeys. This permit affects land at No's. 59-77 Victoria Parade, 5-7 Brunswick Street and 20-32 Fitzroy Street. The building approved under planning permit No. PLN16/0925 measures up to 47.3m in height above the natural ground level, whilst the extension to the associated rear car park will produce a building height of 33.2m on the west side, 32.2m on the east side and a maximum building height of up to 35.4m to the lift core as measured above the natural ground level.
46. Early works in the form of excavations and partial demolition have commenced on this site.



Figure 17 – Endorsed Victoria Parade render of the extension to the existing St Vincent's Private Hospital building approved under Planning Permit PLN16/0925.

- 47. Further to the east, extending from the eastern corner of Brunswick Street and Victoria Parade are buildings associated with the wider complex of the Australian Catholic University (ACU) as well as a car park building associated with St Vincent's Hospital (No. 93-99 Victoria Parade). The ACU Complex is subject to a Development Plan Overlay and is undergoing a process of significant re-development that includes a 14 storey building (facing Victoria Parade corner with Napier Street).
- 48. Planning permit PLN19/0238 for a 12 storey building at No. 81 – 89 Victoria Parade and No. 8 – 14 Brunswick Street (north-east corner of the Brunswick Street and Victoria Parade intersection) was issued in accordance with the order of the Victorian Civil and Administrative Tribunal on 20 October 2021 (See Figure 18).



Figure 18 – Perspective of proposed development at No. 81 – 89 Victoria Parade and 8 – 14 Brunswick Street, Fitzroy - decision plans – PLN19/0238

- 49. Also of note, planning permit No. PLN16/0926 was issued on 11 August 2017 for *use and development of the land for part demolition, alterations and a three storey addition to the existing car park* at 93-99 Victorian Parade Fitzroy (see Figure 19). The development has not commenced and the permit has been extended three times, with the most recent extension allowing for development to commence no later than 11 August 2022. Whilst works are yet to commence, the permit holder still has the ability to extend the life of this planning permit.



Figure 19 - Endorsed Victoria Parade render of approved development under planning permit No. PLN16/0926.

South (southern side Victoria Parade)

50. To the south of the subject site is Victoria Parade. It is an approximately 67m wide boulevard, a designated arterial road and within the Road Zone Category 1. In each direction, the road carries three lanes of traffic plus a dedicated bus lane. Through the centre are east-west tram lines servicing routes and a treed median strip is located to the north and south of the central tram line. The treed median is included in a site specific Heritage Overlay (HO188) within the City of Yarra and graded as individually significant. Parallel parking extends along part of the frontage of the St Vincent's Public Hospital buildings along Victoria Parade.
51. On the southern side of Victoria Parade is land within the City of Melbourne zoned Commercial 1 (East Melbourne). Directly opposite the subject site, on the south-east corner of Victoria Parade and Nicholson Street (No. 8 Nicholson Street) is a building of 18 storeys in with a lower 5-storey podium forming the street wall to the Victoria Parade and Nicholson Street frontages. To the east of this is a four storey red brick building with ornate turrets constructed in 1900 and listed on the Victorian Heritage Register. To the east again is the Victoria Parade Surgery Centre (a private hospital) located within a modern concrete 7 storey building. To the east again, on the corner of Victoria Parade and Gisborne Street is a grand Victorian-era building (Metropolitan Fire Brigades Board Head Station) which houses the Fire Services Museum. The building is also on the Victorian Heritage Register.
52. Further east along the southern side of Victoria Parade are buildings of varying scale and from a range of architectural periods, including Victorian-era terrace buildings and modern multi-storey buildings. A range of land uses are evident including commercial and residential as well as medical related services and facilities.

West

53. To the west of the St Vincent's Hospital site is Nicholson Street. It is an approximately 30m wide boulevard, a designated arterial road and within the Road Zone Category 1. In each direction, the road carries two lanes of traffic and there are central tram lines servicing several linking tram routes to the northern suburbs. On the opposite side of Nicholson Street, are the Carlton Gardens, which host the Royal Exhibition Building (located approximately centrally on the north-south axis of the park) and the Melbourne Museum (to the north of the Royal Exhibition Centre).

54. Further to the west of the Carlton Gardens, on the opposite side of Rathdowne Street are a mixture of commercial and residential buildings from a range of architectural periods (from Victorian era to contemporary) as well as prominent heritage buildings on the Victorian Heritage Register such as the Carlton Gardens Primary School (constructed in 1884) and the Sacred Heart Catholic Church. Buildings on this side of Rathdowne Street, opposite the gardens are predominantly low to mid-rise (between two to five storeys) with the exception of a contemporary mixed use building on the southern corner of Rathdowne and Queensberry Streets which rises to approximately 17 storeys.

Planning Scheme Provisions

Zones

Public Use Zone – Schedule 3

55. The subject site (portion within private land) is zoned Public Use Zone 3 (PUZ3).
56. The purpose of the zone is:
- (a) *To implement the Municipal Planning Strategy and the Planning Policy Framework;*
 - (b) *To recognise public land use for public utility and community services and facilities; and*
 - (c) *To provide for associated uses that are consistent with the intent of the public land reservation or purpose.*
57. Pursuant to Clause 36.01-1 (table of uses):
- (a) The following does not require a planning permit:
 - (i) *A use for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map. The use must be carried out by or on behalf of the public land manager.*
58. The table at Clause 36.01-6 of the Scheme identifies that for land in PUZ3, a use relating to "Health and Community" does not require a planning permit. Although the use of the upper levels of the building is considered to meet the first condition, as the land is privately owned and there is no public land manager it cannot meet the second. Nonetheless, the land has existing use rights for a hospital pursuant to Clause 63.11 of the Yarra Planning Scheme, having been used and occupied continuously for a period of well over 15 years having formed part of the broader St Vincent's Hospital campus.
59. A planning permit is required for any use(s) not listed in section 1 of the table, therefore the following land uses require a planning permit:
- (a) Office;
 - (b) Education centre;
 - (c) Food and drink premises (café); and
 - (d) Research and development centre.

Road Zone Category 1

60. The subject site includes parts over Nicholson Street and Victoria Parade, zoned Road Zone (Category 1) (RDZ1). The purpose of the zone is:
- (a) *To implement the Municipal Planning Strategy and the Planning Policy Framework. To identify significant existing roads; and*
 - (b) *To identify land which has been acquired for a significant proposed road.*
61. Pursuant to Clause 36.04-2 of the Scheme, a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of the table of uses at Clause 36.04-1 of the Scheme. The proposed buildings and works over Victoria Parade (canopy structures) require a planning permit under this zone.

Overlays

Heritage Overlay

62. The subject site is affected by the Heritage Overlay (Schedule 334 – South Fitzroy Precinct & Schedule 361 – World Heritage Environs Area Precinct). See Figure 20 for extent of overlays. Pursuant to Clause 43.01-1 a planning permit is required to:

- (a) *Demolish or remove a building; and*
- (b) *Construct a building or construct or carry out works.*

63. The incorporated document *City of Yarra Database of Heritage Significant Areas July 2020* has graded the Brenan Hall as ‘Contributory’.

Design & Development Overlay

64. The subject site is affected by the Design & Development Overlay (Schedule 2 – Main Roads and Boulevards – DDO2). The overlay applies to the southern 30m of the St Vincent’s Hospital campus that includes the subject site (see Figure 21). The following provisions apply:

- (a) A planning permit is required pursuant to Clause 43.02-2 of the Scheme for the construction of buildings and works; and
- (b) The Schedule to the overlay outlines the following design objectives:
 - (i) *To recognise the importance of main roads to the image of the City;*
 - (ii) *To retain existing streetscapes and places of cultural heritage significance and encourage retention of historic buildings and features which contribute to their identity;*
 - (iii) *To reinforce and enhance the distinctive heritage qualities of main roads and boulevards;*
 - (iv) *To recognise and reinforce the pattern of development and the character of the street, including traditional lot width, in building design;*
 - (v) *To encourage high quality contemporary architecture;*
 - (vi) *To encourage urban design that provides for a high level of community safety and comfort;*
 - (vii) *To limit visual clutter; and*
 - (viii) *To maintain and where needed, create, a high level of amenity to adjacent residential uses through the design, height and form of proposed development.*

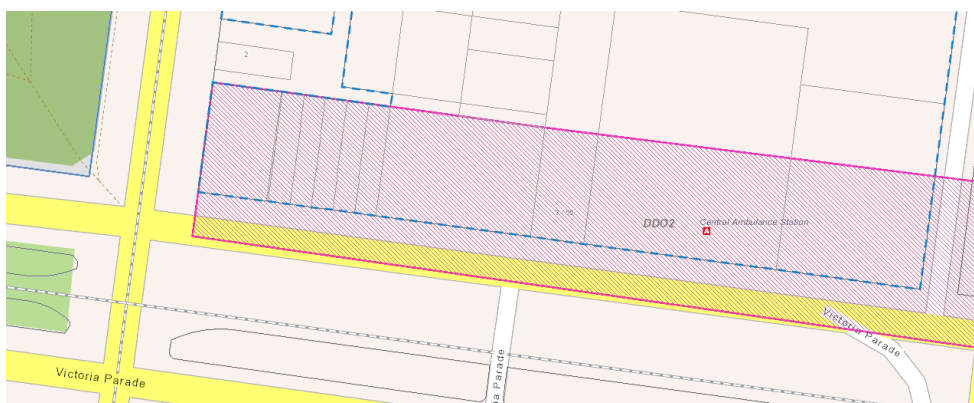


Figure 20 – Extent of DDO2 in relation to the subject site title boundaries.

Development Contributions Overlay

- 65. The subject site is affected by the Development Contributions Plan Overlay (DCPO) – Schedule 1.
- 66. Pursuant to Clause 45.06-1 of the Scheme a permit granted in the DCPO must:
 - (i) *Be consistent with the provisions of the relevant development contributions plan; and*
 - (ii) *Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay*
- 67. Schedule 1 to the DCPO does not include any exemptions for the proposal and therefore the requirements of the DCPO1 are applicable and the relevant contribution must be paid if a permit were to issue.

Relevant Planning Scheme Amendments

Amendment C269

- 68. Amendment C269 proposes to update the local policies in the Yarra Planning Scheme (the Scheme) by replacing the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22 with a Municipal Strategic Strategy and Local Policies within the Planning Policy Framework (PPF), consistent with the structure recently introduced by the State Government.
- 69. Amendment C269 was on public exhibition between 20 August 2020 and 4 December 2020 and proceeded to a panel hearing in October 2021.
- 70. The Panel report was released on 18 January 2022. Council resolved on 19 April 2022 that having considered the Panel report, to submit the adopted Amendment to the Minister for Planning for approval in accordance with section 31(1) of the Act. As such, Amendment C269 is a seriously entertained planning policy and relevant to the consideration of this application.
- 71. The new clauses are largely reflected in current planning policy, which is generally not contradictory to the proposed re-write of Clauses 21 and 22. However, as this amendment is now a 'seriously entertained' planning proposal, a summary and brief assessment of the relevant policies to the proposal is provided in the table below. This assessment confirms that the proposal is consistent with the new policies.

Proposed C269 Local Policy reference	Brief Assessment
Clause 02.01-8 – Economic Development	The St Vincent's Public and Private Hospitals are identified as major sources of employment, with the education sector in these precincts also growing. The development is therefore consistent with this theme of evolution.
02.03-3 – Environmental Risks and Amenity (Climate Change)	<p>Lead on environmental sustainability and seek to manage the long-term effects of climate change:</p> <p>Create a built environment that mitigates and adapts to climate change by:</p> <ul style="list-style-type: none"> • <i>Directing growth to activity centres, major employment precincts, and employment land that is close to public transport;</i> • <i>Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport; and</i> • <i>Supporting environmentally sustainable development.</i> <p>The proposed development will appropriately locate a multi-storey development on the St Vincent's Hospital campus.</p>

Clause 02.04 – Strategic Framework Plan	The Site is formally identified as being located within a Health and Education Precinct.
Clause 13.07-1L – Interfaces and Amenity	The policy aspirations of this clause is addressed under the off-site amenity and on-site amenity within the Assessment section of this report.
Clause 15.01-1L – Urban Design	Built form and design is discussed extensively in the officer assessment.
Clause 15.01-2L – Building Design	Built form and design is discussed extensively in the officer assessment.
Clause 15.02-1L – Environmentally Sustainable Development	ESD is discussed in the officer assessment.
Clause 17.01-1L – Employment	The proposal features cafes, medical, education and research and office spaces that will support employment opportunities within this area.
Clause 18.02-1L – Sustainable Transport	The provision of bicycles and associated facilities and the full reduction in the car parking requirements of the Yarra Planning Scheme will ensure that this policy is met.
Clause 18.02-4L – Car Parking	The proposal seeks a reduction of the car parking requirements to reduce reliance on private vehicle usage.
Clause 19.03-2L – Infrastructure Contributions	Recommendations for changes combined with a suite of conditions will assist the delivery of upgrades across the Victoria Parade interface.
Clause 19.03-3L – WSUD	Implementation is required by condition.
Clause 19.03-5L – Waste	Waste management is discussed in the assessment section below and addressed via a Waste Management Plan that will be implemented by condition.

Particular Provisions

Clause 52.06- Car parking

72. Pursuant to Clause 52.06-2 of the Scheme, before a new use commences, the required car parking spaces must be provided on the land. Where a use is not specified in the table, an adequate number of car spaces must be provided to the satisfaction of the responsible authority.
73. Given the location of the site in the Principal Public Transport Network Area, the Column B rates apply. The table below identifies the car parking requirement under Clause 52.06-5, of the Scheme, the provision on site, and the subsequent reduction below the statutory requirement:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office (including medical centre use)	10,368sq.m.	3.0 spaces per 100 m ² of net floor area	311	0
Food and Drink	383sq.m.	3.5 spaces per 100 m ² of leasable floor area	13	0
Education Centre	132 students	0.3 spaces to each student that is part of the maximum number of students on the site at any time	39	0
Total			363 spaces	0 spaces

74. Pursuant to Clause 52.06-3 of the Scheme, a planning permit is required to reduce the number of car spaces required under Clause 52.06-5 of the Scheme.

Clause 52.34 - Bicycle facilities

75. Pursuant to Clause 52.34-1 of the Scheme, a new use must not commence until the required bicycle facilities and associated signage are provided on the land. The following table identifies the bicycle facilities required under Clause 52.34-5 of the Scheme, the provision on site, and the subsequent variation from the statutory requirement:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (including education centre space and medical centre)	11,437 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	38 employee spaces	54 spaces total
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	12 visitor spaces.	
Retail premises (other than specified in this table)	383 sqm	1 employee space to each 300 sqm of leasable floor area	1 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area	1 visitor spaces.	
Bicycle Parking Spaces Total			39 resident / employee spaces	? resident / employee spaces
			13 visitor spaces	? visitor spaces
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	4 showers / change rooms	8 showers / change rooms

76. Clause 52.34-2 of the Scheme states that a planning permit may be granted to vary, reduce or waive this requirement.

Clause 53.18 - Stormwater Management In Urban Development

77. The purpose of clause 53.18 of the Scheme is *to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

General Provisions

78. Pursuant to clause 66.02-11, an application to construct a building or construct or carry out works for an education centre and/or any alteration or development of public transport infrastructure or stops, unless undertaken for the Head, Transport for Victoria; must be referred to the Head, Transport for Victoria. Further detail is provided within the referral section of this report.

Clause 63 – Existing Use Rights

79. Clause 63.01 of the Scheme states that an existing use right may be established where proof of continuous use is provided pursuant to Clause 63.11 of the Scheme. Accordingly, the site has a long history as a hospital which continues to this day, constituting well over 15 years of continuous use, and therefore benefits from existing use rights for a hospital.
80. Pursuant to Clause 63.05 of the Scheme, a Section 2 use for which an existing use right is established may continue provided that no buildings and works are constructed without a permit. As such, a planning permit is therefore required for the buildings and works associated with the ongoing use of the hospital.

Clause 65 – Decision guidelines

81. The decision guidelines outlined at Clause 65 of the Scheme are relevant to all applications. Because a permit can be granted does not imply that a permit should or will be granted. Before deciding on an application, the Responsible Authority must consider a number of matters, including the relevant Municipal Planning Strategy and the Planning Policy Framework, the purpose of the zone, overlay and any other provision. An assessment of the application against the relevant sections of the Scheme is offered later in this report.

Planning Policy Framework (PPF)

Relevant clauses are as follows:

Clause 11.01-1R – Settlement – Metropolitan Melbourne

82. The relevant strategies of this clause are to:
- (a) *Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land;*
 - (b) *Focus investment and growth in places of state significance, including:*
 - (i) *Metropolitan Melbourne Central City;*
 - (ii) *National Employment and Innovation Clusters;*
 - (iii) *Metropolitan Activity Centres;*
 - (iv) *State-Significant Industrial Precincts;*
 - (v) *Transport Gateways;*
 - (vi) *Health and Education Precincts;*
 - (vii) *Major Urban-Renewal Precincts;*
 - (c) *Develop a network of activity centres linked by transport; consisting of metropolitan activity centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function; and*
 - (d) *Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.*

Clause 11.02 - Managing Growth

Clause 11.02-1S - Supply of Urban Land

83. The objective this clause is *“to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses”*.

Clause 11.03-1S – Activity Centres

84. The objective of this clause is *“to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community”*.

Clause 11.03-1R – Activity Centres – Metropolitan Melbourne

85. This clause has a strategy to *“support the development and growth of Metropolitan Activity Centres by ensuring they:*

- (a) Are able to accommodate significant growth for a broad range of land uses;*
- (b) Are supported with appropriate infrastructure;*
- (c) Are hubs for public transport services;*
- (d) Offer good connectivity for a regional catchment; and*
- (e) Provide high levels of amenity.”*

86. Another relevant strategy is *to locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.*

Clause 13.05-1S - Noise abatement

87. The relevant objective of this clause is *“to assist the control of noise effects on sensitive land uses”*. Noise abatement issues are measured against relevant State Environmental Protection Policy (SEPP) and other Environmental Protection Authority (EPA) regulations.

Clause 13.07 - Amenity and Safety

Clause 13.07-1S - Land use compatibility

88. The objective of this clause is *“to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.”*

Clause 15.01 - Built Environment and Heritage

Clause 15.01-1S - Urban design

89. The relevant objective of this clause is *“to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.”*

90. Relevant strategies are:

- (a) Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate;*
- (b) Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness;*
- (c) Ensure the interface between the private and public realm protects and enhances personal safety;*
- (d) Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport;*
- (e) Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use;*
- (f) Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm;*

- (g) *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads; and*
- (h) *Promote good urban design along and abutting transport corridors.*

Clause 15.01-1R - Urban design - Metropolitan Melbourne

91. The objective of this clause is *“to create distinctive and liveable city with quality design and amenity”*.
92. Relevant strategies include:
- (a) *Support the creation of well-designed places that are memorable, distinctive and liveable;*
 - (b) *Strengthen Melbourne’s network of boulevards; and*
 - (c) *Provide spaces and facilities that encourage and support the growth and development of Melbourne’s cultural precincts and creative industries.*

Clause 15.01-2S - Building design

93. The relevant objective of this clause is *“to achieve building design outcomes that contribute positively to the local context and enhance the public realm”*.
94. Relevant strategies of this clause are:
- (a) *Ensure a comprehensive site analysis as the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development;*
 - (b) *Ensure development responds and contributes to the strategic and cultural context of its location;*
 - (c) *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment;*
 - (d) *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm;*
 - (e) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security;*
 - (f) *Ensure development is designed to protect and enhance valued landmarks, views and vistas;*
 - (g) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles; and*
 - (h) *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*
95. This clause also states that planning must consider (as relevant), the *Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)*.

Clause 15.01-4S - Healthy neighbourhoods

96. The objective of this clause is *“to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity”*.

Clause 15.01-4R - Healthy neighbourhoods - Metropolitan Melbourne

97. The strategy is to *“Create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home”*.

Clause 15.01-5S - Neighbourhood character

98. The relevant objective of this clause is *“to recognise, support and protect neighbourhood character, cultural identity, and sense of place”*.

99. Relevant strategies are;
- (a) *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character; and*
 - (b) *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
 - (i) *Pattern of local urban structure and subdivision;*
 - (ii) *Underlying natural landscape character and significant vegetation; and*
 - (iii) *Neighbourhood character values and built form that reflect community identity.*

Clause 15.02 - Sustainable Development

Clause 15.02-1S - Energy and Resource Efficiency

100. The objective of this clause is *“to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions”*.

101. Relevant strategies are:
- (a) *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development;*
 - (b) *Promote consolidation of urban development and integration of land use and transport;*
 - (c) *Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades;*
 - (d) *Support low energy forms of transport such as walking and cycling;*
 - (e) *Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation; and*
 - (f) *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

Clause 15.03 Heritage

Clause 15.03-1S – Heritage conservation

102. The objective of this clause is *“to ensure the conservation of places of heritage significance”*.

103. Strategies include:
- (a) *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme;*
 - (b) *Provide for the protection of natural heritage sites and man-made resources;*
 - (c) *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance;*
 - (d) *Encourage appropriate development that respects places with identified heritage values;*
 - (e) *Retain those elements that contribute to the importance of the heritage place;*
 - (f) *Encourage the conservation and restoration of contributory elements of a heritage place;*
 - (g) *Ensure an appropriate setting and context for heritage places is maintained or enhanced; and*
 - (h) *Support adaptive reuse of heritage buildings where their use has become redundant.*

104. This policy guidelines of this clause includes consideration (as relevant) of:

- (a) *The findings and recommendations of the Victorian Heritage Council; and*

- (b) *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.*

Clause 17.01 – Employment

Clause 17.01-1S – Diversified economy

105. The objective of this clause is “*to strengthen and diversify the economy*”.

106. The relevant strategies of this clause are:

- (a) *Protect and strengthen existing and planned employment areas and plan for new employment areas;*
- (b) *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region; and*
- (c) *Improve access to jobs closer to where people live.*

Clause 17.01-S - Diversified economy

107. The objective of this clause is “*to strengthen and diversify the economy*”.

108. Strategies include:

- (a) *Protect and strengthen existing and planned employment areas and plan for new employment areas;*
- (b) *Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities;*
- (c) *Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region;*
- (d) *Improve access to jobs closer to where people live; and*
- (e) *Support rural economies to grow and diversify.*

Clause 17.01-2S - Innovation and research

109. The objective of this clause is “*to create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education*”.

110. The strategies to achieve the objective are:

- (a) *Encourage the expansion and development of logistics and communications infrastructure;*
- (b) *Support the development of business clusters;*
- (c) *Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area’s public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales;*
- (d) *Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities;*
- (e) *Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth;*
- (f) *Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises; and*
- (g) *Improve access to community-based information and training through further developing libraries as community learning centres.*

Clause 17.02 – Commercial

Clause 17.02-1S – Business

111. The objective of this clause is “to encourage development that meets the communities’ needs for retail, entertainment, office and other commercial services”.

112. The relevant strategies are to:

- (a) *Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure; and*
- (b) *Locate commercial facilities in existing or planned activity centres.*

Clause 17.03 – 2S – Sustainable Industry

113. The objective of this clause is “to facilitate the sustainable operation of industry”.

Clause 18 – Transport

114. This clause states that: *Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.*

Clause 18.01 – Integrated transport

Clause 18.01-2S – Transport System

115. The objective of this clause is “to coordinate development of all transport modes to provide a comprehensive transport system”. The relevant strategies of this clause are:

- (a) *Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long terms;*
- (b) *Ensure that pedestrian and cyclist access to public transport is facilitated and safeguarded; and*
- (c) *Consider all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments.*

Clause 18.01 – Land Use and Transport

Clause 18.02 – Movement Networks

Clause 18.02-1S – Walking

116. The objective is “to facilitate an efficient and safe walking network and increase the proportion of trips made by walking.”

Clause 18.02-2S – Cycling

117. The objective is “to facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.”

Clause 18.02-3S – Public Transport

118. The objective is “to facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.”

Clause 18.02-3R – Principal Public Transport Network

119. Strategies include:

- (a) *Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect;*
- (b) *Identify and plan for new Principal Public Transport Network routes; and*

- (c) *Support the Principal Public Transport Network with a comprehensive network of local public transport.*

Clause 18.02-4S – Roads

- 120. The objective is *“To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.”*
- 121. It is a strategy to *allocate land for car parking considering:*
 - (a) *The existing and potential modes of access including public transport;*
 - (b) *The demand for off-street car parking;*
 - (c) *Road capacity; and*
 - (d) *The potential for demand-management of car parking.*

Clause 19.02 – Community Infrastructure

Clause 19.02-1S - Health facilities

- 122. The objective of this clause is *“to assist the integration of health facilities with local and regional communities”*.
- 123. The strategies are to:
 - (a) *Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities;*
 - (b) *Plan public and private developments together, where possible, including some degree of flexibility in use;*
 - (c) *Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport; and*
 - (d) *Provide adequate car parking for staff and visitors of health facilities.*

Clause 19.02-1R – Health precincts – Metropolitan Melbourne

- 124. The strategies are to:
 - (a) *Facilitate health and community wellbeing precincts through the co-location of:*
 - (i) *Hospitals, allied health services and not-for-profit health providers at the regional level;*
 - (ii) *General practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level;*
 - (b) *Create health precincts in new suburbs in or close to town centres; and*
 - (c) *Ensure health precincts are well serviced by community services.*

Clause 19.02-2S – Education Facilities

- 125. The objective of this clause is *“to assist the integration of education and early childhood facilities with local and regional communities”*.
- 126. Relevant strategies for meeting the objective are:
 - (a) *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities;*
 - (b) *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport;*
 - (c) *Locate tertiary education facilities within or adjacent to activity centres;*

- (d) *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access; and*
- (e) *Consider the existing and future transport network and transport connectivity.*

Clause 19.02-2R – Education precincts – Metropolitan Melbourne

127. The strategy of this clause is to “ensure education precincts are well serviced by community services”.

Clause 19.03-1S - Development and infrastructure contributions plans

128. The objective of this clause is “to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans”.

129. The relevant strategy is to “Collect development contributions on the basis of approved development and infrastructure contributions plans”.

Clause 19.03-3S - Integrated water management

130. The objective of this clause is “to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement (MSS)

131. Relevant clauses are as follows:

Clause 21.02 – Municipal Profile

132. Council’s Municipal Profile acknowledges amongst its key features: Major hospital and associated *specialist medical services and Community services of regional significance including TAFEs, the University of the Third Age, the Australian Catholic University, Epworth and St Vincent’s hospitals.*

133. Particularly relevant excerpts of Council’s Municipal profile are as follows in relation to commerce, industry and heritage:

- (a) Commerce: *The expansion of the tertiary sector and its location in the inner Melbourne region close to the CBD has already resulted in Yarra being an increasing focus for finance, property and business services, cultural/recreational tourism, and wholesale and distribution activities. Yarra has also become a preferred location for many smaller and medium sized businesses, particularly those in computer technology, marketing and design. This trend is expected to continue;*
- (b) Industry: *Corresponding to the increase in professional employment, the traditional heavy industrial activity of the past is being replaced by modern enterprises involved in assembly, warehousing and distribution and research and application of technology. Industry has moved away from the traditional textile, clothing and footwear to printing, publishing, recorded media, and business services and office activities; and*
- (c) Heritage: *In the years after European settlement, Fitzroy became Melbourne’s first suburb and today is an excellent example of the building fabric of the 1850s and 1860s. The ‘World Heritage Environs Area’ (WHEA) surrounds the World Heritage listed Royal Exhibition Building and Carlton Gardens, Carlton. The WHEA, which includes land within South Fitzroy, acts as a buffer zone for the World Heritage property and provides a setting and context of significant historic character for the World Heritage property.*

Clause 21.03 – Vision

134. The relevant sections of Clause 21.03 are:

- (a) *Yarra will have increased opportunities for employment;*
- (b) *The complex land use mix characteristic of the inner city will provide for a range of activities to meet the needs of the community;*

- (c) *Yarra's exciting retail strip shopping centres will provide for the needs of local residents, and attract people from across Melbourne; and*
- (d) *Most people will walk, cycle and use public transport for the journey to work.*

Clause 21.04-3- Industry, office and commercial

135. The objective of this clause is "to increase the number and diversity of local employment opportunities".

Clause 21.04-4 - Community facilities, hospitals and medical services

136. This clause states Council wishes to retain community services which cater to a range of needs (in particular for disadvantaged groups). *Community facilities may be private or not for profit organizations. While large regional facilities such as the Epworth and St Vincent's hospitals are important to the community, their operation and expansion must respond to the local context.*

137. The following objectives and strategies are of relevance:

- (a) *Objective 9 - To provide community services that meet the needs of a diverse and changing community;*
- (b) *Objective 10 To provide accessible community services:*
 - (i) *Strategy 10.1 Encourage community facilities and services to co-locate and to locate within or adjacent to activity centres and locations that support multi-purpose trips and shared parking arrangements for people of all abilities;*
 - (ii) *Strategy 10.2 Encourage community facilities to locate where they are easily accessible by public transport; and*
- (c) *Objective 11 To limit the impact of regional community facilities:*
 - (i) *Strategy 11.1 Require the preparation of master plans for regional community facilities including hospitals*

Clause 21.05-1 – Heritage

138. This clause acknowledges that new development can still proceed whilst paralleling the objective to retain the nineteenth century character of the City. Conservation areas seek to conserve the City's heritage places whilst managing an appropriate level of change.

139. Relevant objectives include:

- (a) *Objective 14 To protect and enhance Yarra's heritage places:*
 - (i) *Strategy 14.1 Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage;*
 - (ii) *Strategy 14.2 Support the restoration of heritage places;*
 - (iii) *Strategy 14.3 Protect the heritage skyline of heritage precincts;*
 - (iv) *Strategy 14.4 Protect the subdivision pattern within heritage places;*
 - (v) *Strategy 14.6 Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas;*
 - (vi) *Strategy 14.8 Apply the Development Guidelines for Heritage Places policy at clause 22.02; and*
 - (vii) *Strategy 14.9 Apply the landmarks and Tall Structures Policy at clause 22.03; and*
- (b) *Objective 15 - To protect the setting and context of the World Heritage Listed Royal Exhibition Building and Carlton Gardens:*

- (i) *Strategy 15.1 - Manage future development within the World Heritage Environs Area surrounding the World Heritage Listed Royal Exhibition Building and Carlton Gardens; and*
- (ii) *Strategy 15.2 - Protect views to the Royal Exhibition Building from Gertrude Street and Marion Lane through the application of the Design and Development Overlay.*

Clause 21.05-2 – Urban design

140. The relevant objectives are:

- (a) *Objective 16 – To reinforce the existing urban framework of Yarra;*
- (b) *Objective 17 – To retain Yarra’s identity as a low-rise urban form with pockets of higher development:*
 - (i) *Strategy 17.2 – Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*
 - *Significant upper level setbacks*
 - *Architectural design excellence*
 - *Best practice environmental sustainability objectives in design and construction*
 - *High quality restoration and adaptive re-use of heritage buildings*
 - *Positive contribution to the enhancement of the public domain*
 - *Provision of affordable housing.*
- (c) *Objective 18 – To retain, enhance and extend Yarra’s fine grain street pattern; and*
- (d) *Objective 20 – To ensure that new development contributes positively to Yarra’s urban fabric;*
 - (i) *Strategy 20.1 – Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs;*
 - (ii) *Strategy 20.2 – Require development of Strategic Redevelopment Sites to take into account the opportunities for development on adjoining land; and*
 - (iii) *Strategy 20.3 – Reflect the fine grain of the subdivision pattern in building design where this is part of the original character of the area.*

Clause 21.05-3 – Built form character

141. General objectives of this clause are

- (a) *Objective 21 – To enhance the built form character of Yarra’s activity centres; and*
- (b) *Objective 23 – To maintain and strengthen the identified character of each type of identified built form within Yarra.*

Clause 21.05-4 – Public environment

142. The relevant objective and strategies of this clause are:

- (a) *Objective 28 – To provide a public environment that encourages community interaction and activity:*
 - (i) *Strategy 28.1 – Encourage universal access to all new public spaces and buildings;*
 - (ii) *Strategy 28.2 – Ensure that buildings have a human scale at street level; and*
 - (iii) *Strategy 28.3 – Require buildings and public spaces to provide a safe and attractive public environment.*

Clause 21.06 – Transport

143. This policy recognises that Yarra needs to reduce car dependence by promoting walking, cycling and public transport use as viable and preferable alternatives. Relevant objectives and strategies of this Clause are as follows:

- (a) *Objective 30 – To provide safe and convenient pedestrian and bicycle environments:*
 - (i) *Strategy 30.2 – Minimise vehicle crossovers on street frontages;*
- (b) *Objective 31 – To facilitate public transport usage;*
- (c) *Objective 32 – To reduce the reliance on the private motor car; and*
- (d) *Objective 33 – To reduce the impact of traffic.*

Clause 21.07-1 – Ecologically sustainable development

144. The relevant objectives and strategies of this clause are:

- (a) *Objective 34 – To promote ecologically sustainable development:*
 - (i) *Strategy 34.1 – Encourage new development to incorporate environmentally sustainable design measures in the areas of energy and water efficiency, greenhouse gas emissions, passive solar design, natural ventilation, stormwater reduction and management, solar access, orientation and layout of development, building materials and waste minimisation.*

Clause 21.08-7 – Neighbourhoods (Fitzroy)

145. The neighbourhood character statement for this area at Clause 21.08-7 provides the following key observations about the Fitzroy neighbourhood and Victoria Parade:

- (a) *Fitzroy is a mixed commercial and residential neighbourhood notable for the consistency of its Victorian streetscapes. It comprises a dense combination of residential areas, shopping precincts and commercial/ industrial activities; and*
- (b) *Victoria Parade, an important boulevard with substantial office development and the St Vincent's Hospital precinct, is on the south side of this neighbourhood.*

146. The built form character type identified for the subject site is "Heritage Overlay". The relevant strategy is to "ensure that development does not adversely affect the significance of the heritage place".

147. A relevant built form strategy as relevant to the subject site is "Requiring the preparation of a master plan for St Vincent's Hospital".

Local Policies

148. Relevant clauses are as follows:

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

149. This policy applies to all land within a Heritage Overlay and aims to provide guidance for the protection and enhancement of the City's identified places of cultural and natural heritage significance.

Clause 22.02-5.1 – Removal of part of a Heritage Place or Contributory Elements

150. *Generally encourage the retention of a building in a heritage place, unless ...*

151. *For a contributory building:*

- (a) *that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or*
- (b) *the removal of the part would not adversely affect the contribution of the building to the heritage place.*

Clause 22.02-5.3 - Reconstruction and Restoration

152. It is policy to “*Encourage restoration of a heritage place or contributory element if evidence exists to support its accuracy.*”

Clause 22.02-5.4 - Painting and Surface Treatments

153. It is policy to (as relevant):

- (a) *Encourage the removal of paint from originally unpainted masonry surfaces;*
- (b) *Discourage the sand blasting of render, masonry or timber surfaces; and the painting of unpainted surfaces; and*
- (c) *Encourage paint colours to be consistent with the period of the heritage place.*

Clause 22.02-5.7 – New Development, Alterations or Additions

154. The relevant policies of Clause 22.02-5.7.1 of the Scheme encourages the design of new development to a heritage place or a contributory element to:

- (a) *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape;*
- (b) *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place;*
- (c) *Be visually recessive and not dominate the heritage place;*
- (d) *Be distinguishable from the original historic fabric;*
- (e) *Not remove, cover, damage or change original historic fabric;*
- (f) *Not obscure views of principle façades; and*
- (g) *Consider the architectural integrity and context of the heritage place or contributory element.*

Clause 22.02-5.7.2 - Specific Requirements (where there is a conflict or inconsistency between the general and specific requirements, the specific requirements prevail)

Corner Sites and Sites with Dual Frontages

155. It is policy to:

- (a) *Encourage new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place; and*
- (b) *Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.*

Industrial, Commercial and Retail Heritage Place or Contributory Elements

156. It is policy to encourage new upper-level additions and works to:

- (a) *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage-built forms; and*
- (b) *Incorporate treatments which make them less apparent.*

Clause 22.03 – Landmarks and Tall Structures

157. This policy applies to all development and the objective is the objective is *to maintain the prominence of Yarra’s valued landmarks and landmark signs.*

158. Accordingly, it is policy to “*protect views to the silhouette and profile of Yarra’s valued landmarks to ensure they remain as the principal built form reference.*”

159. To this end, *“development should protect the views to the drum, dome, lantern and flagpole of the World Heritage Listed Royal Exhibition Building seen from the footpath on the south side of Gertrude Street and along Marion Lane, west of Fitzroy Street”*.
160. It is also important to *“ensure the profile and silhouette of new tall structures adds to the interest of Yarra’s urban form and skyline.”*

Clause 22.05 – Interface uses policy

161. This policy applies to all development and land use applications and aims to reduce conflict between commercial, industrial and residential activities. The policy acknowledges that the mix of land uses and development that typifies inner city areas can result in conflict at the interface between uses.
162. It is policy that *“new non-residential use and development within Business and Mixed Use and Industrial Zones are designed to minimise noise and visual amenity impacts upon nearby, existing residential properties”*.
163. Decision guidelines at clause 22.05-6 include that *“before deciding on an application for non-residential development, Council will consider as appropriate:*
- (a) *The extent to which the proposed buildings or uses may cause overlooking, overshadowing, noise, fumes and air emissions, light spillage, waste management and other operational disturbances that may cause unreasonable detriment to the residential amenity of nearby residential properties.*
164. *Whether the buildings or uses are designed or incorporate appropriate measures to minimise the impact of unreasonable overlooking, overshadowing, noise, fumes and air emissions, light spillage, waste management and other operational disturbances on nearby residential properties”*.

Clause 22.14 – Development guidelines for heritage places in the World Heritage Environs Area.

165. This policy applies to all land covered by the Heritage Overlay within the World Heritage Environs Area (WHEA) Area of Greater Sensitivity (land within HO361 (World Heritage Environs Area Precinct) – see Figure 21 below:



Figure 21 - Extract of Figure 1 of Clause 22.14 which applies to 'land within HO361 (World Heritage Environs Area Precinct) (sites within City of Yarra only).

166. The clause applies to the extent of the built form elements projecting over the footpath, as the site itself is excluded from the 'area of greater sensitivity'.

Clause 22.16 – Stormwater management (water sensitive urban design)

167. This policy applies (amongst other instances) to applications for new buildings.

168. Clause 22.16-3 requires the use of measures to “*improve the quality and reduce the flow of water discharge to waterways*”, manage the flow of litter from the site in stormwater and encourage green roofs, walls and facades in buildings where practicable.

Clause 22.17 – Environmentally sustainable development

169. This policy applies (amongst other instances) to applications for new buildings and sets out objectives to achieve best practice in environmentally sustainable development.

Other Documents

Urban Design Guidelines for Victoria (Department of Environment Land Water and Planning)

170. These are policy guidelines within the Planning Policy Framework of the Victoria Planning Provisions that where relevant, must be considered when assessing the design and built form of new development. The guidelines use best practice knowledge and advice underpinned by sound evidence.

Plan Melbourne

171. Plan Melbourne is the overarching strategic planning document that seeks to guide land use and development with the vision that *Melbourne will continue to be a global city of opportunity and choice.*
172. Key elements of Plan Melbourne have been incorporated into the Scheme via Clause 11 in particular however, additional relevant information, outcomes and directions include:
- (a) Metropolitan Melbourne is expected to accommodate an additional 3.4 million people reaching 7.9 million by 2051, with Victoria estimated to have a up to 10.1 million in total; and
 - (b) *Outcome 1 – Melbourne is a productive city that attracts investment, supports innovation and creates jobs:*
 - (i) *Direction 1.1 - Create a city structure that strengthens Melbourne's competitiveness for jobs and investment;*
 - (ii) Identifies *places of state significance that will be the focus for investment and growth* including health and education precincts with the purpose:
 - *To support health and education services that are well served by public transport in a range of locations across Melbourne. Their specialised economic functions will be reinforced, and they should provide opportunity for ancillary health and education services, retail, commercial and accommodation uses.*
173. The St Vincent's Hospital is identified as such a precinct. The inner area where the subject site is located is estimated to accommodate an additional 233,000 jobs by 2031 with key industries including *Professional scientific and technical services, finance and insurance services, healthcare and social assistance, public administration and safety.*
174. The subject site is located adjacent to the Central City area which policy seeks to support to become *Australia's largest commercial and residential centre* by finding new space for industries such as health, medical research and education which are identified as a strength.
175. Policy 1.1.4 deals specifically with health and education precincts noting in particular:
- (a) *Major health and education precincts across metropolitan Melbourne have been identified for further services and jobs growth. These precincts stimulate innovation, create employment and are of fundamental importance to the emerging knowledge economy and surrounding communities; and*
 - (b) *Planning for the growth of these precincts will need to focus on improving access—particularly via public transport—and diversifying job choices. Co-location of facilities (for example, a university with a hospital) will make better use of existing infrastructure and support the growth of associated businesses and industries. Specialised economic functions should be reinforced, but there should also be opportunities to provide ancillary retail, commercial, accommodation and supporting services.*
176. Policy 4.1.3 is to *Strengthen Melbourne's network of boulevards* with the following relevant description:
- (a) *Melbourne's grand boulevards—such as St Kilda Road, Victoria Parade and Royal Parade—are wide, generous, tree-lined spaces that serve multiple uses and can accommodate relatively tall buildings. Melbourne should aim to create contemporary boulevards that enhance the city's distinctiveness, extending these into parts of the metropolis that lack boulevards; and*
 - (b) Policy 4.3.1 is to *Promote urban design excellence in every aspect of the built environment;*
177. Direction 4.4 is to *Respect Melbourne's heritage as we build for the future where it is noted:*
- (a) *Heritage will continue to be one of Melbourne's competitive strengths, contributing to its distinctiveness and liveability and attracting visitors, new residents and investors.*

Heritage is an important component of Victoria's tourism industry and benefits the economy; and

- (b) Policy 4.4.1 is to *Recognise the value of heritage when managing growth and change, noting that:*
 - (i) *Realising the community benefit of heritage will require careful management of the ongoing processes of change to the urban environment. Decisions must be based on an appreciation of Melbourne's past as well as an understanding of its future needs.*

Spatial Economic and Employment Strategy

- 178. The Spatial Economic and Employment Strategy (SEES) was adopted by Council in September 2018 and includes 6 directions which will inform future policy for the Scheme.
- 179. The strategic direction contained within the SEES supersedes that contained within the Yarra Business and Industrial Land Strategy (BILS), adopted by Council in June 2012.
- 180. A Strategy of the SEES relevant to this application is *Strategy 4* which is to "*Support the expansion of health-related employment and services in Yarra's health precincts*".
- 181. The strategy acknowledges that within this health precinct, *the health sector is projected to experience significant growth in Melbourne and Yarra is host to two significant health precincts in the metropolitan area. Additional space around the two hospitals would be beneficial for this sector and could involve the conversion of existing commercial or residential land for health sector uses. Furthermore, the health precincts would benefit from land use diversification that supports their primary function, for example with health-related businesses, education, short-term accommodation and convenience retailing. The St Vincent's health precinct includes the Australian Catholic University (ACU) Melbourne Campus.*
- 182. The SEES also acknowledges that *employment across the precinct is changing, with the evolution of a more diverse commercial employment base focused around the creative sector, service industries, and hybrid office/industrial businesses.*

World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (Department of Planning and Community Development, 2009).

- 183. The World Heritage Environs Area (WHEA) Strategy Plan is one of a collection of core documents relating to the conservation and management of the Royal Exhibition Building and Carlton Gardens termed the "World Heritage Management Plan". The World Heritage Environs Area surrounds the World Heritage Listed Royal Exhibition Building and Carlton Gardens and acts as a buffer zone for the site (see figure 24 below for its extent). The World Heritage Environs Area (WHEA) Strategy Plan contains strategies for the appropriate development of land within the World Heritage Environs Area in order to ensure the World Heritage values of the Royal Exhibition Building and Carlton Gardens site are protected and managed.

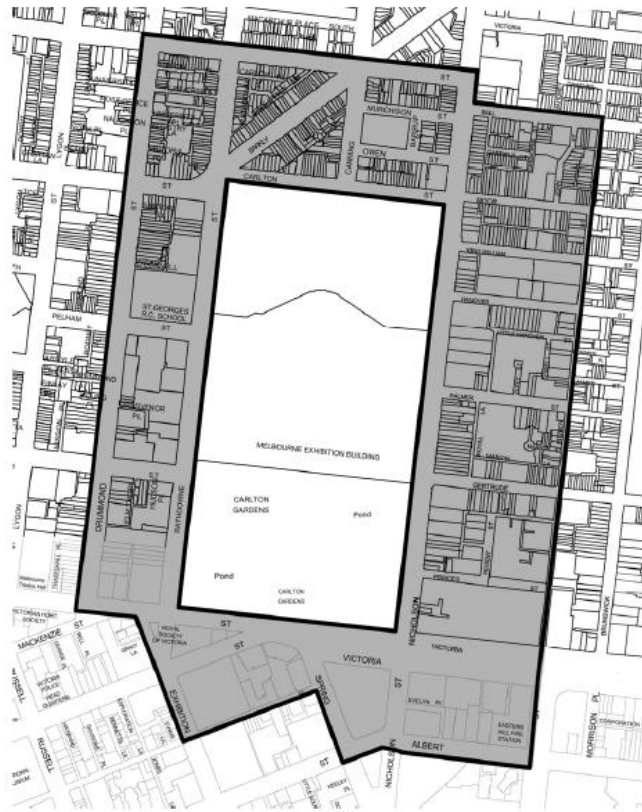


Figure 22 - World Heritage Environs Area (extract of Figure 1 from page 4 of the WHEA Strategy Plan).

184. The *World Heritage Environs Area Strategy Plan* formed the basis for planning controls and policies specifically relating to the World Heritage Environs Area in the Yarra Planning Scheme under Amendment C118 (including amendments to Clause 21.02, Clause 21.05, Clause 22.03, introduction of Clause 22.14, introduction of Schedule 8 to Clause 43.02 and introduction of the new HO (HO361) as part of the Schedule to the Heritage Overlay applying to land in the WHEA - Area of Greater Sensitivity).
185. This also forms part of a wider review of the World Heritage Management Plan for the Royal Exhibition Building and Carlton Garden being undertaken by the State Government Department of Environment Land Water and Planning (DELWP) in conjunction with Heritage Victoria.

Referrals

External Referrals

186. No external referrals were required by the application.

Internal Referrals

187. The application was referred to the following units within Council:

- (a) Heritage Advisor (external consultant, Anita Brady);
- (b) Urban Designer (external consultant, Simon McPherson of Global South Pty. Ltd.);
- (c) Urban Design Unit (with regard to public realm);
- (d) ESD Advisor;
- (e) Wind (external consultants Eric Yuen of Vipac Engineers and Scientists Pty. Ltd.);

- (f) City Works Branch (Waste);
- (g) Engineering Services Unit; and
- (h) Strategic Transport Unit.

188. Referral responses/comments have been included as attachments to this report.

OFFICER ASSESSMENT

189. The primary considerations for this application are as follows:

- (a) Strategic Justification;
- (b) Use;
- (c) Built form – Heritage and Urban Design;
- (d) On-site amenity;
- (e) Off-site amenity; and
- (f) Car parking and bicycle provisions.

Strategic Justification

State and local policy

190. The relevant State policy has been outlined above and provides strong support for development to the existing hospital. The key messages that transpire support this proposition from the policy highlighted are:

- (a) Plan Melbourne identifies Melbourne and Victoria's population is expanding and seeks to harness this growth to promote places of State significance such as the St Vincent's Hospital/ACU health and education precinct as a focus for investment. These areas are identified as being close to public transport, stimulating innovation and employment, making best use of existing infrastructure by co-locating facilities;
- (b) These areas are also intended to assist in re-enforcing the central city of Melbourne in becoming Australia's largest commercial centre including through the delivery of an additional 233,000 jobs by 2031 with scientific, health and medical industries identified as key to this;
- (c) The expectation and policy direction of Plan Melbourne for site is included in the scheme specifically at clauses 11.01-1R (Settlement) as a reference document and Council's Municipal Profile at Clause 21.02 of the Scheme, highlighting all those matters discussed above;
- (d) In addition to policy supporting the growth of the site and broader area as an identified health and education precinct, clauses 11.03-2S encourages growth on the edge of the Melbourne CBD more broadly by providing a concentration of major developments in these areas including significant new administrative, research and development and education centre, that would have the ability to attract users from a large geographic area in a location with excellent public transport and infrastructure; and
- (e) Clause 17.01-1-1S (Diversified economy) further articulates the importance of encouraging development that provides a net community benefit by strengthening and diversifying the economy and by facilitating growth in a range of *employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.*

191. At a local level, relevant policy is extensively outlined earlier with the key messages that again provide strong support for the proposed development including:

- (a) The overarching vision for the City that includes provision for increased opportunities for employment with the site being located on the fringe of the CBD adjacent to the Brunswick Street MAC and within a health and education precinct;

- (b) Clause 21.04-3 and 21.04-4 collectively highlight the clusters of interrelated commercial activity in Yarra, the desire to increase the number and range of local employment opportunities. Strategies include the co-location of community facilities especially in areas where they are easily accessible by public transport with shared parking arrangements for people of all abilities; and
 - (c) Clause 21.06-2 again encourages large trip generators to be located close to public transport.
192. Notwithstanding the above, the proposed development still has an obligation to acceptably respond to its local physical context in respect of its appearance, height and setbacks. More intensive growth, whilst strongly supported by policy, must further respond to existing conditions and be tempered to respect the existing neighbourhood and heritage character and the site's relationship with adjoining built form and in this instance the WHEA, in terms of producing a reasonable scale and ameliorate or reduce off-site amenity impacts. These factors will be discussed in turn.
193. Having regard to the above, the proposed re-development of the site is considered to have strong strategic planning support.

Need for re-development and expansion and community benefits

194. In addition to consideration of strategic policy regarding location, it is relevant to consider the need for the expansion of the hospital, and community benefits that are likely to flow from it. In respect of community benefits, these are clearly connected with the provision of enhanced and expanded health and education facilities for both the local, metropolitan, state and nation-wide community given the variety of services the hospital provides. These benefits are significant and are also combined with others supported by State and local policy including:
- (a) more employment opportunities including prior to, during and after construction (combined with the opportunities already afforded through the approved development of the ACMD building to the west of the Brennan Hall), supporting the on-going viability of the subject hospital site, including the retail activity centres surrounding it i.e. Brunswick, Gertrude and Smith Streets;
 - (b) contribution to an agglomeration of related activities that will support ongoing innovation and investment in the area;
 - (c) enhanced public spaces through streetscape works funded by the hospital (discussed later in this report); and
 - (d) enhancement of services within an area with equity of access given the proximity of trains, trams and busses as well as enhanced car parking access and location to major thoroughfares and freeways.

Need for a master plan

195. A relevant built form strategy at Clause 21.08-7 (Neighbourhoods – Fitzroy) of the Scheme is "Requiring the preparation of a master plan for St Vincent's Hospital". This is also an objective of Clause 21.04-4 (Community facilities, hospitals and medical services) of the Scheme.
196. In respect of relevant policy, clause 21.04-4 notes that important regional facilities such as St Vincent's hospital must respond to their local context with objective 11 aiming to limit the impact of regional facilities by requiring master plans for hospitals. Clause 21.08-7 includes as one of its land use strategies to require the preparation of a master plan for St Vincent's Hospital. Related to this is the Neighbourhood Map at clause 21.08-7 which includes the same notation directed to land occupied by the St Vincent's public hospital. The Strategic Framework Plan at clause 21.03 highlights a Specialist Medical Precinct on land occupied by the St Vincent's Public Hospital.

197. A master plan is key to providing an opportunity for the hospital, community and Council to participate in a process of consultation to provide greater level of certainty about the hospital's plans for its future expansion. The requirement for a master plan is not mandatory as Council has no local policy stating this is mandatory, nor has it placed a planning control such as the Development Plan Overlay on the site which can require preparation of a plan before a permit is granted. However, it is considered appropriate to continue advocating for the preparation of a master plan and DELWP should be encouraged to further advocate for this to occur as a collaborative effort between Council and St Vincent's Hospital campus.

Use

198. The proposed land uses requiring a planning permit are the education centre, research and development centre and food and drink premises (café) and office, with the hospital use having existing use rights.
199. Relevant policies and guidelines considerations beyond the strategic considerations already considered are the decision guidelines of the Public Use Zone and Council's Interface Uses Policy (Clause 22.05).
200. The decision guidelines of the Public Use Zone to be considered, as appropriate, are:
- (a) *The Municipal Planning Strategy and the Planning Policy Framework;*
 - (b) *The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land; and*
 - (c) *Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.*
201. As there is no Minister or public land manager responsible for the land or adjacent land this is not applicable. There are no specific use (or design or siting guidelines) associated with the PUZ3. However, in relation to the purpose of the PUZ3 (health and community) is considered to support the proposed food and drink premises (café) and the more expansive education centre and research and development components proposed as part of this development. The café uses occupy a total of 383sqm of the overall NFA provided to all uses and thus, although not limited to occupants of the building, it will provide support to the other core uses (including the hospital use which does not require a planning permit).
202. The education and research and development centre are interlinked and associated with the hospital and broader purpose of the facility in order to facilitate innovations in health treatments. The uses within the building will be harmonious with the remainder of the St Vincent's Public Hospital complex and are strongly supported by the purpose of the PUZ3.
203. The office component would also be in harmony with the broader spectrum of uses offering space for the administration of students and associated services offered by the ACU and the hospital. However, a nexus with the medical and or education field should be established for uses occupying the proposed building. It is suggested that DELWP enquire further into the end occupiers of the building.
204. In relation to Council's Interface Uses Policy (Clause 22.05) the relevant policy is *New non-residential use and development within Business and Mixed Use and Industrial Zones are designed to minimise noise and visual amenity impacts upon nearby, existing residential properties.*
205. There are no residential uses in close proximity to the subject land, with the nearest residential uses being dwellings located along Nicholson Street and dwellings within the CBD. These residential uses are separated by a large distance and further built form such that any direct impacts from noise, light-spill, air emissions and waste associated with the proposed uses would be negligible. In addition, no overlooking to residences would be possible from the building given the relevant distance of residences.

206. The application was not accompanied by an acoustic report but it is known that the nearest sensitive interface is the Bolte Wing (building to the north-west from the Brennan Hall, within St Vincent's Public Hospital) as it includes overnight patient wards/rooms. General measures to control noise can be included through a conditions requiring an acoustic report for endorsement and compliance with relevant EPA requirements. A condition would also require a construction management plan to ensure that the immediate and wider area is not adversely impacted by the construction process.
207. In relation to the lack of specified hours of operation for the proposed education centre, research and development centre, café and office, whilst the site is removed from wider sensitive uses, and within close proximity to the Melbourne CBD and in association with (and essentially integrated with) the wider St Vincent's Public Hospital Complex (which includes a 24 hour emergency department), conditions should require restrictions on operating hours and student numbers if DELWP were of the mind to support the application.

Built form - Heritage and Urban Design

208. The primary heritage considerations for this application relate to whether compliance is achieved with Clause 43.01-4 (Heritage Overlay: Decision guidelines), Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay) and Clause 22.14 (Development Guidelines for Heritage Places in the World Heritage Environs Area) of the Scheme. The most relevant aspects for the design and built form of the proposed development are found at Clause 15 (Built Environment and Heritage), Clause 21.05 (Built Form) and Schedule 2 (Main Roads and Boulevards) at Clause 43.02-2 (Design and Development Overlay) of the Scheme.
209. These provisions and guidelines all seek a development outcome that responds to the existing or preferred neighbourhood character and provides a contextual urban design response reflective of the aspirations for the area. Regard must be given to the acceptability of the design in terms of height and massing, street setbacks and its relationship to surrounding buildings as well as to the REB and CG (Clause 22.14 (*Development guidelines for heritage places in the World Heritage Environs Area*) of the Scheme).
210. The proposal is considered to be consistent with the relevant built form, design and heritage guidelines. The proposed built form is considered to be appropriately cited and responds positively to the REB (a UNESCO listed site). The extent of demolition of the Brennan Hall has mostly been supported to make way for the construction of the ACMD building west of this and the proposal now intends to include a minor additional area of demolition to facilitate the construction of a lift. The proposal seeks to now absorb the Brennan Hall into the scheme and extend to the north and east of this.
211. This assessment will also consider the building design response to ESD considerations with applicable policy at Clause 22.16 (Stormwater Management) and Clause 22.17 (Environmentally Sustainable Development) of the Scheme.

Context

212. The proposal has a direct interface to the street reserve of Victoria Parade to the south, and the cluster of hospital buildings that the subject site forms a part of to the north and east. Victoria Parade is a designated arterial road within the Road Zone Category 1, and is a 67m wide boulevard with a treed median.
213. The interface with surrounding hospital buildings as described earlier includes buildings scaling between 3 to 7 storeys to the north and to the east beyond the Daly Drive is the Healy Building that is five storeys and hard-edged to Victoria Parade, to the North-east is the Daly building that is seven storeys, and further north of the Bolte Wing is Princes Street and beyond that is the St Vincent's Institute of Medical Research, a four-storey building.
214. Directly opposite the subject site, on the south-east corner of Victoria Parade and Nicholson Street, is a building of 18 storeys with a lower 5 storey podium to the Victoria Parade and Nicholson Street frontages. To the east of this is a four storey red brick building and a modern concrete 7 storey building.

215. The new ACMD marks the corner of Nicholson Street and Victoria Parade having a comparable height to that proposed rising to 53.9m in height.

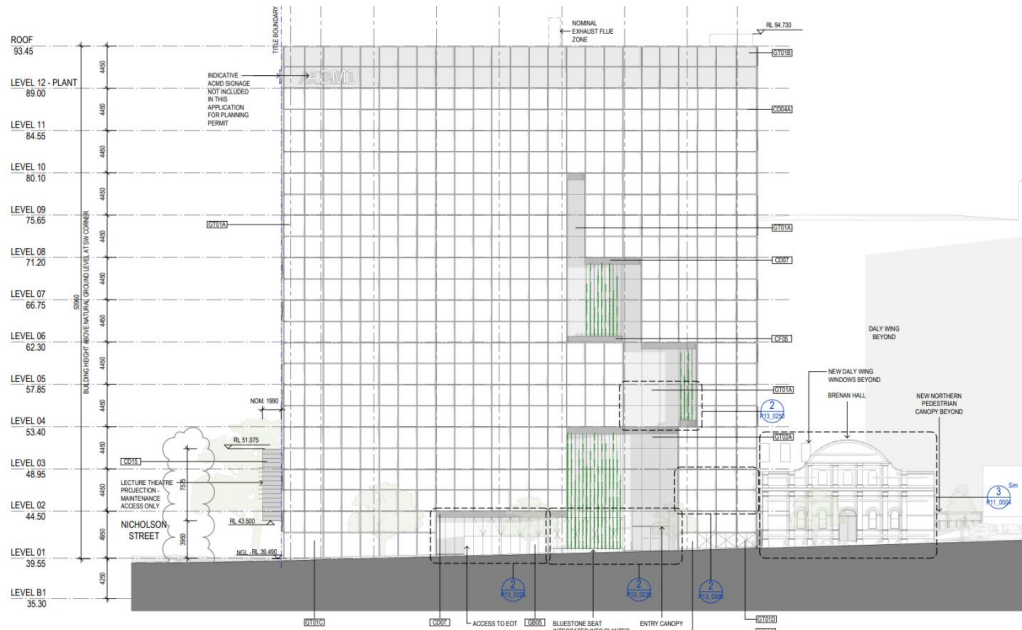


Figure 22 – Endorsed Southern elevation (associated with Planning Permit PLN20/0567) of the ACMD building to the west of the Brennan Hall

216. To the east of Daly Drive is the Healy Building, a prominent, five-storey face brick building. Surrounding developments with planning permits have also been identified under the *Surrounding Land* heading that are within proximity. These permits have approved taller built forms that support the expansion of the St Vincent’s Private Hospital buildings at No’s. 59 - 77 Victoria Parade, 5 – 7 Brunswick Street & 20 - 32 Fitzroy Street, Fitzroy with the development approved under Planning Permit No. PLN16/0925 and expansion of the car park (see Figure 19) as permitted under Planning Permit No. PLN16/0926 including a development further east of that which is at 12 storeys as approved under a Development Plan Overlay (acknowledging that this is at a much greater distance but forms part of the broader cluster of the hospital and education precinct).

217. Within this context, it is undeniable that the area is strategically identified for growth. The proposal is considered to be a good fit within this context and is consistent with the strategic direction provided by policy for the health and education precinct. It is also comparable to the direction of scale, proportions, built form and mass of approved surrounding development.

Demolition and conservation

218. The extent of demolition is generally limited to the clearance and excavation of the courtyard area and the land to the north and east of the Brennan Hall (noting that the majority of demolition associated the Brennan hall was previously dealt with under the planning permit associated with the ACMD building). The current scheme will generally retain the same portion of the Brennan Hall with an additional section of building on the north, rear side of Brennan Hall that will be demolished to provide for the introduction of a ‘DDA lift’. It is also proposed to expose the retained brick masonry wall by stripping the acrylic paint coating, which will be undertaken in a manner that will not damage the substrate.

219. The Brenan Hall façade will be restored to a colour scheme representative of the buildings 19th century appearance (i.e. Dulux Lama, with windows in a colour equivalent to Dulux Vintage Green). Repairs will also adopt a like-for-like approach, with the testing of mortar and matching of bricks and joint details. The roof structure will retain its gable form and will be recovered in appropriate sheeting and the Brenan Hall will be used as a meeting room
220. The application was peer reviewed by external heritage consultant Anita Brady, who provided comments in support and only required clarity in relation to the proposed finish applied to the east elevation of the Brenan Hall. A façade strategy and materials and finishes plan including conservation management plan as this relates to the Brenan hall will be included as conditions.

New development with regard to Heritage, Urban Design and relationship to the WHEA

221. The strategic planning context for the site has been established and is considered to support a multi-storey building for the purpose of an office, research and development centre and education centre, with a food and drink premises (cafe) consistent with that approved to the west. The development will read as a continuation of built form, albeit with a different architectural response. To identify if this is appropriate, a balance must be achieved between urban design and heritage outcomes for the site having regard to relevant built form policies and in this instance, the significance of the site's location within the WHEA buffer zone (related to the REB and CG located opposite to the west) as set out in the World Heritage Environs Area Strategy Plan.
222. The relevant policy context and guidance includes:
- (a) Clause 15.01-2S – development should contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties;
 - (b) Clause 15.01-5S - recognise and protect cultural identity, neighbourhood character and sense of place;
 - (c) Clause 21.05-1 – Objective 15 - *to protect the setting and context of the World Heritage Listed Royal Exhibition Building and Carlton Gardens;*
 - (d) Clause 21.05-2 - reinforce the existing urban framework of Yarra, retain Yarra's identity as a low-rise urban form with pockets of higher development, development in activity centres should be 5-6 storeys unless specific benefits can be demonstrated, retain, enhance and extend Yarra's fine grain street pattern, ensure that new development contributes positively to Yarra's urban fabric, enhance the built form character of Yarra's activity centres, require development within Yarra's activity centres to respect and not dominate existing built form;
 - (e) Clause 22.03 - *protect the views to the drum, dome, lantern and flagpole of the World Heritage Listed Royal Exhibition Building seen from the footpath on the south side of Gertrude Street and along Marion Lane, west of Fitzroy Street;* and
 - (f) Clause 22.14 – Development Guidelines for Heritage Places in the World Heritage Environs Area.
223. In response to the policy framework applicable to the site and the objectives describing the preferred future character of this precinct clearly anticipating its growth, the proposal at twelve storeys, whilst greater in height than most existing surrounding buildings will be commensurate with other buildings approved by Council in more recent years and the ACMD building that reached a height of 53.9m. The hospital has seen and is continuing to undergo change in terms of taller built forms (both constructed and under construction) in a location where more robust built form such as that proposed is becoming more readily visible.
224. The subject site's location in the buffer zone to the WHEA is a critical consideration point in terms of establishing a position on scale for this site. The WHEA and buffer zone, are intended to assist in conserving and protecting the World Heritage values of the REB and CG, through managing and controlling development outside the site but within the WHEA and the buffer zone.

- 225. With the above in mind, the application was referred to an external Urban Design consultant, Mr Simon McPherson of Global South who was supportive of the proposed height. Council's external Heritage consultant was also supportive of the building height.
- 226. The proposed development is generally commensurate with (and slightly lower than) the height of the approved AMCD to the site's immediate west that has recently commenced demolition works. It is also similar in height to other prominent buildings nearby in Victoria Parade (see Figures 23 and 24 below). Buildings in the CBD across Victoria Parade are generally much higher. The overall height to roof level (RL 93.91) is approximately 52.41m above ground level (RL 41.5). In considering the streetscape proportions, this height (without setbacks) is also less than the width of the Victoria Parade corridor. The development is considered to be worthy of Council's support with regard to its adopted building height given the support expressed in the advice.

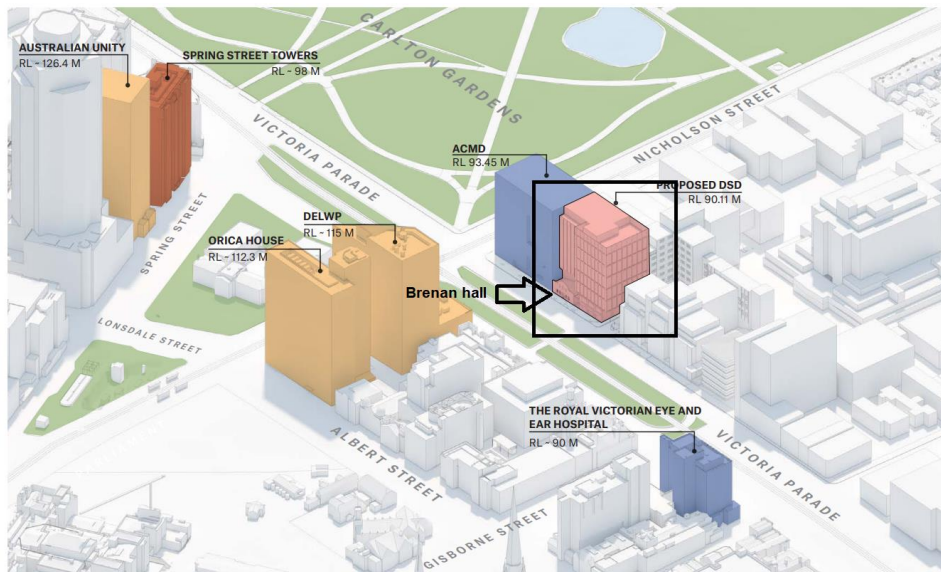


Figure 23 – Street wall analysis identifying surrounding building context / heights within proximity to site extracted from p. 26 of the Urban Context Report and Design Response

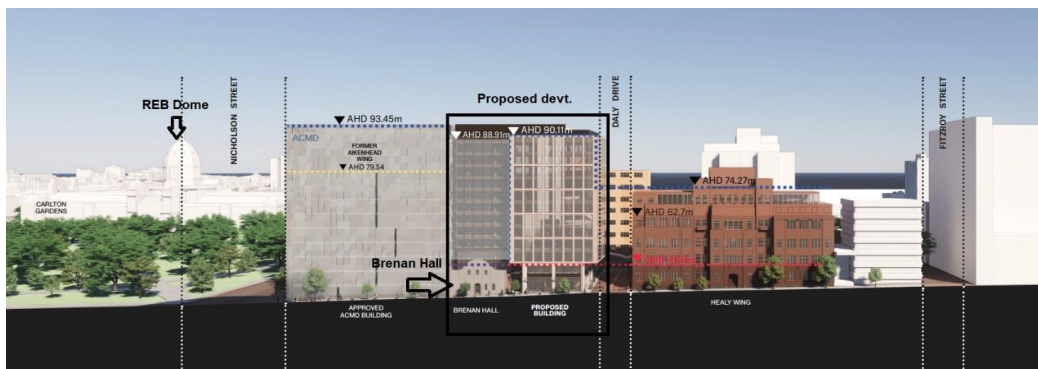


Figure 24 –Victoria parade interface showing comparison of height to ACMD building extracted from p. 42 of the Urban Context Report and Design Response

- 227. The surrounding context contains developments that have a hard-edged interface as detailed in earlier sections. The planning scheme includes no specific controls that provide guidance for an appropriate street wall height for the subject site other than principles highlighted in heritage and urban design policy and the context provided by surrounding existing built form.

- 228. More immediate, the new building will be constructed to the rear (north side) of the retained Brenan Hall, and on the Druids site with two main volumes, with that on the west side set back behind the retained Brenan Hall, that on the east side with no setback to Victoria Parade, rising to 12 storeys, plus roof plant.
- 229. Council's external a Heritage consultant raised an issue with the cantilever of the new building on the south side over part of the retained Brenan Hall. This encroachment into the space above the heritage building considered as 'crowding the space around Brenan Hall'.



Figure 25 – Section showing cantilever of upper levels over the Brenan Hall extracted from p. 37 of the Urban Context Report and Design Response

- 230. As can be seen at Figure 25, the cantilever over the heritage building extends into the 7m area set aside for Brenan Hall which was already deemed to be a compromised level of retention in making way for the construction of the ACMD building to the west.
- 231. A more sympathetic approach was recommended by Ms Brady which seeks more free space, or more 'breathing' space, above the heritage building, further assisting in maintaining the integrity of the Brenan Hall. As such, the proposed cantilever over the south side of the building, which will in part extend over the retained Brenan Hall, is not acceptable and an alternative approach is recommended. Council's external Heritage consultant has recommended the following methods:
 - (a) Reduce the extent to which the new DSD building cantilevers to the south by between 1m and 1.5m for the full extent on the south side of the building. Or:
 - (b) Increase the space above Brenan Hall to where the cantilever starts, as in increase the separation between the top of the heritage building and the cantilever, by two levels; meaning the cantilever would commence at level 5 instead of level 3. Or:
 - (c) Increase the space above Brenan Hall by reducing the extent of the cantilever between levels 3 and 5, so that it is on angle between 0m and 2m. Or:
 - (d) A combination or variation of the above.
- 232. The above will be addressed with a condition.

Victoria Parade and Daly Drive Interfaces

233. The eastern portion adopts a scale and mass to the street offering a zero setback and a protruding element over the footpath in the form of canopy structures. The proposed building provides fully active ground floor frontages to Victoria Parade (through meeting rooms in Brenan Hall, main lobby entry and two café/retail tenancies), and Daly Drive (through two additional café/retail tenancies). This configuration will provide a high level of activation and visual interaction opportunities, suitable to a hospital precinct. Extensive glazing to the upper levels will provide further passive surveillance opportunities, to both adjoining streets. The renders/vignettes indicate frontages which are highly 'open' and transparent visually, supported by the high floor to ceiling heights of just over 6m (see Figure 26 below). The cantilever over Daly Drive also provides some weather protection along that interface and also frames the entry into the broader hospital precinct.
234. The upper levels across the Victoria Parade interface can be further revised to adopt the additional setbacks described by Ms Brady as these relate to the Brenan Hall with the upper levels of the remainder of the building, extended to the Victoria Parade boundary and cantilevered over the primary entrance and Daly Drive. The development would be broken into two sections representing two more slender forms that are comparable to the scale of built form evident within the hospital complex and the broader area (both existing and emerging).



Figure 26 – South-east corner render of development, at the Victoria Parade and Daly Drive intersection extracted from p. 51 of the Urban Context Report and Design Response

Northern and western elevations

235. The building would have a generous display of fenestration across the northern elevation with articulated concrete panels in the central portion. The western elevation contains a solid wall as this would be constructed to abut the wall of the approved ACMD building. Both elevations have been designed with regard to their context and are supported.

Summary

236. The design approach, to the extent of achieving the policy direction under Clause 21.05-4 (Public Environment) of the Scheme which requires developments to provide pedestrian/human scaled designs at street level that enhance street interaction of each elevation has been appropriately designed. The building will allow for clear visibility of activity from the footpaths along Victoria Parade, with back-of-house entrances to various elements to the north facing the broader St Vincent's Hospital site.
237. The built form and mass is also supported subject to further conditions as these relate to protecting the integrity of the Brenan Hall. The subject site sits within a context that includes existing and proposed robust buildings that have informed its design response.

Light and Shade

238. Due to the orientation of the site, the northern footpath and median treed strip along Victoria Parade will be cast in shadow and indicated below at Figures 27, 28 and 29.



Figure 27 – Proposed 9am shadow (September 22nd) in blue (extract from p.70 of the Urban Context Report and Design Response).

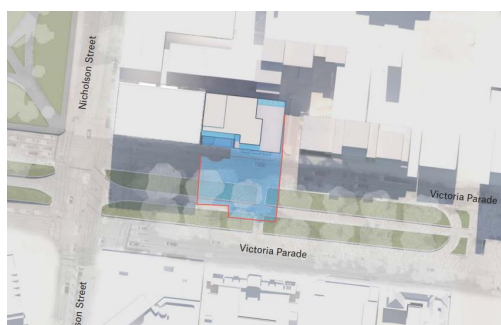


Figure 28 – Proposed 12pm shadow (September 22nd) in blue (extract from p.73 of the Urban Context Report and Design Response).



Figure 29 – Proposed 3pm shadow (September 22nd) in blue (extract from p.73 of the Urban Context Report and Design Response).

239. The shadows cast are considered acceptable and are generally commensurate with the shadows that will be cast by the ACMD building and will continue these shadow lines east without any further impact on the opposite, southern footpath along Victoria Parade.

Site Coverage / Permeability

240. The extent of site coverage is acceptable with this context that already includes a cluster of buildings. A high site coverage is part of the commercial character of the wider area that also accommodates hard-edged built form with little or no areas of open space or landscaping.
241. Council's Local policy at clause 22.16 of the Scheme addresses stormwater management and is critical when considering this issue. The policy aims to improve stormwater quality and incorporate stormwater treatment measures into the design of developments.
242. Whilst the context of the area, in particular other developments of a generous scale, are of hard surfaces and limited permeability, many approvals have commonly sought to offset site coverage through stormwater management. Details in relation to this aspect of the development have not been provided and a condition will address this.

Architectural Quality

243. It is considered that the proposed development is of a good architectural quality and will provide active frontages with recessed and sheltered entrances. The proposal reflects a contemporary yet restrained design approach, and creates a refined 'quiet' design expression, in comparison to the more distinctive expression of the ACMD to the west. It is also considered that it has been designed with a subdued form of expression and colour scheme to avoid competing with the Healy building to the east. Subject to an increased setback adopted above the Brennan Hall in the central portion, the development is well considered and can be supported.

Impacts on views and vistas

244. While the subject property is not within the WHEA Precinct (WHEA Precinct, HO361), it is within the general WHEA as associated with the REB and CG. The subject site is within the extended WHEA and the declared new Area, specifically in 'Area 5'. As extracted from Council's external Heritage advice, *this area, and the planning controls associated with it, have recently been subject to review, with the most recent report out of that review being:*
- (a) *Review of the World Heritage Strategy Plan for the Royal Exhibition Building & Carlton Gardens, World Heritage Environs Area, Hansen Partnership with HLCD Pty Ltd, September 2022.*
245. The above report states (at p.2):
- (a) *This draft Strategy Plan constitutes an updated version of an earlier May 2021 draft Strategy Plan. It has been updated to reflect the formal declaration of a new World Heritage Environs Area (WHEA) for the Royal Exhibition Building and Carlton Gardens on 28 July 2022. The WHEA was declared in accordance with section 169 of the Heritage Act 2017 (the Act) by Order published in the Victoria Government Gazette and extends the original WHEA boundary in three areas to the east, south-west and west.*
246. Without going to the status of the report, of the declared new World Heritage Environs Area, and/or of the anticipated planning scheme outcomes, the following points are noted:
- (a) *The subject site is within the extended WHEA and the declared new Area, specifically in 'Area 5'; and*
- (b) *Recommendations are made for Area 5, including amendments to existing planning scheme clauses and to the Design and Development Overlay to address and protect views of the REB Dome and its visual dominance; and go to building heights, setbacks and street wall responses.*
247. *Also, strategies for 'future management and statutory protection' of the WHE include the Public Use Zone and St Vincent's Hospital site, and state:*
- (a) *Ensure development of the St Vincent's Hospital site replicates the general maximum height of recently approved hospital redevelopment of land located on the corner of Rathdowne Street [error – Nicholson Street] and Victoria Parade. The new building is 12 storeys and 53.9m in height; and*

- (b) *Ensure development includes materiality which is influenced by its heritage setting and is of muted materials and colours, and which avoids the use of larger areas of reflective materials.*

248. Council's Heritage consultant has reviewed the development against the relevant provisions of the Scheme and the review report of the WHEA and has indicated that the building is consistent with this given it is cited to the east to the ACMD building and is comparable in height.

Landscaping and streetscape works

249. The application was referred to Council's Urban Design Unit for comments specifically relating to public realm improvements. In summary, the proposal is not yet acceptable from a public realm / streetscape perspective. Council's Urban Design Unit requested a detailed landscape/public realm plan to allow Council to make a complete review of the proposal. This can be addressed with a condition requiring a public realm/streetscape, including but not limited to showing all proposed paving materials, surface grading and drainage and all existing/proposed fixtures such as trees, seats, tactiles, handrails and litter bins for endorsement.

250. A provision for bicycle parking has been requested that will be discussed under a separate heading. To maximise the potential canopy coverage of this location (noting that three street trees have already been removed as part of the development approval to the west), it has been recommended that 6 street trees are planted along the Victoria Parade footpath in the configuration detailed at Figure 30.

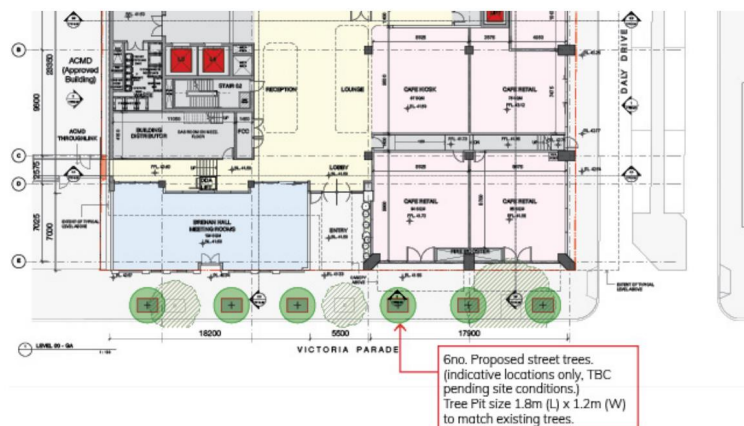


Figure 30 – Indicative tree locations (x6) recommended by Council's internal Urban Design Unit.

- 251. Further comments in relation to public realm improvements were also made in relation to the reinstatement of the Victoria Parade footpath (outside the property's frontage) with asphalt with dressed bluestone kerb and channel and will also form a condition for any planning permit.
- 252. Council's Engineering Services Unit have also commented on the streetscape works, recommending a number of conditions with further detail relating to underground utilities and other civil works. These items will be included as conditions.

On-site amenity

Daylight and ventilation

253. The development in general is considered to provide a good level of amenity and indoor environmental quality. Specifically, this is achieved through access to solar and daylight for each level through glazing given the generous void ratio. The building adequately takes advantage of the northern, southern and eastern interfaces through the provision of fenestration. Each floor level would be provided with service amenities and accessible to staff with lifts, stairwells and corridors.

Circulation Spaces

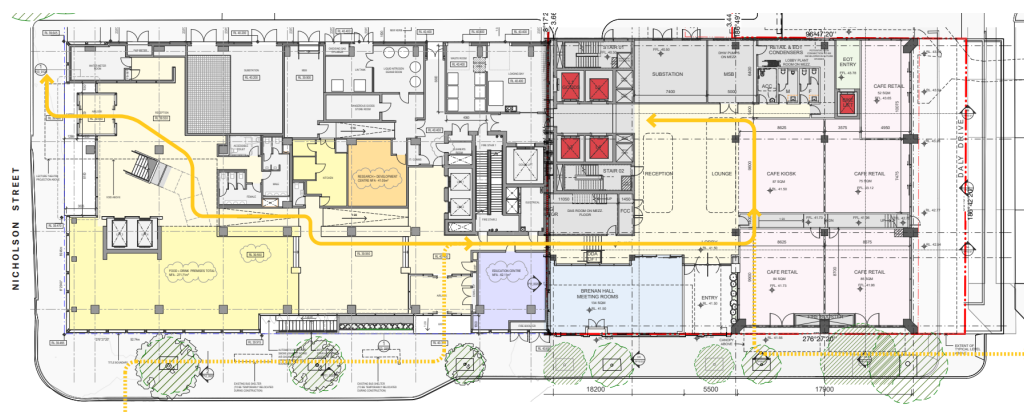


Figure 31 – Circulation and connectivity between the ACMD building and that proposed (extract from p.53 of the Urban Context Report and Design Response).

254. The primary entrance to Victoria Parade, provides access to stairs and lifts servicing the upper levels, and service amenities associated with the building. The main entrances are provided with adequate sightlines so people can see both in and out when entering or leaving. The circulation spaces, in their configuration, afford a good level of amenity to future staff, students, and clients as well as connectivity to the approved ACMD building to the west as seen at Figure 31, above.

Facilities

255. Adequate facilities in terms of service amenities are provided at each level for all occupants of the building. Bicycle parking and end-of-trip facilities are also incorporated into the scheme and this will be discussed in greater detail later in this assessment.

Environmentally Sustainable Design (ESD)

256. Policy at clauses 15.01-2S, 21.07, 22.16 and 22.17 of the Scheme encourage ecologically sustainable development, with regard to water and energy efficiency, building construction and ongoing management. Council's ESD Advisor identified the following deficiencies and outstanding information with the Sustainable Management Plan (SMP) prepared and authored by Norman Disney Young dated 5 September 2022 and outstanding information:
- No STORM score or MUSIC model has been submitted. BPEM best practice in stormwater quality must be demonstrated by a STORM or MUSIC model;*
 - No onsite PV solar array has been proposed. Strongly recommend a rooftop solar PV array above the plant room to contribute to onsite electricity consumption demands;*
 - 54 bike parking places for over 11,400 sqm of office/education/research falls short of Council's expectations on bicycle parking provision. Recommend one space for 10% of occupants or 114 secure bike parking spaces. Recommend expanding EOT facilities to cater for larger bike parking spaces recommended. The more conservative bicycle provision requested by Council's Strategic Transport Unit will be included as a condition as discussed in a later section of this report;*
 - No landscaping or green infrastructure proposed. Best practice in urban ecology has not been demonstrated. Strongly recommend that landscaping be introduced to this development to enhance the ecological value of the site;*
 - Prior to occupancy, JV3 energy model or similar demonstrating 20% improvement in energy efficiency over reference building;*

- (f) *Prior to occupancy demonstrate documentation confirming 100% renewable electricity has been procured for the whole site;*
 - (g) *Prior to commencement of works, please detail how 10% reduction in embodied carbon will be calculated;*
 - (h) *Please update SMP reference to car-share and electric vehicles as no car parking can be identified on plans;*
 - (i) *Please submitted the completed Construction Waste Management Plan prior to construction; and*
 - (j) *75% of site area comprises one or more strategies that reduce the heat island effect. Prior to commencement of works please detail how this will be achieved.*
257. Council's ESD advisor also identified the following key improvement opportunities:
- (a) *Glass curtain wall design will rely heavily on high performance glazing to deliver the energy efficiency standard proposed. Recommend introducing exterior shading, box window frames or glass spandrel panels to improve thermal comfort;*
 - (b) *Recommend recycled materials be incorporated into the material pallet;*
 - (c) *Recommend all timber used in FSC certified;*
 - (d) *Recommend a small materials pallet, simple construction techniques;*
 - (e) *Recommend avoiding PVC and/or using products meeting Green Star guidelines; and*
 - (f) *Recommend that green infrastructure be introduced to this development to enhance the ecological value of the site.*
258. The items identified will be addressed with a condition requiring an amended Sustainable Management Plan (SMP).

Wind impacts

259. Vipac reviewed the *Environmental Wind Speed Measurements* report prepared by MEL Consultants for the permit applicant. Vipac provided comments in support of the findings confirming that the MEL Consultants *used the correct model, experimental and analysis methodology to assess the wind effects on the pedestrian level spaces around the proposed development in detail*, with the study finding that *all test areas fulfill the recommended safety and comfort criteria and no wind control measures are necessary*. A condition will only require an updated report that makes appropriate reference to any revised plans required by condition.

Off-site amenity

Visual bulk and overlooking

260. With all interfaces with the subject building being to surrounding hospital / commercial buildings and zoned Public Use and generously separated from Victorian-era buildings to the north, largely built to boundaries, including to streets, the development would not be subject to unreasonable visual bulk impacts and would not result in unreasonable overlooking. It is also an accepted principle that overlooking only occurs between habitable rooms (i.e. bedrooms and living rooms) and private open space. The proposed development is commercial as are surrounding existing buildings.

Noise

261. In respect to amenity impacts, Clause 22.05 of the Scheme seeks to ensure that new non-residential uses do not unreasonably impact dwellings including through noise, light spill, emissions and rubbish. The closest purpose-built dwellings are located approximately 50m to the north on Nicholson Street in the Commercial 1 Zone. There are also dwellings 300m and 670m on the eastern side of Fitzroy Street and northern side of Alma Street, respectively. As such, the separation distance and their orientation, would remove any immediate impact on these dwellings in terms of overshadowing of open space and windows, loss of daylight, noise from plant and equipment, and visual impacts from private open space.

262. A condition of permit requires the submission of an acoustic report, this will address any issues arising with the interface to hospital beds located in the Bolte Wing (building to the north-west from the Brenan Hall, within St Vincent's Public Hospital).

Fumes and air emissions, light spillage

263. The proposal is not considered to result in unreasonable air emissions, and whilst there will be a degree of light spill, the surrounding land is zoned Public Use and non-sensitive.

Equitable development

264. The scheme will have no impact on the equitable development opportunities of adjoining properties. In this instance, the site has a private road to the east and is well separated by buildings to the north.

Car parking, traffic, bicycle facilities, loading and waste

265. The applicant is seeking a statutory parking reduction of 363 car parking spaces. To support the reduction in the statutory rate, a Transport Impact Assessment was undertaken by One Mile Grid Pty. Ltd. and dated 6 September 2022, with parking availability in the neighbourhood also reviewed.

Parking Availability

266. A review of parking restrictions in the area surrounding the proposed development indicates that on-street parking is heavily restricted, and there is limited opportunity for additional long-term staff parking in the area. In fact, employees and students who choose or need to drive would likely use a commercial car park, such as the one underneath Museum Victoria. It is therefore expected that staff, students and patrons would be discouraged from driving to the site, as they will not be able to conveniently park their vehicle long-term on-street in the vicinity of the site.

267. The surrounding area has excellent transport contextually supporting a development of this scale in the inner city. The availability of alternative transport methods will be discussed in turn.

Parking Demand

268. In support of the reduced car parking on-site, One Mile Grid traffic engineering consultants have sourced Journey to Work data from the 2016 ABS Census for the Yarra and Melbourne. The data indicates that the proportion of employees who drive to work in the City of Yarra and the City of Melbourne is 48.9% and 26.7% respectively. One Mile Grid has estimated that office developments would generally provide some 17m² of floor space per employee. (this is considered reasonable). This would equate to 695 employees (based on a total floor area of 11,821 m²). The journey to work by car rate of 26.7% was adopted in estimating the likely parking demand, which results in a total of 186 parking spaces. The Transport Impact Assessment indicates that some five floors of the new building would be occupied by existing occupants from the Hospital and the Australian Catholic University (ACU). Therefore, the parking demand would be in the order of around 102 spaces. This finding has been peer reviewed by Council's engineers and was considered acceptable.

269. The following five key benefits of the site location further justify a reduced rate of on-site car parking:
- (a) Students generally are less likely to own a car, and they would also be aware of the car parking constraints in the area or otherwise be made aware by the occupants of the building, thus also encouraging use of alternative modes such as cycling;
 - (b) It is in line with the objectives of Council's *Strategic Transport Statement* noting that the site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site parking would discourage private motor vehicle use;
 - (c) The Brunswick Street (and Gertrude Street) MAC contains a large range of retail, food and drink, dining, pubs and bars and services and is located within easy walking distance to the subject site;

- (d) The site is well connected to the Melbourne CBD which commences on the southern side of Victoria Parade; and
- (e) Public transport services that include trams and buses along Victoria Parade to the immediate south, Brunswick Street to the east, Nicholson Street to the west, Gertrude Street to the north, Parliament Train Station to the south-west, all no greater than a 500m walking distance from the site.

Traffic

270. Council's Traffic Engineers have confirmed and agree with the Transport Impact Assessment by One Mile Grid Pty. Ltd. and dated 6 September 2022 in that any increase in the volume of traffic generated by the development could be accommodated within the local road network without adversely impacting on the traffic operation of nearby streets.

Bicycle parking

271. The application was referred to Council's Strategic Transport Unit, who raised concerns with regard to the lack of visitor bicycle parking. A minimum of 30 visitor spaces were recommended to be provided in a location easily accessible to visitors of the site. Council's Strategic Transport Unit has also recommended a rate of 116 employee bicycle spaces with up to 12 showers / change rooms.

272. Employee bicycle parking is provided at the basement level and it is preferred by Council's Strategic Transport Unit, that either bicycle parking is provided at ground level; or If this is not possible, at least one additional lift be provided to account for the trip generation expected for the number of bicycle parking spaces. In addition, dimensions have not been provided for accessways, the bicycle parking area or for the lift to the bicycle parking area and these items have also been requested. Council's Strategic Transport Unit has made the following recommendations that will be included as permit conditions:

- (a) *A breakdown of the number of employee and visitor bicycle parking spaces proposed to be provided;*
- (b) *Dimensions of bicycle storage spaces, lifts and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority;*
- (c) *Access arrangements to the EOT lifts to be shown on the plans;*
- (d) *A minimum of 30 visitor bicycle parking spaces in total must be provided;*
- (e) *A minimum of 116 employee bicycle parking spaces and 12 showers/changerooms in total must be provided;*
- (f) *The provision of at least one (1) additional dedicated lift to the basement bicycle parking area;*
- (g) *An assessment of the estimated trip generation of the employee bicycle parking;*
- (h) *At least 40% of employee bicycle parking to be provided as horizontal (on ground) parking; and*
- (i) *At least 5% of the total number of resident bicycle parking spaces must include electric bicycle charging points immediately adjacent to spaces suitable for electric bicycles to use, i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8.*

273. It was also requested that a Green Travel Plan be provided and this will also form a permit condition that will be recommended.

Loading

274. In light of the loading bay in the north-west corner, Council's Traffic Engineers have provided comments in support, despite this extending beyond the building footprint, on the basis that it extends into the private land associated with the St Vincent's Hospital campus. A condition will require the plans to be amended to include the dimensions of the loading dock.

Waste management

275. The waste management plan (WMP) authored by One Mile Grid and dated 6 September 2022 was reviewed by Council's City Works Branch, who indicated that it was satisfactory. Given the changes that will be required by condition to the plans, a condition will require an amended WMP that makes appropriate reference to the revised plans.

[Other Matters](#)

[Financial Implications](#)

276. There are no financial impacts.

[Economic Implications](#)

277. The application will create new opportunities for employment and business within this health/education precinct.

[Sustainability Implications](#)

278. Sustainability has been considered as part of the assessment and conditions will be recommended to the DELWP.

[Social Implications](#)

279. There is a significant net community benefit to be gained with the introduction of an education, research and medical centre.

[Human Rights Implications](#)

280. There are no human rights impacts to be considered in this report.

[Communications with CALD Communities Implications](#)

281. No CALD community implications are known.

[Legal Implications](#)

282. There are no consequential legal implications given that Council is only providing advice to DELWP and is not the RA of the subject site.

[Conclusion](#)

283. It is recommended that Council advise the Minister for Planning and the DELWP of the conditions outlined within the 'Recommendation' section should they be of the mind to issue a planning permit.

RECOMMENDATION

1. That Council note:
 - (a) The officer report and the application material;
 - (b) The ongoing need for the preparation of a master plan in accordance with the *Implementation of strategies* at Clause 21.08-7 (Fitzroy) of the Yarra Planning Scheme;
 - (c) The need for the Department of Environment, Land, Water and Planning to enquire into the end occupiers of the building; and
 - (d) That Council write to the Department of Environment, Land, Water and Planning outlining the following conditions be included on any planning permit:

Conditions to be included in any planning permit

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Bates Smart Architects and dated 15 August 2022 but modified to show:

Demolition

- (a) Demolition plans showing extent of demolition proposed to Brenan Hall;

Design Detail

- (b) Details of the proposed canopy to Victoria Parade including height and setback from the kerb;
- (c) Modified setback of the building as it presents above the retained portion of Brenan Hall as required by the Conservation Management Plan;

Bicycles

- (d) A minimum of 116 employee spaces provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
- (e) A minimum of 30 visitor bicycle parking spaces in total provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
- (f) Dimensions of bicycle storage spaces, lifts and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority;
- (g) All visitor bicycle parking spaces must be provided at a horizontal bicycle rail, in compliance with Clause 52.34-3 and Australian Standard AS2890.3;
- (h) At least 40% of employee bicycle parking must be provided as horizontal (on ground) parking;
- (i) Clarification on the number of lifts to be provided for access to the Basement bicycle parking area. If only one (1) then at least one (1) additional lift must be provided;
- (j) All access arrangement to the EOT lifts to be shown on plans;
- (k) Provision of at least 12 showers / change rooms;
- (l) An assessment of the estimated trip generation of the employee bicycle parking;
- (m) At least 5% of the total number of bicycle parking spaces must include electric bicycle charging points immediately adjacent to spaces suitable for electric bicycles to use, i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – ‘cargo bicycle’ and Section 2.2.8;

Loading bay

- (n) The dimensions of the loading bay annotated on the ground floor plan;

Reports and Plans

- (o) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3) (where relevant to show on plans);
- (p) Any requirement of the endorsed Conservation Management Plan (Condition 4)(where relevant to show on plans);
- (q) Any requirement of the endorsed Landscape Plan (condition 6) (where relevant to

- show on plans);
- (r) Any requirement of the endorsed Sustainable Management Plan (condition 8) (where relevant to show on plans);
 - (s) Any requirement of the endorsed Wind Impact Assessment Report (condition 11) (where relevant to show on plans);
 - (t) Any relevant requirement of the endorsed Acoustic Report (condition 13) (where relevant to show on plans);
 - (u) Any requirement of the endorsed Green Travel Plan (condition 15) (where relevant to show on plans);
 - (v) Any requirement of the endorsed Waste Management Plan (condition 17) (where relevant to show on plans); and
 - (w) Any requirement of the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees (condition 24) (where relevant to show on plans).
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

3. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this document. This must detail:
- (a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Information about how the heritage façade will be maintained; and
 - (d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Conservation Management Plan

4. In conjunction with the submission of development plans under Condition 1, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The plan must relate to the valve house and must include:
- (a) Elevations at a scale of 1:20 or 1:50 detailing all conservation and reconstruction works to the retained external fabric of the Brennan Hall building;
 - (b) details of all façade works to be prepared by suitably qualified heritage architect in associated with a structural engineer;
 - (c) A materials schedule and coloured drawings and renders outlining colours, materials and finishes;
 - (d) Modify the interface of the new section of building above Brennan Hall to:
 - (i) *Reduce the extent to which the new DSD building cantilevers to the south by between 1m and 1.5m for the full extent on the south side of the building.*
Or:
 - (ii) *Increase the space above Brennan Hall to where the cantilever starts, as in increase the separation between the top of the heritage building and the cantilever, by two levels; meaning the cantilever would commence at level 5*

instead of level 3. Or:

- (iii) *Increase the space above Brennan Hall by reducing the extent of the cantilever between levels 3 and 5, so that it is on angle between 0m and 2m. Or:*
- (iv) *A combination or variation of the above.*

Ongoing architect involvement

- 5. As part of the ongoing progress and development of the site, Bates Smart Architects or another architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Landscape Plan

- 6. In conjunction with the submission of development plans under Condition 1, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) Make appropriate recommendations to “green” the building;
 - (b) Full details of all plant species and their botanical names with re-assurance that selected plants are able to withstand and cope with shade;
 - (c) Incorporation of Green Walls were possible;
 - (d) Details of all paving, surface materials furniture and planters – showing dimensions, drainage, lining, materials and growing media including details of irrigation;
 - (e) A maintenance schedule that includes task details and frequency reassuring the planting, maintenance and survival of all plants; and
 - (f) Details of all landscaping including those combined with the public realm works proposed across the Victoria Parade interface, to the satisfaction of the Responsible Authority.

Ongoing Landscape Plan Requirement

- 7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority.

Amended Sustainable Management Plan

- 8. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in

accordance with the *Sustainability* Management Plan (SMP) prepared and authored by Norman Disney Young dated 5 September 2022 but modified to show:

- (a) Stormwater management in accordance with Clause 22.16 (Stormwater Management – Water Sensitive Urban Design);
- (b) Provision of a rooftop solar PV array above the plant room to contribute to onsite electricity consumption demands;
- (c) Provision of 116 employee spaces and minimum 30 visitor space in secure bike parking spaces with at least 12 shower / change rooms;
- (d) Provision of landscaping to enhance the ecological value of the site;
- (e) JV3 energy model or similar demonstrating 20% improvement in energy efficiency over reference building;
- (f) 100% renewable electricity has been procured for the whole site;
- (g) Detail as to how a 10% reduction in embodied carbon will be calculated;
- (h) Remove reference to car-share and electric vehicles as no car parking is provided;
- (i) Details of the 75% of site area that comprises one or more strategies that reduce the heat island effect;
- (j) Provision of exterior shading, box window frames or glass spandrel panels to improve thermal comfort;
- (k) Provision of recycled materials incorporated into the material pallet;
- (l) Use of certified FSC timber;
- (m) A small materials pallet with simple construction techniques and products that meet Green Star guidelines; and
- (n) Where possible, introduce green infrastructure to enhance the ecological value of the site with landscaping treatments.

Prior to occupation Sustainable Management Plan Requirement

- 9. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

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

Amended Wind Impact Assessment Required

- 11. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared and authored by MEL Consultants titled Environmental Wind Speed Measurements dated August 2022, but modified to:

- (a) Assess the proposal as amended pursuant to Condition 1.

Ongoing Wind Assessment Requirement

12. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

13. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared and submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess and include the following:
- (a) Guidance for managing any impact noise to surrounding hospital buildings that contain patient beds; and
 - (b) Recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority.

Ongoing Acoustic Report Requirement

14. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

15. In conjunction with the submission of development plans under Condition 1, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must reference and contain:
- (a) The proposal as amended pursuant to Condition 1;
 - (b) A description of the location in the context of alternative modes of transport;
 - (c) Employee welcome packs (e.g. provision of Myki/transport ticketing);
 - (d) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (e) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (f) Details of bicycle parking and bicycle routes;
 - (g) Details of Green Travel funding and management responsibilities;
 - (h) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
 - (i) Security arrangements to access the employee bicycle storage spaces;
 - (j) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
 - (k) Provisions for the GTP to be updated not less than every five years.

Ongoing Green Travel Plan Requirement

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

Waste Management Plan

17. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated September 2022 but modified to:
- (a) Assess the proposal as amended under Condition 1 and its requirements.

Ongoing Waste Management Plan Requirement

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

Use - Food and drink premises

19. Except with the prior written consent of the Responsible Authority, the food and drink premises authorised by this permit may only operate between the following hours:
- (a) ...TO BE CONFIRMED BY DELWP...

Use – Education centre

20. Except with the prior written consent of the Responsible Authority, the education centre authorised by this permit may only operate between the following hours:
- (a) ... TO BE CONFIRMED BY DELWP
21. Except with the prior written consent of the Responsible Authority, the education centre authorised by this document may only operate with the following student numbers:
- (a) Education Centre - TO BE CONFIRMED BY DELWP...

Use – Research and Development

22. Except with the prior written consent of the Responsible Authority, the research and development centre authorised by this permit may only operate between the following hours:
- (b) ... TO BE CONFIRMED BY DELWP

Transport for Victoria's conditions (## - ##) – TO BE CONFIRMED BY DELWP AS COUNCIL IS NOT THE RA

23.

Public Realm Plan(s) / Works / Road Infrastructure / Street trees

24. Within six months of commencement of the development or by such later date as is approved by the Responsible Authority and the City of Yarra, Detailed Design plans (Civil and Landscape) for Victoria Parade frontage outside the site's property frontage must be prepared, submitted and approved by the Responsible Authority and the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Detailed Design plans must include, but not be limited to, the following:
- (a) Detailed layout plan indicating all existing and proposed features and surface levels;
- (b) The reinstatement of the Victoria Parade footpath (outside the property's frontage) with asphalt with dressed bluestone kerb and channel and reinstatement of any portion of damaged road outside the property's frontage;
- (c) Longitudinal sections along the property boundary, back of kerb and invert of the channel;
- (d) Cross sections from property boundary to property boundary at 5 metre intervals

- indicating existing and proposed levels at changes in grade;
- (e) Stormwater drainage in accordance with the Council approved Stormwater Management plan, including design computations, longitudinal sections, pit schedule and details;
 - (f) Detailed layout (size, depth, location) of existing and proposed service utilities, including private property connections to each type;
 - (g) Public lighting plan;
 - (h) Signage & line marking plan;
 - (i) All streetscape details in accordance with the Urban Design and Open Space departments within Council;
 - (j) All surfaces must be designed in accordance with DDA requirements;
 - (k) The maximisation of greenery through the provision of six street trees outside the property's frontage;
 - (l) Distinct delineation between public and private land along all interfaces;
 - (m) All private aspects / infrastructure must be located within the private property boundary and not protrude into the public road reserve; and
 - (n) Existing surface levels must not be altered unless approved by the Responsible Authority. To obtain DDA compliant surface grades the finished surface levels within the private property must be adjusted.
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees Plan required by Condition 24 must be carried out at the permit holders cost and completed to the satisfaction of the Responsible Authority.
26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority and the City of Yarra, any damage to public infrastructure (footpath, kerb and channel, etc) caused by connection works for underground utility services, must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

General

31. The amenity of the area must not be detrimentally affected by the use or development, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin,
- to the satisfaction of the Responsible Authority.
32. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
33. The development must comply at all times with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
34. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
35. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
37. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
38. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
- (a) Located;
 - (b) Directed;
 - (c) Shielded;
 - (d) Of appropriate intensity; and
 - (e) to the satisfaction of the Responsible Authority.

Construction Management Plan

40. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:

- (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
- (q) any site-specific requirements;

During the construction:

- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (t) vehicle borne material must not accumulate on the roads abutting the land;
- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

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

Construction Times

42. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

43. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; and
 - (c) the use is not commenced within five years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

All future employees, residents, future owners and occupiers within the development approved under this permit will not be permitted to obtain business, resident or visitor parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

Attachments

- 1** PPE22/0228 - 31 - 35 Victoria Parade Fitzroy - Architectural Plans
- 2** PPE22/0228 - 31 - 35 Victoria Parade Fitzroy - Design and Context Analysis
- 3** PPE22/0228 - 31 - 35 Victoria Parade, Fitzroy - Collated referral advice



Minutes

Council Meeting

7.00pm, Tuesday 15 November 2022

Richmond Town Hall

www.yarracity.vic.gov.au

8.3 PPE22/0228 - Development Facilitation Program Referral - 31 - 35 Victoria Parade Fitzroy (also 41 Victoria Parade, Fitzroy) - St Vincent's Hospital site

Reference	D22/272180
Author	John Theodosakis - Principal Planner
Authoriser	Director Planning and Place Making

Councillor Jolly left the meeting due to a conflict of interest at 7.59pm.

RECOMMENDATION

1. That Council note:
 - (a) The officer report and the application material;
 - (b) The ongoing need for the preparation of a master plan in accordance with the *Implementation of strategies* at Clause 21.08-7 (Fitzroy) of the Yarra Planning Scheme;
 - (c) The need for the Department of Environment, Land, Water and Planning to enquire into the end occupiers of the building; and
 - (d) That Council write to the Department of Environment, Land, Water and Planning outlining the following conditions be included on any planning permit:

Conditions to be included in any planning permit

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Bates Smart Architects and dated 15 August 2022 but modified to show:
 - Demolition*
 - (a) Demolition plans showing extent of demolition proposed to Brenan Hall;
 - Design Detail*
 - (b) Details of the proposed canopy to Victoria Parade including height and setback from the kerb;
 - (c) Modified setback of the building as it presents above the retained portion of Brenan Hall as required by the Conservation Management Plan;
 - Bicycles*
 - (d) A minimum of 116 employee spaces provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
 - (e) A minimum of 30 visitor bicycle parking spaces in total provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
 - (f) Dimensions of bicycle storage spaces, lifts and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority;
 - (g) All visitor bicycle parking spaces must be provided at a horizontal bicycle rail, in compliance with Clause 52.34-3 and Australian Standard AS2890.3;

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- (h) At least 40% of employee bicycle parking must be provided as horizontal (on ground) parking;
- (i) Clarification on the number of lifts to be provided for access to the Basement bicycle parking area. If only one (1) then at least one (1) additional lift must be provided;
- (j) All access arrangement to the EOT lifts to be shown on plans;
- (k) Provision of at least 12 showers / change rooms;
- (l) An assessment of the estimated trip generation of the employee bicycle parking;
- (m) At least 5% of the total number of bicycle parking spaces must include electric bicycle charging points immediately adjacent to spaces suitable for electric bicycles to use, i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – ‘cargo bicycle’ and Section 2.2.8;

Loading bay

- (n) The dimensions of the loading bay annotated on the ground floor plan;

Reports and Plans

- (o) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3) (where relevant to show on plans);
 - (p) Any requirement of the endorsed Conservation Management Plan (Condition 4)(where relevant to show on plans);
 - (q) Any requirement of the endorsed Landscape Plan (condition 6) (where relevant to show on plans);
 - (r) Any requirement of the endorsed Sustainable Management Plan (condition 8) (where relevant to show on plans);
 - (s) Any requirement of the endorsed Wind Impact Assessment Report (condition 11) (where relevant to show on plans);
 - (t) Any relevant requirement of the endorsed Acoustic Report (condition 13) (where relevant to show on plans);
 - (u) Any requirement of the endorsed Green Travel Plan (condition 15) (where relevant to show on plans);
 - (v) Any requirement of the endorsed Waste Management Plan (condition 17) (where relevant to show on plans); and
 - (w) Any requirement of the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees (condition 24) (where relevant to show on plans).
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

3. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this document. This must detail:
- (a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Information about how the heritage façade will be maintained; and

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- (d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Conservation Management Plan

- 4. In conjunction with the submission of development plans under Condition 1, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The plan must relate to the valve house and must include:
 - (a) Elevations at a scale of 1:20 or 1:50 detailing all conservation and reconstruction works to the retained external fabric of the Brenan Hall building;
 - (b) details of all façade works to be prepared by suitably qualified heritage architect in associated with a structural engineer;
 - (c) A materials schedule and coloured drawings and renders outlining colours, materials and finishes;
 - (d) Modify the interface of the new section of building above Brenan Hall to:
 - (i) *Reduce the extent to which the new DSD building cantilevers to the south by between 1m and 1.5m for the full extent on the south side of the building. Or:*
 - (ii) *Increase the space above Brenan Hall to where the cantilever starts, as in increase the separation between the top of the heritage building and the cantilever, by two levels; meaning the cantilever would commence at level 5 instead of level 3. Or:*
 - (iii) *Increase the space above Brenan Hall by reducing the extent of the cantilever between levels 3 and 5, so that it is on angle between 0m and 2m. Or:*
 - (iv) *A combination or variation of the above.*

Ongoing architect involvement

- 5. As part of the ongoing progress and development of the site, Bates Smart Architects or another architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Landscape Plan

- 6. In conjunction with the submission of development plans under Condition 1, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
 - (a) Make appropriate recommendations to “green” the building;
 - (b) Full details of all plant species and their botanical names with re-assurance that selected plants are able to withstand and cope with shade;
 - (c) Incorporation of Green Walls were possible;
 - (d) Details of all paving, surface materials furniture and planters – showing dimensions, drainage, lining, materials and growing media including details of irrigation;

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- (e) A maintenance schedule that includes task details and frequency reassuring the planting, maintenance and survival of all plants; and
- (f) Details of all landscaping including those combined with the public realm works proposed across the Victoria Parade interface, to the satisfaction of the Responsible Authority.

Ongoing Landscape Plan Requirement

- 7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
 - (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,to the satisfaction of the Responsible Authority.

Amended Sustainable Management Plan

- 8. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the *Sustainability* Management Plan (SMP) prepared and authored by Norman Disney Young dated 5 September 2022 but modified to show:
 - (a) Stormwater management in accordance with Clause 22.16 (Stormwater Management – Water Sensitive Urban Design);
 - (b) Provision of a rooftop solar PV array above the plant room to contribute to onsite electricity consumption demands;
 - (c) Provision of 116 employee spaces and minimum 30 visitor space in secure bike parking spaces with at least 12 shower / change rooms;
 - (d) Provision of landscaping to enhance the ecological value of the site;
 - (e) JV3 energy model or similar demonstrating 20% improvement in energy efficiency over reference building;
 - (f) 100% renewable electricity has been procured for the whole site;
 - (g) Detail as to how a 10% reduction in embodied carbon will be calculated;
 - (h) Remove reference to car-share and electric vehicles as no car parking is provided;
 - (i) Details of the 75% of site area that comprises one or more strategies that reduce the heat island effect;
 - (j) Provision of exterior shading, box window frames or glass spandrel panels to improve thermal comfort;
 - (k) Provision of recycled materials incorporated into the material pallet;
 - (l) Use of certified FSC timber;
 - (m) A small materials pallet with simple construction techniques and products that meet Green Star guidelines; and

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- (n) Where possible, introduce green infrastructure to enhance the ecological value of the site with landscaping treatments.

Prior to occupation Sustainable Management Plan Requirement

9. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

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

Amended Wind Impact Assessment Required

11. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared and authored by MEL Consultants titled Environmental Wind Speed Measurements dated August 2022, but modified to:
- (a) Assess the proposal as amended pursuant to Condition 1.

Ongoing Wind Assessment Requirement

12. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

13. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared and submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess and include the following:
- (a) Guidance for managing any impact noise to surrounding hospital buildings that contain patient beds; and
- (b) Recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority.

Ongoing Acoustic Report Requirement

14. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

15. In conjunction with the submission of development plans under Condition 1, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must reference and contain:
- (a) The proposal as amended pursuant to Condition 1;

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- (b) A description of the location in the context of alternative modes of transport;
- (c) Employee welcome packs (e.g. provision of Myki/transport ticketing);
- (d) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- (e) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
- (f) Details of bicycle parking and bicycle routes;
- (g) Details of Green Travel funding and management responsibilities;
- (h) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
- (i) Security arrangements to access the employee bicycle storage spaces;
- (j) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
- (k) Provisions for the GTP to be updated not less than every five years.

Ongoing Green Travel Plan Requirement

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

Waste Management Plan

17. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated September 2022 but modified to:
- (a) Assess the proposal as amended under Condition 1 and its requirements.

Ongoing Waste Management Plan Requirement

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

Use - Food and drink premises

19. Except with the prior written consent of the Responsible Authority, the food and drink premises authorised by this permit may only operate between the following hours:
- (a) ...TO BE CONFIRMED BY DELWP...

Use – Education centre

20. Except with the prior written consent of the Responsible Authority, the education centre authorised by this permit may only operate between the following hours:
- (a) ... TO BE CONFIRMED BY DELWP
21. Except with the prior written consent of the Responsible Authority, the education centre authorised by this document may only operate with the following student numbers:
- (a) Education Centre - TO BE CONFIRMED BY DELWP...

Use – Research and Development

22. Except with the prior written consent of the Responsible Authority, the research and development centre authorised by this permit may only operate between the following hours:

(b) ... TO BE CONFIRMED BY DELWP

Transport for Victoria's conditions (## - ##) – TO BE CONFIRMED BY DELWP AS COUNCIL IS NOT THE RA

23.

Public Realm Plan(s) / Works / Road Infrastructure / Street trees

24. Within six months of commencement of the development or by such later date as is approved by the Responsible Authority and the City of Yarra, Detailed Design plans (Civil and Landscape) for Victoria Parade frontage outside the site's property frontage must be prepared, submitted and approved by the Responsible Authority and the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Detailed Design plans must include, but not be limited to, the following:

- (a) Detailed layout plan indicating all existing and proposed features and surface levels;
- (b) The reinstatement of the Victoria Parade footpath (outside the property's frontage) with asphalt with dressed bluestone kerb and channel and reinstatement of any portion of damaged road outside the property's frontage;
- (c) Longitudinal sections along the property boundary, back of kerb and invert of the channel;
- (d) Cross sections from property boundary to property boundary at 5 metre intervals indicating existing and proposed levels at changes in grade;
- (e) Stormwater drainage in accordance with the Council approved Stormwater Management plan, including design computations, longitudinal sections, pit schedule and details;
- (f) Detailed layout (size, depth, location) of existing and proposed service utilities, including private property connections to each type;
- (g) Public lighting plan;
- (h) Signage & line marking plan;
- (i) All streetscape details in accordance with the Urban Design and Open Space departments within Council;
- (j) All surfaces must be designed in accordance with DDA requirements;
- (k) The maximisation of greenery through the provision of six street trees outside the property's frontage;
- (l) Distinct delineation between public and private land along all interfaces;
- (m) All private aspects / infrastructure must be located within the private property boundary and not protrude into the public road reserve; and
- (n) Existing surface levels must not be altered unless approved by the Responsible Authority. To obtain DDA compliant surface grades the finished surface levels within the private property must be adjusted.

25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees Plan required by Condition 24 must be carried out at the permit holders cost and completed to the satisfaction of the Responsible Authority.

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26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority and the City of Yarra, any damage to public infrastructure (footpath, kerb and channel, etc) caused by connection works for underground utility services, must be reconstructed:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

General

31. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) the presence of vermin,to the satisfaction of the Responsible Authority.
32. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
33. The development must comply at all times with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
34. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

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35. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
37. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
38. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
 - (a) Located;
 - (b) Directed;
 - (c) Shielded;
 - (d) Of appropriate intensity; and
 - (e) to the satisfaction of the Responsible Authority.

Construction Management Plan

40. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
 - (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;

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- (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
 - (q) any site-specific requirements;
- During the construction:
- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (t) vehicle borne material must not accumulate on the roads abutting the land;
 - (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

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

Construction Times

42. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;

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- (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

43. This permit will expire if:

- (a) the development is not commenced within two years of the date of this permit;
- (b) the development is not completed within four years of the date of this permit; and
- (c) the use is not commenced within five years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

All future employees, residents, future owners and occupiers within the development approved under this permit will not be permitted to obtain business, resident or visitor parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

COUNCIL RESOLUTION

Moved: Councillor Crossland

Seconded: Councillor Landes

1. That Council note:
 - (a) The officer report and the application material;
 - (b) The ongoing need for the preparation of a master plan in accordance with the *Implementation of strategies* at Clause 21.08-7 (Fitzroy) of the Yarra Planning Scheme;
 - (c) The need for the Department of Environment, Land, Water and Planning to enquire into the end occupiers of the building; and
 - (d) That Council write to the Department of Environment, Land, Water and Planning outlining:
 - (i) that the height of the building provides an inadequate transition, failing to respond to the objectives of Clause 43.01 (Heritage (Overlay) and within Schedule 2 to Clause 43.02 (Design and Development Overlay) of the Yarra Planning Scheme, and the intent of the World Heritage Environs Area buffer zone; and
 - (ii) that should a permit issue, the following conditions be included on any planning permit:

Conditions to be included in any planning permit

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Bates Smart Architects and dated 15 August 2022 but modified to show:

Demolition

- (a) Demolition plans showing extent of demolition proposed to Brenan Hall;

Design Detail

- (b) Details of the proposed canopy to Victoria Parade including height and setback from the kerb;
- (c) Modified setback of the building as it presents above the retained portion of Brenan Hall as required by the Conservation Management Plan;
- (d) An increased solid ratio at levels 1, 2, 3 and 4 with more use of masonry cladding to the Victoria Parade and Daly Drive interfaces;
- (e) The building setback a minimum 3m from Victoria Parade and Daly Drive from Level 5 and above (with the latter reducing the cantilever to no greater than 983mm to the east);
- (f) Stairwells to be accommodated in an unenclosed manner to common areas. If this is not possible, stairwell walls and doors to common areas to be glazed, if possible;

Bicycles

- (g) A minimum of 116 employee spaces provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;
- (h) A minimum of 30 visitor bicycle parking spaces in total provided in compliance with Clause 52.34-3 of the Yarra Planning Scheme and Australian Standard AS2890.3;

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- (i) Spaces for cargo bicycles and trailers;
- (j) Dimensions of bicycle storage spaces, lifts and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority;
- (k) The 'end of trip' entrance to be accessed from Daly Drive, in compliance with Australian Standard AS2890.3 (inclusive of a ramp access).
- (l) All visitor bicycle parking spaces must be provided at a horizontal bicycle rail, in compliance with Clause 52.34-3 and Australian Standard AS2890.3;
- (m) At least 40% of employee bicycle parking must be provided as horizontal (on ground) parking;
- (n) Clarification on the number of lifts to be provided for access to the Basement bicycle parking area. If only one (1) then at least one (1) additional lift must be provided;
- (o) All access arrangement to the EOT lifts to be shown on plans;
- (p) Provision of at least 12 showers / change rooms;
- (q) An assessment of the estimated trip generation of the employee bicycle parking;
- (q) At least 5% of the total number of bicycle parking spaces must include electric bicycle charging points immediately adjacent to spaces suitable for electric bicycles to use, i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8;

Loading bay

- (s) The dimensions of the loading bay annotated on the ground floor plan;

Reports and Plans

- (t) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3) (where relevant to show on plans);
 - (u) Any requirement of the endorsed Conservation Management Plan (Condition 4)(where relevant to show on plans);
 - (v) Any requirement of the endorsed Landscape Plan (condition 6) (where relevant to show on plans);
 - (w) Any requirement of the endorsed Sustainable Management Plan (condition 8) (where relevant to show on plans);
 - (x) Any requirement of the endorsed Wind Impact Assessment Report (condition 11) (where relevant to show on plans);
 - (y) Any relevant requirement of the endorsed Acoustic Report (condition 13) (where relevant to show on plans);
 - (z) Any requirement of the endorsed Green Travel Plan (condition 15) (where relevant to show on plans);
 - (aa) Any requirement of the endorsed Waste Management Plan (condition 17) (where relevant to show on plans); and
 - (bb) Any requirement of the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees (condition 24) (where relevant to show on plans).
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

3. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this document. This must detail:
- (a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - (b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (c) Information about how the heritage façade will be maintained; and
 - (d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Conservation Management Plan

4. In conjunction with the submission of development plans under Condition 1, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The plan must relate to the valve house and must include:
- (a) Elevations at a scale of 1:20 or 1:50 detailing all conservation and reconstruction works to the retained external fabric of the Brennan Hall building;
 - (b) details of all façade works to be prepared by suitably qualified heritage architect in associated with a structural engineer;
 - (c) A materials schedule and coloured drawings and renders outlining colours, materials and finishes;
 - (d) Modify the interface of the new section of building above Brennan Hall to:
 - (i) *Reduce the extent to which the new DSD building cantilevers to the south by between 1m and 1.5m for the full extent on the south side of the building. Or:*
 - (ii) *Increase the space above Brennan Hall to where the cantilever starts, as in increase the separation between the top of the heritage building and the cantilever, by two levels; meaning the cantilever would commence at level 5 instead of level 3. Or:*
 - (iii) *Increase the space above Brennan Hall by reducing the extent of the cantilever between levels 3 and 5, so that it is on angle between 0m and 2m. Or:*
 - (iv) *A combination or variation of the above.*

Ongoing architect involvement

5. As part of the ongoing progress and development of the site, Bates Smart Architects or another architectural firm to the satisfaction of the Responsible Authority must be engaged to:
- (a) oversee design and construction of the development; and
 - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Landscape Plan

6. In conjunction with the submission of development plans under Condition 1, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
- (a) Make appropriate recommendations to “green” the building;
 - (b) Full details of all plant species and their botanical names with re-assurance that selected plants are able to withstand and cope with shade;
 - (c) Incorporation of Green Walls were possible;
 - (d) Details of all paving, surface materials furniture and planters – showing dimensions, drainage, lining, materials and growing media including details of irrigation;
 - (e) A maintenance schedule that includes task details and frequency reassuring the planting, maintenance and survival of all plants; and
 - (f) Details of all landscaping including those combined with the public realm works proposed across the Victoria Parade interface, to the satisfaction of the Responsible Authority.

Ongoing Landscape Plan Requirement

7. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority.

Amended Sustainable Management Plan

8. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the *Sustainability Management Plan (SMP)* prepared and authored by Norman Disney Young dated 5 September 2022 but modified to show:
- (a) Stormwater management in accordance with Clause 22.16 (Stormwater Management – Water Sensitive Urban Design);
 - (b) Provision of a rooftop solar PV array above the plant room to contribute to onsite electricity consumption demands;
 - (c) Provision of 116 employee spaces and minimum 30 visitor space in secure bike parking spaces with at least 12 shower / change rooms;
 - (d) Provision of landscaping to enhance the ecological value of the site;
 - (e) JV3 energy model or similar demonstrating 20% improvement in energy efficiency over reference building;
 - (f) 100% renewable electricity has been procured for the whole site;

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- (g) Detail as to how a 10% reduction in embodied carbon will be calculated;
- (h) Remove reference to car-share and electric vehicles as no car parking is provided;
- (i) Details of the 75% of site area that comprises one or more strategies that reduce the heat island effect;
- (j) Provision of exterior shading, box window frames or glass spandrel panels to improve thermal comfort;
- (k) Provision of recycled materials incorporated into the material pallet;
- (l) Use of certified FSC timber;
- (m) A small materials pallet with simple construction techniques and products that meet Green Star guidelines; and
- (n) Where possible, introduce green infrastructure to enhance the ecological value of the site with landscaping treatments.

Prior to occupation Sustainable Management Plan Requirement

9. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

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

Amended Wind Impact Assessment Required

11. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared and authored by MEL Consultants titled Environmental Wind Speed Measurements dated August 2022, but modified to:
- (a) Assess the proposal as amended pursuant to Condition 1.

Ongoing Wind Assessment Requirement

12. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

13. Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared and submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess and include the following:
- (a) Guidance for managing any impact noise to surrounding hospital buildings that contain patient beds; and
 - (b) Recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the

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Responsible Authority.

Ongoing Acoustic Report Requirement

14. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

15. In conjunction with the submission of development plans under Condition 1, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must reference and contain:
- (a) The proposal as amended pursuant to Condition 1;
 - (b) A description of the location in the context of alternative modes of transport;
 - (c) Employee welcome packs (e.g. provision of Myki/transport ticketing);
 - (d) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (e) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (f) Details of bicycle parking and bicycle routes;
 - (g) Details of Green Travel funding and management responsibilities;
 - (h) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
 - (i) Security arrangements to access the employee bicycle storage spaces;
 - (j) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
 - (k) Provisions for the GTP to be updated not less than every five years.

Ongoing Green Travel Plan Requirement

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

Waste Management Plan

17. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated September 2022 but modified to:
- (a) Assess the proposal as amended under Condition 1 and its requirements.

Ongoing Waste Management Plan Requirement

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

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Use - Food and drink premises

19. Except with the prior written consent of the Responsible Authority, the food and drink premises authorised by this permit may only operate between the following hours:

- (a) ...TO BE CONFIRMED BY DELWP...

Use – Education centre

20. Except with the prior written consent of the Responsible Authority, the education centre authorised by this permit may only operate between the following hours:

- (a) ... TO BE CONFIRMED BY DELWP

21. Except with the prior written consent of the Responsible Authority, the education centre authorised by this document may only operate with the following student numbers:

- (a) Education Centre - TO BE CONFIRMED BY DELWP...

Use – Research and Development

22. Except with the prior written consent of the Responsible Authority, the research and development centre authorised by this permit may only operate between the following hours:

- (b) ... TO BE CONFIRMED BY DELWP

Transport for Victoria's conditions (## - ##) – TO BE CONFIRMED BY DELWP AS COUNCIL IS NOT THE RA

23.

Public Realm Plan(s) / Works / Road Infrastructure / Street trees

24. Within six months of commencement of the development or by such later date as is approved by the Responsible Authority and the City of Yarra, Detailed Design plans (Civil and Landscape) for Victoria Parade frontage outside the site's property frontage must be prepared, submitted and approved by the Responsible Authority and the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Detailed Design plans must include, but not be limited to, the following:

- (a) Detailed layout plan indicating all existing and proposed features and surface levels;
- (b) The reinstatement of the Victoria Parade footpath (outside the property's frontage) with asphalt with dressed bluestone kerb and channel and reinstatement of any portion of damaged road outside the property's frontage;
- (c) Longitudinal sections along the property boundary, back of kerb and invert of the channel;
- (d) Cross sections from property boundary to property boundary at 5 metre intervals indicating existing and proposed levels at changes in grade;
- (e) Stormwater drainage in accordance with the Council approved Stormwater Management plan, including design computations, longitudinal sections, pit schedule and details;
- (f) Detailed layout (size, depth, location) of existing and proposed service utilities, including private property connections to each type;
- (g) Public lighting plan;
- (h) Signage & line marking plan;
- (i) All streetscape details in accordance with the Urban Design and Open Space departments within Council;
- (j) All surfaces must be designed in accordance with DDA requirements;

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- (k) The maximisation of greenery through the provision of six street trees outside the property's frontage;
 - (l) Distinct delineation between public and private land along all interfaces;
 - (m) All private aspects / infrastructure must be located within the private property boundary and not protrude into the public road reserve; and
 - (n) Existing surface levels must not be altered unless approved by the Responsible Authority. To obtain DDA compliant surface grades the finished surface levels within the private property must be adjusted.
25. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan(s) / Works / Road Infrastructure / Street trees Plan required by Condition 24 must be carried out at the permit holders cost and completed to the satisfaction of the Responsible Authority.
26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority and the City of Yarra, any damage to public infrastructure (footpath, kerb and channel, etc) caused by connection works for underground utility services, must be reconstructed:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
29. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

General

31. The amenity of the area must not be detrimentally affected by the use or development, including through:
- (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or

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- (d) the presence of vermin,
to the satisfaction of the Responsible Authority.
32. Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.
33. The development must comply at all times with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).
34. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
35. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
37. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
38. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
- (a) Located;
 - (b) Directed;
 - (c) Shielded;
 - (d) Of appropriate intensity; and
 - (e) to the satisfaction of the Responsible Authority.

Construction Management Plan

40. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be

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- located in any street;
- (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
 - (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
 - (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
 - (q) any site-specific requirements;
- During the construction:
- (r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (t) vehicle borne material must not accumulate on the roads abutting the land;

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- (u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

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

Construction Times

42. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

43. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; and
 - (c) the use is not commenced within five years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

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Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

All future employees, residents, future owners and occupiers within the development approved under this permit will not be permitted to obtain business, resident or visitor parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

CARRIED

Councillor Jolly returned to the meeting at 8.13pm.

7.9 Governance Report - April 2023

Reference	D23/103688
Author	Rhys Thomas - Senior Governance Advisor
Authoriser	Manager Governance and Integrity

Purpose

1. The Governance Report is prepared as a periodic report to Council which provides a single reporting platform for a range of statutory compliance, transparency and governance related matters.

Critical analysis

History and background

2. To ensure compliance with the Act and in accordance with best practice and good governance principles, transparency and accountability, this standing report consolidates a range of governance and administrative matters.
3. Matters covered in this report are:
 - (a) Appointment of a Councillor Conduct Officer;
 - (b) Audit and Risk Committee Biannual Activity Report;
 - (c) Personal Interests Returns; and
 - (d) Revised Terms of Reference for the Chief Executive Officer Employment and Remuneration Advisory Committee.

Discussion

Appointment of a Councillor Conduct Officer

4. Section 150 of the Local Government Act 2020 requires that the Chief Executive Officer appoint a Councillor Conduct Officer. The Councillor Conduct Officer's primary role is to assist the Council in the conduct of the internal arbitration process set out in the adopted Councillor Code of Conduct. The Councillor Conduct officer also has a role in assisting the Principal Councillor Conduct Registrar (a State Government appointed officer) in the event of a formal arbitration process taking place.
5. The Chief Executive Officer appointed Phil De Losa, Manager Governance and Integrity to the role of Councillor Conduct Officer on 27 March 2023.

Audit and Risk Committee Biannual Activity Report

6. Section 54(5) of the Local Government Act 2020 provides that an Audit and Risk Committee:
“prepare a biannual audit and risk report that describes the activities of the Audit and Risk Committee and includes its findings and recommendations; and provide a copy of the biannual audit and risk report to the Chief Executive Officer for tabling at the next Council meeting.”
7. Tabling of a biannual activity report provides transparency on the operation of the committee, as well as highlighting the high level considerations of the committee.
8. The nature of the matters considered by the Audit and Risk Committee is such that the report can provide a summary of the matters considered, but cannot set out the detailed findings or recommendations in relation to Council's control framework, as to do so would expose Council to undue risk.

9. A copy of the Audit and Risk Committee Biannual Activity Report for the period 1 July to 31 December can be found at **Attachment One**.
10. In addition to the activity report, all Councillors are provided with the agendas and minutes of Audit and Risk Committee meetings, and are invited to attend in an observer capacity.
11. The Audit and Risk Committee's oversight role is primarily discharged by providing advice and direction to Council's Chief Executive Officer and senior management, particularly those within the finance, risk management and governance portfolios. That said, it is recognised that there may be circumstances where the Committee may wish to provide advice direct to the Council.
12. There are three mechanisms for the committee to provide this advice:
 - (a) Firstly, the Council has authorised the Audit and Risk Committee through its Charter to request that the Chief Executive Officer table a report from the Committee at a meeting of the Council;
 - (b) Secondly, the Local Government Act 2020 provides that the Chief Executive Officer must table a report of the Committee at a meeting of the Council where requested by the Committee Chair; and
 - (c) Thirdly, the Local Government Act 2020 provides that a Committee may make formal recommendations to Council in this biannual activity report.
13. In the period 1 July to 31 December 2022, neither the Committee nor the Committee Chair requested that the Chief Executive Officer table a report at a Council meeting.
14. At its meeting on 9 March 2023, the Audit and Risk Committee requested that the Chief Executive Officer present the following recommendation to Council along with this biannual activity report:
 1. *That Council:*
 - (a) *notes Council's financial position remains very constrained although some improvement has been achieved;*
 - (b) *notes the concern raised by the Municipal Monitor that action must be taken to ensure financial sustainability; and*
 - (c) *remain strongly focussed on financial sustainability for the 2023/2024 annual budget preparation and the next iteration of the long term financial plan.*
15. This recommendation is presented separately for Council's consideration.

Personal Interests Returns

16. Part 6, Division 30 of the Local Government Act 2020 sets out requirements for the lodgement of personal interests returns by:
 - (a) Councillors;
 - (b) Members of delegated committees (who are not Councillors);
 - (c) The Chief Executive Officer; and
 - (d) Nominated Council staff (specified persons).
17. In summary, all of the persons in the four categories above are required to submit an Initial Interests Return within 30 days of meeting the qualification criteria (being elected, being appointed, being employed or being nominated, respectively) and a Biannual Interests Return thereafter in March and September of each year.
18. The status of returns required during the period 1 October 2022 to 31 March 2023 is shown in the table below.

	Persons eligible	Timely returns	Late returns	Missing returns
Councillor Initial Returns	1	1	-	-
Councillor Biannual Returns	9	9	-	-
Committee Member Initial Returns	-	-	-	-
Committee Member Biannual Returns	-	-	-	-
CEO Initial Returns	-	-	-	-
CEO Biannual Returns	1	1	-	-
Staff Initial Returns	9	9	-	-
Staff Biannual Returns	17	17	-	-

19. In accordance with section 135(3) of the Local Government Act 2020, a summary of the content of all submitted returns can be found on Council’s website at <https://www.yarracity.vic.gov.au/about-us/governance/public-transparency>

Chief Executive Officer Employment and Remuneration Advisory Committee Terms of Reference

20. On 9 November 2021, Council:
- (a) Adopted a Chief Executive Officer Employment and Remuneration Policy;
 - (b) Established a Chief Executive Officer Employment and Remuneration Advisory Committee and adopted a terms of reference; and
 - (c) Appointed an Independent Advisor.
21. Ahead of the meeting of the Chief Executive Officer Employment and Remuneration Committee on 21 March 2023, officers conducted a desktop review of the terms of reference of the Committee, with a view to identifying opportunities for improvement and best practice.
22. Benchmarking ten inner city councils was undertaken and informed a revised terms of reference.
23. In reviewing the terms of reference, the successful elements of Council’s current Chief Executive Officer Employment recruitment and performance management process have been retained.
24. The revised terms of reference do not materially change the current purpose, intent, function, composition or administration of the advisory committee. It seeks to provide best practice guidance for Councillors, the Independent Advisor and Chief Executive Officer, specifically to provide clarity on:
- (a) purpose and authority of the Committee;
 - (b) role and responsibility of the ‘Independent Advisor’;
 - (c) timelines for the performance monitoring and annual review of the Chief Executive Officer in accordance with Council’s resolution(s);
 - (d) agreed standards of behaviour, specifically as the Councillor Code of Conduct does not apply to the Independent Advisor; and
 - (e) general meeting/administrative protocols (such as chairing, attendance, quorum, voting, frequency and purpose, documentation required etc).
25. The Chief Executive Officer Employment and Remuneration Committee discussed the outcomes of the desktop review with the Chief Executive Officer at its meeting on 21 March 2023 and endorsed a revised terms of reference for presentation to Council for adoption.
26. Following that decision, a further review was conducted to re-format and make non-material wording changes to ensure the policy aligns with and does not duplicate or contradict the adopted Council Committees Policy.

27. The changes are:

Section	Description
Purpose	To better align the terms of reference with the adopted policy.
Objectives	To make clear that the committee has no delegated authority, and all decisions regarding Chief Executive Officer employment and remuneration must be referred to formal Council Meeting for resolution, list the specific duties of the committee and express the powers of the Committee to request and commission administrative or independent research.
Membership	To expand the membership to include an Independent Advisor in a non-voting capacity.
Selection Criteria	To set out the appointment process and selection criteria for the independent member.
Meeting Arrangements (Schedule)	To describe the indicative meeting schedule, with meetings to discuss four quarterly progress reports and an annual performance review.
Meeting Arrangements (Attendance)	Expectation all Councillors are to attend, meetings are closed (not open to public), Mayor may invite other specialist in consultation with Independent Advisor and CEO.
Meeting Arrangements (Quorum)	Sets out the number of members required for a meeting to proceed, both quorate and inquorate.
Departures from the Council Committees Policy (Confidentiality)	Replaces the transparency provisions of the policy due to the confidential nature of matters discussed.
Departures from the Council Committees Policy (Procedures)	Sets out a series of meeting procedures to assist the committee in understanding the expected meeting protocols and behavioural standards.
Departures from the Council Committees Policy (Meeting Papers)	Describes the roles and responsibility in preparing meeting agenda, notes and minutes, as well as reinforcing the confidentiality obligations.

28. The outcomes of this review are presented in the marked up version of the Committee terms of Reference at **Attachment Two**. The version to be adopted (with all the markups incorporated) can be found at **Attachment Three**.

Options

29. There are no options presented in this report.

Community and stakeholder engagement

30. No community or stakeholder engagement has been undertaken in the development of this report, save the engagement with internal stakeholders necessary to compile the report content.

Policy analysis

Alignment to Community Vision and Council Plan

31. In its Yarra 2036 Community Vision, Council articulated an objective for a community that is *“informed and empowered to contribute to the shared governance of Yarra, (where) decision-making is through access, inclusion, consultations and advocacy.”*

32. City of Yarra Council Plan 2021-2025 includes Strategic Objective six: ‘Democracy and governance’, which states that good governance is at the heart of our processes and decision-making. The plan commits Council to *“practice good governance, transparency and accountable planning and decision-making.”*

33. The presentation of a Governance Report provides an opportunity to provide updates on key organisational matters both to the Council and the community.

[Climate emergency and sustainability implications](#)

34. There are no climate emergency or sustainability implications considered in this report.

[Community and social implications](#)

35. There are no community or social implications considered in this report.

[Economic development implications](#)

36. There are no economic development implications considered in this report.

[Human rights and gender equality implications](#)

37. There are no human rights or gender equality implications considered in this report.

Operational analysis

[Financial and resource impacts](#)

38. There are no financial and resource impacts considered in this report.

[Legal Implications](#)

39. There are no legal implications considered in this report.

Conclusion

40. This report presents an officer recommendation on:
- (a) noting reports on a number of Governance matters; and
 - (b) adoption of a revised terms of reference for the Chief Executive Officer Employment and Remuneration Committee.
41. This report also includes a stand-alone recommendation from Council's Audit and Risk Committee for Council's consideration.

RECOMMENDATION

1. That Council:
 - (a) note the appointment of a new Councillor Conduct Officer;
 - (b) receive the Audit and Risk Committee Biannual Activity Report found at **Attachment One**; and
 - (c) note the six monthly report on the completion of Personal Interests Returns.
2. That Council endorse the revised terms of reference for the Chief Executive Officer Employment and Remuneration Committee at **Attachment Three**.

AUDIT AND RISK COMMITTEE RECOMMENDATION

1. That Council:
 - (a) notes Council's financial position remains very constrained although some improvement has been achieved;
 - (b) notes the concern raised by the Municipal Monitor that action must be taken to ensure financial sustainability; and
 - (c) remain strongly focussed on financial sustainability for the 2023/2024 annual budget preparation and the next iteration of the long term financial plan.

Attachments

- 1** [↓](#) Attachment 1 - Audit and Risk Committee biannual activity report - July to December 2022
- 2** [↓](#) Attachment 2 - Revised Chief Executive Officer Employment and Remuneration Committee (marked up)
- 3** [↓](#) Attachment 3 - Revised Chief Executive Officer Employment and Remuneration Committee (changes accepted)

Audit and Risk Committee Biannual Activity Report

July to December 2022



The Audit and Risk Committee

The role of the Audit and Risk Committee (Committee) is set out in the Audit and Risk Committee Charter, adopted by Council on 18 August 2020.

The Committee provides independent and objective assurance and assistance to the Yarra City Council and its Chief Executive Officer on Council's risk management, control and compliance framework, and its external financial and performance accountability and responsibilities. In addition, the Committee provides advice to Council that will assist Council in fulfilling its corporate governance and oversight responsibilities.

The Committee does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated authority. The Committee does not have any management functions and is therefore independent of management.

The Council has authorised the Committee, within the scope of its role and responsibilities to:

- obtain any information it needs from any employee and/or external party;
- discuss any matters with the external or internal auditor, or other external parties;
- request the attendance of any Council Officer, Councillors, and/or the internal and external auditors;
- request that Council Officers obtain external legal or other professional advice, as the Committee considers necessary to meet its responsibilities, at Council's expense;
- require reports from Council Officers, the internal auditors and external auditors on any significant proposed regulatory, accounting or reporting issue, to assess the potential impact upon the Council's financial reporting process; and
- request that the Chief Executive Officer table a report from the Committee at a meeting of the Council.

Purpose of the biannual activity report

This report meets the reporting requirements to Council as required by section 54(5) of the Local Government Act 2020 (Act).

The report provides Council and the community with a summary of the matters that the Audit and Risk Committee has addressed in the reporting period in discharging its responsibilities under its Charter and under the Act. Further, the report provides Council with the Committee's findings and recommendations for the period.

This report provides an overview of the activity of the Audit and Risk Committee from 1 July to 31 December 2022.

City of Yarra Audit and Risk Committee Biannual Activity Report
July to December 2022

Committee Membership

The Committee comprises five members, three of which are independent members and two Councillors.

- David Ashmore, Chair** David Ashmore is a Fellow of the Institute of Chartered Accountant and was in public practice working predominately as an Audit Partner. He is also a graduate of the Australian Institute of Company Directors and a Fellow of the Financial Services Institute of Australia. Mr Ashmore has for the past 15 years been appointed to a variety of Audit Committees mainly for Local Government entities and also has an appointment as Chairman for an ASX listed public Company.
- Cr Herschel Landes** Cr Herschel Landes was elected to Yarra City Council in October 2020. Cr Landes was appointed to the Audit and Risk Committee in November 2020.
- Helen Lanyon** Helen Lanyon is a Fellow of CPA Australia and is a graduate of the Australian Institute of Company Directors. Over a 40-year career, Ms Lanyon has held numerous senior executive roles, primarily in local government and has broad experience in the corporate services portfolio disciplines. Ms Lanyon also has extensive experience on a range of advisory committees.
- Kylie Maher** Kylie Maher has over 25 years' experience in providing Finance, Risk and Governance advisory services. As the partner in charge of a Governance and Risk Advisory practice, Kylie leads risk and audit consulting services in education, government, community services and the aged care sector and is a member of a number of public sector audit committees. Kylie holds a Bachelor of Business (Accounting) and is a Graduate, Australian Institute of Company Directors, a Certified Practising Accountant and a member of the Institute of Internal Auditors.
- Cr Sophie Wade** Cr Sophie Wade was elected to Yarra City Council in October 2020 and was elected Mayor in November 2021. Cr Wade was appointed to the Audit and Risk Committee in November 2021.

Committee Attendance

The Committee met three times during the period.

Current Members	Meetings attended
David Ashmore	3 of 3
Cr Herschel Landes	3 of 3
Helen Lanyon	3 of 3
Kylie Maher	3 of 3
Cr Sophie Wade	2 of 3

In addition to the appointed members, all Councillors receive Audit and Risk Committee meeting papers and have a standing invitation to attend meetings as an observer. No Councillors took up this opportunity during the period.

City of Yarra Audit and Risk Committee Biannual Activity Report
July to December 2022

Committee Activity

The tables below set out the activity of the committee during the period of this report, including a summary of the matters discussed and any recommendations made by the Committee to the Council. It should be noted that only recommendations from the Committee to the Council are reported here – recommendations and actions agreed to by management do not form part of this activity report.

25 August 2022

Matter considered	Summary
Report by the Chief Executive	The CEO provided a verbal report to the Committee on a range of matters including combustible cladding, financial sustainability and the management of reputational risks.
Review of actions arising from previous meetings	The Committee reviewed the status of actions arising as a result of matters raised at previous Committee meetings.
Quarterly Risk Review	The Committee received a quarterly risk review, focussing on the management of high and very high risks.
Audit Universe	The Senior Risk Advisor provided an overview of the process to incorporate the auditable areas within the Audit Universe Strategic Framework into the organisation's strategic and operational risk registers.
Internal Audit - Status Report	Council's internal auditors presented a report on the status of the internal audit program. The Committee noted some updates required.
Internal Audit – Review of Grants Management	Council's internal auditors presented its findings following an internal audit into Council's Grants Management. The report resulted in four agreed management actions being added to the database for monitoring.
Internal Audit – Follow up of agreed actions	Council's internal auditors presented its findings following an review of agreed actions from previous audit reports. The report resulted in four agreed management actions being added to the database for monitoring.
Review of actions arising from previous internal audits	The Committee reviewed the status of the implementation of agreed management actions arising from previous internal audits.
Proposed process for the oversight of Council policies	The Committee considered its role in reviewing key Council policies and provided feedback to management as to the way forward.
Audit and Risk Committee Biannual Activity Report	The Senior Governance Advisor presented the biannual activity report for the committee's review. The Committee endorsed the report and provided it to the Chief Executive Officer for tabling at the next available Council meeting.

City of Yarra Audit and Risk Committee Biannual Activity Report
July to December 2022

Matter considered	Summary
Recent Reports and Publications - Management response	The Committee received a standing quarterly report from the internal auditor presenting a number of recent reports and publications relevant to the local government sector. The Committee noted the management responses to these reports.
Cyber security program (penetration testing)	The Committee received a report on the outcomes of Council's most recent cybersecurity and penetration testing.
Cladding and orphan building permits	The Committee received a report on the risks and implications for Council of foreshadowed regulatory change regarding the management of combustible cladding and the responsibility for orphan building permits.
Councillor expenses policy annual report	The Committee received an annual report on the management of Councillor expenses and reimbursements.
VAGO – sexual harassment in local government	The Committee noted Council's actions in relation to the VAGO report examining local government's approach to addressing sexual harassment.
Child Safe Code of Conduct update	The Committee noted Council's recently adopted Child Safe Code of Conduct.
eLearning compliance update	The Committee considered a periodic report on compliance with Council's eLearning compliance training benchmarks.
Review Council's insurance programme 2022-23	The Committee reviewed an annual report to assure itself of Council's insurance coverage and currency.
EPA Soil contamination register	The Committee received an update on the status of the soil contamination register required under the EPA Act and recommended that management add the risk to Council's risk register.
Local Government Act 2020 deliverables	The Committee noted a standing quarterly report setting out Council's achievement of the milestones in the transition to the Local Government Act 2020. The Committee noted that all obligations have now been completed, meaning this was the final report to be presented to the Committee.

City of Yarra Audit and Risk Committee Biannual Activity Report
July to December 2022

1 September 2022

Matter considered	Summary
2021/2022 Financial Statements, Performance Statement and Audit Results	The Victorian Auditor General's agent provided an overview of the audit outcomes as set out in the closing report and presented the final management letter. The Committee congratulated management on the outcome. The financial and performance statements were endorsed by the Committee, subject to the incorporation of a number of suggestions.
Annual Budget and Long Term Financial Plan	The Director Corporate, Business and Finance presented Council's Annual Budget 2022/2023 and Long Term Financial Plan 2022/23 to 2031/32.
Very High and High Operational Risk Report	Management provided a special report on the very high and high risks on Council's Operational Risk Register. The Committee provided some specific feedback for management's consideration.
Meeting with the external auditor without management present	The Committee met with the external auditors in the absence of management.

17 November 2022

Matter considered	Summary
Report by the Chief Executive	The CEO provided a verbal report to the Committee on a range of matters including the Municipal Monitor's report, the proposed annual performance review by VAGO, the organisational restructure and the impacts of the Victorian election on the organisation.
Review of actions arising from previous meetings	The Committee reviewed the status of actions arising as a result of matters raised at previous Committee meetings.
Quarterly Risk Review	The Committee received a quarterly risk review, focussing on Council's strategic and operational risk registers.
Internal Audit - Status Report	Council's internal auditors presented a report on the status of the internal audit program.
Internal Audit – Workforce Planning	Council's internal auditors presented its findings following an internal audit into Council's workforce planning. The report resulted in five agreed management actions being added to the database for monitoring.
Internal Audit – Contract Management	Council's internal auditors presented its findings following an internal audit into Council's contract management. The report resulted in three agreed management actions being added to the database for monitoring.

City of Yarra Audit and Risk Committee Biannual Activity Report
July to December 2022

Matter considered	Summary
Review of actions arising from previous internal audits	The Committee reviewed the status of the implementation of agreed management actions arising from previous internal audits.
Quarterly annual plan progress and financial report	The Committee noted a standing quarterly report including the quarterly progress against the annual plan and the quarterly finance report dated 30 September 2022.
2023 Workplan	The Committee considered and endorsed its workplan for the 2023 calendar year.
2023 Meeting dates	The Committee determined to hold five meeting in 2023 and confirmed the meeting dates.
2023 Audit and Risk Committee Chair	The Committee nominated David Ashmore as Chair for 2023.
eLearning Status Report	The Committee considered a periodic report on compliance with Council's eLearning compliance training benchmarks.
Recent Reports and Publications - Management response	The Committee received a standing quarterly report from the internal auditor presenting a number of recent reports and publications relevant to the local government sector. The Committee noted the management responses to these reports.
Effectiveness of the external audit	In the absence of its external auditors, the Committee discussed the effectiveness of the external audit process with management.

Recommendations to Council

The Audit and Risk Committee's oversight role is primarily discharged by providing advice and direction to Council's Chief Executive Officer and senior management, particularly those within the finance, risk management and governance portfolios. That said, it is recognised that there may be rare circumstances where the Committee may wish to provide advice direct to the Council, without relying on management.

There are three mechanisms for the committee to provide this advice:

- Firstly, the Council has authorised the Audit and Risk Committee through its Charter to request that the Chief Executive Officer table a report from the Committee at a meeting of the Council;
- Secondly, the Local Government Act 2020 provides that the Chief Executive Officer must table a report of the Committee at a meeting of the Council where requested by the Committee Chair; and
- Thirdly, the Local Government Act 2020 provides that a Committee may make formal recommendations to Council in this biannual activity report.

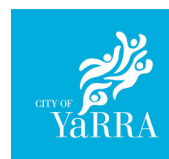
In the period 1 July to 31 December 2022, neither the Committee nor the Committee Chair requested that the Chief Executive Officer table a report at a Council meeting.

City of Yarra Audit and Risk Committee Biannual Activity Report
July to December 2022

At its meeting on 9 March 2023, the Audit and Risk Committee requested that the Chief Executive Officer present the following recommendation to Council along with this biannual activity report:

1. The Audit and Risk Committee recommends that Council:
 - (a) notes Council's financial position remains very constrained although some improvement has been achieved;
 - (b) notes the concern raised by the Municipal Monitor that action must be taken to ensure financial sustainability; and
 - (c) remain strongly focussed on financial sustainability for the 2023/2024 annual budget preparation and the next iteration of the long term financial plan.

Chief Executive Officer Employment and Remuneration Committee



TERMS OF REFERENCE

Type	Advisory Committee
Purpose	To assist Council in fulfilling its responsibilities under s45 of the Local Government Act 2020 relating to Chief Executive Officer employment matters (remuneration and performance), support the Council in the performance management process for the Chief Executive Officer and, where required, the employment of a new Chief Executive Officer.
Objectives	<p><u>The Committee is an Advisory Committee only and has no executive powers, nor does it have any delegated decision making or financial authority, nor can it direct Council officers in their duties.</u></p> <p><u>The purpose of the Committee is to consider, and make recommendations to Council on matters related to the Chief Executive Officer Employment and Remuneration Policy, including:</u></p> <ul style="list-style-type: none"> • <u>selection and appointment of the Independent Advisor</u> • <u>independent advice received from time to time from the Independent Advisor</u> • <u>performance monitoring of the Chief Executive Officer, including with respect to achievement of the key performance indicators</u> • <u>annual review of the Chief Executive Officer's performance, including against the key performance indicators</u> • <u>Chief Executive Officer remuneration</u> • <u>recruitment and appointment of a Chief Executive Officer, if required</u> • <u>provisions to be included in the Contract of Employment from time to time</u> • <u>appointment of an Acting Chief Executive Officer if there is a vacancy in the office or the Chief Executive Officer is unable to perform the duties of the office (except where the Chief Executive Officer is acting under lawful delegation to make such an appointment for a period not exceeding 28 days), and</u> • <u>implementation of the Chief Executive Officer Employment and Remuneration Policy.</u> <p><u>The Committee may:</u></p> <ul style="list-style-type: none"> • <u>request a summary report that the administration has prepared or commissioned, where such a document would assist the Committee in understanding aspects of the Chief Executive Officer's organisational leadership (for example, staff culture surveys).</u> • <u>commission work in relation to the Chief Executive Officer's employment, independent from the administration, and give advice on such matters to the Council. The Mayor will be required to adhere to Council's procurement policy.</u> <p><u>To support the performance management of the Chief Executive Officer by:</u></p> <ul style="list-style-type: none"> • <u>providing advice to Council regarding the development each year of Key Performance Indicators;</u>

Attachment 2 Attachment 2 - Revised Chief Executive Officer Employment and Remuneration Committee (marked up)

	<ul style="list-style-type: none"> • periodically monitoring the ongoing performance of the Chief Executive Officer as assessed against the adopted Key Performance Indicators; • providing an end-of-year report to Council on the achievement or otherwise by the Chief Executive Officer of the adopted Key Performance Indicators; and • reviewing the remuneration package and conditions of employment of the Chief Executive Officer and providing advice to Council for a determination. • To make recommendations to Council in relation to the employment of a Chief Executive Officer by: <ul style="list-style-type: none"> • liaising with the appointed Executive Search Consultant in connection with the recruitment processes; • establishing and managing a process to recruit a Chief Executive Officer, designed to ensure that Council can select the best available candidate from a short list of preferred candidates (with or without a recommendation from the Committee); • providing advice to Council on the remuneration package and conditions of employment of the Chief Executive Officer; and • preparing documentation relevant to the Chief Executive Officer's employment and remuneration, including Council reports and contractual documents, for the approval of Council.
Membership	<p><u>The Committee shall comprise:</u></p> <ul style="list-style-type: none"> • all Councillors • <u>an Independent Advisor, appointed by the Council in accordance with Section 45(2)(a) of the Local Government Act 2020 (who shall be a committee member, but not entitled to vote)</u>
Chair	The Committee shall be chaired by the Mayor or, if they are absent, the Deputy Mayor.
Selection Criteria	<p>Not applicable, as all <u>All Councillors are automatically members of the Committee without need for appointment.</u></p> <p><u>The suitably qualified and neutral Independent Advisor will be appointed for a two-year term on terms and conditions approved by Council. There may be an option for a further two-year term by mutual agreement between the Independent Advisor and Council. The Independent Advisor will be paid a fee commensurate with their skill and experience, as determined by Council.</u></p> <p><u>The Independent Advisor is an advisory member (no voting rights) of the Committee and provides expert employment advice to the Committee on all matters relevant to the Committee. It is reasonable for the Independent Advisor to be an active participant at meetings.</u></p> <p><u>Where there is an impending vacancy for the Independent Advisor role, or it becomes vacant, the Committee will source nominations. The Committee will consider suitable candidates and make a recommendation to Council on the appointment of the preferred candidate. The Independent Advisor will have the following key competencies:</u></p> <ul style="list-style-type: none"> • <u>demonstrated human resource management experience and leadership (specifically in the areas of recruitment, benchmarking, performance management and reviews and professional development of executive level staff)</u> • <u>significant experience in senior roles in business and/or the public sector, and</u> • <u>significant experience working with boards or other governance bodies.</u>

<p>Meeting arrangements</p>	<p><u>Schedule</u></p> <p>The Committee shall meet at least quarterly, with the meeting arrangements to be determined by the members.</p> <p><u>The schedule of meetings will be developed and agreed to by the Committee. Meetings will, where possible, be arranged to coincide with relevant contractual dates and Council reporting deadlines.</u></p> <p><u>Meetings are to be held at a time and place determined by the Chair.</u></p> <p><u>The annual meeting schedule will include:</u></p> <ul style="list-style-type: none"> • <u>Four informal quarterly discussions after the completion of the quarterly financial and action plan reports. An opportunity for the Chief Executive Officer and Committee to informally 'check-in' and to monitor progress against key performance indicators, flag any issues that may limit or prevent achieving key performance indicators and address opportunities for improvement as required. A short (2 page) exception report will be prepared by the Chief Executive officer to support discussion.</u> • <u>One formal discussion after the completion of the annual financial and performance statements and the Annual Report (generally October). A report shall be prepared by the Chief Executive Officer against the adopted key performance indicators.</u> • <u>One formal discussion after, or in conjunction with, the annual performance review discussion to agree on the following year key performance indicators.</u> <p><u>Following the formal discussions, a confidential report will be presented to Council for consideration.</u></p> <p><u>Meetings related to the recruitment, appointment and/or reappointment of a Chief Executive Officer or appointment of an acting Chief Executive Officer will be scheduled on an agreed timeline at the time. This shall allow time Council to meet for all required statutory processes, allow a Council decision within the required notice timeframe designated in the Act, or within the Chief Executive Officer's contract, and a reasonable allowance of time for Council to be adequately informed to enable them to make a decision.</u></p> <p><u>Attendance</u></p> <p><u>All Committee members are expected to attend each meeting.</u></p> <p><u>The Chief Executive Officer shall attend all meetings, except when the Committee chooses to meet without the Chief Executive Officer present.</u></p> <p><u>Attendance of non-Committee members, except secretariate/administrative support, is not permitted. Meetings are not open to the public.</u></p> <p><u>The Mayor, in consultation with the Independent Advisor and Chief Executive Officer, has the discretion to invite specialists to attend meetings as and if required.</u></p> <p><u>Quorum</u></p> <p><u>For a meeting to proceed, a majority of five Councillors (which must include the Mayor or Deputy Mayor) and the Independent Advisor must be present.</u></p> <p><u>If a quorum is not present within 15 minutes after the scheduled meeting commencement time:</u></p> <ul style="list-style-type: none"> • <u>if three or more Councillors and the Independent Advisor are present, the meeting will proceed inquorate.</u> • <u>if sufficient persons are not present to proceed inquorate, the meeting shall be rescheduled.</u>
<p>Departures from</p>	<p><u>Where these Terms of Reference depart from the Council Committees Policy.</u></p>

<p>the Council Committees Policy</p>	<p><u>the provisions set out in the Terms of Reference shall prevail.</u></p> <p><u>Confidentiality</u></p> <p>Meetings of the Committee are held to consider confidential information as defined at section (3) of the Local Government Act 2020 (being 'personal information', which if released would result in the unreasonable disclosure of information about any person or their personal affairs). As a result:</p> <ul style="list-style-type: none">• <u>The Committee is not required to give public notice of its meetings and its meetings are not open to the public</u>• Minutes of meetings are not available to the public and shall not be published on Council's website.• Delegates reports will not be presented to Council. <p><u>Meeting Procedures</u></p> <p><u>Meeting procedures are not prescribed.</u></p> <p><u>To help guide the Committee, standard meeting protocols are summarised below:</u></p> <ul style="list-style-type: none">• <u>Commence and conclude on time;</u>• <u>The duration should generally not exceed two hours;</u>• <u>Be scheduled and confirmed in advance with all relevant papers distributed (as appropriate) to each member;</u>• <u>Encourage fair and respectful discussion, participation and respect for each other's views;</u>• <u>Focus on the relevant issues at hand;</u>• <u>Provide advice to Council as far as possible on a consensus basis;</u>• <u>All participants (including the Independent Advisor, the Chief Executive Officer and any external guests) shall conduct themselves in accordance with the behavioural standards set out in the Councillor Code of Conduct.</u> <p><u>Meeting Papers</u></p> <p><u>The Chair will prepare the agenda.</u></p> <p><u>The Chair must arrange for meeting notes of each meeting of the committee to be kept. The Independent Adviser will assist the Mayor by taking notes of the meeting.</u></p> <p><u>The meeting notes must:</u></p> <ul style="list-style-type: none">• <u>contain details of the proceedings and recommendations made;</u>• <u>be clearly expressed, and</u>• <u>be self-explanatory.</u> <p><u>Draft meeting notes must be:</u></p> <ul style="list-style-type: none">• <u>submitted to the Committee Chair for confirmation within seven days of the meeting;</u>• <u>distributed to all Committee Members following confirmation from the Chair and within 14 days of the meeting; and</u>• <u>submitted to the next meeting of the Committee for information.</u> <p><u>Meeting papers will contain confidential information. Disclosure of such information is a breach of section 125 of the Local Government Act 2020.</u></p> <p><u>The Manager People and Culture is responsible for the preparation of the Chief Executive Officer performance plan and any other employment matters.</u></p> <p><u>The Manager Governance and Integrity will be responsible for the preparation of reports and distribution of the agenda and notes.</u></p> <p><u>Policy provisions providing for the appointment of Councillors to committees annually and for the removal of members do not apply, as all Councillors are</u></p>
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	automatically members of this committee and remain members as long as they continue to hold office (subject to the Local Government Act 2020), without the need for Council resolution.
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Chief Executive Officer Employment and Remuneration Committee



TERMS OF REFERENCE

Type	Advisory Committee
Purpose	To assist Council in fulfilling its responsibilities under s45 of the Local Government Act 2020 relating to Chief Executive Officer employment matters (remuneration and performance).
Objectives	<p>The Committee is an Advisory Committee only and has no executive powers, nor does it have any delegated decision making or financial authority, nor can it direct Council officers in their duties.</p> <p>The purpose of the Committee is to consider, and make recommendations to Council on matters related to the Chief Executive Officer Employment and Remuneration Policy, including:</p> <ul style="list-style-type: none"> • selection and appointment of the Independent Advisor • independent advice received from time to time from the Independent Advisor • performance monitoring of the Chief Executive Officer, including with respect to achievement of the key performance indicators • annual review of the Chief Executive Officer's performance, including against the key performance indicators • Chief Executive Officer remuneration • recruitment and appointment of a Chief Executive Officer, if required • provisions to be included in the Contract of Employment from time to time • appointment of an Acting Chief Executive Officer if there is a vacancy in the office or the Chief Executive Officer is unable to perform the duties of the office (except where the Chief Executive Officer is acting under lawful delegation to make such an appointment for a period not exceeding 28 days), and • implementation of the Chief Executive Officer Employment and Remuneration Policy. <p>The Committee may:</p> <ul style="list-style-type: none"> • request a summary report that the administration has prepared or commissioned, where such a document would assist the Committee in understanding aspects of the Chief Executive Officer's organisational leadership (for example, staff culture surveys). • commission work in relation to the Chief Executive Officer's employment, independent from the administration, and give advice on such matters to the Council. The Mayor will be required to adhere to Council's procurement policy.

Attachment 3 Attachment 3 - Revised Chief Executive Officer Employment and Remuneration Committee (changes accepted)

Membership	<p>The Committee shall comprise:</p> <ul style="list-style-type: none"> • all Councillors • an Independent Advisor, appointed by the Council in accordance with Section 45(2)(a) of the Local Government Act 2020 (who shall be a committee member, but not entitled to vote)
Chair	<p>The Committee shall be chaired by the Mayor or, if they are absent, the Deputy Mayor.</p>
Selection Criteria	<p>All Councillors are automatically members of the Committee without need for appointment</p> <p>The suitably qualified and neutral Independent Advisor will be appointed for a two-year term on terms and conditions approved by Council. There may be an option for a further two-year term by mutual agreement between the Independent Advisor and Council. The Independent Advisor will be paid a fee commensurate with their skill and experience, as determined by Council.</p> <p>The Independent Advisor is an advisory member (no voting rights) of the Committee and provides expert employment advice to the Committee on all matters relevant to the Committee. It is reasonable for the Independent Advisor to be an active participant at meetings.</p> <p>Where there is an impending vacancy for the Independent Advisor role, or it becomes vacant, the Committee will source nominations. The Committee will consider suitable candidates and make a recommendation to Council on the appointment of the preferred candidate. The Independent Advisor will have the following key competencies:</p> <ul style="list-style-type: none"> • demonstrated human resource management experience and leadership (specifically in the areas of recruitment, benchmarking, performance management and reviews and professional development of executive level staff) • significant experience in senior roles in business and/or the public sector, and • significant experience working with boards or other governance bodies.

<p>Meeting arrangements</p>	<p>Schedule</p> <p>The Committee shall meet at least quarterly, with the meeting arrangements to be determined by the members.</p> <p>The schedule of meetings will be developed and agreed to by the Committee. Meetings will, where possible, be arranged to coincide with relevant contractual dates and Council reporting deadlines.</p> <p>Meetings are to be held at a time and place determined by the Chair.</p> <p>The annual meeting schedule will include:</p> <ul style="list-style-type: none"> • Four informal quarterly discussions after the completion of the quarterly financial and action plan reports. An opportunity for the Chief Executive Officer and Committee to informally 'check-in' and to monitor progress against key performance indicators, flag any issues that may limit or prevent achieving key performance indicators and address opportunities for improvement as required. A short (2 page) exception report will be prepared by the Chief Executive officer to support discussion. • One formal discussion after the completion of the annual financial and performance statements and the Annual Report (generally October). A report shall be prepared by the Chief Executive Officer against the adopted key performance indicators. • One formal discussion after, or in conjunction with, the annual performance review discussion to agree on the following year key performance indicators. <p>Following the formal discussions, a confidential report will be presented to Council for consideration.</p> <p>Meetings related to the recruitment, appointment and/or reappointment of a Chief Executive Officer or appointment of an acting Chief Executive Officer will be scheduled on an agreed timeline at the time. This shall allow time Council to meet for all required statutory processes, allow a Council decision within the required notice timeframe designated in the Act, or within the Chief Executive Officer's contract, and a reasonable allowance of time for Council to be adequately informed to enable them to make a decision.</p> <p>Attendance</p> <p>All Committee members are expected to attend each meeting.</p> <p>The Chief Executive Officer shall attend all meetings, except when the Committee chooses to meet without the Chief Executive Officer present.</p> <p>Attendance of non-Committee members, except secretariate/administrative support, is not permitted. Meetings are not open to the public.</p> <p>The Mayor, in consultation with the Independent Advisor and Chief Executive Officer, has the discretion to invite specialists to attend meetings as and if required.</p> <p>Quorum</p> <p>For a meeting to proceed, a majority of five Councillors (which must include the Mayor or Deputy Mayor) and the Independent Advisor must be present.</p> <p>If a quorum is not present within 15 minutes after the scheduled meeting commencement time:</p> <ul style="list-style-type: none"> • if three or more Councillors and the Independent Advisor are present, the meeting will proceed inquorate. • if sufficient persons are not present to proceed inquorate, the meeting shall be rescheduled.
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<p>Departures from the Council Committees Policy</p>	<p>Where these Terms of Reference depart from the Council Committees Policy, the provisions set out in the Terms of Reference shall prevail.</p> <p>Confidentiality</p> <p>Meetings of the Committee are held to consider confidential information as defined at section (3) of the Local Government Act 2020 (being 'personal information', which if released would result in the unreasonable disclosure of information about any person or their personal affairs). As a result:</p> <ul style="list-style-type: none"> • The Committee is not required to give public notice of its meetings and its meetings are not open to the public • Minutes of meetings are not available to the public and shall not be published on Council's website. • Delegates reports will not be presented to Council. <p>Meeting Procedures</p> <p>Meeting procedures are not prescribed.</p> <p>To help guide the Committee, standard meeting protocols are summarised below:</p> <ul style="list-style-type: none"> • Commence and conclude on time; • The duration should generally not exceed two hours; • Be scheduled and confirmed in advance with all relevant papers distributed (as appropriate) to each member; • Encourage fair and respectful discussion, participation and respect for each other's views; • Focus on the relevant issues at hand; • Provide advice to Council as far as possible on a consensus basis; • All participants (including the Independent Advisor, the Chief Executive Officer and any external guests) shall conduct themselves in accordance with the behavioural standards set out in the Councillor Code of Conduct. <p>Meeting Papers</p> <p>The Chair will prepare the agenda.</p> <p>The Chair must arrange for meeting notes of each meeting of the committee to be kept. The Independent Adviser will assist the Mayor by taking notes of the meeting.</p> <p>The meeting notes must:</p> <ul style="list-style-type: none"> • contain details of the proceedings and recommendations made; • be clearly expressed, and • be self-explanatory. <p>Draft meeting notes must be:</p> <ul style="list-style-type: none"> • submitted to the Committee Chair for confirmation within seven days of the meeting; • distributed to all Committee Members following confirmation from the Chair and within 14 days of the meeting; and • submitted to the next meeting of the Committee for information. <p>Meeting papers will contain confidential information. Disclosure of such information is a breach of section 125 of the Local Government Act 2020.</p> <p>The Manager People and Culture is responsible for the preparation of the Chief Executive Officer performance plan and any other employment matters.</p> <p>The Manager Governance and Integrity will be responsible for the preparation of reports and distribution of the agenda and notes.</p>
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7.10 C1631 - Otter Street Reserve Construction

Reference	D23/115994
Author	Greg Cater - Senior Landscape Architect
Authoriser	General Manager City Sustainability and Strategy

Purpose

1. To consider and recommend awarding a contract for the Contract Number C1631 - Otter Street Reserve Expansion for construction of new parkland at the corner of Otter and Smith Streets Collingwood.

Background

2. The 2021-2022 Capital Works Program has a budget of \$430,000.00 for the initial landscape works.
3. Council was successfully awarded \$1,191,900.00 from DELWP (now Department of Energy, Environment and Climate Action – DEECA) to establish a new park in Otter Street as part of the Local Parks Program. A Victorian Common Funding Agreement between Council and DELWP was signed 14 April 2020.
4. Engagement with Council on the new park and road discontinuation included:
 - (a) A Councillor Briefing Memo dated 8/8/2022; and
 - (b) A Councillor Briefing Memo dated 13/2/2023.
5. The total budget for the project is \$2,188,023.00 (exclusive of GST).
6. The total value of the construction contract is nominated in **Attachment One**.
7. There are separate additional costs for the relocation of utility services.

Tender Process

Pre-Tender Panel Review Meeting

8. A pre-tender review panel meeting was held to discuss process milestones, review of the tender documentation and assignment of evaluation criteria and weightings.
9. An invitation to tender for contractors interested in undertaking these works was publicly advertised in the Age newspaper on Saturday 21 January 2023.

Tender Evaluation Panel (Panel)

10. The Panel consisted of the following persons;
 - (a) Anthony Manuatu – Team Leader Procurement;
 - (b) Greg Cater – Capital Works Officer/Project Manager Open Space; and
 - (c) Christian Lundh – Landscape and Urban Designer.

Tenders Received

11. Tenders closed on Wednesday 22 February 2023 and three submissions were received. The details of the tenderers is outlined in Attachment One.

Tender Evaluation Criteria

12. The tender evaluation criteria and qualitative assessment is outlined in Attachment One.
13. The Panel considered the tenderers' submissions for conformance to the tender document and deemed all tenders to be conforming.

14. The Panel conducted assessments of the responses to qualitative criteria and this is outlined in Attachment One.

Quantitative Assessment

15. The result of the quantitative assessment from the tenders is outlined in Attachment One.
16. To recognise the best value for money bid, the Panel applied the Value for Money (VFM) methodology. The outcome is outlined in Attachment One.

Financial Assessment

17. Financial credit checks were sought from Corporate Scorecard Pty Ltd for the shortlisted tenderer.
18. The financial checks for the preferred contractor is outlined in Attachment One.

Shortlisted tenders

19. Based on the outcome of the cost comparison assessment the evaluation panel determined that it was appropriate to shortlist a preferred contractor and proceed with the referee checks. Refer Attachment One.

Probity

20. The evaluation panel chair provided probity oversight during this tender and evaluation process. In accordance with Council's Procurement Policy, there was no requirement for the engagement of a Probity Auditor as the total expenditure for this project is below \$10 million.

Occupational Health and Safety requirements

21. The contractor has an occupational health and safety management system that complies with the requirements of the *Occupational Health and Safety Act 2004* and this has been implemented throughout the organisation.
22. The tender document contained occupational health and safety conditions which require the following prior to commencement:
- (a) a Risk Assessment (includes requirement for a Job Safety Analysis (JSA));
 - (b) a Health and Safety Plan (includes induction and safety training, safe work practices and procedures, occupational health and safety consultation, emergency procedures, incident reporting and investigation and occupational health and safety performance monitoring; and
 - (c) compliance with all Victorian occupational health and safety legislation (includes acts, regulations and codes of practice).
23. The panel has verified that it is satisfied with the contractor's previous history in respect of occupational health and safety claims or incidents. The contract will be managed by a Council officer who will ensure compliance with the health and safety plan monitoring of monthly performance, and JSA reports.

Economic Implications

24. There are no economic implications.

Sustainability Implications

25. Tenderers were asked to provide details on any specific measures undertaken to address Sustainability practices they can implement during the course of providing the works. Examples provided by the recommended contractors include:
- (a) Existing bluestone pitchers will be reused onsite or stockpile at Council's depot for reuse in other projects;
 - (b) Some existing material may be able to be used as backfilled and covered according to the independent Environmental Management Plan;

- (c) This project considers Environmentally Sustainable Design principles in design and construction and ensures asset investment decisions include consideration of lifecycle costs and community benefits; and
- (d) Minimise excavations to manage contaminated soils.

Social Procurement Implications

26. As this contract is for landscape construction works only qualified or certificated tradespersons can be engaged in the works. Therefore, there is no opportunity for social procurement principles to be applied.

Human Rights and Disability – Access and Inclusion Implications

27. The design for the new park included accessibility for disabled persons. The design was assessed externally by the firm Architecture and Access to ensure it complied with all legislative requirements and Australian Standards. They endorsed the design accordingly.

Council Plan, Strategy and Policy Implications

28. The Council Plan 2013-17 includes the following strategic objectives which apply to this project:
- (a) supporting Yarra's community;
 - (b) ensuring a sustainable Yarra; and
 - (c) making Yarra more liveable.
29. This project meets the requirements of the Yarra Open Space Strategy 2020 which identified that there is an opportunity to develop a new small open space in the vicinity of Otter and Perry Streets in Collingwood.

Legal Implications

30. The contract will be governed by terms and conditions based on the General Conditions of Contract - AS2124 Conditions of contract – Amended. The recommended tenderer has identified no departures from these conditions.

Other Issues

31. Not applicable.

Communities with CALD Communities Implications

32. All public communications will meet CALD policy principles.

Ethical Practices

33. The successful tenderer has identified that it complies with Council's ethical standards.

Options

34. Not applicable.

Conclusion

35. The panel considers recommends a preferred contractor and that they represent the best value for money outcomes and recommends contract number C1631 be awarded to them. Refer Attachment One.

RECOMMENDATION

1. That Council:
 - (a) note the officer report including the background to the Otter Street park and the community consultation undertaken;
 - (b) note the tender evaluation provided in this report and the confidential tender evaluation at Attachment One;
 - (c) approves the award of Contract C1631 to _____ for the amount of \$_____ plus GST; and
 - (d) authorises the General Manager City Sustainability and Strategy to sign all necessary documentation relating to Contract C1631 on behalf of Council.

Attachments

- 1 Confidential Tender Evaluation - C1631 Otter Street Reserve - *Confidential*

8.1 Notice of Motion No.1 of 2023 - Cultural Role of Johnston Street Fitzroy

Reference	D23/130942
Author	Mel Nikou - Administration Officer - Governance Support
Authoriser	Chief Executive Officer

I, Councillor Edward Crossland, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 18 April 2023:

1. *That Council:*

- (a) *notes the success of the Johnston Street Fiesta held on 25 and 26 of February 2023, with the event being in its 44th year;*
- (b) *expresses its support to the State Government and the Hispanic-Latin American Festival Cultural Association, and all performers and traders who contributed to the event;*
- (c) *directs the Mayor to write to the Minister for Multicultural Affairs with respect to the above, and for the Mayor and officers to further engage with the Victorian Government and relevant stakeholders to secure a commitment for ongoing funding for this large-scale multi-day street event, and other possible events/ initiatives; and*
- (d) *officers bring a report to Council that explores:*
 - (i) *means of further establishing Johnston Street and the surrounding area as one of the primary social and cultural centres for Hispanic, Latin American, and Spanish speaking communities in Melbourne. This includes but is not limited to:*
 - a. *market and promote Johnston Street as the official 'Latin American Quarter', highlighting the history of the area, and promoting the existing Hispanic, Latin American, and Spanish speaking businesses; and*
 - b. *engaging with relevant embassies, consulates, peak bodies, and organisations for potential support, investment, partnership and collaboration to:*
 - o *expand the cultural event offerings throughout the year;*
 - o *other potential means of celebrating and promoting Spanish language and Hispanic and Latin American culture in Yarra;*
 - o *establish a strong sense of identity and place that references the cultural significance of the area through future potential public realm works; and*
 - o *reference to the cultural significance of the area for existing properties and future built form within the area.*

Background

Johnston Street Fitzroy and the surrounding area has historically played an important role to the Hispanic, Latin American, and Spanish speaking communities of Melbourne. This is most famously acknowledged and celebrated by the Johnston Street Fiesta, which is now in its 44th year, and one of Yarra's much loved cultural events.

There is opportunity to explore means of further acknowledging, enhancing, and celebrating the area to become one of the primary centres for social, cultural, and economic activity for Hispanic, Latin American, and Spanish speaking communities in Melbourne; as has occurred at other locations with other communities, such as Lygon Street Carlton, Little Bourke Street Melbourne, and Victoria Street Richmond/ Abbotsford.

In some instances this has included approaching and or partnering with organisations and peak bodies that represent these communities for localised investment, including provision of cultural centres and facilities, and or funding for events. This includes the likes of The Istituto di Cultura (IIC) - Italian Cultural Institute Melbourne, which is the official body of the Italian Government for the promotion of Italian Language and culture.

Similarly, Instituto Cervantes is a global leader in the teaching and promotion of Spanish language and culture, with 88 centres around the world in more than 45 countries, including a branch in Sydney. It was recently announced that RMIT and Instituto Cervantes have entered into a partnership to promote Spanish language and Hispanic culture in Melbourne. There may be potential to leverage this and or facilitate other like opportunities for Johnston Street and the surrounding area.

RECOMMENDATION

1. That Council:
 - (a) notes the success of the Johnston Street Fiesta held on 25 and 26 of February 2023, with the event being in its 44th year;
 - (b) expresses its support to the State Government and the Hispanic-Latin American Festival Cultural Association, and all performers and traders who contributed to the event;
 - (c) directs the Mayor to write to the Minister for Multicultural Affairs with respect to the above, and for the Mayor and officers to further engage with the Victorian Government and relevant stakeholders to secure a commitment for ongoing funding for this large-scale multi-day street event, and other possible events/ initiatives; and
 - (d) officers bring a report to Council that explores:
 - (i) means of further establishing Johnston Street and the surrounding area as one of the primary social and cultural centres for Hispanic, Latin American, and Spanish speaking communities in Melbourne. This includes but is not limited to:
 - a. market and promote Johnston Street as the official 'Latin American Quarter', highlighting the history of the area, and promoting the existing Hispanic, Latin American, and Spanish speaking businesses; and
 - b. engaging with relevant embassies, consulates, peak bodies, and organisations for potential support, investment, partnership and collaboration to:
 - o expand the cultural event offerings throughout the year;
 - o other potential means of celebrating and promoting Spanish language and Hispanic and Latin American culture in Yarra;
 - o establish a strong sense of identity and place that references the cultural significance of the area through future potential public realm works; and
 - o reference to the cultural significance of the area for existing properties and future built form within the area.

Attachments

There are no attachments for this report.

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